

SHORT-TERM RESIDENTIAL RENTAL STANDARDS (Extracted from Chapter 84.28 of the San Bernardino County Development Code and other applicable codes)

General

- (1) At the time of issuance of a short-term residential rental permit, and thereafter, the short-term residential rental unit shall be in compliance with the California Fire Code, California Building Code, the National Fire Protection Association Standards or regulations, and any other applicable uniform codes, as adopted by the County of San Bernardino.
- (2) The short-term residential rental unit owner/agent shall be personally available by telephone on a 24-hour basis and maintain the ability to be physically present at the property within 1 hour in order to respond and remedy calls or complaints regarding the condition or operation of the unit or the behavior of persons on the property in violation of this chapter or other law. Failure to respond to calls in a timely and appropriate manner may result in revocation of the permit authorizing the use.
- (3) While an application for a short-term residential rental unit permit is pending, a dwelling may be used as a short-term residential rental unit provided that the unit has passed a physical inspection by the County and otherwise complies with the requirements of San Bernardino County Code sections 84.28.060 and 84.28.070 and any applicable requirements.
- (4) Occupancy limits shall be determined as follows: Habitable space sleeping room size: minimum size of 70 square feet for one person and an additional 50 square feet of floor area for each additional person. Notwithstanding habitable space occupancy limits, maximum occupancy in rental units smaller than 800 square feet shall not exceed 6 persons, and the maximum occupancy in rental units 800 square feet to 1,199 square feet shall not exceed 8 persons. Notwithstanding habitable occupancy limits and square footage limits, on parcels of less than one-quarter acre, the maximum occupancy may not exceed 10 persons, on parcels on-quarter acre to .49 acres, the maximum occupancy is 12, on parcels one-half acre to one acre, the maximum occupancy may not exceed 15, and on parcels larger than one acre, the maximum occupancy may not exceed 20. Notwithstanding habitable space occupancy, square footage limits, and parcel size, the maximum occupancy shall not exceed the occupancies supported by the on-site parking spaces of not less than one parking space for every four occupants.
- (5) Each short-term residential rental unit shall have a clearly visible and legible notice posted inside the unit on or adjacent to the front door, containing the address of the unit and the following information:
 - (A) The address of the short-term residential rental unit;
 - (B) The name of the managing agency, agent, property manager, or owner of the unit, and a telephone number at which that party may be reached on a 24-hour basis;
 - (C) The maximum number of occupants permitted to stay overnight in the unit;
 - (D) The maximum number of vehicles allowed to be parked on the property;
 - (E) The contact person or agency for snow removal to allow vehicle access to the property;
 - (F) Notification of the arrangements that the owner has made relative to proper trash and refuse disposal;
 - (G) Notification that failure to comply with parking and occupancy standards, as well as public and private nuisance standards, is a violation of the County Code and that such violation may result in enforcement actions to address the violation.
 - (H) Location of utility service connections, including how to access service connections and instructions and any tools necessary to disconnect the residential rental unit from utility services in the event of an emergency;
 - (I) Phone numbers of local emergency medical and law enforcement services.
 - (J) Property boundary map for the purpose of exterior property recreational activities and parking to deter trespassing on other privately owned properties.
- (6) Flammable liquid storage is prohibited except in garages where up to five gallons of fuel may be stored in approved containers for maintenance purposes. This requirement excludes fuel tanks in automobiles.
- (7) Trash shall be removed from the premises after each occupancy. There shall be no trash storage on site, unless commercial trash collection is provided. In the Mountain Region pull-out trash service is required if available. In the Desert Region, trash collection service and trash collection containers from the County-approved refuse collection hauler is required if available.
- (8) No person shall have, keep, or maintain any dog on the property, unless he or she is able to provide proof of a current license issued by the County or other applicable municipal agency.
- (9) No person owning or having control of any animal shall permit such animal to stray or run at large upon any unenclosed area on or off the short-term rental property. No person may bring his or her dog off a short-term rental property unless the dog is restrained by a leash and the person is competent to restrain the dog, or the dog is properly restrained and enclosed in a vehicle, cage, or similar enclosure. Any person owning or having control of any animal shall not allow said animal to create excessive noise.
- (10) All steps, stairways, decks and railings shall be stable and structurally sound.
- (11) Pools shall be fenced or equipped with an approved cover with approved locking mechanisms as required by state law, and shall be maintained in a safe and sanitary condition. Spas/hot tubs shall have an approved ASTM certified locking cover, and shall be covered and locked when not in use.
- (12) A short-term residential unit may not be used for a wedding, wedding reception, business meeting or conference, a fraternity party, or any other similar gathering.
- (13) On-site parking areas shall be kept free from any obstructions that would prevent use for parking vehicles. Snow removal from driveways and off-street parking areas is required to be performed prior to each occupancy period.

