



# Airbnb Vacation Rental Safety Checklist

## A Guide to Property & Guest Safety

Safety has been an increasingly trending topic in the vacation rental industry. Studies show that guests are concerned about safety as they consider booking travel accommodations. For operators, increased guest expectations around safety standards and the need for regular property safety inspections should be top of mind.

Breezeway and Hospitable joined together to share a beginner's guide on property and guest safety that can help you take the steps to ensure basic safety at each of your properties. Additional procedures should be followed to routinely inspect the quality of the property and comply with local regulations and building codes.

## General Interior

- Install smoke alarms throughout the dwelling, including all sleeping areas. Interconnected alarms are best. If this is not possible, choose a wireless option. Dual-detection smoke alarms (Ionization and Photoelectric sensors) offer the best protection for guests according to the [US Fire Administration and Consumer Reports®](#).
- Replace any smoke alarms that are older than ten years.
- Install CO alarms in all sleeping areas. Avoid combination smoke/CO alarms. Independent CO alarms with digital displays offer the best protection for guests.
- Install heat detectors in all attached garages, attics, and basements. Most heat detectors can be added to hard-wired smoke alarm systems.
- Confirm a basic first aid kit is easily accessible to guests.
- Prominently display crucial safety information, with the property address being the top priority. Consider posting the property address at each bedside as well. Guests may need this information to relay their location to the 911 operator.
- Ensure locks on all doors and windows are functional.
- Secure any furniture to the wall that is at risk of tipping.
- Inspect fireplaces, stoves, chimneys, and associated heating vents annually.
- Prominently display instructions by any heating appliance.
- Remove all candles as well as fire starters that aren't child resistant.
- Store all chemicals, cleaning products, and paints in a location not easily accessed by children.
- Look for any lighting issues or other hazardous items that could cause trips and falls.
- Run the domestic hot water from the kitchen faucet for 3–5 minutes and use a thermometer to confirm the temperature is 125°F or below.
- Confirm all stair handrails and guardrails are secure.
- Install a continuous handrail for all stairs taller than 30" (about 3 to 4 treads high above the floor).

## Kitchen

- Mount at least one 5lb fire extinguisher in a bracket near the kitchen, within 30 feet of all cooking appliances.
- Prominently display signage indicating the location of the fire extinguisher.

## Bedrooms

- Confirm each bedroom/sleeping area has two clear means of egress. Bedrooms with fire sprinklers only require one egress point.
- Ensure egress windows are at least 5.7 square feet in size and the bottom sill is at least 44 inches from the floor.
- Completely unblock all egress windows.
- Confirm bedrooms/sleeping areas more than 20 feet above the ground offer folding escape ladders.
- Confirm bunk beds meet [2007 Federal Safety Guidelines](#).
- Remove ceiling fans from rooms with bunk beds.

## General Exterior

- Confirm the property address marker is a minimum of 4 inches tall, is visible during both day and night, and isn't obstructed by any foliage or objects.
- Ensure there are no hazardous elements in the walkway or driveway.
- Check for rough spots, loose asphalt/concrete, and step separation.
- Confirm there are no trees that could be a potential hazard to fall on the dwelling.
- Check for and fill any settled areas that trap water.
- Visit the property at night for a detailed review of the exterior lighting.
- Confirm all outdoor lights work and project on walkways and driveways.
- Illuminate all exterior stairs.

## Deck

- Confirm guardrails are up with local building codes.
- Ensure deck guardrails are 36 inches high (some local codes require 42 inches) and don't have a gap of more than 4 inches.
- Confirm handrails are located on at least one side of each staircase more than 30 inches above the ground.
- Confirm handrails are continuous from the top to the bottom tread.
- Check for rot or split spots anywhere in the decking.
- Confirm that deck furniture and hot tubs are placed away from railings.
- Have an engineer confirm the deck can hold the weight of a hot tub, if applicable.

## Grill & Fire Pit

- Position wood-burning fire pits at least 20 feet from any combustibles with a source to extinguish them.
- Confirm wood-burning fire pits have a minimum overhead clearance of 21 feet.
- Adhere strictly to the manufacturer's instructions and warnings when placing gas fire pits. They should only ignite as intended by the manufacturer, never with a remote lighter. Provide clear instructions for their proper usage right beside the fire pit.
- Clearly mark the shut-off valve if hard-connected to a gas line.
- Position gas and charcoal grills at least 10 feet from any combustible structure.
- Confirm grills are not placed under a deck, balcony, or underneath an overhang.
- Check propane tanks for damaged or leaky o-rings.
- Confirm cleanliness and ensure the catch tray is free of grease build-up.
- Mount a fire extinguisher within 30 feet of any grill.

## Pool & Hot Tub

- Ensure pools and hot tubs are up to electrical code.
- Post safety notices for the pool and/or hot tub (as you would see at a commercial pool).
- Restrict access to the pool by using gates, fences, alarmed-doors, or covers.
- Ensure the hot tub cover can be secured to keep children out.
- Lock up all hot tub and pool chemicals. Hot tub and pool chemicals should only be maintained by a certified professional.
- Confirm a life ring and safety hook are easily available for guests. Mount the safety hook close to the pool deck for quick and easy access during emergencies.
- Install and plainly mark pool depth markers that are at least 4 inches tall.

**Interested in learning how Hospitable and Breezeway can help you implement and automate safety measures?**  
[Book a demo.](#)

## About **Hospitable**

Hospitable's tools allow hosts to automate the most time-consuming elements of hosting. Hosts use Hospitable to answer 90% of guest messages with AI-powered automated messaging, automate their operations by connecting with powerful tools such as Breezeway, manage guest access with smart locks, and avoid double bookings with a synchronized calendar across booking channels.

## About **Breezeway**

Breezeway's award-winning property operations and experience platform helps coordinate, communicate, and verify detailed work at properties. Powering over 30M property care tasks, Breezeway helps thousands of short-term rental managers and hospitality operators increase operational efficiency, eliminate manual work, and boost service revenue.