

COUNTY OF MAUI
DEPARTMENT OF PLANNING
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BED AND BREAKFAST HOME INSPECTION FORM

This Bed and Breakfast Home Inspection Form provides that structures applying for a bed and breakfast home permit meet the minimum health and safety standards contained herein. Bed and Breakfast Home Inspections include all structures to be used in the rental home operation; including garages; sheds; and other out-buildings and areas intended for the use of guests.

Bed and Breakfast Home Inspections must be conducted by an ASHI Certified Home Inspector (American Society of Home Inspectors). A current listing of ASHI Certified Inspectors can be found at www.ashi.org per the [Find a Home Inspector](#) hyperlink.

The Applicant is advised that the home inspection standards required by the department do not determine compliance with any other law, code, rule or standard of any county or state, or the United States government, including but not limited to the County building, plumbing and electrical codes. The applicant is to provide separate evidence in the Bed and Breakfast Home application that the proposed rental dwelling(s) were built in compliance with County building, plumbing and electrical codes at the time of construction.

Name of Proposed Bed and Breakfast Home: _____

Rental Home Address: _____

TMK Number: _____

Applicant Name: _____

Phone: _____

Email: _____

Consultant Name: _____

Phone: _____

Email: _____

A. This Section To Be Completed by the Applicant.

Attached as part of this form, the applicant is to provide the following:

- 1. A floor plan drawing on 8½"x11" or 11"x17" format designating the rooms to be used as sleeping rooms for the purposes of guest accommodations. The drawing shall be signed by the home inspector on the lower right hand side and submitted with this form.
- 2. If applicable, a floor and/or a site plan designating areas not for guest use. The drawing shall be signed by the home inspector on the lower right hand side and submitted with this form.
- 3. A monthly written log of all required smoke detectors with at a minimum the first entry filled out showing all detectors to be properly working.
- 4. If applicable, written materials provided to guests with location of the water shut off valve and if there is a fireplace, then written fireplace instructions.

B. This Section To Be Completed By An

ASHI Certified Home Inspector (American Society of Home Inspectors)

Unless waived by the director for good cause, the following health and safety standards shall be met by each room or area to be used in the bed and breakfast home:

1. Stairways, Decks, Handrails, and Guardrails

This section applies to all interior and all exterior stairways with four or more risers. Exempt: all interior and exterior stairways with less than four risers and all exterior areas served by pavers, pads, tiles, rocks, stonework, or the like whose stepping surfaces (treads) are parallel with the slope and contour of the supporting ground surfaces.

- a. All stairways serving the property at large are safe to use and capable of supporting the normal loads and uses placed upon them. There are minimum headroom clearances of 6 feet and 6 inches maintained at all points of all stairway passages. The maximum riser height of any step is 9 inches and the minimum tread depth of any step is 10 inches. All stairways and landings within building areas, and those leading directly to and from building entrances, porches, decks, and landings are provided with adequate illumination by a working light fixture.
- b. All interior and exterior stairways are served by a continuous gripable handrail. Circular handrails shall have a minimum diameter of 1 1/4 inches and a maximum diameter of no more than 2 inches. Rectangular handrails shall have a gripable perimeter that measures no less than 5 inches and no more than 8 inches. Crowned handrails shall have a gripable finger recess area on both sides of its crowned profile (beginning at its mid-section) thereby yielding a gripable crown of no less than 1 1/4 inches and no more than 2 3/4 inches. All handrails are securely attached at the proper height of 34-38 inches high as measured from the nose of each stair tread. All handrails are full length and are located on the open sides of stairways. If a stairway is open at both sides then a full-length handrail shall be present on both sides to serve, at a minimum, any stairway treads that are 30 inches or higher from adjacent ground levels.
- c. All visible and accessible components of exterior stairways and decks are safe for pedestrian use. All visible and accessible components of exterior stairways have been maintained in a professional state of repair. There are no missing stairway or decking components where visible and accessible. There are no damaged components, including damage due to insect infestation, to any stairway or decking components where visible and accessible. There are no rotted stairway or decking components that would be considered unsafe for pedestrian use where visible and accessible.
- d. There are no open porches, no accessible flat roofs, no decks, and no stoops that are located more than 30 inches above an adjoining horizontal surface that lack guardrails. All guardrails that are located more than 30 inches above an adjoining horizontal surface are a minimum of 36 inches in height. All guardrail components are properly spaced so that a 4 inch sphere cannot pass through any opening in the guardrail.

