



BRANSON FIRE RESCUE

Short-Term Rental Self-Inspection Guide

FOR NIGHTLY RENTAL PROPERTIES/SHORT-TERM RENTALS

LARGER THAN 1600 SQ FT

OR SMALLER THAN 1600 SQ FT LAWFULLY CONSTRUCTED AFTER JULY 23, 2024

Below is a list of items you're required to inspect at your property to obtain a short-term rental permit and short-term rental business license. If you have any questions, please contact Branson Fire Rescue at 417- 243-2780.

When calling, leave your **name, phone number, property address and question(s)**. A member of the Technical Services Division will return your call at their earliest availability. To schedule your Fire Safety Inspection, please email business licensing at businesslicense@bransonmo.gov

911 ADDRESS DISPLAYED ON THE FRONT OF THE HOME (MINIMUM 4" HIGH CONTRASTING COLOR).

The 911 address should be posted on the street side of the property in 4" high numbers in a contrasting color to the background. If placed on a window, the color shall be white. Add 2" in height for every additional 50' from the roadway. Individual suites or units shall have the number/letter posted on the door, or in the close proximity to the door a minimum of 8 feet above finished grade.

EMERGENCY PLAN

Approved emergency plan is to be posted at the main entrance.

FIRE EXTINGUISHERS

Fire extinguishers to be placed at each designated exit and under kitchen sink. Must be a 5lb-2A10BC extinguisher.

GENERAL HOUSEKEEPING

Keep the property clear of accumulation of waste, litter, rubbish, grass & brush, anything that will create a nuisance or hazard to the public health, safety or welfare. Ensure 30" minimum clearance of combustible materials from all mechanical equipment such as HVAC equipment and water heaters

110-VOLT SMOKE DETECTORS

All nightly rental/short-term rental properties are required to have a 110 volt powered smoke detector with a battery backup installed in each sleeping area and just outside each sleeping area. • For units that do not have an existing smoke detector in the bedroom, a standard battery powered detector shall be permitted in lieu of the 110-volt powered detector. • All detectors, regardless of style, are required to be replaced every 10 years. • Existing detectors shall not be more than 10 years old and shall be replaced if they are. • The manufacturing date for the detector will be stamped on the back of the detector. If no date is present, this indicates that the detector is more than 20 years old. Batteries in detectors are required to be replaced bi-annually in the spring and fall.

BUSINESS LICENSE APPLICATION

All nightly rental/short-term rental properties are required to have an application submitted for their nightly/short-term rental business license. An affidavit is required if not previously licensed as a Nightly Rental/Short-term rental property.

AS OF NOVEMBER 1, 2024 ALL NIGHTLY RENTAL/SHORT-TERM RENTAL INSPECTIONS CAN BE COMPLETED 6 MONTHS PRIOR TO LICENSE EXPIRATION



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ELECTRICAL

All electrical service panels should be free of any openings and should have all circuits labeled. Panels shall have 36" of clearance to combustible materials. • All outlets, switches and junction boxes should have all covers and faceplates present. • Extension Cords and multi-plug adapters are not allowed for permanent wiring (greater than 90 days) and may not be extended through walls, ceilings, floors, doors, etc. • Note: Power strips with a breaker are allowed if additional outlets are needed. However, power strips are not allowed for items rated at 250 volts AC and 20 amps or more. These items should be plugged directly into the wall outlet.

FIRE ALARMS

These systems are required to be inspected annually and monitored 24/7 by a remote central station through Century Link phone lines or a cellular dialer furnished by the alarm company. SuddenLink phone lines, by code, are not allowed to be used for monitoring of a fire alarm system.

FIRE SPRINKLER SYSTEMS

These systems are required to be inspected annually. All heads shall have 18" of clearance below for proper operation and be free of corrosion, paint, and foreign debris.

KNOX BOX

All properties that are equipped with a fire alarm or sprinkler system are required to have an exterior key box for after-hours fire department access in the event of an emergency. Keys to ALL locked areas of the property shall be kept updated in the KNOX box. Any punch code door handle locks shall be programmed with the standard fire department access code.

CODE ANALYSIS

If not currently approved as a nightly rental/short-term rental, a change of use shall be required to include a code analysis by a Missouri registered design professional stating square footage, occupancy type, and occupant load.