

STR Inspection Requirements

1) Bedrooms

Sec. 22-319. Short term rentals

Bedroom means a room that can be used for sleeping and that:

- (1) For site-built dwellings, has a minimum of 70 square feet of conditioned space and minimum ceiling height in accordance with the Florida Building Code and complies with the Pinellas County Code Section 22-300 (dwelling space).
- (2) For manufactured homes, is constructed according to the standards of the United States Department of Housing and Urban Development and has a minimum of 50 square feet of floor area.
- (3) Is located along an exterior wall.
- (4) Has a closet and a door or an entrance where a door could be reasonably installed;
- (5) Has an emergency means of escape and rescue opening to the outside in accordance with the Florida Building Code;
- (6) A room may not be considered a bedroom if it is used to access another room except a bathroom or closet;
- (7) "Bedroom" does not include a hallway, bathroom, kitchen, living room, family room, dining room, den, breakfast nook, pantry, laundry room, sunroom, recreation, media/video room, or exercise room.

Sec. 22-300. - Dwelling space.

No person shall occupy as owner-occupant, or let or sublet to another person for occupancy, any dwelling or dwelling unit designed or intended to be used for the purpose of living, sleeping, cooking or eating therein, nor shall any vacant dwelling building be permitted to exist, which does not comply with the following requirements:

- (1) Required space in dwelling unit. Every dwelling unit shall contain at least 150 square feet of floor space for the first occupant thereof and at least 100 additional square feet of floor area per additional occupant. The floor area shall be calculated based on the total area of all habitable rooms.
- (2) Required space in sleeping rooms. In every dwelling unit of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant thereof.
- (3) Minimum ceiling height. Every habitable room, foyer, bathroom, hall or corridor shall have a ceiling height of at least seven feet. If any room has a sloping ceiling, the prescribed ceiling height for the room is required in only one-half the area thereof, but the floor area of that part of any room where the ceiling height is less than seven feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.

(4) Occupancy of dwelling unit below grade. No basement or cellar space shall be used as a habitable room or dwelling unit unless:

- a. The floor and walls are impervious to the intrusion of underground and surface runoff water and are insulated against dampness.
- b. The total window area in each room is equal to at least the minimum window area size as required in section 22-297(1) of this article.
- c. Such required minimum window is located entirely above the grade of the ground adjoining such window area; and
- d. The total openable window area in each room is equal to at least the minimum as required under section 22-297(2) of this article, except where there is supplied some other device affording adequate ventilation.

R310 Emergency Escape and Rescue opening

Homes built in 1973 and more recent should be compliant with the egress requirement inclusive of “replacement windows per the Florida Building Code R310.2.6” that were permitted by the Building Department. The Southern Standard Building Code starting in 1973 had an egress window requirement for bedrooms. We are applying the Code that applied in 1973 or thereafter, requiring compliance with the code applicable at the time of construction. For those homes built earlier than 1973, the homes may not have had an emergency escape and rescue opening. Homes built earlier than 1973 will be required to have a compliant egress in each bedroom in accordance with the current Florida Building Code, Residential, Chapter 3, Section R310. This is a minimum life-safety measure contained in our STR ordinance. Homes built prior to 1973 that have permitted and installed replacement windows would not necessarily have complied with the current Florida Building Code, Residential, Chapter 3, Section R310 as the replacement windows needed to comply with the Florida Building Code - Existing Building which requires the replacement window match the largest available opening (which may or may not meet the current code as required for short term rentals).

SECTION R310

EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue opening required.

Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where *basements* contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a *yard* or court that opens to a public way.

Exceptions:

1. 1.Storm shelters and *basements* used only to house mechanical *equipment* not exceeding a total floor area of 200 square feet (18.58 m²).
2. 2.The emergency escape and rescue opening shall be permitted to open into a screen enclosure, open to the atmosphere, where a screen door is provided leading away from the residence.

R310.1.1 Operational constraints and opening control devices.

Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices and fall prevention devices complying with ASTM F2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening.

R310.2 Emergency escape and rescue openings.