See
Figures:
1, 2,
3, 4.

See
Figure 4.

2. Electrical Service

- a. Electrical service wires coming from any utility pole and located on the outside of any structure on the property maintain safety clearances of 10 feet above the ground at all points directly adjacent to buildings. General grounds areas at large maintain 12 feet of clearance. Areas above driveway, carport and garage areas accessible to vehicle traffic maintain 12 feet of clearance. Pool and/or hot tub installations are set back from overhead electric service wires and maintain 22½ feet of horizontal clearance from any overhead electric service wires. Window installations maintain a 3-foot clearance below or to the sides of operable windows from electric service wires. Decks and balconies maintain a 10-foot clearance (at all points out to 3 feet horizontal) from any overhead electric service wires. Trees have not been used to support overhead electric service wires.
- b. All exterior light fixtures are in good working order. There are no exposed wires, broken conduits, broken fixtures, broken light bulbs, broken sockets, missing components or the like. There exists no improperly secured, nor improperly exposed exterior wiring of any kind above the ground, including electrical extension cords, strand lighting, or the like (low-voltage lighting is excluded).

See
Figures:
5, 6.

B. (Continued) This Section To Be Completed By An ASHI Certified Home Inspector (American Society of Home Inspectors)

Unless waived by the director for good cause, the following health and safety standards shall be met by each room or area to be used in the bed and breakfast home:

2. Electrical Service (Continued)

- c. All exterior receptacles are provided with a weather-tight cover, are properly installed, are properly grounded, and are protected by a ground fault circuit interrupter (GFCI).
- d. All receptacles serving kitchen counters, bathrooms, and/or wet bar counter areas are securely installed, are grounded, and are protected by a GFCI. Receptacles within 6 feet of laundry sinks require GFCI protection.
- e. The main electrical service panel installation has been safely installed and maintained. The electric service panel installation provides a minimum working clearance of 30 inches wide by 36 inches deep where installed and is readily accessible. There are no missing breakers, no missing fuses, no improperly exposed wires, and no missing cover components at the main electric service panel.
- f. Receptacles and light fixtures are free from missing or damaged components. The inspector has randomly checked at least half of all 3-prong electrical receptacles with an electrical testing device and has determined that the representative sampling of 3-prong electrical receptacles tested is safely installed and are grounded.
- g. No electrical switch or outlet is located within a 3-foot reach of tub or shower enclosures, unless protected by a GFCI. Exempt: controls integral to UL approved tubs; whirlpools; steam facilities; and/or sauna installations.

3. Building Foundation

- a. Where visible and accessible, the base walls or posts were carefully evaluated for leaning, cracking, buckling or bulging conditions which may indicate structural failure. There are no missing or damaged components that would indicate a lack of structural integrity.

4. House Numbers

- a. House numbers are posted in a location where they can be readily identified by emergency personnel and County services at the roadside entrance to the property.

5. Fireplaces and Wood Stoves

- a. Masonry fireplaces maintain minimum hearth extension depths of 16 inches to the front and 8 inches to each side where the fireplace opening is less than or equal to 6 square feet. Masonry fireplaces maintain minimum hearth extension depths of 20 inches to the front and 12 inches to each side where the fireplace opening is greater than 6 square feet. An operable damper has been provided for all fireplaces. Wood stoves are installed on a non-combustible floor material that extends 18 inches beyond the stove on all sides. Single wall vent connections for wood stoves maintain 18-inch clearances from combustibles at all points exposed to the living area. Exception is made for UL approved wood stove clearance reduction systems. All wood stove vent connections maintain a minimum rise of ¼ inch per foot from appliance collar to chimney. There exists no visible evidence of loose, cracked, missing, or damaged components at fireplaces, nor at wood stove installations where readily accessible. Written operating instructions explaining the use of all fireplaces and/or wood stoves have been established to be made available to guests, a copy of which was provided to the inspector for review.

See
Figures:
7, 8.

