

SHORT TERM RENTAL INSPECTIONS

Procedure

Contact City Administration to make an appointment for a short term rental inspection. The owner, property manager or local contact person for the property must accompany the inspector. Structural changes identified by the inspector may require a building permit for the work.

General Standards

1. Each short term rental must have a visible house number easily seen from the street.
2. Each short term rental must have a minimum of 2 off-street parking spaces that measure 9 feet by 18 feet each. Spaces in a garage may count, but the spaces in the garage must be available for the renter to park at all times the dwelling unit is rented.
3. Garbage cans must be secured to prevent animals from knocking them over or getting into them.

Emergency Posting Requirements

1. Tsunami information

A laminated map showing the tsunami inundation zone shall be posted in a prominent location within every short term rental. The map shall be marked with the specific evacuation route from the short term rental to the nearest assembly area.

A copy of the Tsunami Evacuation Map for Manzanita-Nehalem-Wheeler issued by the Oregon Department of Geology and Mineral Industries shall be provided in each short term rental. (Available on the City of Manzanita website: www.ci.manzanita.or.us)

2. Emergency Information

A list of telephone numbers as shown in Appendix A of Resolution No. 15-01 shall be provided in each short term rental with directions on how to contact police, fire, emergency medical or other emergency services including the emergency information website. (Available on the City of Manzanita website: www.ci.manzanita.or.us)

House Standards

Structural

1. Each room used as a bedroom must have an egress window which is openable and has a minimum opening size of 5.7 sq. ft. and located no more than 44 inches above the finished floor.

2. The intermediate rails of all interior and exterior guard railings shall have a maximum of 4 inches between rails. This applies to railings for such things as stairways, decks and porches. Handrails meeting current code are required for stairs with 4 or more risers.
3. The steps on all interior and exterior stairs must meet the rise and run (height and width) standards of the current building code. The headroom standard must also be met.
4. Windows within a 24 inch arc of doors must be safety glazed.
5. The structural frame for exterior hot tubs on wood frame decks must be shown to be adequate. (Engineering analysis of supports may be required.)

Electrical

6. All plug-ins and light switches must have face plates.
7. The electric breaker box must have all circuits labeled, and empty breaker spaces must be plugged.
8. GFCI (Ground fault circuit interrupter) protected plug receptacles must be provided for exterior, kitchen and bathroom plugs.
9. Functioning smoke and carbon monoxide detectors must be installed in all bedrooms and in hallways between a potential fire source and sleeping areas.

Plumbing

10. Outside hose bibs must each have a backflow prevention device. Hose bibs cannot exceed 80 psi of water pressure.
11. Water heaters must be properly strapped and secured to meet seismic protection standards. TEP (Temperature and Pressure Relief) line must be run to an approved location.

ADDITIONAL SAFETY IMPROVEMENTS MAY BE REQUIRED BASED ON
SPECIFIC SITUATIONS AT THE SITE.