



Under Title 4-2-8 of the Park City Municipal Corporation Municipal Code / Land Management Code it 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.

## **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 the Building or Fire Code but only addresses the most common concerns. Nightly Rentals are required to comply with all applicable codes. Please contact Park City Building Department with 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 basement
2. Carbon monoxide detectors required on each floor and in the vicinity of bedrooms
3. GFCI protected outlets required within 6 feet of sink, bath tubs and hot tubs. Jetted tub motors and hot tub motors must be GFCI protected
4. 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
5. Furnace
  - a. Must have required clearances (36" in front) and access
  - b. Correct venting & gas/electrical connections
  - c. Combustion air must be sufficient
6. Handrails are required on any stairs over three risers
7. 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
8. Decks and walking surfaces (stairs, hallways, etc.) must have guards if walking surface is 30 or more inches above the ground or floor. Gaps on all guards cannot exceed 6" on center
9. Windows must be tempered in hazardous or wet locations
10. A fire extinguisher must be provided in each unit (type 1A:10BC is the minimum size accepted)
11. 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
12. Condominiums, hotels and townhomes with fire sprinklers – fire riser must be inspected and tagged annually
13. All common area emergency lighting and exit lights must function on building power and on the back up battery power (condominiums)
14. Common area fire extinguishers must be serviced and tagged annually (condominiums)
15. The space must have adequate sanitary facilities

16. Gas fired appliances are not allowed in sleeping areas without modification to the closet door – please call for details
17. 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 an inspection.*