City of Hood River Short-Term Rental Inspection Process

Inspection and certification are required per dwelling unit

The City of Hood River requires homeowners to obtain a Short-Term Rental (STR) inspection completed by a licensed home inspection company that covers the items in the City's STR checklist. The homeowner will handle payment and scheduling of this inspection independently with a home inspection company. If any of the required inspection items below fail, a re-inspection is required. Once a passed inspection is received, the inspection report is required to be included with the STR application.

STR Unit Inspection Responsibility. It is the STR licensee's responsibility to assure that the short-term rental is and remains in substantial compliance with all applicable codes regarding fire, building and safety, health and safety, other relevant laws, and the City's checklist for STR rentals. Verification by the City may be required prior to issuance of a license and may be required for each renewal at the City Manager's discretion.

Required Inspection Items

Is the structure a Single Family Dwelling?

1. Smoke Alarms

a) Home has smoke alarms on every level

b) Home has a smoke alarm in every bedroom

c) Smoke alarms are located outside each separate sleeping area

d) Smoke alarms are located at least 10 feet from a stationary or fixed cooking appliance

e) For larger homes (where the interior floor area on a given level is greater than 1,000 square feet), there is an average of at least 1 smoke alarm for every 500 feet

f) All smoke alarms are working

2. Carbon Monoxide Alarms

a) Home has a carbon monoxide alarm outside each separate sleeping area

b) Home has a carbon monoxide alarm on every level

c) Carbon monoxide alarms are working

3. General Safety

a) House number is visible from the street

b) Doors & Windows used for escape open easily - not blocked by furniture, security bars, or nailed/painted shut

c) Hot Water Heater is set no higher than 120 degrees Fahrenheit

4. Flammable Appliances

a) Things that can burn are at least 3 feet from the furnace

b) Furnace is inspected and cleaned annually

c) Chimney is inspected annually and cleaned as needed

d) Clothes dryer lint filter and vent pipe are clean

5. Throughout the Home

a) If smoking is allowed on property, there are approved containers to receive burning cigarette butts

b) Minimum light and ventilation

6. Kitchen

a) Things that can burn are removed from the immediate area of the stovetop

b) Tip over device on stove

7. Living/Family Room

a) If there is a fireplace, it has proper screen and hearth

b) Things that can burn are at least 3 feet from space heaters and fireplaces

8. Bedrooms

a) All bedrooms have two ways out - typically this is an egress door or window directly from bedroom to outside & the general exit path back out through front door. See page 3 for further window egress details. Contact the Building Department if you need further clarification.

9. Garage

a) There is a solid door between garage and residence

b) Flammables are stored properly

10. Outside the Home

a) Outside electrical receptacles are GFCI and they are in good working condition

b) There is no rubbish, trash, brush, or tree trimmings accumulation on the property, on the roof, or in the gutters

c) Barbecue grill is only used outdoors

d) Swimming pool filter, heater or hot tub is properly grounded

e) Exit path is clear and unobstructed to public way

11. Electrical

a) Kitchen and bathrooms have GFCI outlets on countertop surfaces within 6 feet of running water outlets and they are working properly

b) All receptacle and switch faceplates are installed and in good condition

c) Receptacles have been tested and are in good working condition - no evidence of arcing or overheating

d) Switches are in good condition - no evidence of arcing or overheating

d) Lighting fixture canopies are fastened in place and fixture is in good condition

e) Bulbs in light fixtures are the correct wattage for the lighting fixture

f) Flexible cords and cables (extension cords) are not used as fixed wiring, run through holes in walls, ceiling or floor, run through doorways or windows, or under carpets, or attached to building surfaces

g) Panel board and distribution equipment is accessible for inspection and in good condition - no evidence of overheating, corrosion, or other damage

12. Stair Safety

a) Stairs are provided with handrail(s)

b) Stairs can be illuminated

c) Stair tread depth and riser height are uniform

d) Guardrails are in place

13. Hood River Short-term Rental Rules Compliance

a) License/Tax Certificate Posted Prominently

b) Parking Diagram in Prominent Location

c) Parking Diagram Spaces Actually Available - Provide picture of parking space(s)

