



## Short Term Rental Self-Inspection Guide

The following guide was created by the Oceanside Fire Department Fire Community Risk Reduction Division to assist you with creating a safe environment for your guests, your property, and the community. It is not intended to be 100% encompassing of what is required by the Fire and Building Codes. Please understand that these are only the most common items we find in need of correction throughout the community.

Please use the following checklist as your guide when conducting a self-inspection for your Short-Term Rental:

### EXTERIOR OF RENTAL

- Building address is posted and visible from the street. Attached, multi-unit buildings require 6-inch numbers, detached single family dwellings require 4-inch numbers.
- A display containing a 24 hour, 7 days a week phone number for a private party responsible for the facility shall be posted and visible. Review City of Oceanside Municipal Code Chapter 24 for short term rental requirements and information.
- Gates across fire department access roads and pedestrian gates must have a Knox electric key switch, lock, or box for Fire Department access. Keys must be properly labeled with an all-weather tag.

### EXITING

- Windows or doors intended as egress shall not have exterior or interior security or restrictive bars unless approved by the Fire Department.
- Exit door hardware must be able to open from the inside without a key or special knowledge. Double keyed deadbolts are not allowed.
- If required in multi family homes, illuminated exit signs are properly maintained.

### FIRE PROTECTION SYSTEMS

#### Smoke & Carbon Monoxide Alarms:

- Smoke alarms shall be installed in all sleeping areas, on every level and outside of sleeping areas (Hallways). Smoke alarms shall be replaced per manufacturers recommendation or every 10 years.
- Carbon Monoxide alarms shall be installed outside of sleeping areas (Hallways) and on all levels of the unit or home. Carbon monoxide alarms shall be replaced per manufacturer recommendation or every 7 years. Bedrooms that contain a fuel appliance (Fireplace) a carbon monoxide alarm is required to be installed inside the bedroom.

#### Fire Extinguishers:

- A minimum of one **2A-10B:C** class fire extinguisher needs to be properly hung 3.5-5 feet (Measured at the top handle of the extinguisher) above the floor in the home or unit. Fire extinguishers are required to be serviced on annual basis. Brand new extinguishers purchased need to have receipt attached to indicating purchased date. A second fire extinguisher is required where home or unit is 3 or more floors or levels or if a BBQ is on a roof deck.
- If the fire extinguisher is not mounted in a visible location, there must be a sticker/placard that indicates "Fire Extinguisher Inside."

#### Fire Sprinklers:

- [Multifamily Units: Annual and 5-year certification reports shall be submitted to the Oceanside Fire Department database: The Compliance Engine.](#)
- The gauge shows that the system has pressure and the valve is in the open position.
- Sprinkler heads shall not be painted, and spare heads and sprinkler head wrench shall be provided in a sprinkler box.
- Provide a minimum of 18" of clearance below fire sprinkler heads.

#### Fire Alarm System:

- [Multifamily units: Compliant annual fire alarm systems shall be submitted to the Oceanside Fire Department database: The Compliance Engine.](#)



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### **ELECTRICAL**

- Open junction boxes and open wiring splices are prohibited.
- Extension cords shall not be a substitute for permanent wiring. Extension cords cannot be affixed to structures, extended through walls, ceilings or floors.
- Electrical and mechanical rooms are marked with a visible and legible sign.
- Blanks are installed for missing circuit breakers. All circuit breakers shall be labeled.
- Working space of 30 inches in width, 36 inches in depth and 78 inches in height shall be provided around all electrical service equipment including circuit breakers panels.

### **FIRE SAFETY AND HOUSEKEEPING**

- Fire rated doors must self-close, latch, and must not be damaged. Example: The door between the garage and the living space.
- Walls & ceilings have no holes in them; if so, they must be patched with an equivalent rated material. Ceiling panels must be replaced if required and missing.
- Storage is in a neat and orderly manner.
- Fireplaces must have spark arrestor screens to prevent sparks and rolling logs.
- Defensible space landscaping around the home shall comply with Public Resource Code Section 4291.

### **EXTERIOR: BACKYARD**

- Swimming pools shall be equipped with a safety feature that complies with the Health & Safety Code Section 115922.
- Fire pit design and construction shall be approved by the Fire Department and must be a minimum of 15 feet away from combustible construction.