



CITY OF MCCALL

SAFETY PRE- INSPECTION CHECK SHEET & INFORMATION

HOW WILL THIS FORM BENEFIT ME?

This document is for the sole use of the business owner/manager/occupant and/or their representative to enhance fire and life safety regarding their property being used as a short-term rental (STR). This pre-inspection check list contains the same 24 items that will be looked at during the Safety inspection. You may use this checklist when performing your own “pre-inspection” prior to Fire District personnel arriving for their annual STR inspection. Going through each item pre-inspection can help save time and reduce interruptions to owners and occupants.

Explanations of many of the inspection items are included. Some items below may not apply to all occupancies. Please take the time to look at each item to ensure compliance prior to your inspection. If you have questions, please schedule a time to talk or call (208) 634-4306 and leave a message for Captain Ryan Garber.

PROPERTY ACCESS

These checklist items are included so Fire and EMS can get to you quickly in the event of an emergency.

- 1. The STR must be numbered in accordance with the city of McCall’s Road Naming and Site Addressing Standards.** (for more information see appendix)
 - The address should be clearly visible and in large numbers, allowing it to be seen from the street. The address numbers should be at least 4” in height and contrast with the color of the building. The address numbers should be viewable from the road regardless of snow accumulation?
- 2. Clear Access for emergency vehicles to park within fifty feet (50’) of the main entrance to the short-term rental unit shall be provided.**
- 3. Access to the main entrance must be free of any obstructions and any steps, stairs,**

landings, handrails, or guardrails must be in satisfactory condition.

4. All egress passages (windows, doors, walkways) must be free from obstructions, including snow, year around.

PROPERTY EGRESS

These checklist items are included so you or your guests can exit the building quickly and easily should there be a fire or other emergency.

5. All exit doors must be openable from the inside by a single motion, no key or special knowledge required
6. All egress pathways must have emergency illumination capable of illuminating the path in the event of a power outage from bedrooms to main exit(s).

- Plug-in or E-bulbs with battery back-up which turn on when power goes out are acceptable.
- An Example - Energizer LED Rechargeable Plug-in Flashlights, Emergency Lights for Home Power Failure, available at Amazon.



Mr. Beams MB720-WHT-01-02
LED Stick Anywhere Light



Westek Emergency
Light, 1 Pack -
Multi-Function LE...

- Both of the above lights are available at May Hardware in McCall

7. All sleeping areas must contain an emergency escape and rescue opening installed in accordance with the most recently adopted version of the International Residential Code.

- All the sleeping rooms must have windows that are at least 24" high, 20" wide, and have a sill height of no higher than 44" above the floor?
- See appendix for additional information

8. Sleeping rooms located more than 16 feet above the finished exterior grade must be equipped with an emergency egress ladder. Ladders must be able to be affixed with hooks to a windowsill / retractable and stowed near the inside of the window. A sign on the wall shall indicate where the "emergency ladder" is located.

- Below is an example of an emergency egress ladder from Home Depot.



Kidde Fire Escape
Ladder, 3-Story, 25...

\$64.11

Home Depot

- Emergency escape ladders that should reach within 12" of the terrain/ landing.
- The emergency escape ladder can be stored in a closet or under a bed. A sign that is easily visible should describe the location. It should be easily accessible in the event of an emergency.
- **Buildings equipped with fire sprinkler systems are exempt from having emergency egress ladders.*

9. Every room intended for sleeping purposes must be equipped with interconnected smoke alarms installed in accordance with IRC section 314. Carbon monoxide detectors and smoke detectors shall be "interconnected" (if one detector gets activated/triggered, all smoke and CO detectors must go off). Alarms must be installed in accordance with IRC 315 (in each sleeping room, in hallways near sleeping rooms, and at the top of all stairwells). Smoke and carbon monoxide alarms shall be installed per current code regardless of the age of the structure. Such devices are permitted to be installed in accordance with the exceptions to hardwiring. Interconnection can be achieved by installing wireless or Bluetooth detectors that do not require re-wiring (plug and play).

- Alarms must be present in every sleeping room, in hallways, and at the top of all stairways.
- Battery operated, interconnected combination smoke and carbon monoxide alarms can be found at a variety of locations. Below are a couple of examples.
- Example - First Alert SCO500B Wireless Interconnected Photoelectric Smoke and Carbon Monoxide Combo Alarm with Voice and Location – available on Amazon
- Example - Nest Protect Smoke and CO alarm (lights up when you walk underneath it). Depending on where the detector is placed its light may meet the requirements of #6. These detectors when connected to wifi can also alert homeowners from a phone app when a detector is activated.

HAZARD DETECTION AND PREVENTION

These checklist items are included to prevent hazards or minimize their impact in the event they should occur.

10. At least (1) 5lb ABC portable fire extinguisher must be mounted on each floor, in a conspicuous, unobstructed, unobscured location, which shall be hung between four and five feet above the floor and no further than 75 feet to any point on the floor. Extinguishers older than one year old must be serviced and service tagged annually by an approved company.

