

**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 the Fire Marshal at 406-863-2492.**

#### **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, 9% max grade)
- Has the general housekeeping around the building been maintained with an eye towards Firewise Safety?

#### **INSIDE**

- Is the occupancy within Code limits? (200 sqft per person; the square footage of kitchens, bathrooms, storage and hallways are excluded).
- Are egress travel distances less than 75-feet in an un-sprinkled building or 125-feet in a sprinkled building?

- Are there operable smoke detectors in each sleeping area plus each level including basement and attic?
- Are combustibile materials stored at least 3-feet away from any ignition source?
- Are there CO detectors located outside the bedrooms? If there are bedrooms on multiple levels there needs to be a CO detector installed on each level.
- Does every habitable space have an operable window or door directly to the outdoors?
- Are all electrical outlets in kitchens and bathrooms GFCI outlets?
- Are all electrical cover plates for outlets, switches, and junction boxes in place and secured?
- Are there no permanently used extension cords?
- Are all circuits in the breaker box labeled properly?
- Is there an A-B-C type fire extinguisher (minimum 5-pounds but no larger than 10-pounds) properly maintained and installed within 10-feet of the kitchen?
- Are all egress doors or windows with dead-bolt type locks operable from the inside without the need for a key?

- Are stairways and handrails maintained in a safe condition?

- Has the general housekeeping been maintained?

**COMMENTS**

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**LOCATION**

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**APPROVAL**

signature: \_\_\_\_\_ date: \_\_\_\_\_

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Whitefish, Montana 59937  
(406) 863-2492*



**RENTAL  
PROPERTY  
INSPECTION  
CHECKLIST**