



## Short-Term Rental Fire Safety Requirements 1

### **Fire Department (all properties)**

The following requirements are considered minimum fire safety standards as described in the Florida Fire Protection Code, Florida State Statutes, and the Florida Administrative Code (69A-43). Installation of any hardwired smoke/carbon monoxide alarm will require a permit from the appropriate building department. Permit information is included at the end of this document.

(1) One- and two-family dwellings, recreational vehicles and mobile homes licensed as public lodging establishments shall comply with Chapter 24, *One-Family and Two-Family Dwellings*, of NFPA 101, Life Safety Code, as adopted in Chapter 69A-3, F.A.C., and incorporated by reference therein.

(2) Three-family and four-family dwellings licensed as public lodging establishments shall comply with Chapter 28, New Hotels and Dormitories, or Chapter 29, Existing Hotels and Dormitories, of NFPA 101, Life Safety Code, as adopted in Chapter 69A-3, F.A.C., and incorporated by reference therein.

### **(3) Smoke alarms.**

(a) One- and two-family dwellings and mobile homes shall have approved single-station or multiple-station smoke alarms continuously powered by the house's electrical system.

(b) Recreational vehicles shall have an approved single-station smoke alarm continuously powered by 120-volt electrical service.

(c) In addition to paragraph (3)(a) or (b), above, an approved single-station smoke alarm powered by the building electrical system, and 120-volt AC electrical service for recreational vehicles, shall be provided in each sleeping room.

(d) To qualify as "approved," smoke alarms shall be installed according to the manufacturer's instructions.

### **(4) Means of egress.**

(a) All one- and two-family dwellings, recreational vehicles or mobile homes licensed as a public lodging establishment shall have a minimum of one primary exit and one secondary means of escape.

(b) The primary means of exit shall be a door, stairway, or ramp providing a means of unobstructed exit travel to the outside of the dwelling, recreational vehicle, or mobile home, at street or ground level.

(c) The secondary means of escape shall be one of the following:

1. A door, stairway or ramp providing a way of unobstructed exit travel to the outside of the dwelling, recreational vehicle, or mobile home, at street or ground level that is independent of and remote from the primary means of exit; or

2. An outside window or door operable from the inside, without the use of tools or special equipment, that provides a clear opening having a minimum of 5.7 square feet of area with no dimension less than 20 inches in width or 24 inches in height. The bottom of the opening shall not be

more than 44 inches off the floor. The opening must be directly accessible to the fire department rescue apparatus or fire department extension ladder.

(d) The secondary means of exit and sleeping room smoke alarms are not required if the dwelling, recreational vehicle, or mobile home is protected throughout by an approved automatic sprinkler system.

### **Short-Term Rental Fire Safety Requirements 2**

Per NFPA 13, Standard for Installation of Sprinkler Systems, or NFPA 13D, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Mobile Homes, or NFPA 13R, Standard for the Installation of Sprinkler Systems in Residential Occupancies Up to Four Stories in Height, as adopted in chapter 69A-3, F.A.C., and incorporated by reference therein.

(5) **The maximum occupancy load** permitted for one- and two-family dwellings and mobile homes licensed as public lodging establishments shall be computed at 150 square feet of gross floor area per person. The occupancy load for recreational vehicles licensed as public lodging establishments will be the occupancy load designated by the manufacturer of the recreational vehicle, which shall be posted in the vehicle.

(6) **Battery-powered emergency lighting** shall be provided for a period of not less than one (1) hour to illuminate the primary exit. The emergency lighting shall provide illumination automatically in the event of any interruption of normal lighting.

(7) **Minimum acceptable portable fire extinguisher** requirements shall conform to a minimum of one portable fire extinguisher, with a minimum rating of 2-A:10-B: C should be provided per floor level of a living unit, with a maximum of 40 ft of travel distance to the extinguisher.

#### **Portable fire extinguishers should be installed as follows:**

(1) In an accessible spot, free from blocking by storage and equipment, and near room exits that provide an escape route.

(2) So that the top of the extinguisher is not more than 5 ft. above the floor and not less than 4 in. above the floor; should be easy to reach and remove and should be placed where it will not be damaged

(3) On hangers or in the brackets supplied by the manufacturer, mounted in cabinets, or placed on shelves.

(4) Placed so that the operating instructions on the extinguisher face outward.

For personal safety, the following precautions should be observed for locating and using a fire extinguisher:

(1) Most fires produce toxic decomposition products of combustion, and some materials can produce highly toxic gases. Fires can also consume available oxygen or produce dangerously high exposure to convected or radiated heat. All these factors can affect the degree to which a fire can be safely approached with extinguishing equipment.

(2) Discharging portable fire extinguishers from too close a distance on cooking grease fires can cause splashing of the burning grease or oil and spread the fire. The recommended distance for operating portable fire extinguishers is shown on the label.

(3) Portable fire extinguishers should not be installed adjacent to the location of a potential fire hazard but should be accessible to the hazard.

