

CITY OF NASSAU BAY INSPECTION REPORT

Nassau Bay Building Dept.
281-336-6292
NB.PERMITS@NassauBay.com



Short Term Rental
Health & Life-Safety

ADDRESS:

BUILDING OFFICIAL	Status	NOTES
Maximum # of occupants Posted – maximum # of occupants allowed to sleep in a STR is 2 per sleeping room + an additional 2 occupants		
The following must be posted:		
24-hour Contact and phone number.		
Posted Flooding hazards & Evacuation Routes		
Emergency Numbers		
Restrictions of outdoor facilities.		
Parking - location of off-street parking, other available parking, and prohibition of parking on landscaped areas.		
STR permit and other required permits		
Hotel Occupancy Tax registration		
Notice that failure to conform to the occupancy requirements is a violation of City Code and occupant or visitor can be cited.		

COMMENTS:

Mark Stelly, Building Official _____ Date _____

Section 9. Health & Life Safety.

- (a) Short-term rentals and structures where they are located shall conform to all applicable City-adopted Codes, Regulations and Ordinances.
- (b) A 2A:10B: C type fire extinguisher (a standard five-pound extinguisher) shall be properly placed, in a conspicuous place, within seventy-five feet (75') of all portions of the short-term rental on each floor.
- (c) Smoke and CO2 detectors shall be installed and conform to all applicable City-adopted Codes, Regulations and Ordinances.
- (d) Every sleeping area shall have at least one (1) operable emergency escape and rescue opening per all applicable City-adopted Codes, Regulations and Ordinances.
- (e) An evacuation plan shall be posted conspicuously in each sleeping area.
- (f) Every bedroom/sleeping area in a short-term rental that does not comply with Section 9 - Life Safety, shall not be used as a sleeping area and were equipped with a door, shall always remain locked when the dwelling is being used as a short-term rental. Such a non-compliant sleeping area shall not be included in the maximum occupancy calculation for the short term rental. The owner/operator shall notify every occupant in writing that the non-compliant sleeping area may not be used for sleeping.

Section 11. Tenant Indoor Notification.

The operator shall post in a conspicuous location of the dwelling the following minimum information:

- (a) Maximum number of occupants. The maximum number of occupants allowed to sleep in a short-term rental is two occupants per sleeping room, plus, an additional two occupants.
- (b) Location of off-street parking, other available parking, and prohibition of parking on landscaped areas.
- (c) 24-hour contact person and phone number.
- (d) Flooding hazards and evacuation routes.
- (e) Emergency numbers.
- (f) Restrictions of outdoor facilities.
- (g) Notice that failure to conform to the occupancy requirements is a violation of City Code and occupant or visitor can be cited.
- (h) Short-term Rental Permit and/or other required permits.
- (i) Hotel Occupancy Tax registration.