- All fire extinguishers need to be serviced annually. NAPA has a drop off/pickup service for fire extinguisher servicing.
- Mid-State Fire Protection (208) 315-5726
- Valley Fire Protection (208) 634-2636

11. Combustible materials must not stored near fuel fired heating equipment, or in special rooms containing fuel fire equipment.

12. Proof of cleaning of woodstove and fireplace chimneys within the previous 365 days prior to the fire, health, and safety inspection must be documented.

- Owner attestation in writing is sufficient. There will be a signature line on the inspection form for those who've cleaned the chimney themselves.

- Heartland Chimney Sweeps - (208) 634-3636
- McCall Carpet and Air Duct Cleaning - (208) 315-7603
- McCall Stove and Fireplace - (208) 634-2075

13. A metal ash bucket and lid must be provided near any woodstove or fireplace with explicit instructions that no ash shall be dumped in trashcans or dumpsters.

14. Specific instructions must be posted near any wood burning appliance explaining the proper use of the appliance.

15. Any exterior recreational fire pit or containment structure must be permanently constructed, or a listed commercial product designed for burning wood or propane, no more than three feet in diameter, clear of any combustible material, and a water supply must be made available for proper extinguishment.

16. Roofing on the structure must be Class B or higher fire-retardant roofing.

- Should be composite shingles or metal.
- In accordance with City of McCall Code 2-1-080 (E): No wood shake roofing

17. All electrical, mechanical, and plumbing systems must be installed and maintained properly and free from any hazards.

18. Proof of service to LPG furnace systems by a professional within 365 days prior to the fire, health and safety inspection must be documented. Proof of service to electric furnace systems by a professional within the previous three years prior to the fire, health and safety inspection must be documented.

- If the owner can supply manufacturer recommendations for a different service schedule, then the service schedule for that appliance will be followed.
- A-1 Heating, Air Conditioning, and Electric in McCall provides inspections for heating equipment. (208) 634-1586.
- The service provider should put a sticker on the appliance indicating service / inspection date or provide a receipt for work done.

19. An approved heat source must be installed that can heat the home to a temperature of 68 degrees at a point 3 feet above the floor. No portable heaters shall be permitted.

20. Propane tanks must be kept clear of snow in the winter months for emergencies.

- The tank valve needs to be accessible to emergency personnel so they can quickly shut off the supply in the event of a fire or propane leak.
- Tanks should be marked permanently with a snow stake that's high enough to be seen even at maximum snow depth. See appendix.

21. Propane tank and second stage regulator protection must meet current city standards. A combustible gas detector must be present in any residence where propane is used as a fuel source.

- See appendix for additional code on propane standards.
- LPG (liquid propane gas) is slightly heavier than air meaning the gas settles. Propane gas detectors should be placed near the floor (4-6 inches or at outlet height) in any room with a propane appliance.
- LPG gas detector example Gas Knight – Natural gas and propane alarm. Available on Amazon.

22. No temporary wiring shall be permitted.

- Electrical outlets should be free from overuse by appliances, extension cords, etc.
- Cover plates must be present on all outlets and boxes.

23. For all occupancies that have an automatic fire sprinkler system, or a monitored fire alarm system, proof of annual inspection within the previous 365 days must be provided.

- This only applies to properties with automatic fire sprinkler systems.

24. A notice of the following information must be posted in a conspicuous location within the short-term rental unit: (1) the use restrictions (maximum occupancy, number and location of parking spaces, restrictions on parking, solid waste collection, quiet hours and noise restrictions, outdoor activity), (2) emergency exiting plan, (3) instructions for the proper disposal of fireplace or woodstove ash including the prohibition on dumping fireplace ash in trashcans or dumpsters; and the (4) name and phone number of local representative and/or property owner that can be reached on a 24 hour basis in case of emergency and McCall city emergency response phone number (911).

APPENDIX

MCCALL'S ROAD NAMING AND SITE ADDRESSING

City of McCall – Road Naming and Site Addressing Standards (Article V - Display of Address Numbers)

Section 5.01 General Standards for Display of Address Numbers

- A. The address numbers shall be displayed as required by these Standards prior to the commencement of construction and on the new structure prior to the first use or occupancy. The owner of each dwelling unit or business structure shall pay the cost of the fabrication and placement of each set of numbers required to identify such structure.
- B. Address numbers shall be displayed at the primary access entrance on a post, fence, or other suitable location and kept visible at all times as seen from the driver's line of sight when viewed at the intersection of the named road and the primary driveway access. If the structure is fifty (50) feet or less from the road and the entrance door of the structure is clearly visible from the road, numbers need only be displayed on, above, or at the side of the main entrance door in a manner that is clearly visible from the road upon which it is numbered. Addresses shall also be placed at any location where access diverges when the termination of the access is not apparent from the point of divergence.
- C. The address number shall be displayed as numerals and shall not be spelled out.
- D. For residential structures, the numerals displayed shall be at least four (4) inches in height on a contrasting background (dark figures over a light background or light figures over a dark background). For commercial, office, retail, and multi-building complexes, the numerals displayed shall be at least eight (8) inches in height on a contrasting background.

