



**Town of Pagosa Springs
Community Development
Division of Planning/Building and Fire Safety
Vacation Rental Inspection Report**

551 Hot Springs Blvd • PO Box 1859 • Pagosa Springs, CO 81147 • Phone (970) 264-4151

Vacation Rental Name	Physical Address	Phone
Property Owner	Mailing Address	Cell Phone
Representative	E-Mail	Cell Phone

Type of Inspection: ☐ Annual Inspection ☐ Re-Inspection ☐ Other _____

1. Electrical

- ☐ a. Discontinue use of extension cords in lieu of permanent wiring through openings, or where subject to damage. **IFC-605.5**
- ☐ b. Keep electrical panel clear of obstructions for 30". **IFC-605.3**
- ☐ c. Keep cover plates on switch and electrical outlet boxes. **IFC-605.6**
- ☐ d. Provide adequate protection for electrical wiring. **IFC 605.1**

2. Exits/Egress

- ☐ a. Remove obstructions from exits, aisles, corridors, and stairways. **IFC -1003.6, 1028.5**
- ☐ b. Provide lighting for corridors, stairways, and exterior exit ways. **IFC-1027.5**
- ☐ c. Blocked exits. **IFC 504.2**
- ☐ d. Provide self-closing device for door, from garage to living space **IRC- 302.5.1**

3. Fire Extinguishers

- ☐ a. Provide one (1) - extinguisher(s) minimum rating (minimum of 5 lbs.). **IFC-906.3**
- ☐ b. Mount extinguishers where readily available with top no higher than 5 feet or post signs indicating location. **IFC-906.5, 906.6, 906.7, 906.8, 906.9**
- ☐ c. Purchase or service and tag each extinguisher annually and after use. **IFC -906.6, NFPA 10 Sec 7.3.4**

4. Fire Protection Installations & Inspections:

- ☐ a. Maintain fire extinguishing system (sprinkler) in operable condition and inspect annually and provide report to the Town of Pagosa Springs. **IFC-901.6, NFPA 13**
- ☐ b. Remove decorations or other attachments from sprinkler system. **IFC-903.3.3, NFPA 13 Sec. 8.5.5**
- ☐ c. Replace damaged, corroded, or painted sprinkler heads. **IFC-901.8, NFPA 13 Sec 6.2, 6.2.2**
- ☐ d. Maintain working smoke detectors. **IFC 901.1, 907.49 and IBC-907**

5. Flammable Liquids:

- ☐ a. Storage of class I liquids in rooms or areas accessible to the public, storage shall be limited and not to exceed five gallons (inside of building). **IFC-105.6.16 #2**
- ☐ b. Remove flammable liquids not stored in proper containers (10 gallons max. outside of a building). **IFC-105.6.16#2**

6. Heat Producing Appliances:

- ☐ a. Provide clearance between heat producing appliances and combustible material. **IFC-315.2**

7. Premises:

- ☐ a. Install an approved address number on all buildings plainly visible from the street or road fronting the property. **IFC-505.1** Planning Dept. Verified ___ Yes ___ No
- ☐ # Bedrooms _____
- ☐ # Occupants _____
- ☐ # Parking Spaces: Street _____ Stalls _____ Garage _____ Parking shall occur in designated spaces only and shall not block pedestrian path/sidewalk
- ☐ Post Vacation Rental License within 15' of main entrance

- ☐ Bear Resistant trash container
- ☐ Trash & Recycling Storage- Bins shall not be stored at street unless day of pickup
- ☐ Presence of any signage on property ____Yes ____No
- ☐ Exterior Lighting Compliance-Front and back shall be shielded to prevent visibility at property line including motion & security lighting

Municipal Code Section 6.7.7 & Town Ordinance 894-2018

7a. Renter Information Guidebook- to include information regarding the following:

- ☐ License Holder and/or representative contact information
- ☐ Instruction for trash disposal and trash/recycling pick up schedule
- ☐ Location of fire extinguisher(s)
- ☐ Evacuation instructions in the event of fire or other emergency
- ☐ Town noise restrictions
- ☐ Snow removal information
- ☐ Location for on-site parking of vehicles and the maximum # of parked vehicles permitted. Provide notice, if on street parking is not permitted
- ☐ Max # of people permitted to sleep in the licensed premises
- ☐ Leash Law
- ☐ Smoking policy

Municipal Code Section 6.7.7 & Town Ordinance 894-2018

8. Residential/Multi-Family Carbon Monoxide Alarm/Detectors:

- ☐ a. Keep, test, and maintain working carbon monoxide alarm in good repair. **CRS 38-45-101 thru 38-45-106**
- ☐ b. Install alarm(s) within fifteen (15) feet of the entrance to each room lawfully used for sleeping purposes. **CRS 38-45-102**
- ☐ c. Install alarm(s) within twenty-five (25) feet of any fuel-fired heater or appliance, fireplace or attached garage. **CRS 38-45-104**

9. Storage:

- ☐ a. Remove storage to a minimum of 18" below the level of sprinklers (36" for storage piled over 12 feet high). **IFC-315.2.1**
- ☐ b. Reduce storage height to at least 2 feet below ceiling on non-sprinkled buildings. **IFC-315.2.1**
- ☐ c. Secure and identify compressed gas cylinders with name of product. **IFC-3003.4 thru 3003.5.3**
- ☐ d. Storage of combustible materials in buildings shall be orderly. Storage shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur. **IFC-315.**

10. Fire Safety Violations

- ☐ a. Yes (boxes checked above), Re-inspection will take place after 14-days on _____ at _____ am/pm.
(Date) (Time)
- ☐ b. No
- ☐ c. Re-inspected - Violation ☐Corrected ☐Not Corrected

11. Building Permit Needed: ☐No ☐Yes, as noted: ☐ Addition ☐ Repair/Remodel

☐ Building ☐ Demolition ☐ Plumbing ☐ Electrical ☐ Fire Protection System ☐ Mechanical

12. Additional Notes:

- ☐ See Annex A – Additional Comments and/or Requirements

By Order of the Fire Code Official – Authority: Section 101 International Fire Code (IFC) and International Residential Code (IRC). **COMPLIANCE AND/OR THE CORRECTION OF THE ABOVE NOTED HAZARDS/VIOLATIONS WILL MAKE YOUR PREMISES SAFER FROM FIRE AND HELP DECREASE THE FIRE LOSS IN THE TOWN OF PAGOSA SPRINGS. THANK YOU.**

Signature: _____
Owner/Representative

_____ Date

Inspected By _____

_____ Date