



**City of Whitefish Fire Department
Office of the Fire Marshal
275 Flathead Avenue, Whitefish MT 59937
406-863-2483**



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 the Fire Marshal at 406-863-2483.

A property owner will be charged a re-inspection fee of \$50.00 if the Whitefish Fire Marshal is required to inspect the property a second time due to a failed inspection.

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% maximum grade)
- _____ Has the general housekeeping around the building been maintained with an eye towards Firewise Safety?

INSIDE

- _____ Is the occupancy within Code limits? (200 sq.ft. 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 combustibles stored at least 3 feet away from any ignition source?
- _____ Are there carbon monoxide detectors located outside the bedrooms? If there are bedrooms on multiple levels there needs to be a carbon monoxide detector installed on each level.
- _____ Does every habitable space have any operable window or door directly to the outdoors?
- _____ Are all electrical outlets in kitchens and bathrooms GFCI (ground fault circuit interrupter) 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: _____

