

SHORT TERM RENTAL / BED & BREAKFAST

Pre-Inspection Checklist

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This checklist outlines some of the basic requirements that need to be met in order to be licensed under the District's Bylaw. Be advised that it is your responsibility to ensure all requirements under applicable bylaws are met.

All smoke alarms, on every floor level and in every bedroom, shall be in working order (ideally hard wired and interconnected).

Carbon monoxide detectors are present in every level of the residence and are in working order. Only applicable where there is a gas appliance in the house, such as forced air gas furnace or gas fireplace, or an attached garage.

Electrical cords are in good working condition.

All escape routes are clear of obstructions and easily accessible. All bedroom windows are required to meet the egress requirements for life safety and have a minimum clear opening size of 3.77 square feet with no dimension less than 15 inches. Opening the window must not require special knowledge to release window hardware to get out.

Clothes dryer lint trap and exhaust is clean and lint free and vented to the building exterior.

No Portable Heaters.

The furnace has been inspected and the filter replaced in the past year.

The fireplace chimney has been inspected and cleaned in the past year.

All portable fire extinguishers with a minimum 2A-10BC rating shall be made available, visibly mounted on each floor area and shall be inspected and tagged annually.

Address numbers are visible and easy to read from your fronting street. Exterior Lighting installed at each entrance into the building.

All exit doors are free of obstructions. Sleeping area emergency escape and rescue openings are free.

Sanitation standards are met (free of mold, mildew, or infestation) and all plumbing is in working order.

All stairs with three or more risers are provided with approved handrails. Guard rails are required on all stairs and landings more than 600 mm (24 inches) above grade. The height of the guards is 36" for decks and landings less than 1.8 meters (6 ft) above the ground and 42" for those higher than 1.8 meters (6 ft) above the ground. Guards on all stairs (inside and outside) are required to be 900 mm (35 1/2" high).

Cooking facilities are ventilated to the building exterior.

Dwelling has no broken windows, doors, or other structural hazards.

Approved covers are in place on all electrical switch and outlet boxes.

All circuit breakers are labeled, in English, to show what they control and are accessible to guests.

All water heaters have a pressure relief valve, with extension tubes installed to 1" above the floor or drain pan.

All propane appliances have individual gas shut-off valves, located in an accessible location.

Verification that your property meets the minimum parking requirements.