Emergency escape and rescue openings shall have minimum dimensions in accordance with Sections 310.2.1 through 310.2.3.

INSIGHTS (1)

R310.2.1 Minimum size.

Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²). The minimum net clear opening for *grade-floor emergency escape and rescue openings shall be* 5 square feet (0.465 m²).

R310.2.2 Minimum dimensions.

The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

R310.2.3 Maximum height from floor.

Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) above the floor.

R310.2.4 Window wells.

The horizontal area of the window well shall be not less than 9 square feet (0.9 m²), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

Exception: The ladder or steps required by Section R310.2.4.1 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well.

R310.2.4.1 Ladder and steps.

Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.8. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

R310.2.4.2 Drainage.

Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.

Exception: A drainage system for window wells is not required where the foundation is on well-drained soil or sand-gravel mixture soils in accordance with the United Soil Classification System, Group I Soils, as detailed in Table R405.1.

R310.2.5 Emergency escape and rescue openings under decks and porches.

Emergency escape and rescue openings shall be permitted to be installed under decks and porches provided that the location of the deck allows the emergency escape and rescue openings to be fully opened and provides a path not less than 36 inches (914 mm) in height to a *yard* or court.

R310.2.6

Replacement windows installed in buildings meeting the scope of this code shall be exempt from the requirements of Sections R310.2.1, R310.2.2 and R310.2.3 provided the replacement window meets the following conditions:

1. 1.The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
2. 2.The replacement window is not part of a change of occupancy.

R310.3 Emergency escape and rescue doors.

Where a door is provided as the required emergency escape and rescue opening, it shall be permitted to be a side-hinged door or a slider. Where the opening is below the adjacent grade, it shall be provided with an area well.

R310.3.1 Minimum door opening size.

The minimum net clear height opening for any door that serves as an emergency and escape rescue opening shall be in accordance with Section R310.2.1.

R310.3.2 Area wells.

Area wells shall have a width of not less than 36 inches (914 mm). The area of the area well shall allow the emergency escape and rescue door to be fully opened.

R310.3.2.1 Ladder and steps.

Area wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the door in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.8. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the exterior stairwell.

R310.3.2.2 Drainage.

Area wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an *approved* alternative method.

Exception: A drainage system for area wells is not required where the foundation is on well-drained soil or sand-gravel mixture soils in accordance with the United Soil Classification System, Group I Soils, as detailed in Table R405.1.

R310.4 Bars, grilles, covers and screens.

Bars, grilles, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided that the minimum net clear opening size complies with Sections R310.1.1 to R310.2.3, and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that required for the normal operation of the escape and rescue opening. The temporary installation or closure of storm shutters, panels, and other approved hurricane protection devices shall be permitted on emergency escape and rescue openings and egress doors during the threat of a storm. Such devices shall not be required to comply with the operational constraints of Section R310.1.1 or R312.2. While such protection is provided, at least one means of escape from the dwelling or dwelling unit shall be provided. The means of escape shall be within the first floor of the dwelling or dwelling unit and shall not be located within a garage without a side-hinged door leading directly to the exterior. Occupants in any part of the

dwelling or dwelling unit shall be able to access the means of escape without passing through a lockable door not under their control.

R310.5 Dwelling additions.

Where *dwelling additions* occur that contain sleeping rooms, an emergency escape and rescue opening shall be provided in each new sleeping room. Where *dwelling additions* occur that have *basements*, an emergency escape and rescue opening shall be provided in the new *basement*.

Exceptions:

1. 1. An emergency escape and rescue opening is not required in a new *basement* that contains a sleeping room with an emergency escape and rescue opening.
2. 2. An emergency escape and rescue opening is not required in a new *basement* where there is an emergency escape and rescue opening in an existing *basement* that is *accessed* from the new *basement*.

R310.6 Alterations or repairs of existing basements.

An emergency escape and rescue opening is not required where existing *basements* undergo alterations or repairs.

Exception: New sleeping rooms created in an existing *basement* shall be provided with emergency escape and rescue openings in accordance with Section R310.1.