### **Short-Term Rental Fire Safety Requirements 3**

(8) **A floor diagram** reflecting the actual floor arrangement, primary exit location, secondary exit location, and room identification shall be posted in a conspicuous location.

(9) **A fire safety information pamphlet** describing evacuation of the dwelling or vehicle, smoke alarm information, and procedures for reporting a fire or other emergency shall be provided to guests.

**(10) Non-vented fuel-fired heaters shall not be utilized** in one- and two-family dwellings, recreational vehicles, or mobile homes licensed as public lodging establishments.

**(11) Specialized smoke alarms** for the deaf and hearing impaired shall be available upon request by guests in public lodging establishments at a rate of at least one such smoke alarm per 50 dwelling units or portions thereof, not to exceed five such smoke alarms per public lodging facility, as provided in section 509.215(8), F.S.

**(12) Carbon monoxide alarms or alarms shall be installed as follows:**

- (a) Outside of each separate dwelling unit sleeping area near the bedrooms.
- (b) On every occupiable level of a dwelling unit, including basements, excluding attics and crawl spaces.
- (c) Each alarm or alarm shall be located on the wall, ceiling, or other location as specified in the manufacturer's published instructions that accompany the unit.

#### **Building Department (all properties)**

Permit information.

A permit is required to install hardwired Smoke Alarm/Carbon Monoxide detectors.

Smoke Alarm/Carbon Monoxide detectors shall be installed in compliance with Florida Building Code Residential sections 314 and 315. (See below or visit [Floridabuilding.org](http://Floridabuilding.org))

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##### **Location.**

Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area near the bedrooms.
3. On each additional *story* of the *dwelling*, including *basements* and *habitable attics* and not including crawl spaces and uninhabitable attics. In *dwellings* or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full *story* below the upper level.
4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent the placement of a smoke alarm required by Section R314.3.

##### **Carbon monoxide protection.**

Every separate building or an addition to an existing building for which a permit for new construction is issued and having a fossil-fuel-burning heater or appliance, a fireplace, an attached garage, or other feature, fixture, or element that emits carbon monoxide as a byproduct of combustion shall have an operational carbon monoxide alarm installed within 10 feet of each room used for sleeping purposes.

#### **Short-Term Vacation Rentals**

Short-term vacation rentals shall be permitted in all future land use designations that allow for residential uses provided they comply with this section. No person shall rent or lease all

or any portion of a dwelling unit as a short-term vacation rental, as defined in this section, without complying with the following criteria:

**A. Definitions -**

1. Designated Responsible Party. The term "designated responsible party" means the owner, or any person eighteen (18) years of age or older designated by the owner, tasked with responding to requests for complaints, and other problems relating to or emanating from the short-term vacation rental. There shall only be one designated responsible party for each short-term vacation rental. An owner may retain a private property management company to serve as the designated responsible party.
2. Owner. The term "owner," shall mean the person or entity holding legal title to the short-term vacation rental property, as reflected in the Pinellas County Tax Collector's records.
3. Short-Term Vacation Rental. A "short-term vacation rental" means any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit within a single complex of buildings that are rented to guests more than three (3) times in a calendar year for periods totaling thirty (30) days or less or one (1) calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests but that is not a time share property, as defined in chapter 721, Florida Statutes, all as defined and as

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may be amended by Sections 509.242(1)(c); (g), and 509.013(4)(a)1., Florida Statutes.

4. Transient Occupants. Any person or guest or invitee of such person, who occupies or is in actual or apparent control or possession of a short-term vacation rental. There shall be a rebuttable presumption that any person who holds themselves out as being an occupant or guest of an occupant of a short-term vacation rental is a transient occupant.

**B. Minimum life/safety requirements -**

1. Compliance with applicable laws. All short-term vacation rental units must meet the minimum standards for habitable structures outlined in the Florida Building Code, the Florida Fire Code, the Florida Life Safety Code; and the City's Comprehensive Development Code. (FIRE DEPARTMENT INSPECTION REQUIRED)
2. Swimming pool, spa, and hot tub safety. All swimming pools, spas, and/or hot tubs at short-term vacation rentals shall comply with the standards of the Residential Swimming Pool Safety Act, Chapter 515, and Florida Statutes.  
(COMMUNITY STANDARDS INSPECTION REQUIRED)
3. Fire extinguisher. A portable, multi-purpose dry chemical 2A:10B: C fire extinguisher shall be installed, inspected, and maintained by NFPA 10 on each floor/level of each dwelling unit of a short-term vacation rental. The extinguisher(s) shall be installed on the wall in an open common area or an enclosed space with appropriate markings visibly showing the location. (FIRE DEPARTMENT INSPECTION REQUIRED)
4. Internal posting. The following information shall be posted in a visually unobstructed area within each unit of a short-term vacation rental, all in a form prescribed by the city: the name and telephone number of the designated party responsible required by this Section, notice that all transient occupants must comply with the requirements of the City's Code of Ordinances including the maximum occupancy, parking, and minimum life/safety requirements prescribed in this section, as well as the City's Code of Ordinances governing noise, nuisances, and litter; the scheduled days of trash pick-up and recycling; the location of the nearest hospital, and a statement that all transient occupants must promptly evacuate the short-term vacation rental upon posting of any evacuation order issued by state or local

authorities. (COMMUNITY STANDARDS INSPECTION REQUIRED)

