

Short Term Rental Dwelling Safety Certification

As part of the license approval for short-term rentals, applicants must provide written certification attesting to the rental dwelling’s conformance with safety requirements of the International Building Code requirements currently in place for the City of Mission. The purpose of the Building Code is to provide minimum habitability requirements to protect the health, safety, and welfare of owners, occupants, and users of residential structures and the general public.

In order to provide written certification of a property's conformance with these requirements, the following certification is required.

As applicant for the requested Short-Term Rental License for the property located at _____, Mission, Kansas, I hereby certify and attest that:

Smoke Alarms, Fire Extinguishers, and Carbon Monoxide Detectors

<input type="checkbox"/>	<p>Smoke Alarms Smoke Alarms are provided in the following locations:</p> <ul style="list-style-type: none"> a) On the ceiling or wall outside each sepeate sleeping area in the immediate vicinity of bedrooms. b) In each room used for sleeping purposes. c) In each story within a dwelling unit, including basements. d) In any common rooms where cooking or smoking is allowed. <p>Where another approved configuration of smoke alarms was permitted, that configuration may be maintained. All hard-wired smoke dectors must remain hard-wired. They may not be replaced with a battery powered smoke alarm. All solely battered powered smoke alarms must contain a ten-year lithium battery. Smoke alarms shall be installed and maintained in accordance with the manufacturer’s specifications and shall be replaced at 5 or 10 year internals as instructed by the manufacturer.</p>
<input type="checkbox"/>	<p>Fire Extinguishers Portable fire extinguishers with a minimum rating of 2A10BC are provided in conspicuous locations where they are readily accessible and available for use and installed in accordance with the manuaufacturer’s installation instructions.</p>
<input type="checkbox"/>	<p>Carbon Monoxide Detectors If a carbon monoxide source is present, carbon monoxide alarms producing an audible alert when carbon monoxide is detected shall be provided and installed according to the manufacturer’s specifications. The alarms are provided in the following locations:</p> <ul style="list-style-type: none"> a) In each bedroom or within 15 feet outside of each bedroom door; and b) In each story within a dwelling unit, including basements.

Emergency Exits and Egress

<input type="checkbox"/>	<p>Exits and Egress</p> <ul style="list-style-type: none">a) Every sleeping room has at least one operable window or exterior door approved for emergency or rescue that is operable from the inside to a clear opening. An exit path must be marked nearby on a laminated sign.<ul style="list-style-type: none">1) Egress Windows. If windows are used to meet this requirement:<ul style="list-style-type: none">i. The windows must have a clear opening with a minimum width of at least 20 inches and minimum height of at least 24 inches and with a sufficient dimension to result in a minimum clear opening of 5.7 square feet in area. Unless located at grade or one level below grade which clear net opening shall not be less than 5 square feetii. The windows are capable of being easily opened, and held open by window hardware, without the use separate tools or any special knowledge or effort.iii. Below grade windows have a window well, constructed of permanent materials, the full width of the window with a minimum clearance of 3 feet by 3 feet in front of the window measured perpendicular to the outside wall. If the bottom of the window well is more than 44 inches below the ground level, approved steps or and approved permanently attached ladder are provided.2) Exit Door. If doors are used to meet this requirement:<ul style="list-style-type: none">i. The doors are capable of being easily opened with the use of a key, separate tools, or any special knowledge or effort with direct access to the public way or yard directly to public way.b) Required exit doors and egress windows are free of obstructions that block access to the exit.c) Exit discharge that open into an enclosed yard or court shall have unimpeded access to the public way.
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Doors

<input type="checkbox"/>	<p>Doors</p> <ul style="list-style-type: none">a) For single-family dwelling units, at least one door is provided leading to an exterior yard or court. The door is openable from the inside without the use of a key or any special knowledge or effort.b) For dwelling units within a duplex or condominium building, at least one door is provided leading to an exterior yard or court or to an approved exit. The door is openable from the inside without use of a key or any special knowledge or effort.c) For dwelling units within a condominium building, exit doors in common corridors or other common passageways are openable from the inside with one hand in single motion, such as pressing a bar or turning a knob, without the use of a key or any special knowledge or effort.d) There are no double cylinder dead bolts on any existing doors.
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	<ul style="list-style-type: none"> e) Every exterior door, door hinge, doorknob, door lock, and strike plate is maintained in good condition. f) Every interior door and door frame is maintained in good condition and having neither non-manufactured penetrations, nor any knob or lock requiring a key.
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Stairways, Stairs & Porches, and Handrails & Guardrails

