



**CITY OF MCCALL**  
**SHORT TERM RENTAL (STR) - FIRE, HEALTH AND SAFETY INSPECTION**  
**SAFETY PRE- INSPECTION CHECK SHEET & INFORMATION**

**HOW WILL THIS FORM BENEFIT ME?**

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This document is for the sole use of the business owner/manager/occupant and/or their representative to enhance fire and life safety regarding their property being used as a short-term rental (STR). It can assist with performing a “pre-inspection” prior to Fire District personnel arriving for their annual STR inspection, which can help save time and reduce interruptions to owners and occupants. Below are common violations found during STR inspections and explanations of many of the inspection items. Some items below may not apply to all occupancies. Each inspection item is listed on pages 3-9 of this document. Please take the time to look at each item to ensure compliance prior to your inspection.

**PROPERTY ACCESS & EGRESS**

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1. Is the address clearly visible and in large numbers, allowing it to be seen from the street? Are the address numbers at least 4” in height and contrast with the color of the building? Is it viewable from the road regardless of snow accumulation?
2. Is there clear access to all entry/exit points of the building, including in the winter?
3. Are all exit doors readily openable from the inside without use of a key or special knowledge? Where panic hardware is required, is it operating properly?
4. Are all exits unobstructed?
5. Is the emergency lighting and is it operating properly?
6. Are all the stairwells unobstructed?
7. Do all the sleeping rooms have windows that are at least 24” high, 20” wide, and have a sill height of no higher than 44” above the floor?
8. Are all egress paths, doors, and windows, clear of ice and snow?
9. Do second and third story bedrooms have emergency escape ladders that reach within 12” of the terrain/ landing?

**HAZARD DETECTION AND PREVENTION**

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1. Are combustible materials stored near fuel fired heating equipment (furnaces, wood stoves, etc.)?
2. Has your HVAC system been inspected by a professional in the past year? Can you provide documentation?
3. Has your chimney been cleaned in the past year? Can you provide documentation?
4. Are directions on how to use the wood stove or fireplace available and near each appliance?
5. Is there an ash bucket available with explicit instructions that no ash shall be dumped

- in trashcans or dumpsters?
6. Are portable heaters necessary to keep the house at 68 degrees?
  7. Is the propane tank kept clear of snow for emergency access?
  8. Is the second stage regulator for the propane system in an approved location and appropriately covered?
  9. Is there a combustible gas/ propane detector in the home?
  10. Is there any temporary wiring being used?
  11. Is the fire pit permanently constructed and no more than 3' in diameter? Is there a water source readily available for fire extinguishment?
  12. Is there flammable vegetation within 5' of the home and beneath decks, balconies, and stairs?
  13. Is the roof class B fire rated, composition or metal, and not wood shingle?

### **FIRE PROTECTION SYSTEMS**

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1. Are smoke detectors and carbon monoxide detectors present, operable, and interconnected? (If one goes off, do they all go off?) Are they present in every sleeping room, in hallways, and at the top of all stairways?
2. Have all fire extinguishers been serviced in the past year or after use? Is the fire extinguisher a 5lb ABC or larger?
3. Is there a fire extinguisher within every 75 feet of travel distance where applicable?
4. If an automatic Fire Sprinkler System is present, has it been annually serviced? Can you provide documentation?
5. If a Fire Alarm System is present, is it operational? Has it been annually certified? Can you provide documentation?
6. If a fire alarm system is installed are reset instructions posted?
7. Are Fire Department Connections missing, damaged, or obstructed?

### **MAINTENANCE**

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1. Do the electrical panels have clearance in front for easy access?
2. Are electrical room doors labeled?
3. Are extension cords less than 6 feet long, have only one plug, are the same size wiring as the appliance it is serving and for temporary use only?
4. Are electrical cords extending through walls, floors, ceilings, or under doors?
5. Are electrical outlets free from overuse by appliances, extension cords, etc.?
6. Are cover plates present on all outlets and boxes?
7. Are combustibles stored in boiler, mechanical, or electrical rooms?

