

Fire/Safety Inspections

Below is a list of common issues the Fire Marshal looks at when doing Fire/Life Safety Inspection on rental properties.

For Single Family Residential Homes:

1. Testing of in unit smoke detector-smoke detectors being taken down, batteries missing or disconnected. Must have a smoke detector on each floor, smoke detector in immediate vicinity of hallway leading to bedrooms and recommending installation of smoke detectors in all bedrooms in existing homes.
2. C/O detectors being present and operational (One detector must be located within 10 feet of all rooms used for sleeping on each floor).
3. Inspect all electrical, mechanical, plumbing equipment for any obvious problems/equipment failure. No use of extension cords allowed. Power strips allowed with surge protection device.
4. Inspect entire exterior of building, decks, gas meters, electrical meters, lighting and dryer and mechanical vents.
5. At least one fire extinguisher on property properly charged. (3-5 lb ABC rechargeable fire extinguisher is required).
6. Verify address numbers on property/building.
7. Update emergency contact information for the police/fire departments. Also update lists for fire department of any tenants that would need fire department assistance of exiting the building in case of an emergency.

For Multi Family Dwellings:

1. All above items
2. Verify testing within the past year of buildings fire alarm system, sprinkler system, RPZ backflow preventers, fire extinguishers, elevator and emergency lighting.
3. Verify and test the closing of all fire doors, check smoke gaskets on all fire doors, including apartment doors.
4. Verify signage on all doors & throughout entire building
5. Inspect all common areas, storage rooms, mechanical rooms, offices, equipment rooms and garages looking for any wall/ceiling penetrations, fire caulking issues, storage too close to sprinkler heads, checking condition of sprinkler heads, fire alarm devices & exit signage. Also address all life safety issues along with all egress out of the building.
6. Inspect signage, fire lane signage, striping of fire lane parking, fire hydrants, dumpster areas

7. Multifamily units may not store any type of grill/LP Tanks on the patio, deck, attached/tuck under garages or use of any of these devices within 15 feet of the building is prohibited.

8. Update keys in Dama Key Box

9. Verify access to Fire Department Connection (FDC)

THE FIRST INSPECTION AND RE-INSPECTION ARE INCLUDED IN YOUR RENTAL FEE!

If additional inspections are required due to non-compliant items, a \$75.00 re-inspection fee will be assessed and need to be paid prior to completing any additional inspections