

Vacation Rental Inspection Check List

* Dependent on the Building Codes in effect when the structure was built some items may not be applicable



1) Parking

- All onsite parking as approved by BOZAR or on file with the Town, including garage areas are made available year round to renters.

2) Premise Identification Number

- Address numbers are 4 inches in height and placed plainly legible and visible from the street or public way.

3) Required Egress and Window Openings

- Required emergency escape openings and doors from bedrooms are maintained in accordance with the code in effect at the time of construction. Openings and doors including storm windows are operational from inside of the room without the use of keys or tools.
- Windows, skylights, doors and frames are in sound functioning condition and weather tight.
- Doors, hardware and locks function as intended and are easily operable.

4) Stairs, Decks, Handrails and Guards

- Stairs, ramps and landings are maintained in sound condition and good repair.
- Handrails and guards are firmly fastened and capable of supporting normally imposed loads and are maintained in good condition.
- Flights of stairs having more than four risers have a handrail on one side of the stair and open portion of a stair, landing, balcony, porch or other walking surface that is more than 30 inches above the floor or grade below has guards.
- Interior guards are not less than 30 inches in height above the floor or landing, balcony, porch, deck or ramp or other walking surface.
- Interior handrails are not less than 30 inches in height or more than 42 inches as measured vertically from the stair tread nosing.
- Exterior guards have a 36 inch minimum height with 4 inch maximum clear between posts and pickets.
- Stairways have functioning illumination.
- Decks are of sound construction and maintained in good repair. Guard rails, handrails and adjoining balusters are securely fastened and no balusters are missing.

5) Bedrooms

- Bedrooms have not less than one operable egress window facing directly to the outdoors, a courtyard or the public way for egress.
- Means of egress including exterior means of egress stairways have means of illumination.
- Habitable attic, basement spaces and lofts used for sleeping purposes have a stairway for egress and an emergency egress window.
- Habitable rooms, other than kitchens, are not less than 7 feet in any plan direction.
- Kitchens and non-habitable spaces are not being used for sleeping rooms.

6) Life Safety Systems: Smoke, CO Detectors, Fire Extinguisher

- Carbon monoxide detectors are properly installed, maintained and functioning per town code.

- Carbon monoxide detector/alarm is installed within 15 feet of the entrance to each room lawfully used at any time for sleeping.
- Smoke detectors are properly installed, maintained and functioning per town code.
- A 5lb. dry chemical (ABC) fire extinguisher is located in a conspicuous location near a entry door.
- A 2lb. dry chemical (ABC) fire extinguisher is located in the kitchen. If the extinguisher is located in a cabinet or not visible an “Extinguisher” sign shall be posted.
- Doors connecting garage and living space are maintained in an operative self-closing condition.

7) Mechanical, Wiring, Exhaust, and Fireplaces

- Unvented appliances are not allowed in the Town of Crested Butte.
- One solid fuel burning appliance or fireplace is permitted per residence.
- Mechanical appliances, fireplaces, solid fuel burning appliances and water heating appliances are installed and maintained in a safe working condition and are capable of performing the intended function. No combustibles may be located near these appliances.
- The structure(s) does not have excessive use of extension cords.
- Clothes dryer exhaust systems are independent of all other systems and are exhausted outside the structure.

8) General

- Exterior of a structure is maintained so as not to pose a threat to public health, safety or welfare.
- Interior of a structure and equipment therein is maintained in good repair and in sanitary condition.
- All spaces are provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, safe occupancy of the spaces and safe utilization of appliances, equipment and fixtures.
- All spaces occupied for food preparation purposes contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There are adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.
- Wildlife resistant trash can is provided and lid and closing mechanisms are functional.