



CITY OF COCOA BEACH FIRE DEPARTMENT

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RESIDENTIAL RENTAL PROPERTY FIRE SAFETY INSPECTION CHECKLIST

Property Owner is responsible to maintain this level of safety every year after initial inspection

FIRE SAFETY

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- Functioning UL 217 listed smoke alarms installed correctly in each bedroom and in hallways leading to bedrooms. Must be hard wired and interconnected. If battery operated alarms are used, required log up to date. Hard wiring applies to units in buildings that are 4 stories or more.
- A fully charged 2A - 10BC (minimum size) fire extinguisher mounted in an accessible location inside the unit. The extinguisher must have a visible current manufacture date and tagged by a qualified agency with an in-service date and re-inspected and re-tagged annually.
- No LP, propane, or charcoal grills on balconies or patios. (multi-family only).
- Outdoor cooking grills shall be located at least 10 feet away from any structure or overhead obstruction.
- No storage of combustibles in mechanical room/closet. No floor/ceiling penetrations.
- A working landline or internet (using wi-fi) telephone must be provided and operable at all times.
- Emergency information clearly posted near telephone to include; Complex name, street address, unit number, and phone number.
- Emergency evacuation route and floor plan clearly posted on inside or beside of primary exit door.
- Street address, building/unit numbers are clearly visible on outside of structure.
- All gas appliances must be vented to the outside. Carbon Monoxide Detector Required.
- No flammable liquids or gases stored in units.
- All exits that have access to a water hazard (pool, canal, etc.) must have a door alerting device.
- Two (2) occupants per bedroom plus two (2) additional occupants. (Not to exceed eight 8 occupants total)

ELECTRICAL

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- No unapproved extension cords or multi-plug adapters. UL listed "power-strips" with built in circuit breakers are an approved device.
- No extension cords used in place of permanent wiring.
- No exposed wiring or other dangerous conditions.
- All outlet covers and switch plates in place.
- G.F.C.I. outlets in required areas (Any outlet within 6ft. of a water source)
- Electrical panel box clearly labeled with no open spaces or exposed wiring.

EGRESS/ESCAPE

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- All means of egress are maintained, unobstructed and in good condition
- All egress doors latch, are lockable, and all dead bolt locks must be easily unlocked from the inside without a key.
- Bedrooms must have approved escape windows or doors that are maintained and easily opened.