

Short-Term Rental Fire Code Compliance Certification

THIS IS A SELF CERTIFICATION FORM TO BE COMPLETED BY THE APPLICANT, NOT THE FIRE DEPARTMENT. IF YOU HAVE QUESTIONS CALL GROWTH MANAGEMENT STAFF AT (505) 986 6225

APPLICANT NAME: _____

PHYSICAL ADDRESS OF STR: _____

PLEASE INITIAL EACH REQUIREMENT IN THE SPACE PROVIDED TO CERTIFY THAT THE STR COMPLIES WITH THE REQUIREMENT.

EMERGENCY ESCAPE AND RESCUE OPENINGS. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

Exceptions:

- Emergency escape and rescue openings are not required from basements or sleeping rooms that have an exit door or exit access door that opens directly into a public way or to a yard, court or exterior exit balcony that opens to a public way.
- Basements without habitable spaces and having not more than 200 square feet in floor area shall not be required to have emergency escape and rescue openings.

Minimum size: 5.7 square feet

Minimum dimensions: height, 24 inches; width, 20 inches

Maximum height from floor: 44 inches

Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape rescue openings provided they shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the emergency escape and rescue opening.

INITIAL _____

SINGLE OR MULTIPLE-STATION SMOKE ALARMS shall be installed and maintained in short term rentals at all of the following locations:

- On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
- In each room used for sleeping purposes.
- In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

INITIAL _____

CARBON MONOXIDE DETECTION shall be installed and maintained in short term rentals in the areas immediately outside of bedrooms and other sleeping areas.

INITIAL _____

PORTABLE FIRE EXTINGUISHERS are required to give the occupants the means to suppress a fire in its incipient stage.

General requirements.

- Portable fire extinguishers shall be selected, installed and maintained in accordance with NFPA 10.
- Potable fire extinguisher shall be rated no less than 2A10BC.
- Maximum distance of travel to extinguisher must not exceed 75 feet.

INITIAL _____

MEANS OF EGRESS. At no time shall the path of egress or any exits be blocked.

INITIAL _____

DEFENSIBLE SPACE (Buffer Zone). This provision is intended to eliminate combustible materials in areas adjacent to structures to create a defensible space. The STR property must comply with the Santa Fe County Vegetation Management Plan as referenced in Ordinance 2018-8, Exhibit B (attached).

INITIAL _____

SPARK ARRESTERS. Chimneys serving fireplaces, barbecues, incinerators or decorative heating appliances in which solid or liquid fuel is used, shall be equipped with a spark arrester. Spark arresters shall be constructed of woven or welded wire screening of 12 USA standard gage wire (0.1046 inch; 2.66mm) having openings not exceeding ½ inch (12.7 mm).

INITIAL _____

STORAGE OF FIREWOOD AND COMBUSTIBLE MATERIALS.

No storage of combustible materials is permitted in mechanical, boiler, or electrical rooms. Fireplace and wood stove ashes shall be stored in a non-combustible, covered ash receptacle outside the dwelling unit. Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. When required by the code official, storage of firewood and combustible material stored in the defensible space shall be located a minimum of 20 feet from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet.

INITIAL _____

I CERTIFY THAT I AM THE OWNER OF THE ABOVE-REFERENCED STR AND THAT I HAVE ENSURED THE STR COMPLIES WITH, AND WILL CONTINUE TO COMPLY WITH, EACH OF THE FOREGOING FIRE CODE REQUIREMENTS:

SIGNATURE: _____

DATE: _____

Ordinance 2018-8, Exhibit B

Santa Fe County Vegetation Management Plan

Zone 1

- Zone 1 extends 30 feet out from buildings, structures, decks, etc.
- Minimum of 5 feet of non-combustible material around house.
- Cut or mow annual grass
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Relocate wood piles into Zone 2.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.
- Keep all trees Branches at least 10 feet from building

Zone 2

- Zone 2 extends 100 feet out from buildings, structures, decks, etc.
- Create horizontal spacing between shrubs and trees. (See diagram)
- Cut or mow annual grass down to a maximum height of 4 inches.
- Create vertical spacing between grass, shrubs and trees. (See diagram)
- Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches.

Plant and Tree Spacing

The spacing between grass, shrubs, and trees is crucial to reduce the spread of wildfires. The spacing needed is determined by the type and size of brush and trees, as well as the slope of the land. For example, a property on a steep slope with larger vegetation requires greater spacing between trees and shrubs than a level property that has small, sparse vegetation.

Vertical Spacing

Remove all tree branches at least 6 feet from the ground. (Pinion and juniper branches should be removed 3 feet from ground with no grass or shrubs nearby.)

Allow extra vertical space between shrubs and trees. Lack of vertical space can allow a fire to move from

the ground to the brush to the tree tops like a ladder.

To determine the proper vertical spacing between shrubs and the lowest branches of trees, use the formula below.



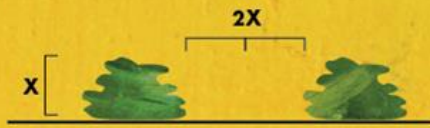
Example: A five foot shrub is growing near a tree. $3 \times 5 = 15$ feet of clearance needed between the top of the shrub and the lowest tree branch.

Horizontal Spacing

Horizontal spacing depends on the slope of the land and the height of the shrubs or trees. Check the chart below to determine spacing distance.

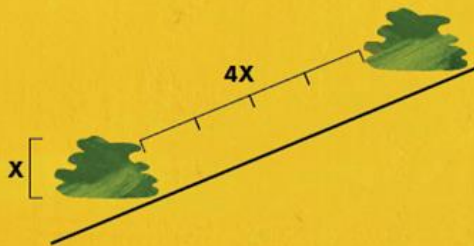
MINIMUM HORIZONTAL CLEARANCE

SHRUBS

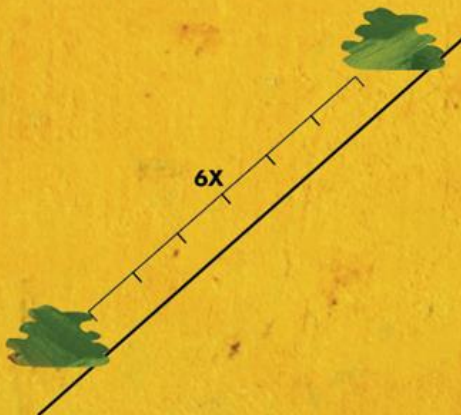


FLAT TO MILD SLOPE (LESS THAN 20%)

TREES



MILD TO MODERATE SLOPE (20%-40%)



MODERATE TO STEEP SLOPE (GREATER THAN 40%)

