



Title 4-2-8 of the Park City Municipal Corporation Municipal Code/Land Management Code states that prior to applying for a license for a new business not previously licensed at that location, or an existing business with a change of location, the applicant shall be required to have the prospective place of business inspected by the appropriate departments of the City or other governmental agency to ensure compliance with building, fire, municipal and health codes.

Please call **435-615-5105** when you are ready for inspection.

## **NIGHTLY RENTALS**

Below is a list of the most common life safety concerns found during Nightly Rental License inspections within Park City. This list is not inclusive of all Building or Fire Codes but only addresses the most common concerns. Nightly Rentals are required to comply with all applicable codes. Some corrections will require a permit. Please contact the number above if you have any questions.

1. Smoke alarms (less than 10 yrs. old) are required in each bedroom, each hallway adjacent to a bedroom and one on each floor, including basements.
  - a. Homes and units with inter-connected smoke detectors (when one alarm is activated, all alarms within that home/unit are activated): If bedrooms have been added, or detectors removed/missing a new inter-connected smoke detector will need to be installed. The addition of battery operated smoke detectors in these circumstances will not pass inspection.
2. Carbon monoxide detectors are required on each floor and in the vicinity of bedrooms
3. GFCI protected outlets are required within 6 feet of sinks, bath tubs and hot tubs. Jetted tub motors and hot tub motors must be GFCI protected
4. Extension cords are prohibited for permanent use. Temporary uses such as Christmas lighting are acceptable. Use of UL listed power strips with built-in breakers that are listed in accordance with UL 1363 are encouraged
5. Water Heaters
  - a. Strapped with approved straps – one on the top third and one on the bottom third of the tank
  - b. Water heater expansion tank must also be strapped
  - c. Water heater must be de-rated for altitude and have sticker to reflect that
  - d. Proper venting and gas connections (installations post 2012 must have 4" vents)
  - e. Clearance of 36" in front of heater/combustion chamber
6. Furnaces
  - a. Must have required clearances (36" in front) and access
  - b. Correct venting & gas/electrical connections
  - c. Combustion air must be sufficient
  - d. De-rated for altitude and have sticker to reflect that
7. Handrails are required on any stairs over three risers
8. Hot Tubs
  - a. Disconnect must be a minimum of 5' but no more than 50' away (5 to 50 rule)
  - b. Dwellings with more than 2 units (tri-plexes & condos) must have a single shut off switch to cut all power to the tub, even if the hot tub is private
  - c. Hot tub motors/heaters must be GFCI protected
  - d. Glass within 6' of the hot tub must be tempered
9. Decks and walking surfaces (stairs, hallways, etc.) must have guards if walking surface is 30 or more inches above the ground or floor. Pre-existing gaps on all guards cannot exceed 6" on center
10. Windows must be tempered in hazardous or wet locations
11. One Type 2A:10BC fire extinguisher with location signage must be provided in each unit.  
Fire extinguishers must be no more than 1 year old, or tagged as serviced within the last year.
12. Emergency egress in bedrooms
  - a. Must have a door to the outside –or-
  - b. One window with a minimum opening of 5.7 square feet and no more than 44" above the floor



## **NIGHTLY RENTALS (continued)**

13. All Single Family homes with fire sprinklers: Fire riser/sprinkler system must be inspected and tagged annually
14. All multi-family dwellings & accommodations (condominiums, town houses, hotels and motels) with fire sprinklers:
  - a. Fire riser/sprinkler system must be inspected and tagged annually- a copy of the report must be provided to the inspector
  - b. Fire riser/sprinkler system must have 5 year hydrostatic test performed - a copy of the report must be provided to the inspector
15. All multi-family dwellings & accommodations (condominiums, town houses, hotels and motels) with fire sprinklers and/or fire alarm system:
  - a. Fire alarm systems must be tested and serviced annually - a copy of the report must be provided to the inspector
16. All common area emergency lighting and exit lights must function on building power and on the back up battery power (condominiums, hotels, motels)
17. Common area fire extinguishers must be serviced and tagged annually (condominiums, hotels, motels)
18. Elevators, if present on the property(condominiums, hotels, motels) – please provide a copy of the current elevator “Utah State Certification of Inspection and Permit to Operate”
19. Homes and units with active building permits cannot pass inspection.
20. The space must have adequate sanitary facilities
21. Gas fired appliances are not allowed in sleeping areas without modification to the closet door – please call for details
22. Use as a nightly rental must meet Zoning regulations and the use of the structure (single family home, accessory apartment/lock off, duplex, etc.)

**Please do a walk-thru of your property before calling for an inspection.**

*Even if the space has been used before as a nightly rental, it may not have all the updates required to pass inspection.*