



Short-Term Rental Inspections Checklist

Egress (IRC 2015 sections R304 thru R310)

- _____ Areas such as garages, storage areas, bathrooms, laundry rooms, hallways, closets, or similar are not used for sleeping purposes
- _____ Habitable rooms have a minimum ceiling height of 7 feet for at least 50 percent of the floor area
- _____ Habitable rooms have a minimum floor area of 70 square feet
- _____ Every bedroom has an emergency and escape opening (window or door) leading to the exterior with a clear opening of not less than 5.7 square feet, and with a width of not less than 20-inches, and a height of not less than 24-inches. The bottom of the opening is not more than 44-inches above the floor
- _____ Egress windows or openings located more than 20 feet above exterior finished grade, provide a safe landing no less than 4 feet by 4 feet and no more than 20 feet below the window, or the window is directly accessible to the Fire Department rescue apparatus as approved by the Fire Department
- _____ All hallways are at least 36 inches wide with minimum projections
- _____ The minimum height above stairs, serving as an egress route, is 6-foot, 8-inches
- _____ A handrail is provided on stairs with four or more risers

Electrical – (Bar Harbor Municipal Code Chapter 70, Electrical Installations)

- _____ All receptacles are properly grounded and functioning
- _____ Electrical panel(s) are clearly marked
- _____ Service panel clearance is at least 30-inches wide by 36-inches deep
- _____ Extension cords are only installed for temporary use
- _____ Ground Fault Circuit Interrupter (GFCI) receptacles are installed in bathrooms, laundry areas, kitchens, basements, garages and around the exterior of the building

Fall Protection (IRC 2015 section R312)

- _____ All areas 30-inches or more above the walking surface, serving as an egress route, shall have compliant rails and guards installed
- _____ A window opening control device shall be provided where the window sill is located less than 24 inches above the floor and greater than 72 inches above the finished grade

Fire Extinguisher (NFPA 10)

- _____ An approved fire extinguisher shall be mounted & accessible in the kitchen

Garage (IRC 2015 sections R302.5 and R302.6)

Attached garages must meet the following requirements

- _____ Fire separation from attached living space by gypsum board installation
- _____ Separated by a self-closing, 20-minute, fire rated door into the dwelling
- _____ All openings and/or penetrations to the attached structure are sealed

General Housekeeping (2015 IRC, Bar Harbor Municipal Code Chapter 174)

- _____ All egress routes are free of combustible materials and obstructions
- _____ Safety glass is installed for windows located in hazardous locations
- _____ Any fire protection systems are serviced and tagged annually by a licensed State of Maine fire protection contractor
- _____ Portable heaters are not used as a primary source of heat for any space
- _____ A Knox box is installed where a fire alarm system or sprinkler system exists
- _____ The approved E-911 address is clearly visible from the public way
- _____ The emergency information sheet is posted, on or about the inside of the front or main door

Heat Sources

_____ **Oil-Fired Unit(s)** (NFPA 1)

- _____ An emergency shut off switch is accessible and located away from the unit
- _____ A technician shut off switch located at the burner
- _____ A thermal coupling switch is installed over the heating unit
- _____ A low water cutoff is installed for all the water-based units
- _____ A pressure relief valve is properly installed for all the water-based units
- _____ The unit is properly connected to a venting source
- _____ The unit is installed on non-combustible flooring
- _____ The fuel-oil supply line is protected by non-metallic sheathing
- _____ A shut-off valve is installed at the tank and beyond the filter
- _____ Each heating unit is serviced annually by a licensed technician

_____ **Propane Unit** (NFPA 54)

- _____ The fuel supply tank is supported on a firm cement footing or level pad
- _____ Appropriate fuel piping is properly installed and protected to the appliance
- _____ An emergency fuel shut-off valve located within 6-feet of the appliance
- _____ Appropriate flue gas venting for the appliance is properly installed
- _____ All direct venting appliances are properly vented to the outside with relation to ground level and proper distances maintained from windows, doors, and mechanical devices which draw air into the building
- _____ A pressure relief valve is properly installed for all the water-based units

_____ **Solid Fuel Burning Device** (NFPA 211)

The following provisions apply:

- _____ There is appropriate floor protection under the unit
- _____ The chimney vent connection is properly installed
- _____ The appliance is installed with appropriate clearance from combustibles
- _____ The chimney has been cleaned as needed or on an annual basis
- _____ The unit does not share the same venting flue with an oil or propane unit

Smoke Alarms (2015 IRC sections R314 and R315)

Hard wired, or otherwise interconnected, smoke alarms are required as follows:

- _____ In every sleeping room
- _____ Outside of each sleeping area, in the immediate vicinity of the sleeping rooms
- _____ On every level of the dwelling, including the basement
- _____ In high hazard areas such as boiler rooms and attached garage(s)

Carbon Monoxide Alarms (2015 IRC sections R314 and R315)

Carbon Monoxide (CO) alarms are required as follows (may be dual smoke/CO units):

- _____ On every level of the dwelling unit, including basements
- _____ Outside of each sleeping area, in the immediate vicinity of the sleeping rooms

Fuel Gas Detectors (MRS Title 25, §2469)

- _____ A fuel gas alarm must be installed in every room containing an appliance fueled by propane, natural gas or any liquified petroleum gas.

This checklist is for informational purposes only and does not constitute a comprehensive list of code regulations; additional applicable codes may apply.

Applicable Codes:

- 2015 International Residential Code (IRC)
- 2018 NFPA 1 (Fire Code)
- 2009 NFPA 54 (National Fuel Gas Code)
- 2006 NFPA 211 (Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances)
- 2021 Uniform Plumbing Code
- Chapter 70, Electrical Installations, of the Bar Harbor Municipal Code

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