**B. (Continued) This Section To Be Completed By An
ASHI Certified Home Inspector (American Society of Home Inspectors)**

Unless waived by the director for good cause, the following health and safety standards shall be met by each room or area to be used in the bed and breakfast home:

6. Heating System

- a. Access panels that do not require the use of tools for their removal have been removed by the inspector to gain access to all heating plant components that are readily visible. The exterior and interior areas of the heating plant(s) do not present any overt signs of leakage, cracks, rust, scorched areas, missing components, or deteriorated seals. There are no missing or visibly defective control elements. Clearances from combustibles have been maintained at all points of all heating plant vent connections where visible and readily accessible: 6-inch clearances for single wall "Class C" vent connections; 1-inch to 2-inch clearances for double wall "Class B" vent connections or per UL provided labeling; 0-inch clearances for triple wall "Class A" vent connections or per UL provided labeling.

7. Plumbing System

- a. All gas piping connections where visible and readily accessible have been maintained in a professional state of repair. There exist no uncapped gas lines where visible and readily accessible. All gas valves at appliances present ready access. Each gas appliance is provided with a gas shut-off valve within 6 feet of appliance and within the same room as gas appliance. Flexible gas connectors shall be made of stainless steel. The maximum length of flexible stainless steel gas connectors is 3 feet at appliances, with the exception of 6 foot lengths permitted for ranges and dryers. Flexible stainless steel gas connectors are installed entirely within the same room as gas burning appliance. No flexible stainless steel gas connectors pass through wall, floor or ceiling assemblies. Rubber gas hosing is permitted only for outdoor portable appliances. Plastic gas tubing is permitted only underground and outside of dwelling and/or crawlspace areas.
- b. All visible connections of the water heater(s) are in good condition. There is no evidence of excessive rusting, scorching, leaking, missing, or broken water heater components where visible and readily accessible. All water heaters are equipped with a properly located temperature and pressure relief valve installed within the top 6 inches of the water heater. All temperature and pressure relief valves are equipped with a discharge pipe located 6 to 18 inches from the floor or are discharged to the exterior building perimeter. All discharge pipes are unthreaded at the point of final discharge. If a gas water heater, the appliance is firmly situated on a non-combustible floor. Where a gas water heater is installed in a garage the point of ignition is located a minimum of 18 inches above the garage floor. All gas water heater draft hoods and vent piping are in working order. All gas water heater vent piping is of an approved material. All gas water heater vent connections maintain clearances from combustibles at all points: 6-inch clearances for single wall "Class C" vent connections; 1-inch to 2-inch clearances for double wall "Class B" vent connections or per UL provided labeling; 0-inch clearances for triple wall "Class A" vent connections or per UL provided labeling.
- c. There are no broken, cracked, leaking, deteriorated or improperly maintained plumbing fixtures that create an unsanitary condition.
- d. The water service shut-off for the home is clearly labeled and is clearly accessible.

8. B&B Sleeping Rooms

- a. All B&B sleeping rooms meet the minimum room dimensions of 70 square feet. All B&B sleeping rooms meet the minimum dimensions for ceiling height of 7 feet. There exist no openings from an enclosed garage directly into a room designated to be used for guest sleeping purposes. An enclosed garage is defined as that which has walls on 3 or more of its sides.

B. (Continued) This Section To Be Completed By An ASHI Certified Home Inspector (American Society of Home Inspectors)

Unless waived by the director for good cause, the following health and safety standards shall be met by each room or area to be used in the bed and breakfast home:

8. B&B Sleeping Rooms (Continued)

- b. Smoke detectors are located within sleeping rooms designated for use by guests. Hardwired and/or battery operated smoke detectors are acceptable. A written log showing the monthly testing of all smoke detectors by the homeowner, with, at minimum, the first entry showing all detectors to be in working order, is present. The written log shall be submitted by the homeowner with their permit application materials.
- c. All sleeping rooms designated for use by guests are equipped with at least one proper egress window or exterior door which presents a minimum clear opening of 5.7 square feet. An exception of 5.0 square feet is made for egress windows which open from sleeping rooms directly to grade level. Any requisite egress window is a minimum of 20 inches wide. Any requisite egress window is a minimum of 24 inches tall. Any requisite egress window maintains a sill height no higher than 48 inches from the floor. An exception to the above may occur if the application provides evidence showing the egress window was in compliance with the Maui County code for egress windows for sleeping rooms in place at the time of lawful construction.

