



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

Please call **435-615-5100** when you are ready for inspection.

### **NIGHTLY RENTALS**

*Most common reasons why you may fail inspection:*

Below is a list of the most common life safety concerns that are found during a Nightly Rental License inspection within Park City. This list is not inclusive of the Building or Fire Code but only addresses the most common concerns. Nightly Rental properties 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 adjacent hallway to a bedroom and one on each floor, including basement
2. Carbon monoxide detectors are required on each floor in the vicinity of the bedrooms
3. GFCI breakers are required in bathrooms, non-dedicated garage plugs, kitchen countertops (including islands or wet bars), and for jetted tubs
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. Must be de-rated for altitude and have a sticker to reflect
  - d. Proper venting and gas connections (installations post 2012 must have 4" vents)
5. Furnace
  - a. Must have required clearances and access
  - b. Correct venting and 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 two 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. Guardrails must be provided on a raised deck 30" or more above ground
  - d. Glass within 5' of hot tub must be tempered
8. Windows must be tempered in hazardous or wet locations
9. A fire extinguisher must be provided in each unit (type 1A:10BC)
10. Emergency egress in bedrooms
  - a. Must have a door to the outside –or-
  - b. 1 window with a minimum opening of 5.7 square feet and no more than 44" above floor
11. Buildings with fire sprinklers require annual inspections
12. All common area emergency lighting & exit lights must function on back up battery power (condominiums)
13. Common area fire extinguishers must be serviced and tagged annually (condominiums)
14. Zoning regulations and the correct use for the structure (single family home, accessory apartment, duplex, etc.)
15. The space must have adequate sanitary facilities
16. Gas fired appliances are not allowed in sleeping areas
17. Number of bedrooms and square footage must match what is listed on the application

**Please do a walk-thru of your property before calling for an inspection.**