



## Frequently Asked Questions for Short Term Rental Operators

SO YOU WANT TO OPERATE A SHORT TERM RENTAL.....?????

In order to operate a short-term rental in Dunsmuir, operators must maintain certain operating and safety standards. You must register each short-term rental unit with the City and pay associated fees. This document is to help you get prepared for the inspections which are necessary to pass and be issued a short-term rental transient occupancy registration certificate. Be prepared to have the following items in proper working order and have all the safety information for your guests posted. Inspection Fees are required.

### FIRE DEPARTMENT INSPECTIONS

- Address numbers posted outside (Provide street address numbers that are clearly visible from the roadside, minimum height: Four inches. The address numbers should be posted on the house. If the house sits back from the street more than thirty-five (35) feet, post the address at the beginning of the driveway and on the house.)
- Fire hydrant clear of obstruction
- All appliances which are fuel fired in good working order and clear of ignition source.
- Barbecues available to guests must NOT be fired by wood or charcoal. No wood burning fire pits can be made available for STR guests.
- Lint and combustibles clear behind washers and dryers
- **Defensible space\*** – clearance from brush/dead decaying plant matter (PRC 4291-Cal Fire and pursuant to Chapter 8.05.040 of DMC)\*
- Fire Extinguishers – 1 five-pound, mounted/attached to structure, readily available to kitchen and per level (must be inspected annually and in good working order)
- Smoke Alarms (minimum one in each bedroom)
- Carbon Monoxide Alarms – On every level of the rental unit
- Emergency Communications – In areas with inadequate cell coverage, a working landline or VOIP phone AND a 24 hour emergency contact that can be at the rental within 45 minutes
- Parking 1 off street space with 2 or fewer bedrooms. 2 off street spaces with 3 or more bedrooms.
- Adequate trash receptacles (one per rental unit) and not placed outside for collection prior to the day of pickup unless in bear resistant container.

# CITY OF DUNSMUIR

"Home of the Best Water on Earth"



Inform your guests of the presence of bears and how it pertains to garbage AND the local rules regarding recycling.

## ELECTRICAL

- Electrical Panel Breakers MUST be labeled (CFC 605.3)
- All wiring/ cover plates/ breakers in good working order

## EXITS

- Exits shall be free of obstructions
- Any exit from the dwelling leading to an enclosed space that does not allow access to exterior ground level shall be labeled "NOT AN EMERGENCY EXIT"
- Interior posting of exit routes out of building

## **INTERIOR POSTING REQUIREMENTS** to inform your guests of:

- Name of operator
- 24-hour emergency contact person Name and Number
- Exit routes out of building
- Emergency evacuation information
- Description of the auditory alert system (Siren)
- Parking rules during snowstorm
- Telephone number of local Sheriff's Office 530-841-2900
- For rentals with a fireplace – Instructions on safe operation and disposal of ashes in a 5-gallon metal bucket with tight lid labeled for ash disposal.
- Maximum number of guests (Maximum occupancy of a short-term rental shall be two guests per bedroom, plus two additional people excluding children under (5) years of age).
- Maximum number of vehicles allowed to park on property- and WHERE they should be parked
- Rules regarding outdoor fires, barbecues, use of charcoal etc. NO charcoal or wood fired bbq or fire pits are allowed.

See next page for description of Defensible Space requirements



\*Defensible space: From Dunsmuir Municipal Code: 8.05.040

- Maintain a 30-foot defensible space around all buildings/structures which includes:
  - The grass needs to be cut six inches or less.
  - The tree branches need to be limbed up six feet from the ground
  - Any tree below six feet or used for ornamental or food producing purposes shall be limbed one-third of the height of the tree from the ground. Shrubs need to be maintained and dead and dying vegetation removed.
  - Climbing vines must be maintained of dead and dying vegetation.

Additional defensible space outward to one hundred (100) feet from all buildings and surrounding, neighboring structures may be required depending on the property slope, fuel load and/or fuel type.

- Maintain trees adjacent to or overhanging a structure free of dead/dying wood. Cut the trees back and remove any dead or dying wood, pursuant to PRC § 4291(a)(5) and 14 CCR § 1299.03(a)(2)
- Maintain the roof, decks, porches, and stairways of any structure free of leaves, needles, or other dead/dying wood. Remove any leaves, needles, branches, or debris from the roof and/or gutters, pursuant to PRC § 4291(a)(6) and 14 CCR § 1299.03(a)(1).
- Install a spark arrester on chimney and/or stovepipe outlets. The spark arrester must be constructed of heavy wire mesh with openings not less than three-eighths inch.
- Remove dead/dying vegetation from property. Remove any and all dead/dying vegetation from the property