



Title 4-3-1 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.

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 all Building or Fire Codes but only addresses the most common concerns. Nightly Rentals are required to comply with all applicable codes. Some corrections will require a permit. Please contact the number above if you have 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 basements. *(2015 IRC R314.1) (2018 IFC 907.2.10) (2018 IBC 907.2.11)*
 - a. Homes and units with inter-connected smoke detectors (when one alarm is activated, all alarms within that home/unit are activated): If bedrooms have been added, or detectors removed/missing a new inter-connected smoke detector will need to be installed. The addition of battery operated smoke detectors in these circumstances will not pass inspection. *(2018 IFC 907.2.10.5) (2015 IBC 907.2.11.5) (2015 IRC 314.4)*
2. Carbon monoxide detectors are required on each floor and in the vicinity of bedrooms *(2018 IFC 915.1.1) (2015 IRC 315.2.1 & 2.2) (2015 IBC 915.1.1)*
3. GFCI protected outlets are required within 6 feet of sinks, bath tubs and hot tubs. Jetted tub motors and hot tub motors must be GFCI protected *(2015 IRC E3902, E4208.1) (2017 NEC 680, 210.8)*
4. Extension cords are prohibited for permanent use. Temporary uses such as Christmas lighting are acceptable. Use of UL listed power strips with built-in breakers that are listed in accordance with UL 1363 are encouraged *(2018 IFC 604.5 & 604.4)*
5. Water Heaters
 - a. Strapped with approved straps – one on the top third and one on the bottom third of the tank *(2015 IRC P2801.8)*
 - b. Water heater expansion tank must also be strapped *(2015 IRC M203.1)*
 - c. Water heater must be de-rated for altitude and have sticker to reflect that *(2015 IRC G2428.2.5) (2015 IFGC 504.2.5)*
 - d. Proper venting and gas connections (installations post 2012 must have 4" vents) *(2018 IFGC 504 & 505)*
6. Furnaces
 - a. Must have required clearances and access. *(2018 IMC 306 & 308)*
 - b. Correct venting & gas/electrical connections *(2018 IFGC, 2017 NEC, 2018 IFGC 504 & 505)*
 - c. Combustion air must be sufficient *(2015 IRC M1701.1, 2018 IFGC)*
 - d. De-rated for altitude and have sticker to reflect that *(2015 IRC G2428.2.5) (2015 IFGC 504.2.5)*
7. Handrails are required on any stairs with four or more risers *(2015 IRC R311.7.8)*
8. Hot Tubs
 - a. Dwellings with two or more units (triplexes & condos) must have a single shut off switch to the Hot Tub. Disconnect must be a minimum of 5' but no more than 50' away and clearly labeled. *(2015 IRC E4208.4)(2017 NEC 680.41)*
 - b. Hot tub motors/heaters must be GFCI protected *(2015 IRC E4203.1.3)*
 - c. Glass within 5' of the hot tub must be tempered *(2015 IRC R308.4.5 Exception)*
9. 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 4" on center. *(2015 IRC R312.1.1) (2015 IRC R312.1.3)* Pre-existing gaps on all guards cannot exceed 6" on center *(1988 UBC)*
10. Windows must be tempered in hazardous or wet locations *(2015 IRC R308.4.5)*
11. One Type 2A:10BC fire extinguisher with location signage must be provided in each unit. Fire extinguishers must be no more than 1 year old, or tagged as serviced within the last year. *(2018 IFC 906)*



NIGHTLY RENTALS (continued)

12. Emergency escape required in bedrooms
 - a. Must have a door to the outside (2015 IRC R310.1) –or-
 - b. One window with a minimum opening of 5.7 square feet and no more than 44” above the floor (2015 IRC R310.2.1, R310.2.2)
13. Fire sprinkler heads cannot be painted (2016 NFPA 13 6.2.6.2.2) and escutcheons (trim rings) must be in place. (2016 NFPA 13)
14. All Single Family homes with fire sprinklers: Fire riser/sprinkler system must be inspected and tagged annually (Recommended)
15. All multi-family dwellings & accommodations (condominiums, town houses, hotels and motels) with fire sprinklers:
 - a. Fire riser/sprinkler system must be inspected and tagged annually- a copy of the report must be provided to the inspector (2018 IFC 901.6)
 - b. Fire riser/sprinkler system must have 5 year internal inspection - a copy of the report must be provided to the inspector (2018 IFC 901.6.1)
16. All multi-family dwellings & accommodations (condominiums, town houses, hotels and motels) with fire sprinklers and/or fire alarm system:
 - a. Fire alarm systems must be tested and serviced annually - a copy of the report must be provided to the inspector (2018 IFC 907.8)
17. All common area emergency lighting and exit lights must function on building power and on the back up battery power (condominiums, hotels, motels) (2015 IBC 1008.3.2)
18. Common area fire extinguishers must be serviced and tagged annually (condominiums, hotels, motels) (2018 IFC 906)
19. Elevators, if present on the property (condominiums, hotels, motels) – please provide a copy of the current elevator “Utah State Certification of Inspection and Permit to Operate” (UT Code 34-A-7-203)
20. Homes and units with active building permits cannot pass inspection. (2015 IRC R109.1.6)
21. The space must have adequate sanitary facilities (2015 IRC R306.1)
22. Gas fired appliances are not allowed in sleeping areas without specific modifications – please call for details (2015 IRC G2406.2 & 2018 IMC 303)
23. Use as a nightly rental must meet Zoning regulations and the use of the structure (single family home, accessory apartment/lock off, duplex, etc.) (Park City Municipal Code 4-5-3)

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 inspection.