E. On corner lots, the number shall only be displayed to face the street upon which the property is numbered.

F. Any numbers previously displayed which could be confused with or mistaken for the assigned address number shall be removed from all posted locations.

G. Any address number associated with an incorrect physical address shall be removed and replaced with the correct number by the property owner within 30 days of notification of the correct address. The property owner shall be responsible to purchase, install, and maintain the correct structure address numbers.

H. Numbers shall be properly maintained by the property owner to ensure they are clearly discernible from the roadway upon which the property is numbered.

Section 5.02 Display of Address Numbers for Multi-unit Buildings and Multi-Building Complexes

A. If a building is divided into multiple units with separate entrances, and each unit has been assigned an individual number, then each unit number shall be displayed on or next to the main doorway.

B. The address range of all individual unit numbers within a multi-unit building shall be displayed in a manner that is clearly visible from the road upon which the units are numbered. If more than one building shares an access, then the address range shall also be displayed on each building.

EMERGENCY ESCAPE AND RESCUE OPENING

R310.2.1 Minimum opening area.

Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of the opening shall be not less than 24 inches and the net clear width shall be not less than 20 inches.

Exception: Grade floor openings or below-grade openings shall have a net clear opening area of not less than 5 square feet.

R310.2.2 Window sill height.

Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

R310.2.3 Window wells.

The horizontal area of the window well shall be not less than 9 square feet, with a horizontal projection and width of not less than 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

Exception: The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches into the required dimensions of the window well.

R310.2.3.1 Ladder and steps.

Window wells with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Section R311.7. Ladders or rungs shall have an inside width of not less than 12 inches, shall project not less than 3 inches from the wall and shall be spaced not more than 18 inches on center vertically for the full height of the window well.

PROPANE STANDARDS

In accordance with City of McCall Code 2-1-080 (D): Liquefied Petroleum Gas (LPG) System Requirements: These requirements shall apply to all new liquefied petroleum gas (LPG) installations, including residential and commercial systems, and to existing installations when LPG service is reconnected after service is interrupted. LPG providers shall install systems following NFPA 54 & 58, including:

1. Two-stage regulator systems, or twin packing regulators underneath the tank lid, shall be installed on all LPG installations, with twin packing preferred.
2. The first stage regulator shall be installed under the hinged gauge cover supplied with the tank. The atmospheric pressure aperture of the regulator shall point downward. The first stage regulator shall be plumbed to the riser of the yard piping with a flexible riser to allow flexibility should tank shifting occur. The riser from the yard piping shall be located not more than twelve (12) inches from the walls of the tank.
3. The second stage regulator and riser pipe shall be installed on the gable end of the building, in an approved location (flat roofs, bonnet roofs, etc.). The penetrating building nipple shall be schedule 80. The outside hookup to the nipple shall also be schedule 80. This riser shall be a flexible riser pipe and shall be securely supported/braced to the wall approximately ten (10) inches below the regulator to prevent bending of the pipe by lateral snow/ice loads.
4. A protective cover, approved by the gas supplier and the fire district, shall be installed over all second stage regulators/or meters and riser piping, and securely supported to the ground or diagonally to the building wall.

5. The riser pipes for the yard piping shall not be embedded in concrete. Concrete placed around such riser shall be held back at least one inch (1") from all sides of the pipe.
6. Location of the centerline of LPG tanks shall be permanently marked using a snow stake. Such stake shall be of sufficient height to be visible through anticipated maximum snow depth at the respective location. Installation and maintenance of the snow stake is the responsibility of the LPG user.
7. Propane appliances shall not be permitted in any new installation in an attic or crawl space, effective May 1, 2020. Installation in an attic or crawl space will be allowed if combustible gas detection is built into a system that shuts down the supply of propane in the event of a leak.
8. A combustible gas detector shall be installed in the lowest livable level of any building with an LPG appliance at the time of installation. Maintenance of the combustible gas detector shall be the responsibility of the LPG user.
9. Propane tanks shall be kept clear of snow so that quick access can be made to turn off the propane in emergencies. Keeping snow clear of the tank shall be the responsibility of the LPG user.
10. The propane company, after installation of a propane system, shall submit an LPG permit application to the appropriate fire district. The permit application shall include an LPG system plot plan. The LPG plot plan shall include, but not be limited to, the tank location, tank capacity in U.S. gallons, route of yard piping, location of the riser pipe at the building, property boundaries, an outline of all existing/proposed building on the lot and a depiction of the ridgeline of any building to be supplied with LPG. If service is interrupted and a new tank is being set, the LPG system plot plan shall be submitted to the local fire district, along with an LPG permit application.