



Town of Mammoth Lakes
TRANSIENT RENTAL INSPECTION FORM

Operator's Name:			Operator's Phone#:		
Rental Address:		APN #:		Spa: Y N	
# Bedrooms: _____		# Lofts: _____		S.F.: _____	
Maximum Occupancy: _____			Parking Spaces: _____		
<input type="checkbox"/> Dwelling has passed inspection and is approved for transient rental.			<input type="checkbox"/> Deficiencies identified below must be corrected; re-inspection and approval is necessary prior to rental of this unit.		
Inspector's Comments:					
Inspector's Name (Printed):				Inspection Date:	
Inspector's Signature:				Approval Date:	
<i>Transient rental inspection does not include inspection of attics and/or crawl spaces, with the exception of verification of a propane sensor within a crawl space if applicable. If smoke /carbon monoxide/propane alarms are not tested because they are out of reach or if they are hardwired to a smoke detection system within a condominium complex the inspector should make a note on this inspection form that it is the owners responsibility to ensure they are functioning at all times. Final inspection to be provided to operator and a copy of the final inspection should be e-mailed by the inspector to the Town at documents@townofmammothlakes.ca.gov.</i>					
Yes	No	N/A			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. One (1) exterior sign not more than 2 square feet that contains the following information: Name of operator and phone number where they can be reached on a 24-hour basis; max number of occupants permitted to stay overnight; max number of vehicles allowed; phone number of police, and TOT compliance hotline. Exterior signage is not required for condominium units.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Notice posted inside unit (can be included within a binder), including: Maximum number of occupants permitted to stay overnight; max. number of vehicles; location of on-site parking spaces and parking rules for seasonal snow removal; notification that an occupant may be cited for creating a disturbance or violating the Quality of Life Ordinance; notification that trash/refuse not be left on the property unless it is deposited in bear resistant containers or within a dumpster serving the property; specific instructions on opening and securing animal resistant dumpsters; notification that failure to conform to the parking and occupancy requirements is a violation of the Municipal Code; 24-hour phone number of property manager, physical street address of the unit; emergency contact information including 911 and non-emergency contact information for the Fire District and Police Department; evacuation plan showing exit routes, exits, and fire extinguisher locations. Evacuation plan should be within a sheet protector or other method to ensure that it remains legible and does not become damaged.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Smoke alarms in each bedroom, hallways/areas leading to bedrooms, and minimum of one per floor mounted on ceilings, 4 to 12 inches down from ceilings if located on walls, and within 36 inches of highest point for vaulted ceilings. Carbon monoxide alarms in each bedroom or hallway/area leading to bedroom and a minimum of one per floor. Propane sensor in lowest habitable space and crawl space if applicable.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Minimum of one (1) 2A10BC type extinguisher per 3,000 ft. of floor area, with top of extinguisher mounted on wall between 3-5 ft. above the floor, with current state certification tag. Fire extinguisher may be located within a labeled cabinet.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. No tree limbs within ten (10) feet of chimney stack openings. If the inspector observes tree limbs within 10 feet of chimney stack openings they should notify the Mammoth Lakes Fire Protection District who will respond to the issue. This situation does not warrant failure of the inspection.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. If there is a fireplace or solid fuel barbeque, there is a minimum 5-gallon metal container with tight fitting lid and clearly labeled disposal instructions (e.g. For Fireplace Ashes).		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Clearance of furniture and other combustible materials from fireplace openings (54 inches) and from the front of wall or floor heaters (30 inches). A minimum of six inches of clearance is required for baseboard heaters.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Flammable liquid storage: maximum 5-gallons, for maintenance purposes may be stored in approved containers.		

Yes	No	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Roof and grounds are clear of accumulation of pine needles, weeds, or other combustible materials. If the inspector observes an accumulation of pine needles, weeds, or other combustible materials they should notify the Mammoth Lakes Fire Protection District who will respond to the issue. This situation does not warrant failure of the inspection.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Locking mechanisms on the front exit door must operate from inside without the use of a key. If unit is more than 3,000 sq. ft., there must be an additional exit door complying with this requirement.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Charcoal and wood BBQs are prohibited within 10 feet of combustible construction materials. No open flame cooking devices are permitted on balconies of mid-rise or high rise structures (4 stories or greater).
			12. Hazard and Sanitary Requirements:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(a) No exposed wiring or overloaded electrical circuits, including those within the electrical sub panel.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(b) No permanent use of extension cords for appliances, heaters, lamps or other fixtures.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(c) No leaking fixtures, or clogged or leaking wastewater lines.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(d) Faucets and fixtures in working condition.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(e) Showers, sinks and bathing facilities shall be clean and drain properly.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(f) No evidence of pest infestations.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(g) One screened window per room for ventilation.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(h) No accumulation of trash and/or debris inside/outside of unit. Trash must be deposited into garbage receptacles.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(i) All steps, stairways, decks and railings are stable and structurally sound.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(j) Open fireplace(s) without glass doors have screens to prevent sparks and rolling logs.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(k) All appliances, furnaces, and water heaters operational. Water heater has code compliant earthquake straps. No combustible materials stored around or within water heater and furnace compartments.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(l) Hot tubs, pools and spas are fenced or equipped with an approved cover, with lock as required by state law, and are in a safe and sanitary condition. (No inspection of common area hot tubs, pools, or spas is required)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(m) Lofts or attic conversions shall be provided with code compliant exits and head clearance; stairs providing access to these areas shall be safe and structurally sound and no ladders are allowed. All compliant sleeping areas shall have code compliant emergency escape and rescue window or shall comply with Municipal Code Section 15.24.100 . Lofts that don't meet these code standards shall be posted with a sign that the space is not intended for sleeping purposes.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(n) Emergency exit routes are lighted with plug in lighting and/or battery operated emergency lights for power outages. The intent of the emergency lighting is to provide reasonable lit path of travel from areas within the unit to the front door or public way. No new electrical outlets need to be installed for this purpose.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(o) Exits (including bedroom egress windows) are clear of storage, debris, furniture and impedance at all times.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(p) Main entrance illuminated when unit is occupied by a light which does not create a nuisance to adjacent properties and complies with Municipal Code Section 17.36.030.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(q) Primary and secondary exiting shall comply with the California Building Code.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. Parking – Adequate parking spaces are available for tenants. If four buses are utilized parking shall be provided for buses either on or off-site.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14. Unit number displayed next to the door (for condos) or street address displayed upon the front of the building and/or on the side facing the street (for single family homes). The number shall be plainly visible.