In order to receive a Short Term Rental Business License, all short-term rentals in the Town of Brighton must comply with current fire, building and safety code pursuant to Brighton Town Code Section 5.19.040. The Building and Fire Departments will each come out to inspect the property. Inspections will be required every three years. As part of the Business license application, the applicant shall set up the inspection by emailing Permit Technician Tiffany Bork at TBork@msd.utah.gov or calling 385-468-6690. Licenses will not be issued until the property has passed inspection.

Below is a list of the most common life safety concerns found during Nightly Rental License inspections. 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*.*

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.

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.

2. Carbon monoxide detectors are required on each floor and in the vicinity of bedrooms

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

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

5. Water Heaters

a. Strapped with approved straps – one on the top third and one on the bottom third of the tank b. Water heater expansion tank must also be strapped

c. Water heater must be de-rated for altitude and have sticker to reflect that

d. Proper venting and gas connections (installations post 2012 must have 4” vents)

e. Clearance of 36” in front of heater/combustion chamber

6. Furnaces

a. Must have required clearances (36” in front) and access b. Correct venting & gas/electrical connections

c. Combustion air must be sufficient

d. De-rated for altitude and have sticker to reflect that

7. Handrails are required on any stairs over three risers

8. Hot Tubs

a. Disconnect must be a minimum of 5’ but no more than 50’ away (5 to 50 rule)

b. Hot tub motors/heaters must be GFCI protected c. Glass within 6’ of the hot tub must be tempered

9. Decks and walking surfaces (stairs, hallways, etc.) must have guards if walking surface is 30 or more inches above the ground or floor. Pre-existing gaps on all guards cannot exceed 6” on center

10. Windows must be tempered in hazardous or wet locations

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.

12. Emergency egress in bedrooms

a. Must have a door to the outside –or-

b. One window with a minimum opening of 5.7 square feet and no more than 44” above the floor

13. All Single Family homes with fire sprinklers: Fire riser/sprinkler system must be inspected and tagged annually.

14. Homes and units with active building permits cannot pass inspection.

15. The space must have adequate sanitary facilities

16. Gas fired appliances are not allowed in sleeping areas or in rooms directly accessed from sleeping areas without meeting certain code requirements – please call for details or questions (385-468-6723).

**Please do a walk-through 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.*