2) Smoke and Carbon Monoxide Detectors

Smoke alarms shall be installed in the following locations:

- a) In each sleeping room.
- b) Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- c) On each additional story of the dwelling, including basements and habitable attics and 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.

Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm as required.

Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a required location.

- a) Ionization smoke alarms shall not be installed less than 20 feet horizontally from a permanently installed cooking appliance.
- b) Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet horizontally from a permanently installed cooking appliance.
- c) Photoelectric smoke alarms shall not be installed less than 6 feet horizontally from a permanently installed cooking appliance.
- d) Smoke alarms listed and marked "helps reduce cooking nuisance alarms" shall not be installed less than 6 feet horizontally from a permanently installed cooking appliance.

A battery-powered smoke alarm that is newly installed or replaces an existing battery-powered smoke alarm must be powered by a nonremovable, nonreplaceable battery that powers the alarm for at least 10 years.

Carbon Monoxide Protection

Every separate building or an addition to an existing building having a fossil-fuel-burning heater or appliance, a fireplace, an attached garage, or other feature, fixture, or element that emits carbon monoxide as byproduct of combustion shall have an operational carbon monoxide alarm installed within 10 feet of each room used for sleeping purposes.

This may be:

- a) A hard-wired carbon monoxide alarm.
- b) A battery-powered carbon monoxide alarm.
- c) A hard-wired combination carbon monoxide and smoke alarm.
- d) A battery-powered combination carbon monoxide and smoke alarm.

Combination smoke/carbon monoxide alarms shall be listed and labeled by a nationally recognized testing laboratory.

3) Swimming Pool

515.27 Residential swimming pool safety feature options;

(1) In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet at least one of the following requirements relating to pool safety features:

- (a) The pool must be isolated from access to a home by an enclosure that meets the pool barrier requirements of s. 515.29;
 - (b) The pool must be equipped with an approved safety pool cover;
 - (c) All doors and windows providing direct access from the home to the pool must be equipped with an exit alarm that has a minimum sound pressure rating of 85 dB A at 10 feet;
 - (d) All doors providing direct access from the home to the pool must be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor;
- or

(e) A swimming pool alarm that, when placed in a pool, sounds an alarm upon detection of an accidental or unauthorized entrance into the water. Such pool alarm must meet and be independently certified to ASTM Standard F2208, titled "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared alarms. For purposes of this paragraph, the term "swimming pool alarm" does not include any swimming protection alarm device designed for individual use, such as an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water.

515.29 Residential swimming pool barrier requirements. —

(1) A residential swimming pool barrier must have all the following characteristics:

- (a) The barrier must be at least 4 feet high on the outside.
- (b) The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
- (c) The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section.
- (d) The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail elderly person who may have managed to penetrate the barrier from immediately falling into the water.

(2) The structure of an aboveground swimming pool may be used as its barrier or the barrier for such a pool may be mounted on top of its structure; however, such structure or separately mounted barrier must meet all barrier requirements of this section. In addition, any ladder or steps that are the means of access to an aboveground pool must be capable of being secured, locked, or removed to prevent access or must be surrounded by a barrier that meets the requirements of this section.

(3) Gates that provide access to swimming pools must open outward away from the pool and be self-closing and equipped with a self-latching locking device, the release mechanism of which must be located on the pool side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap.

(4) A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide access to the swimming pool.

(5) A barrier may not be located in a way that allows any permanent structure, equipment, or similar object to be used for climbing the barrier.

515.37 Exemptions. —This chapter does not apply to:

(1) Any system of sumps, irrigation canals, or irrigation flood control or drainage works constructed or operated for the purpose of storing, delivering, distributing, or conveying water.

(2) Stock ponds, storage tanks, livestock operations, livestock watering troughs, or other structures used in normal agricultural practices.

(3) Public swimming pools.

(4) Any political subdivision that has adopted or adopts a residential pool safety ordinance, provided the ordinance is equal to or more stringent than the provisions of this chapter.

(5) Any portable spa with a safety cover that complies with ASTM F1346-91 (Standard Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs).

(6) Small, temporary pools without motors, which are commonly referred to or known as “kiddie pools.”