



Tahoe Douglas Fire District

193 Elks Point Road
Zephyr Cove, NV 89448
Phone: (775) 588-3591

Occupancy: --	Inspection Type: Fire & Life Safety Survey for Vacation Rental Homes
Occupancy ID: 17334335	Inspection Date: 01/12/2026 16:20:53
Address: 193 ELKS POINT RD, ZEPHYR COVE, NV, NV, 89448	Inspected by: Amanda Van De Hey
Suite/Unit#: --	Form: Business Fire & Life Safety Survey (ver. 2.21.2)

Inspection Topics:

Exterior:

✓ Pass

ITEM: Post a street address visible from street. (IF C 505 .1) New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

✓ Pass

ITEM: Gas meter protected and labeled. (IFC 605.8) Above-ground gas meters, regulators and piping subject to damage shall be protected by a barrier

✓ Pass

ITEM: Defensible space maintained around structure. (IWUI 604.1) Non-fire-resistive vegetation or growth shall be kept clear of buildings or structures

ITEM: 4. Hot tub/sauna safety sign/rules posted. The safety sign shall include quiet hours. Emergency shut-off shall be visible and readily accessible.

RESULT: Pass

CODE: IRC - R314.3 - Location. - Smoke alarms shall be installed in the following locations: 1. In each sleeping room. 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms. 3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling 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 the lower level is less than one full story below the upper level. 4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.

Fire Extinguishers:

✓ Pass

ITEM: Provide extinguishers with minimum 2-A:10-B:C rating and properly mount on each floor. (IFC 906.1) Extinguishers provided need to be appropriate to the type of hazard.

✓ Pass

ITEM: Fire extinguishers located in conspicuous locations or indicated with proper signage. (IFC 906.5) Portable fire extinguishers shall be located in conspicuous locations where they will have ready access and be immediately available for use. Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.

✓ Pass

ITEM: Extinguisher serviced and tagged annually or after each use. (IFC 906.2, NFPA 10) Annual maintenance will provide for properly charge and serviced extinguishing devices, and assure proper operation if needed to fight a small fire

Fire Protection Systems:

✓ Pass

ITEM: Smoke detectors functional and within operable life (10 years). (IFC 907.10) The proper installation and maintenance of smoke detectors is of the utmost importance. In the event of a fire, they will notify occupants, and, in some cases, may automatically notify the Fire Department.

ITEM: Smoke detectors installed in each sleeping area, outside each sleeping area in immediate vicinity and on each floor. Smoke detectors are to be interconnected or monitored, when applicable. (IRC R310.3) Location of smoke detectors allow occupants early warning of a fire event within the structure. Interconnected smoke detectors gives additional time for occupants to evacuate.

RESULT: Pass

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✓ Pass

ITEM: Carbon monoxide alarms installed outside each sleeping area and on each floor. (IRC R311.3) Carbon monoxide alarms notify occupants when unsafe levels of carbon monoxide are present within the structure.

✓ Pass

ITEM: Fire sprinkler systems in operable condition at all times, if applicable. (IFC 901.6) Life safety and fire protection equipment must be properly inspected and tested from time to time to assure its effective operation.

Egress:

✓ Pass

ITEM: Diagram depicting two evacuation routes posted on or immediately adjacent to main entry and every sleeping area door. (IFC 403.9.1.1) Evacuation maps will indicate to occupants the correct evacuation routes to reach safety.

✓ Pass

ITEM: Egress window in each sleeping area. (IRC R319.2) Egress windows have an opening of at least 5.7 square feet which have: at least a 24 inch opening height; are at least 20 inches wide; and a sill height of not more than 44 inches

✓ Pass

ITEM: Emergency escape ladder located in each bedroom 3 stories or more above grade or whose egress window is greater than 16 feet above grade .. (IFC 1031.1) Emergency egress from third floor can become blocked in a fire due to fire growth. Emergency escape ladders give those occupants the ability to escape to ground level.

ITEM: Guard rails along open-sided walking surfaces including: stairs, ramps, and landings. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below any point within 36 inches horizontally to the edge of the open side.

RESULT: Yes

Electrical:

✓ Pass

ITEM: Working space of 30" depth, 36" width, and 78" height provided in front of electrical service equipment. (IFC 603.4) Access to electrical panels must be cleared to allow for general inspection and emergency shutdown.

✓ Pass

ITEM: Electrical breaker panel legibly and durably marked indicating purpose of circuits. (IFC 603.4.1) Labeling of electrical equipment assists emergency responders in identifying and then shutting down the electrical service controls during a fire or other emergency

✓ Pass

ITEM: Identified electrical hazards shall be abated. (IFC 603.1) Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

General Fire Protection:

✓ Pass

ITEM: Water heater seismically braced and properly vented. (IRC P2801.6) Water heaters anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist horizontal force

✓ Pass

ITEM: Chimneys cleaned and inspected annually. (IFC 605.2.1) Chimneys, incinerators, smokestacks or similar devices for conveying smoke or hot gases to the outside air and the stoves, furnaces, fireboxes or boilers to which such devices are connected, shall be maintained so as not to create a fire hazard.

✓ Pass

ITEM: Non-combustible ash can available for hot ashes, cinders, or smoldering coals. Disposal plan in place for removal of cooled materials. (IFC 305.2) Hot ashes, embers and cinders from fireplaces, stoves or other fireboxes must never be placed in a combustible container. Care must be taken when emptying containers to make sure no hot coals get dumped on paper waste or other combustible materials.

✓ Pass

ITEM: LP-gas open-flame devices set back from combustible materials and building per manufacturer's instructions and listing. (IFC 308.1.6) Separation reduces the likelihood that a fire-starting or cooking hazards come in contact with combustible materials and wall construction.

✓ Pass

ITEM: Charcoal and briquette cooking devices operated on non-combustible surface. Devices shall not be operated on combustible balconies, combustible decks, or within 10 feet of combustible construction. (IFC 4104.2) Prohibition on the use of charcoal and briquette cooking devices in locations described focuses on the potential for hot embers to fall from the firebox of the cooking device and ignite a combustible surface, such as a wooden balcony or deck

✓ Pass

ITEM: Required fire resistance rating of fire resistance rated construction shall be maintained. (IFC 703.1) Such elements shall be properly repaired, restored or replaced when damaged, altered, breached or penetrated.

Inspector Notes :

ITEM: Inspector Notes for Occupancy Record

RESULT: TEST CASE ONLY FOR EXAMPLE

Summary:

Overall Result: Completed

Inspection Signatures

Occupancy Contact Signature

Unable to sign:
test case

AMANDA VAN DE HEY
Key Holder
avandehey@tahoefire.org

Inspector Signature



Amanda Van De Hey
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