

# NASHVILLE FIRE DEPARTMENT

## SHORT TERM RENTALS (S.T.R.)

### Applicant Checklist

The following are the requirements for the inspection portion to obtain a permit for an STR in Davidson County: (note: When applying for a STRP in Davidson County you must first make application with the Metro Codes Department.)

1. **PROVIDE STREET NUMBER ON FRONT OF BUILDING-ORDINANCE NO. 085-882 and IFC Section 505**  
Street Number: The street number shall be at least 4" tall, in contrasting colors and visible from the street (can be on the house, mailbox, curb). This is for ALL emergency personnel (not just Fire Dept.)
2. **PROVIDE APPROVED SMOKE ALARMS MEETING UNDERWRITERS LABORATORY (UL) 217 STANDARDS IN COMPLIANCE WITH IFC 907.2.11 and NFPA 72, AND SHALL BE INSTALLED AS FOLLOWS:**
  - A) **IN ALL SLEEPING AREAS.**  
Area means room.
  - B) **IN EVERY ROOM IN THE PATH OF THE MEANS OF EGRESS FROM THE SLEEPING AREAS TO THE DOOR EXITING THE LIVING UNIT**  
Path of egress means the way out; outside the bedrooms (hall) and one in the living area to the door.
  - C) **IN EACH STORY WITHIN THE SLEEPING UNIT, INCLUDING BASEMENTS. FOR SLEEPING 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 LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.**  
Basements (not crawl spaces) and garages shall be covered as well.
  - D) **NO CLOSER THAN 3 FEET TO ANY AIR DIFFUSER (RETURN AIR VENTS, CEILING FANS OR WINDOW UNITS)**  
Diffuser means anything that moves air.
  - E) **ALL SMOKE ALARMS SHALL BE INTERCONNECTED PER 2012 IFC FIRE CODE 907.2.11.3**  
Interconnected means if one smoke alarm goes off, they ALL go off. This can be achieved by hard-wired to house electrical system by a licensed electrician, or wireless devices. The wireless devices have to be individually programmed. Check manufacturer's instructions on how many can be used together as this may vary. The old style of "battery operated only" alarm cannot be interconnected and therefore are not allowed.
3. **SLEEPING ROOMS SHALL BE EQUIPPED WITH OPERABLE WINDOWS FOR RESCUE WITH AN OPENING THAT MEASURES 5.7 SQUARE FEET WITH A MINIMUM OF 20 INCHES IN WIDTH AND 24 INCHES IN HEIGHT. (2012 IFC CHAPTER 10, SECTION 1029)**  
Each sleeping room needs to have at least one (1) rescue window that can open completely. Each rescue window needs to meet the following requirements:

- When the window is completely opened, the open space must be NO more than 44 inches from the finished floor. This is typically found by first opening the window, and then measuring from the finished floor up to the windowsill (or window lip if there is a lip that stands higher than the sill). If the measurement from the finished floor to the opening is 44 inches or LESS, than the window satisfies this requirement.
- Rescue windows in sleeping rooms must have a clear open area of 5.7 square feet (or 820.8 square inches), while meeting a minimum width of 20 inches, and a minimum height of 24 inches.

***Rescue Windows must meet 3 requirements for the openings.***

- 1) The width of the opening must be 20 inches wide or more***
- 2) The height of the opening must be 24 inches tall or more***
- 3) The area must be 5.7 square feet or 820.8 square inches or more***

To find the area, first open the window completely. Measure the width and height of the **OPENING ONLY**. Multiply these measurements together.

If your number is 820.8 square inches or larger, **and** the minimum width and height are met, than the window satisfies this requirement.

The only exceptions to this is if the sleeping room is at grade level or if there is a door inside the sleeping room leading directly to the outside. If the room is at grade level (ground floor), the area can be reduced to 5.0 square feet (or 720 square inches). All other requirements remain the same. If there is a door in the sleeping room leading directly to the outside, the window requirements do not need to be met.