Interior

- (14) Smoke detectors shall be installed within each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping room. Battery-operated smoke detectors are acceptable provided that they are maintained in good working order at all times, except as required by other applicable codes. (International Property Maintenance Code 704.2.1.1)

- (15) Carbon Monoxide (CO) detectors shall be installed on each floor of the dwelling unit and in hallways adjacent to sleeping areas, and in each sleeping room that has a fire place or wall heater, per requirements of California Health & Safety Code 17926(a), California Building Code Section 420.6.2
- (16) The residential rental shall be equipped with a minimum of one 5 (five) pound 2A:10B: C type extinguisher with 75 feet of travel distance to all portions of the structure; there shall be no less than one such extinguisher per floor. The fire extinguisher(s) shall be mounted in visible locations with the tops of the fire extinguishers mounted between three feet and five feet above the floor and shall be accessible to occupants at all times. California State Fire Marshal annual certification tags must be provided and current on all extinguishers.
- (17) Furniture and other combustible material shall be kept a minimum of 54 inches from fireplace openings and a minimum of 30 inches from the front of wall or floor heaters, or as required by the manufacturer.
- (18) Any locking mechanism on outside doors must be operable from inside the unit without the use of a key. (International Property Maintenance Code 702.3)
- (19) Short-term residential rentals shall be maintained in a clean and sanitary condition and free from hazards. Every short-term residential rental unit shall be cleaned after each occupancy change in order to make the unit sanitary. If linens are provided for use by renters, said linens will be exchanged for clean linens after each occupancy.
- (20) There shall be no exposed wiring or overloaded electrical circuits (International Property Maintenance Code 605.1 and 605.2)
- (21) There shall be no permanent use of extension cords for appliances, heaters, lamps or other fixtures. (International Property Maintenance Code 605.4)
- (22) Faucets and fixtures shall be maintained in working condition. There shall be no leaking fixtures, or clogged or leaking wastewater lines (International Property Maintenance Code 504.1)
- (23) Showers, sinks and bathing facilities shall be clean and shall drain properly.
- (24) There shall be no evidence of pest infestations. (International Property Maintenance Code 309.1)
- (25) Bedroom windows shall be operable to allow for emergency egress. (International Property Maintenance Code 702.4)
- (26) There shall be at least one screened window per room, to allow for proper interior ventilation. (International Property Maintenance Code 403.1)
- (27) Fireplaces shall be equipped with screens which are adequate to prevent sparks or rolling logs from escaping the fireplace opening. (International Property Maintenance Code 603.4)
- (28) All appliances, including but not limited to kitchen appliances, furnaces and water heaters, shall be properly installed and maintained. (International Property Maintenance Code 603.1)
- (29) Any mezzanines (lofts) or attic conversions shall be provided with acceptable exiting and head clearance; stairs providing access to these areas shall be approved, safe, and structurally sound. Ladders shall not be allowed. International Residential Code R311.2, R311.4, and R311.7)
- (30) Emergency exit routes shall be illuminated with a battery-operated emergency light, so as to provide for safe exiting in the event of electrical failure. Plug in power failure lights for outlets are acceptable.
- (31) Exits shall remain clear of storage, debris or impedance at all times.

Exterior

- (32) The address of the unit must be legible from the street. (International Property Maintenance Code 304.3)
- (33) No tree limbs are allowed within ten feet of chimney stack openings.
- (34) Spark arresters of a minimum opening size of three-eighths inch and maximum opening size of one-half inch shall be required on all fireplace flue openings.
- (35) Solid fuel fire pits and charcoal barbecues are prohibited in the Mountain Region. In the Desert region, if there is a fireplace or solid fuel barbecue, the short-term residential rental shall be equipped with a minimum five gallon heat rated metal container with a tight fitting lid for ash disposal, which is clearly labeled. Instructions on storage or placement of ashes shall be stated in the rental agreement and on the notice posted within each unit (i.e., do not place can on or near any furniture or other combustible material; ashes must be wet down thoroughly with water; ash can must be stored outside with a minimum of three feet clearance from building, porch, trees, etc.; lid must remain on ash can when in use). A proper water source shall be immediately available to the solid fuel BBQ. If fire suspension in effect in region, all fire codes from local jurisdiction shall be adhered to.
- (36) The roof and grounds of the residential rental shall be kept clear of accumulations of pine needles, weeds, or other combustible materials.
- (37) There shall be no accumulation of trash and/or debris on the site or within the unit. Trash must be disposed in appropriate trash disposal containers.
- (38) All trash collection receptacles shall be "animal-proofed."
- (39) Parking shall be provided on-site at a ratio of not less than one parking space for every four occupants or guests. Parking spaces may include garage, carport and driveway spaces, and may allow for tandem parking