9. Garages and Outbuildings

- a. Where an overhead garage door has been equipped with an automatic garage door opener, the opener was observed to have reversed the direction of door travel upon the presence of, or contact with, a 2-inch high rigid obstacle placed on the horizontal surface directly beneath the garage door or, was tested, to have reversed via the interruption of a laser-eye safety device which has been properly installed 4-6 inches from the floor.

I certify that all inspection information contained within this form for the subject property is both accurate and complete to the best of my knowledge. In addition to the checklist items on this form, in my professional opinion there are no other visible conditions are presenting immediate safety concerns for occupants.

Home Inspector _____

ASHI Number _____

Phone Number _____

Email Address _____

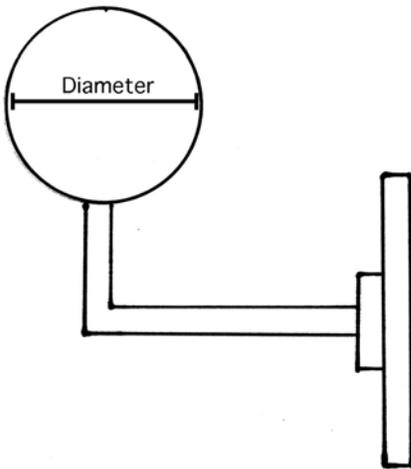
Signature: _____ **Date** _____

Inspector's Comments:

Bed and Breakfast Home Inspection Form: Figures 1 – 4.

Figure 1

Round Handrails



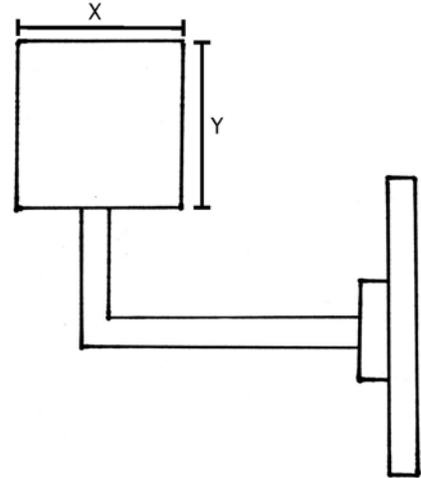
Diameter :

1 1/4 Inch. Minimum

2 Inch. Maximum

Figure 2

Rectangular Handrails



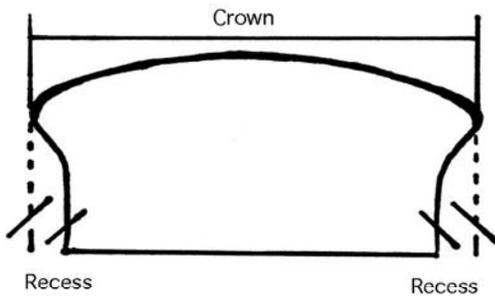
Perimeter $[X+X+Y+Y]$:

5 Inch. Minimum

8 Inch. Maximum

Figure 3

Crowned Handrails



Crown :

1 1/4 Inch. Minimum

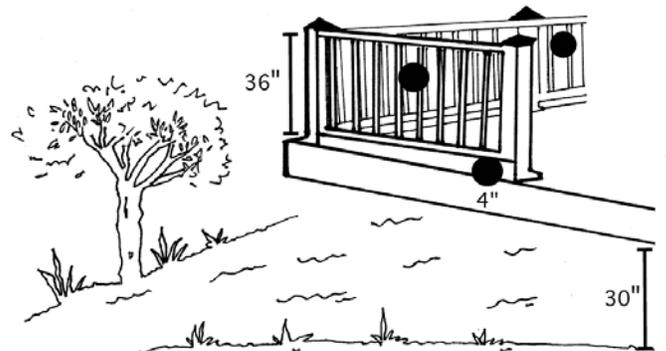
2 3/4 Inch. Maximum

Recess :

