



CITY OF LANGLEY

SHORT TERM RENTAL INSPECTION CHECKLIST

A short-term rental (STR) dwelling must be inspected to determine whether it meets the standards of the International Residential Code (IRC) as adopted by the City and to establish its maximum occupancy. The cost for inspection is \$175. Inspection may be waived if documentation showing proof of inspection by the building inspector within the past five years is available.

Property Address _____ **Parcel No.** _____

Owner _____ **Phone** _____

Property Manager _____ **Phone** _____

Prior to the issuance of a Short Term Rental license, the owner of the dwelling shall make all necessary alterations to the dwelling required by the Building Official pursuant to the IRC as adopted by the City. Failure to complete the necessary alterations within 30 days of the building inspector's notifications of required alterations may result in the revocation of the license. After approval, STR license and all applicable rules and regulations shall be included in the rental contract and posted in prominent location within 10 feet of the door.

General Requirements

- Yes No House numbers are clearly visible from the street.
- Yes No No broken windows or damaged doors.
- Yes No All stairways with four or more risers are equipped with an approved handrail.
- Yes No All guardrails are able to withstand a 200 pound lateral impact force.
- Yes No Exterior hot tub has adequate structural support and a locking cover or other barrier to adequately protect against potential drowning when the hot tub is not available for permissive use.
 N/A

Life Safety

- Yes No Smoke alarms installed in all sleeping rooms, outside all sleeping areas, and on each floor of the dwelling.
- Yes No At least one functioning fire extinguisher is accessibly located within each floor of the dwelling. Fire extinguisher minimum rating of 2-A:10-B:C. The extinguisher is mounted on the wall with the handle 3- 4 feet above the floor.
- Yes No Carbon monoxide alarms installed outside of each sleeping area, and on each floor.

Yes No All sleeping rooms have windows or doors designed to emergency egress requirements. Rooms that do not meet the required egress standards are locked at all times when the dwelling is used as a short-term rental. The sills of required egress windows do not exceed 44" above the floor. The minimum net clear opening of grade floor egress windows at least 5.0 square feet; the net clear opening of upper floor egress windows is at least 5.7 square feet. All required egress windows have minimum clear width of at least 20" and a minimum height of 24."

Yes No Doors have working locks openable from the inside without a key or special knowledge.

Electrical

Yes No All electrical equipment, wiring, and appliances have been installed.

Yes No All plug-ins and light switches have face plates.

Yes No The electrical panel has all circuits labelled and accessible to tenants.

Yes No Ground Fault Circuit Interrupter (GFCIs) protected receptacles provided at all outdoor locations, kitchen, and bathroom sinks.

Mechanical

Yes No All fireplaces, fireplace inserts, or other fuel burning appliances or heat sources are properly installed and vented.

Yes No If the fireplace, fireplace insert, or other fuel burning appliance does not have a chimney or flue in compliance with the code and the manufacturer's installation requirements the appliance must be permanently secured and signed "NOT FOR USE."

Yes No Dwelling is equipped with heating facilities in operating condition.

Yes No Dwelling has proper ventilation in all rooms and areas where fuel burning appliances are installed.

Yes No Vertical tank water heaters shall be strapped to resist horizontal displacement due to earthquake motion. Minimum 1 ½ inch width straps should be placed on the lower and upper thirds with the lower strap a minimum of four inches above the controls.

Sanitation

Yes No All sanitary facilities installed and maintained in safe and sanitary conditions.

Yes No Dwelling equipped with adequate and secured garbage storage containers.

Any items with "No" checked must be corrected and re-inspected prior to issuance of an STR license.

Inspector _____ Date _____

Approved Correction(s) Required

Questions? Contact the Langley Planning Department at 112 Second Street, Langley, WA
Or at (360) 221-4246 or planning@langleywa.org