



County of El Dorado

Vacation Home Rental (VHR) Inspection Checklist

Site Address: _____ APN: _____

Square Footage: _____ Number of Floors: _____ Bedrooms: _____ Occupancy # _____ Fee: _____

VHR Local Contact: _____ Phone: _____

Inspector Name: _____ District: _____

Signature: _____ Date: _____

Exterior Inspection and Requirements		Initial
1	Clearly visible street address	
2	Outdoor fire areas and fire pits meet requirements	
3	Exterior signage meeting requirements is clearly legible from property line	
4	Bear-proof trash receptacle is present and functional, if required	
5	Pool	Yes <input type="radio"/> No <input type="radio"/>
6	Spa	Yes <input type="radio"/> No <input type="radio"/>

Remarks:

Interior Inspection and Requirements		Initial
7	Interior signage meets requirements	
8	Smoke alarms functional	
9	Carbon Monoxide alarms functional	
10	Land line phone service installed (if cell service is inadequate) REQUIRED IN TAHOE	
11	NFPA 13D residential sprinkler system functional if applicable	
12	Sufficient portable fire extinguishers are properly placed	
13	No extension cords used as permanent wiring	
14	Bedrooms meet ordinance requirements	
15	Number of bedrooms not less than the number stated in the permit application	
16	Windows in bedrooms are operable and unobstructed	
17	Pool	Yes <input type="radio"/> No <input checked="" type="radio"/>
18	Spa	Yes <input type="radio"/> No <input type="radio"/>

Remarks:

I, the undersigned, understand and acknowledge that the purpose of this inspection is to verify compliance with the El Dorado County Vacation Home Rental Ordinance (Chapter 5.56) and to verify the accuracy of the information submitted in the VHR permit application, and that this inspection is not a fire and life safety inspection.

VHR Owner or Owner's Agent: _____ Date _____



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Inspector: _____ Shift/Station: _____
Date of Pre-Plan: _____ Note: _____

Building Features: Sq.ft: _____ Stories: _____ Bedrooms: _____ Occupancy load: _____

Access: _____ Knox Box location: _____

Gas Utilities location: _____ Elect Utilities location _____ Emergency Generator location _____

Special Considerations: _____

General Street View/Side A

Map Book # _____

Hydrant location _____

Cross Street: _____

Side "C" Photo

Building Plot Plan

Notes/Considerations

Reference Information for Checklist Items

2. Outdoor Fire Areas and Fire Pits: Ordinance Section 5.56.090 A.7.i

Fire Pits can be propane or natural gas, portable or built in NO SOLID FUEL/WOOD BURNING.

BBQs can be propane, natural gas, pellet, or charcoal.

All forms of open flame are prohibited during red flag weather conditions.

3. Exterior Signage: Ordinance Section 5.56.105

Each vacation home rental shall have signage posted on the property that is clearly visible and legible from the property line, containing the following information:

- A. The Vacation Home Rental permit number;
- B. The name of the Local Contact and a telephone number at which that party may be reached on a 24-hour basis;
- C. The maximum number of occupants permitted to stay in the unit;

4. Bear-Proof Trash Receptacle: Ordinance Section 5.56.090 A.4, which references Ordinance Section 8.76

In the unincorporated portions of the County that lie within the boundaries of the Silver Fork, Tahoe Truckee Unified, and Lake Tahoe Unified School Districts, all new and existing vacation home rentals shall meet the following minimum bear-proof garbage can enclosure capacity requirements:

1. Residential units less than 2,500 square feet shall install and maintain a minimum of one bear-proof garbage can enclosure capable of holding two 32-gallon plastic or metal garbage cans;
2. Residential units 2,500 to 3,500 square feet shall install and maintain a minimum of one or more bear-proof garbage can enclosure(s) capable of holding three 32-gallon plastic or metal garbage cans; and
3. Residential units greater than 3,500 square feet shall install and maintain a minimum of one or more bear-proof garbage can enclosure(s) capable of holding four 32-gallon plastic or metal garbage cans.

7. Interior Signage: Ordinance Section 5.56.100

A copy of the permit and a copy of the conditions shall be posted in a conspicuous place within the vacation home rental. Additionally, each vacation home rental shall have a clearly visible and legible notice posted within the unit on or adjacent to the front door, containing the following information:

- A. The name of the managing agency, agent, property manager, local contact, or owner of the unit, and a telephone number at which that party may be reached on a 24-hour basis;
- B. The maximum number of occupants permitted to stay in the unit;
- C. The number and location of on-site parking spaces and the parking rules for seasonal snow removal;
- D. The trash pickup day and notification that trash and refuse shall not be left or stored on the exterior of the property except from 6:00 p.m. of the day prior to trash pickup to 6:00m. on the day designated for trash pickup and that failure to utilize the provided bear-resistant garbage can enclosure, unless otherwise exempted, is a violation of this chapter;

- E. Notification that occupants, may be cited and fined for creating a disturbance or for violating other provisions of this chapter;
- F. Notification that failure to conform to the parking and occupancy requirements of the structure is a violation of this chapter; and
- G. Notification if the source of drinking water at the vacation home rental is not a public water system.
- H. Notification that occupants and/or guests of the vacation home rental shall not use or operate any outdoor spa or hot tub or create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this Code or any State law pertaining to noise or disorderly conduct between the hours of 10:00 pm and 8:00 am.

12. Portable Fire Extinguishers: Section 5.56.090

The 2A10BC rated Fire Extinguisher is required. We require a minimum of 1 per floor, one in the kitchen area, mounted or enclosed with a sign designating "Fire Extinguisher". Portable fire extinguishers should be installed within 75 feet of each other. Evidence of an annual inspection by a qualified professional is also required. We also recommend a portable fire extinguisher in the garage.

14. Bedrooms: Ordinance Section 5.56.090

A bedroom is a room that is designed to be used as a sleeping room and for no other primary purpose and shall comply with the following:

- a) Bedrooms shall have at least one operable window or door approved for emergency escape or rescue that opens directly into a public street or yard. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools. Escape or rescue windows shall have a minimum net clear openable area of five and seven-tenths square feet. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. When windows are provided as a means of escape or rescue, they shall have a finished sill height not more than 44 inches above the floor. Homes built in 1976 or earlier comply if the window sill height does not exceed 48 inches, the openable area is at least five square feet and no openable dimension is less than 22 inches;
- b) Bedrooms shall have a ceiling height of not less than seven feet six inches, except as provided in this section. When exposed beam ceiling members are spaced at 48 inches or more on center, ceiling height shall be measured to the bottom of the deck supported by these members, provided that the bottom of the members is not less than seven feet above the floor. If any room has a sloping ceiling, the prescribed ceiling height for the room is required in only one-half of the area thereof. No portion of the room measuring less than five feet from the finished floor to the finished ceiling shall be included in any computation of the minimum area thereof. If any room has a furred ceiling, the prescribed ceiling height is required in two-thirds area thereof, but in no case shall the height of the furred ceiling be less than seven feet.