



Hurricane Valley Fire District

*Hurricane-LaVerkin-Toquerville-Leeds-Virgin-Rockville-Springdale-Kolob
& Surrounding unincorporated areas of Washington County*

202 E State St, Hurricane, UT 84737

Office Hours: Monday-Thursday 7 am-6 pm

District Office Phone: 435-635-9562

Vacation Rental Requirements

Updated 12/17/25

- A minimum of one fire extinguisher with rating of **2A:10B:C** shall be provided not more than 75 feet of travel distance from anywhere on each floor. Large structures may require more than one extinguisher.
 - Extinguisher(s) must be new with a purchase receipt or have an annual service tag by a qualified company.
 - Fire extinguishers must be mounted securely in a conspicuous location, easily accessible along a normal path of travel and shall not be mounted less than 14 inches or more than 5 feet from the floor to the top of the extinguisher.
 - If any part of the rental property can be rented out separately each unit must have its own fire extinguisher meeting the requirements listed above.
- Pursuant to 903.2.8 of the International Fire Code, an automatic sprinkler system shall be installed provided the occupancy exceeds ten persons (transients) at any time, with an approved fire sprinkler system.
 - Annual service inspection tag must be maintained on fire sprinkler and alarm monitoring systems by a licensed fire system contractor.
 - Access to fire alarm panel and sprinkler riser is clear and unobstructed.
 - Proper clearance shall be maintained around all sprinkler heads.
 - Fire Department Connections (FDC) visibly and physically unobstructed.
 - FDC caps in place.
 - There may be other requirements for a building that will hold over ten persons.
- All bedrooms must have a working smoke detector.
 - Combination detectors acceptable.
- All bedrooms must have a working carbon monoxide detector.
 - Combination detectors acceptable.
- At least two approved exits required out of each room.
 - In a bedroom the second exit may be a window. The window used for the second exit must meet current building code size. It must be at least 5.7 square **feet**, that is at least 20 **inches** wide by 24 **inches** high, with an opening no higher than 44 **inches** from the floor.
 - Two door exits to the outside of the structure. ○ Exit doors and hardware maintained to operate properly.
 - Provide exit signs for exterior exit doors.
 - Letters at least 6 inches high on a contrasting background and either illuminated or glow-in-the-dark.
 - Exits must be along a code approved pathway that leads to the street level.
 - Exits cannot lead into a garage or onto a balcony without exit pathway to the ground level.
 - Interior courtyards are not approved exit locations.
 - Exit pathways shall be maintained clear of obstructions at all times.

- Exit plan for each sleeping area labeled in all sleeping areas and at the exits. Minimum size 8.5x11.
- Total maximum occupancy posted at the main entrance.
 - Sleeping area occupancy posted in each sleeping area.
- Clearly marked circuit breaker panel.
 - Maintain minimum of 30 inches clear access to the panel.
 - Each breaker labeled.
- All wiring, outlets and switches must be in good order and cover plates must be in place.
- No permanent use of extension cords or use of non-approved multi-plug adapters.
- All water heaters and furnaces must maintain a 36-inch clearance around the appliance.
- Water heater tanks require seismic (earthquake) straps on upper 1/3 and lower 1/3 of tank.
- Doorways between the garage and living quarters must be self-closing to maintain integrity of the fire separation wall.
- Property address and suite numbers must be clearly marked and visible for emergency response.
 - Address numbers on the outside of the structure should be minimum size of 4 inches and must be visible from the street.
- Fire hydrant located within 250 feet of the structure using an approved route.
- Contact information for management must be kept updated with HVFSSD and at the rental unit.
- Annual re-inspection. \$75.00 fee required prior to inspection.
- Any alterations to the structure must keep the structure compliant with the current version of the fire and building codes adopted by the jurisdiction where the structure is located.

ADDITIONAL CITY REQUIREMENTS IF RENTAL PROPERTY IS LOCATED WITHIN HURRICANE CITY LIMITS

Residential hosting: The owners of the home must live in the main portion of the house. They cannot live in the basement or casita and rent out the main portion of the home.

Whole house vacation rentals. The following are required: 1. A sign posted visible from outside containing who the emergency contact is if any problems occur. 2. The name, address, and phone number of the owner or property manager. 3. The following rules posted within the home:

Guests or occupants of short-term rental shall not:

1. Create noises that by reason of time, nature, intensity or duration are out of character with noises customarily heard in the surrounding residential neighborhood.
2. Disturb the peace of surrounding residential property residents by engaging in shouting, fighting, playing of loud music, racing of cars or recreational vehicles on streets, engaging in outside recreational activities after ten o'clock (10:00) P.M., or other similar activities.
3. Interfere with the privacy of surrounding residents or trespass onto surrounding residential properties.
4. Allow pets or animals to create noise, roam the streets, trespass on neighboring properties, or create a mess that is not cleaned up by the owner or custodian of the pet or animal.
5. Engage in any disorderly or illegal conduct, including illegal consumption of drugs and alcohol.