5/16 Inch. Minimum

Figure 4

Guardrails



Height : 36 Inch. Minimum

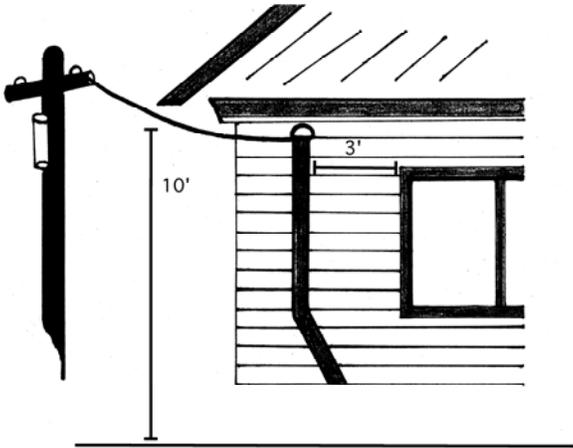
Opening : 4 Inch. Maximum

Required : At all clearance(s) greater than 30"

Bed and Breakfast Home Inspection Form: Figures 5 – 8.

Figure 5

Service Clearance

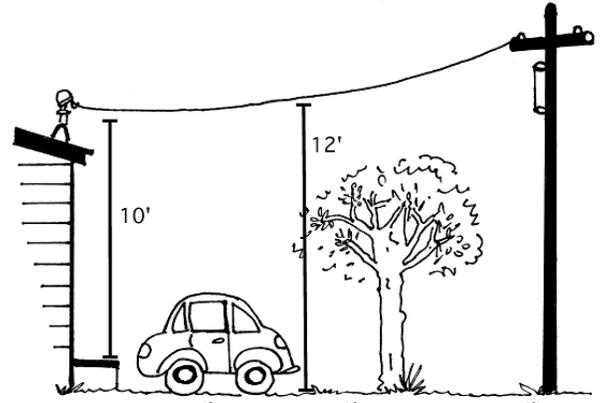


Decks : 10 Feet Minimum

Windows : 3 Feet Minimum

Figure 6

Service Clearances



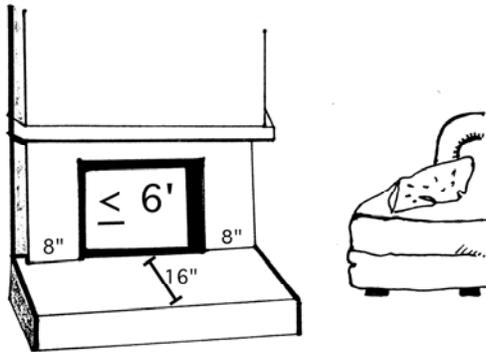
House : 10 Feet Minimum

Driveway : 12 Feet Minimum

Grounds : 12 Feet Minimum

Figure 7

Fireplace Openings Less Than 6 Sq. Ft.

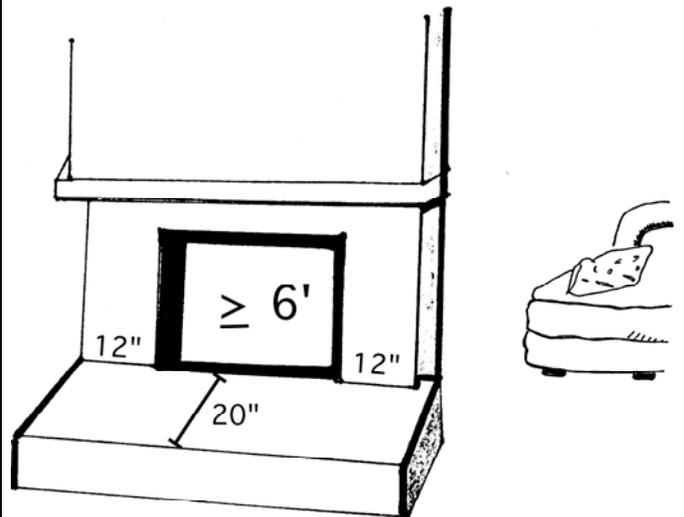


Hearth Side Extensions : 8 Inch. Minimum

Hearth Front Depth : 16 Inch. Minimum

Figure 8

Fireplace Openings Greater Than 6 Sq. Ft.



Hearth Side Extensions : 12 Inch. Minimum

Hearth Front Depth : 20 Inch. Minimum