14. Post Good Neighbor Guidelines

Recommended Items

1. Smoke alarms are interconnected so when one sounds, they all sound
2. Home has a home fire sprinkler system
3. No lit candles are permitted in home
4. Small appliances are unplugged when not in use
5. The use of portable space heaters is not allowed
6. All second-floor bedrooms have an emergency escape ladder stored in a conspicuous place
7. Gas powered equipment is stored in an outside shed or garage, separate from the home
8. Gasoline is stored in an approved safety container in an outside shed or garage, separate from the home
9. Swimming pool or hot tub is enclosed by a four-sided fence and locked gate
10. Stairs can be illuminated for nighttime use

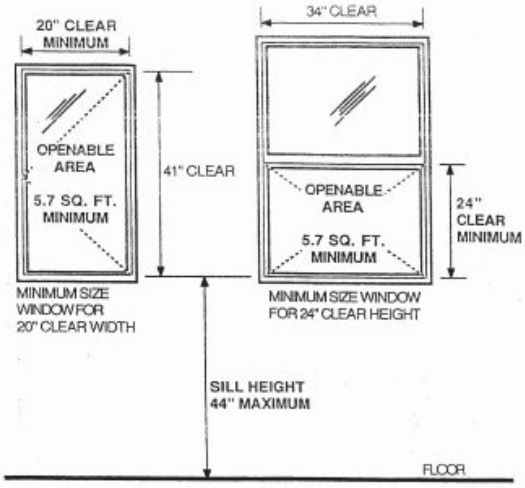
Egress Windows - Quick How to Guide

Where do I need an egress window?

Basements and every sleeping room shall have at least 1 operable window or exterior door for rescue and safe egress out of your home. If your basement has more than 1 sleeping room, you are required to provide emergency egress and rescue openings for each bedroom (R310 ORSC).

What are the requirements for egress windows?

- 44" maximum windowsill height above floor
- 5.7sf minimum net clear opening when window fully open
- 5sf minimum net clear opening when window fully open (allowed at grade level only)
- 24" Minimum vertical opening and 20" minimum horizontal opening at window



NOTE: A 20" X 24" DOES NOT MEET THE 5.7sqft REQUIREMENT. If you choose a min dimension in direction, ensure the opposite direction is great enough to meet 5.7sqft.

Where can I find more information?

- State of Oregon Building Codes Division: Oregon Residential Specialty Code – Section R310 Emergency Escape and Rescue Openings will be most applicable: http://www.oregon.gov/bcd/pages/index.aspx
- Contact Hood River Building Department at 541-387-5202.

Examples of special appeal to Building Department for existing buildings:

- 12" step minimum depth and 12" maximum height as an optional solution where window as a 5.7sf opening, but sill higher than 44" above floor. Install permanent single step below window, matching width of window. Top of step to bottom of sill to be no more than 44"
- 9sf minimum horizontal area for window wells, with a minimum horizontal projection and width of 3ft. The area of window well shall allow the emergency escape/rescue opening to be fully opened. If well greater than 44" see R310.2 for more details on ladders and steps out of well.

Local STR/Home Inspectors

Home Inspection Companies familiar with the City's STR Inspection process:

Andy Harmon Home Inspections
- Email: harmon907@gmail.com
- Phone: 907-252-3930
- Contractor's License (CCB)#: 195746

Columbia Gorge Inspections (Shawn Johnson)
- Email: shawn@columbiagorgeinspections.com
- Phone: 509-593-3533
- Contractor's License (CCB)#: 235266

High Prairie Home Inspections (Spencer Sieler)
- Email:Spencer@highprairieinspections.com
- Phone: 360-624-6033
- Contractor's License (CCB)#: 240880

Summit Home Inspection, LLC (Dave Smith)
- Email: dave@summit-home.com
- Phone: 541-490-0451
- Contractor's License (CCB)#: 226733

Other local Home Inspectors:

Americana Home Inspections (Mark & Celeste Scott)
- Email: ILoveAmericanaToo@yahoo.com
- Phone: 360-513-5533
- Contractor's License (CCB)#: 193236

Bridge City Home Inspections LLC (Zach Mitchell)
- Email: bridgecityhomeinspectionsllc@gmail.com
- Phone: 503-869-4794
- Contractor's License (CCB)#: 203362

Contractor's License Search (CCB#)