



# **Sevier County Short-Term Rental Unit Inspection Program**

# TIMELINE OF EVENTS

- DECEMBER 2022: DISCUSSIONS BEGAN TO DETERMINE NEED FOR CODES ESTABLISHMENT FOR THE PROGRAM
- JANUARY 2023: DISCUSSIONS WITH STATE ON BECOMING EXEMPT JURISDICTION
- MARCH 2023: INTENT TO ADOPT THE NEW CODES WAS PASSED (REQUIRED 90-DAY PUBLIC REVIEW)
- JUNE 2023: RESOLUTION TO ADOPT CODES (2023-06-09) AND FEE SCHEDULE (2023-06-10) PASSED
- SEPTEMBER 2023: LETTER SENT TO STATE FIRE MARSHAL'S OFFICE REQUESTING EXEMPT STATUS
- NOVEMBER 28, 2023: SEVIER COUNTY RECEIVED EXEMPT STATUS FROM STATE OF TENNESSEE

# ENSURING SAFETY AND COMPLIANCE FOR SHORT-TERM RENTALS

- SHORT-TERM RENTAL UNITS (STRUS) HAVE BECOME INCREASINGLY POPULAR IN RECENT YEARS
- SEVIER COUNTY IS A POPULAR DESTINATION FOR STRUS, WITH OVER 6,500 UNITS CURRENTLY OPERATING IN THE COUNTY
- TO ENSURE THE SAFETY AND COMPLIANCE OF STRUS, SEVIER COUNTY IS IMPLEMENTING A NEW PERMIT AND INSPECTION PROGRAM

# PURPOSE OF THE STRU INSPECTION PROGRAM

- IDENTIFY AND ADDRESS POTENTIAL SAFETY HAZARDS IN STRUS
- ENSURE THAT STRUS ARE IN COMPLIANCE WITH ALL APPLICABLE BUILDING AND FIRE CODES
- PROTECT HEALTH AND SAFETY OF STRU GUESTS



# WHY DO WE NEED AN INSPECTION PROGRAM?



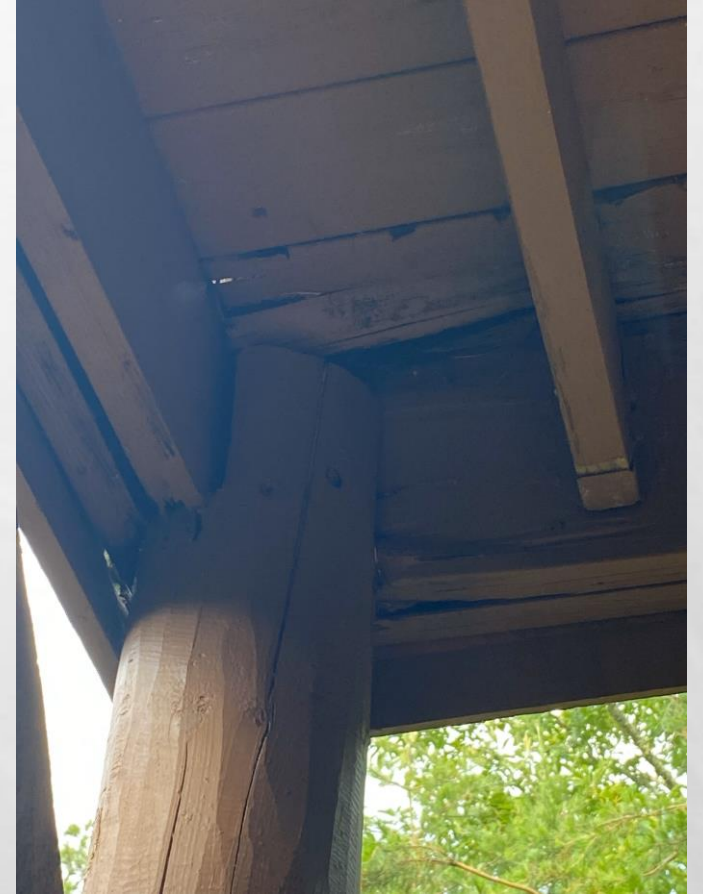


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# ABOUT THE SHORT-TERM RENTAL UNIT INSPECTION PROGRAM

- THE PROGRAM WILL GO INTO EFFECT ON JANUARY 1, 2024
- THE PROGRAM REQUIRES ALL STRUS IN SEVIER COUNTY OUTSIDE OF CITY LIMITS TO HAVE A PERMIT ISSUED ANNUALLY FOLLOWING AN ANNUAL INSPECTION
- SEVIER COUNTY IS NOW 1 OF 6 COUNTIES IN THE STATE OF TENNESSEE TO HAVE BEEN GRANTED AN EXEMPT JURISDICTION STATUS



# PROGRAM REQUIREMENTS

- ALL STRUS IN SEVIER COUNTY OUTSIDE OF CITY LIMITS WILL BE REQUIRED TO HAVE A PERMIT ISSUED ANNUALLY
  - FOLLOWING AN ANNUAL INSPECTION
- INSPECTIONS CONDUCTED BY SEVIER COUNTY FIRE & RESCUE FIRE INSPECTORS

