



# City of Grover Beach Planning Division

## SHORT-TERM RENTAL NON-OWNER OCCUPIED INSPECTION FORM

154 South Eighth Street | Grover Beach, CA 93433 | Phone (805) 473-4520 | [str.groverbeach.org](http://str.groverbeach.org)

PROPERTY ADDRESS: \_\_\_\_\_

OWNER / OPERATOR NAME: \_\_\_\_\_

APN: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Pursuant to Development Code Section 4.10.185.E, a non-owner occupied short-term rental (STR) is subject to inspection by City staff to confirm compliance with Section 4.10.185, prior to the issuance of a Short-Term Rental Permit. The STR must pass the following inspection items:

**TO BE COMPLETED BY CITY STAFF**					
Item #	Part 1: Exterior Inspection	Pass	Fail	N/A	Comments
1.1	<b><u>Property Maintenance / Site Plan Verification</u></b> The property is maintained in a neat and clean appearance and the property is consistent with the submitted site plan.				
1.2	<b><u>Legible Street Address Number / Unit Identification</u></b> Street address numbers are clearly visible from the street using minimum 4-inch numbers and contrast to the color of the mounting surface.				
1.3	<b><u>Trash / Recycling</u></b> Appropriate trash and recycling containers are not visible from the street and accessible to the renter.				
1.4	<b><u>Exterior Gates</u></b> Exterior gates leading to and from the front, side and/or back yards are not padlocked.				
Item #	Part 2: Interior Inspection	Pass	Fail	N/A	Comments
2.1	<b><u>Parking</u></b> Parking is located on-site consistent with the submitted site plan and in compliance with the STR ordinance.				
2.1	<b><u>Emergency Map</u></b> An emergency exit map is posted in an area visible to the renter that illustrates how to exit the property in the event of an emergency.				
2.3	<b><u>Fire Extinguisher</u></b> A State Fire Marshall approved fire extinguisher is located in a visible and accessible location in or near the kitchen. The extinguisher shall remain fully charged at all times and be either a Class 2A, 10 B or C.				



## Short-Term Rental Non-Owner Occupied Inspection Form

Item #	Part 2: Interior Inspection	Pass	Fail	N/A	Comments
2.4	<p><b><u>Fire Sprinklers</u></b>            For residences with an existing fire sprinkler system, an annual inspection shall be logged by the owner with the following: date of inspection, minutes for bell to ring, and notes for any deficiencies and/or completed repairs.</p>				
2.5	<p><b><u>Smoke Detector</u></b>            Smoke detectors are installed in hallways leading to bedrooms and in each bedroom and there is a minimum of one smoke detector per floor. Smoke detectors are installed on the ceiling or within 12 inches of the ceiling.</p>				
2.6	<p><b><u>Carbon Monoxide</u></b>            Carbon monoxide devices meeting the standards of California Health and Safety Code Section 13262 are installed <b><u>in all levels</u></b>, common stairways and hallways away from carbon fueled appliances such as a gas stove or gas dryer.</p>				
2.7	<p><b><u>Hallway and Exit Doors</u></b>            Hallway and exit doors are operational and not obstructed.</p>				
2.8	<p><b><u>Double Keyed Dead Bolt</u></b>            Double-keyed dead bolt locks are prohibited on all exit doors.</p>				
2.9	<p><b><u>Minimum Sleeping Room Size</u></b>            Bedrooms or sleeping rooms occupied by renters shall be a minimum of 7 feet in all directions and not less than 70 square feet in area and has an egress window and door.</p>				
Item #	Part 3: Other Hazardous Conditions	Pass	Fail	N/A	Comments
3.1	<p><b><u>General Hazardous Conditions</u></b>            The property owner is responsible for providing a safe environment for renters. The inspector will look for hazardous conditions related to stairs, guardrails, decks, balconies, water heaters, electrical panels, swimming pools and spas.</p>				

Staff Use Only			
Date Inspected		Inspected By:	
Inspector's Signature			