



FIRE INSPECTION REQUIREMENTS FOR NIGHTLY RENTAL BUSINESSES

• ATTENTION: SHORT TERM RENTAL OWNERS & MANAGERS

Town of Darien Zoning Law requires a Special Use Permit for all short term rentals defined as: **Bed and Breakfast (Tourist Home)** – A one (1) family dwelling (not necessarily owner-occupied) in which overnight accommodation is provided for not more than eight (8) transient people for profit and may include serving breakfast. These may also be know as Airbnb or VRBO rentals or listed privately. Upon issuance of a Special Use Permit by the Town Planning Board, the Code Enforcement Officer will conduct a fire inspection initially and at three year intervals. An Operating Permit will be issued upon each fire inspection.

The following items are required to be corrected/installed prior to an Operating Permit inspection by the Code Enforcement Officer.

1. A minimum class 2A:10BC fire extinguisher shall be located in a conspicuous location where it will be readily accessible and immediately available for use. All fire extinguishers are required to be serviced and tagged by a licensed contractor.
2. Smoke Detectors are required to be in working condition and are to be located in all sleeping rooms and hallways leading to the sleeping rooms. Where more than one smoke alarm is required to be installed, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
3. Carbon Monoxide Detectors in good working order and located within the living space with one detector per floor.
4. All electrical outlets, light switches, junction boxes and other related electrical wiring must have all cover plates on and be in good working condition. All electrical circuit breakers are required to be labeled in a manner that will indicate where and what the breaker serves.
5. Extension Cords. Shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings, or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact.
6. Storage of combustible or flammable items is not allowed in furnace rooms, mechanical rooms, or electrical rooms.
7. The home's address must be placed on the building in such a position as to be plainly visible and legible from the street or road fronting the property.
8. Fire Safety and Evacuation Plans shall be affixed to the occupied side of the entrance door of each sleeping unit *or* dwelling unit. Details the primary and secondary means of egress, location of fire extinguishers and alarms, procedures to follow in the event of alarm activation, procedures to be followed in the event of fire or smoke development, identify an outside meeting place, and other life safety instructions.