

Short Term Rental Fire and Life Safety Guidance

Fire Extinguishers

- STR's are required to have fire extinguishers that have a minimum rating of 2-A:10-B:C
 - Click [here](#) for more information on extinguisher ratings.
- Every level of the STR is required to have an extinguisher that is properly mounted or clearly marked where it is located with an **approved** or similar **“Fire Extinguisher Inside”** decal. Vail Fire is issuing stickers during inspections.
 - Click [here](#) for more information regarding extinguisher location and mounting.
- All fire extinguishers are required to be serviced and tagged annually or after each use. All new fire extinguishers shall either have the month/year written on the extinguisher as to when it was put into service or a manufacturer label that indicates the year the extinguisher was made.
 - Click [here](#) for more information.

Adequacy of Egress

- Any STR dwelling must have adequate means of egress. In most situations, this means there must be 2 ways out. Each means of egress shall be maintained at all times and kept free from obstructions, including accumulation of snow and ice. Each window or door opening that is considered as way of egress must follow applicable codes as to the required size.
 - Click [here](#) for more information.

Posted Egress Plan

- A diagram depicting two evacuation routes out of all living and sleeping areas shall be posted at or immediately adjacent to the main entry. The egress plan shall be in either a frame or sign holder that is permanently secured to the door or the wall area.
 - Click [here](#) for more information.

Carbon Monoxide Detectors

- All STRs with fuel-burning appliances, fireplaces, or furnaces are required to have carbon monoxide detectors. They shall be installed on every level, within fifteen feet of sleeping areas and within twenty feet of the fuel-burning appliances, fireplaces, and furnaces. Carbon Monoxide detectors shall also be installed within 10 feet of a doorway of an attached garage. Detectors should have the date on the device as to when it was put in service.
 - Click [here](#) for more information.

Smoke Alarms

- All STR's shall have working smoke alarms on all levels of the occupancy. This includes basements and rooms used for sleeping purposes. Smoke alarms are required in each bedroom and within 15 feet of the outside of each bedroom. Detectors need to be installed toward the middle of room but with consideration of proximity to bathrooms, ceiling fans, and air ducts. Smoke alarms should have the date on device as to when it was put in service.
 - Click [here](#) for more information.

Occupant Load

- All STR's shall follow the Town of Vail Code with regards to the number of occupants that may sleep in a STR. Town Code allows 2 people per bedroom, plus 2 additional people in the occupancy.

Improvised Electrical Conditions

Use of Extension Cords

- Electrical wiring, devices, equipment, and appliances that are modified or damaged, and constitute an electrical shock or fire hazard, shall not be used until repaired or replaced in accordance with the Fire Code 603.2.1 and NFPA 70.
 - All STR's will be inspected for proper use of extensions cords. Extension cords shall not be used as permanent wiring, not affixed to the structure, extended through walls, ceilings, floors, under doors, or floor coverings. Extension cords shall be [listed and labeled](#), not subject to environmental or physical damage. Cords and serve only one portable appliance.
 - Click [here](#) for more information.

Use of Portable Heating Devices

- All STR's will be inspected for the proper use and location of portable and electric space heaters. Devices shall be [listed and labeled](#), plugged directly into an approved receptacle, and not plugged into an extension cord. Any type of portable electric heating device shall not be operated within 3 feet of any combustible materials and operated only in locations for which they are listed to be used in. Consult the manufacturer's user manual for proper operations and approved locations.
 - Click [here](#) for more information.

Use of Outdoor Heating Devices

- All STR's will be inspected for the proper use and location of outdoor heating devices. The use of outdoor portable heating devices is prohibited on balconies for all STR properties. Outdoor heating devices shall not be operated beneath or closer than 5 feet to buildings, overhangs, awnings, sunshades, or similar combustible attachments. *The use of portable outdoor fireplaces at any STR's property is strictly prohibited.*
 - Click [here](#) for more information.

Physical Address and Unit #

- All STR's are required to have their address and unit # provided in a conspicuous location. Numbers and letters shall be not less than 4 inches in height and with a minimum stroke width of 1/2" inches.