For Questions, please contact the McCall Fire Protection District at (208)634-7070.

## **STR INSPECTION CHECKLIST ITEMS WITH EXPLANATIONS**

### **ACCESS & EGRESS**

#### **1. The STR unit is numbered in accordance with the city of McCall's Road naming and site addressing standards.**

City of McCall – Road Naming and Site Addressing Standards (Article V - Display of Address Numbers)

Section 5.01 General Standards for Display of Address Numbers

- A. The address numbers shall be displayed as required by these Standards prior to the commencement of construction and on the new structure prior to the first use or occupancy. The owner of each dwelling unit or business structure shall pay the cost of the fabrication and placement of each set of numbers required to identify such structure.
- B. Address numbers shall be displayed at the primary access entrance on a post, fence, or other suitable location and kept visible at all times as seen from the driver's line of sight when viewed at the intersection of the named road and the primary driveway access. If the structure is fifty (50) feet or less from the road and the entrance door of the structure is clearly visible from the road, numbers need only be displayed on, above, or at the side of the main entrance door in a manner that is clearly visible from the road upon which it is numbered. Addresses shall also be placed at any location where access diverges when the termination of the access is not apparent from the point of divergence.
- C. The address number shall be displayed as numerals and shall not be spelled out.
- D. For residential structures, the numerals displayed shall be at least four (4) inches in height on a contrasting background (dark figures over a light background or light figures over a dark background). For commercial, office, retail, and multi-building complexes, the numerals displayed shall be at least eight (8) inches in height on a contrasting background.
- E. On corner lots, the number shall only be displayed to face the street upon which the property is numbered.
- F. Any numbers previously displayed which could be confused with or mistaken for the assigned address number shall be removed from all posted locations.
- G. Any address number associated with an incorrect physical address shall be removed and replaced with the correct number by the property owner within 30 days of notification of the correct address. The property owner shall be responsible to purchase, install, and maintain the correct structure address numbers.
- H. Numbers shall be properly maintained by the property owner to ensure they are clearly discernible from the roadway upon which the property is numbered.

Section 5.02 Display of Address Numbers for Multi-unit Buildings and Multi-Building Complexes

A. If a building is divided into multiple units with separate entrances, and each unit has been assigned an individual number, then each unit number shall be displayed on or next to the main doorway.

B. The address range of all individual unit numbers within a multi-unit building shall be displayed in a manner that is clearly visible from the road upon which the units are numbered. If more than one building shares an access, then the address range shall also be displayed on each building.

Is my STR compliant?           Yes  No          

**2. Clear access for emergency vehicles to park within fifty feet (50') of the main entrance to the short-term rental unit shall be provided.**

*\*In instances where 50' cannot be provided, a site evaluation during the inspection will determine compliance. Buildings equipped with automatic fire sprinkler systems and/ or fire protection systems are exempt from the requirement.*

Is my STR compliant?           Yes  No          

**3. Access to the main entrance is free of any obstructions and that any steps, stairs, landings, handrails, or guardrails are in satisfactory condition.**

Is my STR compliant?           Yes  No          

**4. All egress passages (windows, doors, walkways) shall be kept free from obstructions, including snow, year around.**

Is my STR compliant?           Yes  No          

**5. All exit doors shall be openable from the inside by a single motion, no key or special knowledge required.**

Is my STR compliant?           Yes  No          

**6. All egress pathways 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.

Is my STR compliant?           Yes  No          

**7. All sleeping areas shall contain an emergency escape and rescue opening installed in accordance with the most recently adopted version of the International Residential Code.**

R310.2.1 Minimum opening area.

Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of the opening shall be not less than 24 inches and the net clear width shall be not less than 20 inches.

Exception: Grade floor openings or below-grade openings shall have a net clear opening area of not less than 5 square feet.

#### R310.2.2 Window sill height.

Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

#### R310.2.3 Window wells.

The horizontal area of the window well shall be not less than 9 square feet, with a horizontal projection and width of not less than 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

Exception: The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches into the required dimensions of the window well.

