



## Rental Property Inspection Checklist

This checklist is a list of commonly found Fire Code Violations in R1 units (less than 10 occupants) and R3 units (more than 10 occupants). It is NOT intended to be a comprehensive list of violations that could occur. If you have any questions, please call Chief Weeks at 406-892-3911. Failed inspections may incur a re-inspection fee.

### Outside

- \_\_\_ Is the property address properly displayed and easily visible from the street?
- \_\_\_ Are all outside electrical outlets ground fault circuit interrupter (GFCI) outlets?
- \_\_\_ Do decks, 30 inches or more above the ground, have an adequate guardrail?
- \_\_\_ Can fire apparatus get within 150 feet of the building? (20 foot wide, 13 foot height clearance)

### Inside

- \_\_\_ Is the occupancy within Code limits? (200 sq. ft. per person: the square footage of kitchens, bathrooms, storage and hallways are excluded)
- \_\_\_ Are there operable smoke detectors in each sleeping area plus each level including the basement? (Must be less than 10 years old)
- \_\_\_ Are there carbon monoxide detectors installed on each floor? (Must be less than 7 years old)
- \_\_\_ Are combustible materials stored at least 3 feet away from any ignition source?
- \_\_\_ Are all electrical outlets in kitchens and bathrooms GFCI outlets?
- \_\_\_ Are all electrical cover plates for outlets, switches, and junction boxes installed?
- \_\_\_ Are there no extension cords in permanent use?
- \_\_\_ Are all circuits in the breaker box properly labeled? Are there any empty spaces that have not been covered?
- \_\_\_ Is there at least a 2A-10BC fire extinguisher properly maintained and installed? (Preferably near an exit)
- \_\_\_ Does every sleeping space have at least 2 exits? (Egress windows on ground floor must have an opening of 5.0 sq. ft., on subgrade floors or above grade floors 5.7 sq. ft.)