# INSPECTION PROCESS

- COVERS A VARIETY OF SAFETY TOPICS, INCLUDING:
  - FIRE SAFETY
  - SMOKE ALARMS
  - CARBON MONOXIDE DETECTORS
  - ELECTRICAL SAFETY
  - STRUCTURAL INTEGRITY



# INSPECTION PROCESS CONT.



## SEVIER COUNTY FIRE MARSHAL'S OFFICE



STRU Permit Fire Inspection:

**Below are items we look at during our fire inspections. (There may be additional violations found)**

- Charcoal grills are NOT permitted on any surface of the structure. (Must be 10 feet from structure)
- Accumulation of waste materials like wastepaper, hay, grass, straw, weeds, etc. These are prohibited in open spaces.
- Dryer duct must be cleaned and maintained annually.
- Chimneys and fireboxes must be cleaned and inspected annually for STRU's.
- Electrical wiring being exposed or damaged.
- Portable Fire Extinguishers on each level. (Required to be serviced by a certified company annually) Must be 2A10BC's. Where behind a cabinet/closet door, the door must have a sticker on the outside of it that states "Fire Extinguisher Inside".
- Working smoke alarms in each bedroom or sleeping area, corridors and living areas.
- Working carbon monoxide detectors when the structure has fuel burning appliances. (In each room that contains a fuel burning appliance)
- Fire Department Connections (FDC's) being accessible, visible, marked, and unobstructed.
- Address numbers shall be plainly visible from the street or driveway entrances. These shall be a minimum of 4" numbers.
- Inspection of fire protection systems and fire alarms conducted in accordance with NFPA standards. (Serviced by a certified company annually)
- A minimum of 36 inches of clearance shall be provided in front of electrical and fire control panels for access.
- Maintenance of exit ways is required in accordance to code. (Condo units are required to have floor evacuation plans on each level)

- Working exit and emergency lighting when applicable.
- Exits shall not be obstructed at any time.
- Flammable liquid containers, tanks, equipment, and apparatus shall be protected and marked properly.
- Liquid petroleum gas containers shall be installed and maintained properly.
- Deck railings, bracing, or other materials needing repair or replaced.
- Stair handrails are to be maintained in accordance to the building code.
- Gas grills on decks must have a non-combustible mat, a timer installed on the gas line, secured to the deck, and be 18 inches from any railings or sides of the structure.
- No open burning devices such as fire pits are permitted on any surfaces of the structure at any time.
- STRU's must have interconnected smoke alarms if required at the time the structure was built.

# PERMIT APPLICATION

- TO APPLY FOR A PERMIT, STRU OWNERS CAN SUBMIT AN APPLICATION BEGINNING JANUARY 1, 2024
- PERMITS WILL COST \$250 PER YEAR FOR ANY STRU THAT SLEEPS 12 OR LESS
- PERMITS WILL COST \$250 PLUS \$25 ADDITIONAL PER OCCUPANT FOR ANY STRU THAT SLEEPS 13 OR MORE
- ALL STRU OWNERS MUST APPLY FOR A PERMIT FOR EACH STRU THAT THEY OWN BETWEEN JANUARY 1<sup>ST</sup> & MARCH 31<sup>ST</sup> OF 2024. ALL PROPERTIES THAT AN APPLICATION IS RECEIVED FOR AFTER MARCH 31, 2024 WILL HAVE TO BE BROUGHT UP TO THE MOST CURRENT CODE.



# INSPECTION SCHEDULE

- ALL STRU'S WILL BE INSPECTED ON AN ANNUAL BASIS
  - INSPECTION MONTH WILL BE BASED ON INITIAL INSPECTION DATE (FOR INSTANCE IF YOU APPLY IN JANUARY OF 2024 AND YOUR INSPECTION FOR 2024 IS CONDUCTED IN MAY, THEN IN 2025 YOU WILL GET A RENEWAL NOTICE IN MAY)
  - THIS WILL ALLOW FOR PERMITS AND INSPECTIONS TO BE STAGGERED
- STRU OWNERS WILL BE NOTIFIED OF THEIR INSPECTION DATE AT LEAST TWO WEEKS IN ADVANCE

# BENEFITS OF THE PROGRAM

- INCREASED SAFETY FOR GUESTS
- MAY IMPROVE PROPERTY VALUE
- COMPLIANCE WITH ALL APPLICABLE BUILDING AND FIRE CODES
- INCREASED PROTECTION OF YOUR INVESTMENT

# COMPLIANCE

- ALL STRU IN THE COUNTY OUTSIDE OF CITY LIMITS ARE REQUIRED TO COMPLY WITH THE PROGRAM
- FAILURE TO COMPLY WITH THE PROGRAM MAY RESULT IN FINES OR OTHER PENALTIES



# NEXT STEPS

- APPLICATIONS WILL BE AVAILABLE ON SEVIERCOUNTYTN.GOV BEGINNING JANUARY 1, 2024
- ALL APPLICATIONS SUBMITTED BEFORE MARCH 31, 2024, WILL BE GRANDFATHERED TO THE CODE ADOPTED AT THE TIME THE STRUCTURE WAS BUILT

**SIGN UP TO RECEIVE MORE INFORMATION**



**QUESTIONS???**





**SIGN UP TO RECEIVE MORE INFORMATION**