#### R310.2.3.1 Ladder and steps.

Window wells with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Section R311.7. Ladders or rungs shall have an inside width of not less than 12 inches, shall project not less than 3 inches from the wall and shall be spaced not more than 18 inches on center vertically for the full height of the window well.

Is my STR compliant? \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_

**8. Sleeping rooms located more than 16 feet above finished exterior grade shall be equipped with an emergency egress ladder. Ladders must be able to be affixed with hooks to a windowsill/ retractable and stowed near the inside of the window. A sign on the wall shall be labeled "emergency ladder." The ladder must reach within 12" of the terrain/landing.**

***\*Buildings equipped with fire sprinkler systems are exempt from having emergency egress ladders.\*Buildings equipped with fire sprinkler systems are exempt from having emergency egress ladders.***

Is my STR compliant? \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_

### **HAZARD DETECTION & PREVENTION**

**9. 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 (in each sleeping room, in hallways near sleeping rooms, and at the top of all stairwells). 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. Interconnection can be achieved by installing wireless or Bluetooth detectors that do not require re-wiring (plug and play).**

Is my STR compliant?                      Yes      No

**10. At least one (1) 5lb ABC portable fire extinguisher mounted on each floor, in a conspicuous, unobstructed, unobscured location, which shall be hung between four and five feet above the floor and no further than 75 feet to any point on the floor. Extinguishers older than one year shall be serviced and service tagged annually by an approved company.**

Local extinguisher companies include:

Mid-State Fire (208) 315-5726, Valley Fire Protection (208) 634-2636, and NAPA has a drop off/pickup service for fire extinguisher servicing.

Is my STR compliant?                      Yes      No

**11. Combustible materials are not stored near fuel-fired heating equipment, or in special rooms containing fuel fired equipment.**

Is my STR compliant?                      Yes      No

**12. Proof of cleaning of woodstove and fireplace chimneys within the previous 365 days prior to the fire, health, and safety inspection.**

Date stamped pictures and owner attestation in writing is sufficient.

Is my STR compliant?                      Yes      No

**13. A metal ash bucket and lid shall be provided near any woodstove or fireplace with explicit instructions that no ash shall be dumped in trashcans or dumpsters.**

Is my STR compliant?                      Yes      No

**14. Specific instructions should be posted near any wood burning appliance explaining the proper use of the appliance.**

Is my STR compliant?                      Yes      No

**15. Any exterior recreational fire pit or containment structure shall be permanently constructed, or a listed commercial product designed for burning wood, or propane, no more**

than three feet in diameter, clear of any combustible material, and a water supply shall be made available for proper extinguishment.

Is my STR compliant?           Yes  No          

**16. Roofing on the structure is Class B or higher fire-retardant roofing.**

In accordance with City of McCall Code 2-1-080 (E): No wood shake roofing – An exception is where wood shakes/ shingles are used, a Class A roofing assembly is required.

Is my STR compliant?           Yes  No          

### **ELECTRICAL, HEATING, & UTILITY INFRASTRUCTURE**

**17. All electrical, mechanical, and plumbing systems are installed and maintained properly and free from any hazards.**

Is my STR compliant?           Yes  No          

**18. Proof of service to LPG furnace systems by a professional within 365 days prior to the fire, health and safety inspection. Proof of service to electric furnace systems by a professional within the previous three years prior to the fire, health and safety inspection.**

If the owner can supply manufacturer recommendations for a different service schedule, than the service schedule for that appliance will be followed.