**C. Maximum occupancy –**

The maximum occupancy for each short-term vacation rental unit is one (1) person per one hundred fifty (150) gross square feet of permitted, conditioned living space. (AS NEEDED BY COMMUNITY STANDARDS OR PD)

**D. Parking –**

All short-term vacation rental units within the city are required to provide one (1) off-street parking space per three (3) transient occupants. On-street parking shall not count towards this minimum parking requirement. Garage spaces may count towards this minimum parking requirement if the space is open and available and the transient occupants are given vehicular access to the garage. (COMMUNITY STANDARDS INSPECTION REQUIRED)

**E. Designated responsible party**

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1. The name and telephone number of the designated party responsible shall be either (i) prominently posted on the front exterior of the short-term vacation rental in a place visible to the public, or (2) Registration associated with the short-term vacation rental and the name and telephone number of the designated party responsible has been provided as part of the Emergency notification registration. Emergency information may be posted in a place visible to the public.

(COMMUNITY STANDARDS INSPECTION REQUIRED)

2. The designated responsible party must be available at the posted telephone number twenty-four (24) hours a day, seven (7) days a week, and capable of directly responding, or directing a designated agent to directly respond to and resolve any issues or concerns raised by transient occupants, City staff, or law enforcement when the short-term vacation rental is occupied. If necessary, the designated responsible party must be willing and able to come to the short-term vacation rental unit within two (2) hours following notification to address any issue that is not capable of being addressed via telephone. (COMMUNITY STANDARDS INSPECTION REQUIRED)

**F. Other standards –**

Any other standards contained in the City's Code of Ordinances and NFPA 101, Life Safety Code, as adopted in Chapter 69A-3 from the Florida Administrative Code shall apply to short-term vacation rentals to the extent allowable by law.

**G. Enforcement –**

The provisions of this section shall be enforced using the procedures outlined in NFPA 101 and F. A. C. 69A-3 and/or Chapter 162, Florida Statutes. (AS NEEDED BY COMMUNITY STANDARDS).

**Properties located in unincorporated Pinellas County**

Pinellas County code of ordinances.

**Short-term vacation rentals.**

(a) **Purpose.** Short-term vacation rentals intend to allow for an individual dwelling unit to be rented to an individual or party at a lease term that is less than one month while protecting the immediate vicinity from associated negative impacts relating to traffic, noise, safety, and maintenance. Short-term vacation rentals generally occur in typical residential units and mostly within residential neighborhoods. Individual rooms within owner-occupied properties may also be used for short-term vacation rentals.

**(b) Applicability.** This section shall apply to short-term vacation rentals consisting of individual dwelling units/rooms and the rental periods for said unit/room is more than three times in a calendar year for periods of 30 days. This section does not apply to hotels/motels and bed and breakfast uses. This section is also not applicable to other residential dwelling units that are rented for periods over one month.

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**(c) Standards.** (1) Maximum occupancy. Maximum occupancy shall be no more than two persons per bedroom plus two persons in one common area, not to exceed more than ten persons total per unit, whichever is less.

(2) **Parking.** A minimum of one off-street parking space shall be provided for every three occupants. Garage spaces count towards the minimum requirement if available to the occupant(s). Front lawn parking does not count toward the minimum requirement.

(3) **Noise.** Quiet hours are to be observed between 10:00 p.m. and 9:00 a.m. daily or as superseded by any county noise regulation.

(4) **Responsible party.** The property owner or designee shall be available promptly to respond to inspections, complaints, or other problems related to the short-term vacation rental property. The duties of the short-term vacation responsible party are to:

- a). Be available by telephone at the posted phone number to handle any issues arising from short-term vacation rental use.
- b). If necessary, be willing and able to come to the short-term vacation rental unit following notification from an occupant, owner, law enforcement, or county official to address issues related to the short-term vacation rental.
- c). Be authorized to receive service of any legal notice on behalf of the owner for violations of this section; and
- d). Otherwise regularly monitor the short-term vacation rental unit to assure compliance with the requirements of this section.

(5) **Posting short-term vacation rental unit information.** On the back of, or next to, the main entrance door or on the refrigerator, there shall be provided as a single page the following information:

- a). The name, address, and phone number of the short-term vacation rental responsible party.
- b). The maximum occupancy of the unit.
- c). The maximum number of vehicles that can be parked at the residence along with a sketch of the location of the off-street parking spaces.
- d). Noise standard, per
- e). The days of trash pickup and recycling; Per Local Ordinance Chapter 54 sec. 54-37.
- f). The location of the nearest hospital.

**(6) Fines: Any person or responsible party in violation of these codes SHALL be fined per day per infraction by the Fire Marshal.**