



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning & Building Division

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328.2020
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Short Term Rentals (STR) Inspection Checklist

Updated: 8-30-21

INSPECTIONS- INTERIOR:

1. Upon arrival to the STR the inspector will check for the following:
 - A posted site address that consists of a minimum 6 inch tall numbers placed on a contrasting background, and is visible from the public way.
 - The minimum number of off-street parking spaces as determined in Accela (for Tahoe only).
 - Access to the main entrance is free of any obstructions and that any steps, stairs, landings, handrails or guardrails are code compliant.
 - Any occupancy greater than 10 occupants (set by plan review) requires a monitored fire alarm per NFPA 72 and approved by Fire.
 - Verify the interior layout of the home matches floor plan.
 - Verify the name/label and use of each room matches floor plan.
 - The location(s) of all egress doors.
 - The dimensions of each space.

2. While inspecting the home the Inspector will ensure that all areas highlighted on the plans as habitable meet the following:
 - Minimum ceiling height per current code or the code in effect at the time of construction. Use the exceptions in code for sloped ceiling.
 - Bedroom ceiling height must be 7'-0" min. and any other room used for sleeping purposes must also have a min. ceiling height of 7'-0" regardless of original permit (no- grand-fathering).
 - Each habitable space must be provided with an approved HVAC system. No heaters as main heat.
 - Proper light and ventilation.
 - All electrical, mechanical, and plumbing systems are installed and maintained properly and free from any hazards.
 - Glazing in hazardous areas shall be properly protected per current code.
 - Every room intended for sleeping purposes shall be equipped with **interconnected** smoke alarms installed in accordance with IRC section 314.
 - Carbon monoxide detectors and smoke detectors shall be "interconnected" (if one detector gets activated/triggered, all smoke and CO detectors must go off) alarms shall be installed in accordance with IRC 315.



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Note: Smoke and carbon monoxide alarms shall be installed per current code regardless of the age of the structure. Such devices are permitted to be installed in accordance with the exceptions to hardwiring.

- All egress passages shall be free from obstructions.
- All egress passages shall be provided with **emergency illumination capable of illuminating the path in the event of a power outage from bedrooms to main exit(s)**. Plug-in or E-bulbs with battery back-up which turn on when power goes out are acceptable.
- All sleeping areas shall contain an emergency escape and rescue opening installed in accordance with the code in effect at the time of construction.
- No temporary wiring shall be permitted.
- An approved heat source shall be installed that is capable of heating the home to a temperature of 70 degrees at a point 3 feet above the floor. No portable heaters shall be permitted.
- Sleeping rooms located in excess of 16 feet above finish grade shall be equipped with an emergency egress ladder. Ladders must be permanently affixed.
- Solid fuel burning appliances installed in bedrooms or other sleeping areas shall have oxygen depletion sensors per 2018 UMC or the currently adopted edition and have smoke and carbon monoxide alarms in accordance with Sections 314 and 315 of the 2018 IRC or the currently adopted edition.
- A placard indicating the maximum occupancy, the emergency exiting plan, as well as the contact information of the owner or his/representative shall be posted in a conspicuous location (like kitchen or living room).
- Check that "Educational Materials" packet is posted in a central location (like kitchen).
- Fire extinguishers shall be sized per NFPA 10 and placed 1 per floor min.
- Hot tubs, saunas, whirlpool tubs, and similar devices shall be installed in accordance with the 2017 NEC or applicable code.

3. Exterior:

- All exterior elements shall be maintained in a safe working order and shall be free from hazards.
- Any exterior recreational fire or fire pit fueled by natural gas or propane shall not operate unless permitted by the local fire district.
- Outdoor wood-burning solid-fuel fireplaces or solid-fuel burning fire pits are prohibited within the boundaries of the Tahoe Area Plan. Within the rest of unincorporated Washoe County, these require a permit from the Truckee Meadows Fire Protection District.

END