

Occupancy:

City of Big Bear Lake

Parking Spaces:

Bedrooms:

S.F.:

TRANSIENT PRIVATE HOME RENTAL INSPECTION FORM

Spa: Y N (Inter/Exter)

| | | |
|---|--------------------|--|
| Application #: | Owner's Name: | Inspection: |
| Address: | Owner's Telephone: | Rental Agency: |
| APN #: | Receipt Number: | Inspector: Inspection Date: |
| <input type="checkbox"/> Dwelling has passed inspection and is approved for rental. | | <input type="checkbox"/> Deficiencies identified below must be corrected; reinspection and approval is necessary prior to rental of this unit. <p style="color:red; font-size:small;">2nd inspection- <i>Agency/Agent is responsible for contacting City within this time frame to schedule the 2nd inspection.</i></p> <input type="checkbox"/> 5 days <input type="checkbox"/> 15 days <input type="checkbox"/> 30 days <input type="checkbox"/> Other ____ days |

Inspector's Comments:

| Approved | Not Approved | | Approved | Not Approved | |
|--------------------------|--------------------------|---|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Required – One (1) Exterior sign that contains the following information: <ul style="list-style-type: none"> ▪ Name of managing agency, property manager or owner with a 24-hour telephone number. Maximum number of occupants, maximum number of vehicles, City's 24/7 complaint telephone number, and a lighted address sign visible from the street. | <input type="checkbox"/> | <input type="checkbox"/> | 11. Hazard and Sanitary Requirements: <ul style="list-style-type: none"> (a) No exposed wiring or overloaded electrical circuits. _____ (b) No permanent use of extension cords for appliances, heaters, lamps or other fixtures. _____ (c) No leaking fixtures, or clogged or leaking wastewater lines. (d) Faucets and fixtures in working condition. _____ (e) Showers, sinks and bathing facilities shall be clean and drain properly. _____ (f) No evidence of pest infestations. _____ (g) At least one window in each bedroom is operable to allow for emergency egress. _____ (h) One screened window per room for ventilation. _____ (i) No accumulation of trash and/or debris inside/outside of unit. (j) Trash cannot be stored on site. (k) All steps, stairways, decks and railings are stable and structurally sound. (A 1½ to 2 inch handrail on at least one side of stairways with four or more risers). (l) Fireplace(s) have screens to prevent sparks and rolling logs. If using a gas log in the fireplace, damper must be permanently fixed in the open position. (m) All appliances, furnaces, and water heaters operational. Water heater is property secured. No combustible materials stored around or within water heater and furnace compartments. (n) Hot tubs, pools and spas are fenced or equipped with an approved cover, with lock as required by state law, and are in a safe and sanitary condition. Spa guard rail(s) in place. (o) Lofts or attic conversions have acceptable exiting and 7½ foot headroom in 50% of loft. Stairs to these areas shall be structurally sound; no ladders allowed. _____ (p) Emergency exit routes are lighted with battery operated emergency lights. _____ (q) Exits (including bedroom egress windows) are clear of storage, debris, furniture and impedance <u>at all times</u>. (r) Main entrance illuminated when unit is occupied by a light, which does not create a nuisance to adjacent properties. |
| <input type="checkbox"/> | <input type="checkbox"/> | Required – Notice posted inside unit: <ul style="list-style-type: none"> ▪ Maximum number of occupants, maximum number of vehicles, notification that trash/refuse not be left on the property but may be left at City's Clean Bear sites, with locations of these sites, 24-hour telephone number of property manager, instructions on storage and disposal of fireplace and/or barbeque ashes. Notification that occupancy or parking violations of the structure's requirements is a violation of the Private Home Rental Ordinance. | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Smoke detectors in each bedroom and in central point in hallway or area giving access to each separate bedroom, mounted within 12 inches of highest point of ceiling. Carbon Monoxide Detectors installed on every floor. | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Minimum of one (1) 2A:10B:C type extinguisher per floor, with top of fire extinguisher mounted on wall between 3-5 feet above the floor, with current state certification tag. | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. No tree limbs within ten (10) feet of chimney stack openings. | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Spark arresters on all fireplace flue openings. | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. If there is a fireplace or solid fuel barbeque, there is a minimum 5-gallon metal container with tight fitting lid and clearly labeled disposal instructions. | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Clearance of furniture and other combustible materials from fireplace openings (54 inches) and from the front of wall or floor heaters (30 inches). | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Flammable liquid storage: maximum 5-gallons, for maintenance purposes may be stored in approved containers. | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. Roof and grounds are clear of accumulation of pine needles, weeds, or other combustible materials. | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Locking mechanisms on front exit door must operate from inside without the use of a key. If unit is more than 3000 sq. ft., there must be an additional exit door complying with this requirement. | <input type="checkbox"/> | <input type="checkbox"/> | |
| | | | <input type="checkbox"/> | <input type="checkbox"/> | 12. Parking provided at least (1) space per bedroom. |
| | | | <input type="checkbox"/> | <input type="checkbox"/> | 13. Snow removal provided for (if applicable). |