**Next Steps:**

**Once you have made application with the Metro Codes Department you may now request your inspection to complete the process.**

- 1) You should contact the Fire Marshal's Office for an inspection.
  - Email the Nashville Fire Department at **FMORrequest@nashville.gov**
  - In the subject line type: **Short Term Rental**
  - Your request *shall* include the application number (T2020.....), address, name and phone number.
  - **You will receive an email confirmation that your email was received.** If you do not receive this email we didn't receive your request
  - A response from the FMO will come when the assignment has been made for the inspection (similar to below):

Inspector \_\_\_\_\_ will be contacting you to schedule this inspection. His/Her email is \_\_\_\_\_ and office number is \_\_\_\_\_.

- 2) The inspector will contact you to make an appointment.
- 3) After the field Inspection is complete and approved, the Inspector will approve the inspection in the computer (***give them at least 48 hours***). You will contact the Zoning Department at Codes (Development Services Center) and pay for your permit. They will issue your use and occupancy permit for your short-term rental.

INTERNATIONAL FIRE CODE, 2012 EDITION

SECTION 1029

EMERGENCY ESCAPE AND RESCUE

[B] 1029.1 General.

In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

Exceptions:

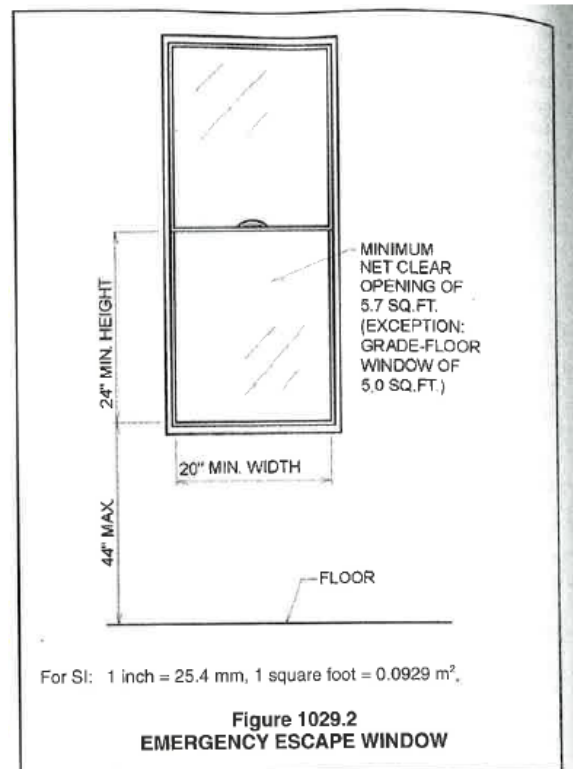
1. Basements with a ceiling height of less than 80 inches (2032 mm) shall not be required to have emergency escape and rescue openings.
2. Emergency escape and rescue openings are not required from basements or sleeping rooms that have an exit door or exit access door that opens directly into a public way or to a yard, court or exterior exit balcony that opens to a public way.
3. Basements without habitable spaces and having no more than 200 square feet (18.6 m<sup>2</sup>) in floor area shall not be required to have emergency escape and rescue openings.

**Additional Explanation:** *Emergency escape windows must be usable to all occupants, including children and guest, the required opening dimensions must be achieved by the normal operation of the window from the inside (e.g. sliding, swinging or lifting the sash). Windows that achieve the required opening dimensions only through operations such as the removal of sashes or mullions are not permitted.*

[B] 1029.2 Minimum size.

Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m<sup>2</sup>).

Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet (0.46 m<sup>2</sup>).



[B] 1029.2.1 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.

[B] 1029.3 Maximum height from floor.

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

Rescue Window must meet 3 requirements for the openings.

1. The width of the opening must be 20 inches wide or more.
2. The height of the opening must be 24 inches tall or more.
3. The area must be 5.7 square feet or 820.8 square inches or more.

The bottom of the opening for a rescue window must be within 44 inches of the finished floor.