Is my STR compliant?           Yes  No          

**19. An approved heat source shall be installed that can heat the home to a temperature of 68 degrees at a point 3 feet above the floor. No portable heaters shall be permitted.**

Is my STR compliant?           Yes  No          

**20. Propane tanks shall be kept clear of snow in the winter months for emergency access.**

Is my STR compliant?           Yes  No          

**21. Propane tank and second stage regulator protection shall meet current city standards, including a combustible gas detector in any residence where propane is used as a fuel source.**

In accordance with City of McCall Code 2-1-080 (D): Liquefied Petroleum Gas (LPG) System Requirements: These requirements shall apply to all new liquefied petroleum gas (LPG) installations, including residential and commercial systems, and to existing installations when LPG service is reconnected after service is interrupted. LPG providers shall install systems following NFPA 54 & 58, including:

1. Two-stage regulator systems, or twin packing regulators underneath the tank lid, shall be installed on all LPG installations, with twin packing preferred.

2. The first stage regulator shall be installed under the hinged gauge cover supplied with the tank. The atmospheric pressure aperture of the regulator shall point downward. The first stage regulator shall be plumbed to the riser of the yard piping with a flexible riser to allow flexibility should tank shifting occur. The riser from the yard piping shall be located not more than twelve (12) inches from the walls of the tank.
3. The second stage regulator and riser pipe shall be installed on the gable end of the building, in an approved location (flat roofs, bonnet roofs, etc.). The penetrating building nipple shall be schedule 80. The outside hookup to the nipple shall also be schedule 80. This riser shall be a flexible riser pipe and shall be securely supported/braced to the wall approximately ten (10) inches below the regulator to prevent bending of the pipe by lateral snow/ice loads.
4. A protective cover, approved by the gas supplier and the fire district, shall be installed over all second stage regulators/or meters and riser piping, and securely supported to the ground or diagonally to the building wall.
5. The riser pipes for the yard piping shall not be embedded in concrete. Concrete placed around such riser shall be held back at least one inch (1") from all sides of the pipe.
6. Location of the centerline of LPG tanks shall be permanently marked using a snow stake. Such stake shall be of sufficient height to be visible through anticipated maximum snow depth at the respective location. Installation and maintenance of the snow stake is the responsibility of the LPG user.
7. Propane appliances shall not be permitted in any new installation in an attic or crawl space, effective May 1, 2020. Installation in an attic or crawl space will be allowed if combustible gas detection is built into a system that shuts down the supply of propane in the event of a leak.
8. A combustible gas detector shall be installed in the lowest livable level of any building with an LPG appliance at the time of installation. Maintenance of the combustible gas detector shall be the responsibility of the LPG user.
9. Propane tanks shall be kept clear of snow so that quick access can be made to turn off the propane in emergencies. Keeping snow clear of the tank shall be the responsibility of the LPG user.
10. The propane company, after installation of a propane system, shall submit an LPG permit application to the appropriate fire district. The permit application shall include an LPG system plot plan. The LPG plot plan shall include, but not be limited to, the tank location, tank capacity in U.S. gallons, route of yard piping, location of the riser pipe at the building, property boundaries, an outline of all existing/proposed building on the lot and a depiction of the ridgeline of any building to be supplied with LPG. If service is interrupted and a new tank is being set, the LPG system plot plan shall be submitted to the local fire district, along with an LPG permit application.



Is my STR compliant?           Yes    No          

\*If you are unsure or need modification, reach out to your LPG provider.

**22. No temporary wiring shall be permitted.**

Is my STR compliant?           Yes    No          

**FIRE SUPPRESSION**

**23. For all occupancies that have an automatic fire sprinkler system, or a monitored fire alarm system, proof of annual inspection within the previous 365 days shall be provided.**

Is my STR compliant?           Yes    No          

**POSTED NOTICE**

**24. A notice of the following information is posted in a conspicuous location within the short-term rental unit: (a) the use restrictions (maximum occupancy, number and location of parking spaces, restrictions on parking, solid waste collection, quiet hours and noise restrictions, outdoor activity), (2) emergency exiting plan, (3) instructions for the proper disposal of fireplace or woodstove ash including the prohibition on dumping fireplace ash in trashcans or dumpsters; and the (4) name and phone number of local representative and/or property owner that can be reached on a 24 hour basis in case of emergency and McCall city emergency response phone number (911).**

Is my STR compliant?           Yes    No