

STR Life Safety Inspection Checklist

A passing STR inspection is required annually for all STR permits.

***Occupancy and *parking are tied to the Ordinance in place at the time of the original permits approval.**

***Parking** - Sec.7.863 - on approved surfaces only, parking spaces are measured at 9.0 ft wide and 18.5 in depth

2024 STR Ordinance Sec. 20-226 - 1 off-street parking spot per bedroom, tandem is allowed

2022 STR Ordinance Sec. 5.401 - 1 off-street parking spot per bedroom

2018 STR Ordinance No. 28-001 - 1 off-street parking spot per unit

***Occupancy for the units/s:**

2024 – 2 per bedroom, plus 2 – max of 12 **Bedroom Count (as permitted) – Please verify**

2022 – 2 per bedroom, plus 2 – max of 12

2018 - 200 sq ft per person

ALL SHORT TERM RENTALS SHALL COME INTO COMPLIANCE WITH ALL THE SECTIONS LISTED BELOW AT THE TIME OF INSPECTION

Address numbers clearly visible - 4” Letters on front of Unit facing the street, affixed to the unit. 2015 IFC 505

Swimming pools:All pool and spa facilities must comply with the International Property Maintenance Code as adopted in article IX, chapter 5 of the city code. Shall have a rear and side yard setback of ten (10) feet from the water’s edge – Hot tubs and spas shall have a rear and side-yard setback of fifteen (15) feet. Fencing required for Pools, Hot tubs, and Spas. Sec. 7.330 & Sec. 7.340

Outdoor Fires Regulated:

Fire pits shall have a rear and side yard setback of fifteen (15) feet. Patio wood-burning unit means a portable fire pit, portable outdoor fireplaces, chiminea, patio warmer, or other portable wood-burning device used for outdoor recreation and/or heating. The unit must be constructed of steel, concrete, clay, or other non-combustible material. The unit must be completely covered by a fine metal grate to prevent flying brands and embers. Sec.17-95, Sec. 7.330 & Sec. 7.340

External Lighting:

Shall comply with the City’s Outdoor Lighting Ordinance. Article XV Chapter V – Ordinance No. 24-014

The City of Fredericksburg is a Dark Sky Community with outdoor lighting restrictions, and all light sources must be pointed downward and is to be shielded. All outdoor lighting is encouraged when no one is present.

Emergency Evacuation Plan:

Shall be posted in a prominent location within the Short-Term Rental Unit. 2015 IFC 408

Adequate Emergency Egress - each room used as a bedroom must have at least one means of egress opening directly to the outdoors.

Host Rules The operator shall post the following "HOST RULES" in a prominent location within the Short-Term Rental unit, and it shall include the following "host Rules" in an advertisement or contract. Sec 20-222.d

Maximum number of occupants. (Sec.20-222 - occupancy max of 12 per relevant Ordinance and as noted on existing permit placard)

Location of required off-street parking and prohibition of parking on unimproved areas.

Quiet Hours – Each STR shall have one or more signs posted in prominent locations in the rear yard, near pools, hot tubs, and fire pits and near other common gathering areas, providing the occupants and guests with the notice of the Nighttime Hours. 10 PM to 7 AM in residential zones.

Waste pick-up requirements, including location of waste and recycling receptacles.

The City of Fredericksburg is a Dark Sky Community with outdoor lighting restrictions. All outdoor lighting is encouraged to be turned off when no one is present.

24-hour contact name and phone number.

Operator's contact name and phone number. Emergency 911 and non-emergency dispatch numbers ((830) 997-7585 3085

Notice that failure to conform to city ordinances constitutes a violation of the code for which an occupant may be cited.

Signs – All signage shall comply with the City of Fredericksburg Sign Ordinance as applicable, set forth in Chapter 29; Signage is NOT allowed in Residential zones – R1, R2, R3

Short-Term Rentals may erect a nameplate sign, which shall be considered a sign exempt from certain regulations Sec. 29-5.3 provided that such sign is not more than two (2) square feet in area and is attached to the structure.

Life Safety - Section 92.254 and 92.255 of the Texas Property Code,

Working smoke alarms, meeting the requirements of Section 92.254 and 92.255 of the Texas Property Code, with a minimum of one on each floor or level;

one in each room used as a bedroom; and, if multiple bedrooms are served by the same corridor, one in the corridor in the immediate vicinity of the bedrooms; and

a minimum of one working carbon monoxide detector on each floor or level if the premises are equipped with natural gas, propane, and/or an attached garage; and

a minimum of one 2A:10B:C type fire extinguisher (a standard five-pound extinguisher) is available on each floor; and

all gas appliances shall be properly ventilated to the outside the home.

PLEASE NOTE: ALL all items on this checklist must be addressed prior to scheduling an inspection. Should a failed inspection occur, there will be a \$75 re-inspection fee payable prior to scheduling of the 2nd inspection.