

MARIPOSA PLANNING CHECKLIST

Bed and breakfasts, agricultural homestays, and residential transient rentals shall meet the following requirements:

A. No more than three (3) bedrooms are available for occupancy by transients for residential transient rentals. No more than five (5) bedrooms are available for occupancy by transients for bed and breakfast establishments and agricultural homestays.

B. The structure and facilities used shall be approved for such use by the Mariposa county health department and shall at a minimum comply with the following standards:

1. The residence shall be serviced by an approved community sewage disposal system, or have an individual system satisfying current code requirements.

2. Water supply shall be by an approved community system, or from an individual well having quality and quantity satisfying current code requirements.

C. The structure and facilities used shall be approved by all fire protection agencies necessary to comply with applicable provisions of the Public Resources Code.

D. A sign of not more than four (4) square feet shall be posted and clearly visible from the nearest road. The sign shall require the street address and may contain the name of the owner or the establishment. Large signs shall require planning commission approval.

E. At a minimum, an 8 1/2 x 11 inch written notice must be placed in each rental unit, which contains the following information:

1. Instructions in case of fire or other emergency, including the name and phone number of the property owner or rental manager.

2. Quiet hours are between 10:00 p.m. and 8:00 a.m., and shall be strictly enforced.

3. Water and energy conservation measures.

4. Proper use of wood burning stoves and fireplaces.

5. Parking and snow removal requirements if necessary. No parking on roadway is permitted during snow removal periods declared by the director of public works, pursuant to county code, Section 10.08.110.

6. An identification of the character or area in which the unit is located (i.e. rural, agricultural, residential).

7. A statement relative to respect for adjacent property owner's rights and trespassing concerns.

8. Proper trash disposal, and bear preventive/control measures if applicable.

F. Non-owner-occupied Transient Rentals must place a minimum 5 x 7 inch weather-proof NOTICE that is easily and conspicuously visible at or near the main entrance to the Transient Rental which contains the name and phone number of the property owner or rental manager. Property owner or rental manager must be available by phone in case of an emergency.

G. At the time the permit is approved, the structure must be found in conformance with current building code requirements by the chief building inspector relative to the basic health, safety and welfare of the occupants.

H. The following on-site parking standards shall apply:

1. Bed and breakfast and agricultural homestay establishments shall have two (2) parking spaces for the residence plus at least one (1) space for each bedroom available for rent.

2. Residential transient rental establishments shall have one (1) parking space for each bedroom to be rented.

3. Parking provided shall be maintained so that it is accessible, usable, and utilized at all times during the year, when it is occupied.

I. The applicant shall apply to the Mariposa County planning department for site plan review and approval. The planning department shall forward the application to the building department, health department, and a fire protection agency for review.

J. Following approval by all appropriate agencies, a valid transient occupancy registration certificate shall be issued by the Mariposa County.

K. These establishments are specifically excluded from the definition of "hotel" as described in this Title.

Transient Rental Application

Inspection Date _____

Inspector Initials _____

Address _____

Cabin # _____

Permit No. _____

Date of Final _____

No. of Bedrooms _____

RESIDENCE SAFETY ITEMS **Fire Extinguishers:** all fire extinguishers shall comply with the following:

1. At least one (1) extinguisher of minimum 2-A 10-BC shall be provided for each building or occupancy.
2. Extinguishers shall be mounted no higher than five (5) feet and no lower than (3) feet.
3. Extinguishers shall be underwriter laboratory or fire marshal listed or approved by the State Fire Marshal.
4. All extinguishers shall be conspicuously located, readily available and plainly marked.
5. Extinguishers shall be located so that travel distance shall not exceed 75 feet.
6. Extinguishers shall be of a serviceable type with metal neck and valve. Disposable extinguishers with plastic hardware will not be acceptable. If extinguishers do not have date stamped on bottle, they shall be tagged by a licensed firm.

 Posted Fire Escape Routes: each unit for rent shall have a notice (8 ½ x 11 inch minimum size) posted that identifies escape routes from the structure in a visible location. **Smoke Detectors:** guest rooms that are used for sleeping purposes and rooms leading to the guest rooms shall be provided with smoke detectors that are installed in accordance with the approved manufacturer's instructions. **Electrical:** Ground Fault Interrupter (GFI) receptacles shall be provided within six (6) feet of all sinks and for all exterior receptacles (with rain-proof covers). Clothes washers and dryers and all kitchen counter top receptacles that are available for guest use shall be properly grounded. **Stairs:** all interior stairs and exterior stairs shall have 8" rise maximum and 9" minimum run on steps. handrails shall be 34-38 inches in height above surface of tread, have a minimum 1 ½ inch clearance to the wall and be of sound construction and shall have a 1 ¼" to 2" handgrip. **Guardrails:** all decks or elevated areas with a drop-off of more than 30 inches to an adjacent level or ground shall have guardrails installed to prevent falls. Guardrails shall be a minimum of 36 inches high and constructed with baluster or intermediate rails with an opening so a 4" sphere can not pass through, whether vertically or horizontally. **Wood-burning Stoves & Fireplaces:** all wood-burning stoves that are available for guest use shall be installed to manufacturer's instructions and meet appropriate construction codes. Instructions for proper use of wood-burning stoves and fireplaces shall be made available to guest. When they are not available for guest use, precautions shall be taken to preclude the use (padlocking or permanent screening). **Floor Mounted Heaters:** in rental units where floor mounted heaters are in use, posting of potential fire hazard resulting from placement of combustible material on the floor grate shall be posted in the immediate area.