



Short Term Rental Self-Inspection Guide

The following guide was created by the Oceanside Fire Department Fire Prevention Division to assist you with creating a safe environment for your guests, your property, and your community. It is not intended to be 100% encompassing of what is required by the Fire and Building Codes. Please understand that these are only the most common items we find in need of correction throughout the community.

Please use the following checklist as your guide when conducting a self-inspection for your Short Term Rental:

OUTSIDE OF FACILITY

- Building address is visible from the street (6" contrasting numbers).
- Fire lanes and fire hydrants must be unobstructed at all times.
- Proper display signage must be provided per the Oceanside City Code.
- Gates across fire department access roads and pedestrian gates must have a Knox electric key switch, lock, or box for Fire Department access. Keys must be current.
- The gas meter is labeled with the corresponding unit # or address for multi-family residences.

EXITING

- Exit doors and aisles are unobstructed, and must be openable without the use of a key, special knowledge, or effort.
- Windows intended as egress may not have exterior or interior restrictive bars.
- No extra locking devices or chains on exits. Exits must be able to open from the inside without a key or special knowledge. Double keyed deadbolts are not allowed.
- If required, exit signs are illuminated and maintained. Rear and side exit doors usually require an illuminated exit sign.

GENERAL

- Operable Smoke alarms are required on every level, outside separate sleeping areas, and in all sleeping areas.
- Operable Carbon Monoxide alarms are required on all levels and outside sleeping areas.

FIRE PROTECTION AND DETECTION SYSTEMS

Fire Extinguishers:

- A minimum of a 2A-10B:C class fire extinguisher is available.
- Extinguisher(s) is/are visible, accessible, and mounted with the top between 3' - 5' from floor.
- Extinguisher(s) is/are located on each floor and within 75' of travel distance.
- Extinguisher(s) has/have been serviced within the last year or have a receipt for a new purchase.

Sprinklers:

No Sprinkler System

Records area available showing sprinkler system maintenance for the last five years.

- The gauge shows that the system has pressure and the valve is in the open position.
- Sprinkler heads shall not be painted, and spare heads and sprinkler head wrench shall be provided in a sprinkler box.
- Provide a minimum of 18" of clearance below fire sprinkler heads.
- Fire sprinkler shut off and/or standpipe shall have direct access and at least a three-foot clearance around it (vegetation, obstructions, etc.).

Fire Alarm System: No Fire Alarm System

Records area available showing fire alarm system maintenance for the last five years.

ELECTRICAL

- Open junction boxes and open wiring splices are prohibited
- Extension cords/multi-plug adapters are not used in lieu of permanent wiring; they may be used only with portable appliances. Temporary electrical power and lighting installations is allowed for a period not to exceed 90 days.
- Electric cords do not extend through walls, floors, ceilings, or under doors.
- Electrical and mechanical rooms are marked with a visible and legible sign.
- Blanks are installed for missing circuit breakers and circuit breakers are labeled.
- Circuit breaker panel has access of at least 30" wide and 78" in height in front of it.

FIRE SAFETY AND HOUSEKEEPING

- Fire Rated Doors must self-close, latch, and must not be damaged. Ex. The door between the garage and the living space.
- Walls & ceilings have no holes in them; if so, they must be patched with an equivalent rated material. Ceiling panels must be replaced if required and missing.
- Electrical rooms, mechanical rooms, and garage are free of storage.
- Storage is in a neat and orderly manner.
- Storage is at least 18" below sprinkler heads, if applicable, or 24" below the ceiling, if unsprinklered.
- Fireplaces must have screens to prevent sparks and rolling logs. No tree limbs within 10 feet of chimney stack opening.

EXTERIOR

- Hot tubs, pools, and spas are fenced or equipped with UL cover, with lock as required by State Law, and are in safe condition.
- Fire pit must be of approved construction or with an official UL stamp.
- Fire pit must be 15 feet away from combustible construction.

CODE ENFORCEMENT

- STR is located on an approved property type (no ADU's, manufactured mobile homes, or panhandle access (OCC Sec.24.5.a-b)
- City of Oceanside approved STR Notice posted on the exterior of the STR in plain view of the general public and/or common area and maintained in good condition (OCC Sec.24.7.c)
- All garage, driveway and on-site designated parking spaces made available for vehicle parking (OCC Sec.24.7.g)

Approved Bedrooms Must:

- Be originally designed to serve as a bedroom under a City of Oceanside building permit
- Be furnished with a bed
- Be intended primarily for sleeping
- Be accessible to a bathroom without crossing into another bedroom
- Have at least one window and emergency escape/rescue opening
- Have a closet or storage nook
- Be separated from other rooms by a door

Total number of approved bedrooms originally designed under a City of Oceanside building permit*†

Effective 11/1/2019

*Note: STR Bedroom count is subject to review of building permits on file with the City of Oceanside. All bedrooms must be permitted through the Development Services Department as legal bedrooms.

†“The city manager or designee may further deny the short-term rental permit if the applicant has provided any false information in the application or if the city has revoked a short-term rental permit in the owner's name within the preceding twelve (12) months” OCC Sec. 24.3.e.