<input type="checkbox"/>	<p>Stairways</p> <ul style="list-style-type: none"> a) Interior stairways, stairways used as an exit, and stairways connected to the structures are not less than 30 inches in width. Handrails shall not reduce the width of any stairway by more than 4 inches. b) The rise of every step in a stairway shall not exceed seven and three quarter (7-3/4") with no more than three eighths variation throughout the stairway. Treads of every step in a stairway is not less than ten (10) inches, and the run of the treads and height of the risers in the stairway are of uniform dimensions. c) There is no enclosed usable space under any exit stairways that is not completely enclosed with one-hour fire-resistant rated construction. Open space under exterior stairways is not used for any purpose.
<input type="checkbox"/>	<p>Stair & Porches</p> <ul style="list-style-type: none"> a) Every stair, porch, and attachment to any stair or porch is kept in good repair (including replacement as necessary of flooring, treads, and stringers that are broken, warped, or loose). b) All stair and porch surfaces used as a means of egress have slip-resistant surfaces.
<input type="checkbox"/>	<p>Handrails & Guardrails</p> <ul style="list-style-type: none"> a) Guardrails not less than 36 inches in height are provided around: <ul style="list-style-type: none"> 1) All unenclosed floor and roof openings; 2) Open and glazed sides of landings; 3) Balconies, decks, and porches which are more than 30 inches above grade; and 4) Roofs used patios, decks, or similar function. b) Guardrails are maintained in a safe and usable condition capable of withstanding all forces and loads to which they may be subject in normal and panic situations. c) Guardrails are constructed so that no object four (4) inches or more in diameter can pass through. d) Where not otherwise required by the building codes at the time of construction, exterior stairways of more than three (3) risers which are designed and intended to be used as part of the regular access to the unit have handrails. Interior stairways of more than three (3) risers have handrails.

Guest Room Requirements

<input type="checkbox"/>	<p>Sleeping Room Requirements</p> <p>(a) Every sleeping room is a room intended to be used for sleeping purposes.</p> <p>(b) Every sleeping room has natural light, ventilation, and windows or other means for escape purposes.</p> <p>(c) Every sleeping room is not less than 70 square feet in size. Shall not be less than 7 feet in any direction.</p>
<input type="checkbox"/>	<p>Ceiling Heights</p> <p>Every sleeping room has a clear average ceiling height of at least 7 feet.</p>

Electrical, Plumbing, and Heating

<input type="checkbox"/>	<p>Electrical Requirements</p> <p>a) Every electric outlet and fixture is maintained and safely connected to an approved electrical system.</p> <p>b) All light fixtures and outlets are properly installed and wired.</p> <p>c) Every habitable room contains at least two (2) supplied electric convenience outlets, or one (1) supplied electric convenience outlet and one (1) supplied electric light fixture,</p> <p>d) Every toilet compartment or bathroom contains at least one (1) supplied and operable electric light fixture and one (1) outlet.</p> <p>e) All outlets within six (6) feet of a water source are ground-fault circuit interrupter (GFCI) protected.</p>
<input type="checkbox"/>	<p>Plumbing</p> <p>a) Every plumbing fixture or device is properly connected to a public or approved private water system and to a public or approved private sewer system.</p> <p>b) Every plumbing fixture or device is properly installed, connected, and maintained in safe condition and good working order so as to be free from obstructions, leaks, defects, and fire, health, and safety hazards.</p> <p>c) All required sinks, lavatory basins, bathtubs, and showers are supplied with both hot and cold running water.</p> <p>d) Water heaters are properly installed and connected, include a temperature pressure release valve and temperature pressure release pipe, and are maintained in a safe condition and good working order, and free from outflow and obstructions so as to be free fire, health, and accident hazards.</p>
<input type="checkbox"/>	<p>Heating Requirements</p> <p>All heating equipment used is properly installed, properly connected, maintained in a safe condition and good working order, and free from outflow and obstructions so as to free from fire, health and accident hazards. Must be capable of maintaining 68 degrees throughout all habitable spaces.</p>

Address Numbers

<input type="checkbox"/>	Display of Address Numbers The street address number is posted in a conspicuous place so that the address number may be read from the street or public way. Each character shall not be less than four (4) inches in height with a stroke width of not less than half inch. Address identification shall contrast with their background.
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Certification of Compliance

With my signature below, I hereby attest that each of the above checked items are true and that my short-term rental dwelling unit is currently, and will continue to be, maintained in conformance with the requirements of the 2018 International Building Code, including the requirements identified herein.

I further understand that this safety certification is intended to ensure that the basic safety requirements of the Building Code are met and that subsequent to license approval an inspection will later occur to confirm conformance with not only the requirements identified in this safety certification but also all of the applicable requirements of the Building Code.

By signing this document, I acknowledge that I have read all the regulations relating to the operation of a short-term rental under the 2018 International Building Code, will operate my short-term rental in compliance with such regulations, and authorize the City of Mission staff to enter the property for an inspection in conjunction with this license.

Signature of Owner

Signature of Management Agent

Print Name of Owner

Print Name of Management Agent

Date

Date

For Office Use Only

Short-Term Rental License Number: _____
Date Issued: _____