



## Hurricane Valley Fire District

*Hurricane-La Verkin-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 07/2023*

- 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 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.
- If occupancy is to exceed ten persons at any time, the entire building must be protected 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 as well as in the hallway or common area outside of each sleeping area.
  - Detectors must be interconnected if required at time of construction or remodel.
  - Inspection log must be present showing monthly tests and annual battery replacement.
- All bedrooms must have a working carbon monoxide detector as well as in the hallway or common area outside of each sleeping area.
- 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.
  - No storage allowed under exit stairs without fire sprinkler under stairs.

- 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.
- Current business license from the City or County where the rental is located.
- 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. (Exception if the house is located with a 2. The name, address, and phone number of the owner or property manager. 3. The location of all fire extinguishers. 4. 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.