



PANAMA CITY BEACH FIRE RESCUE FIRE INSPECTIONS DIVISION

17007 Panama City Beach Parkway, Panama City Beach, Florida 32413
(850) 233-5100 ext. 2413 fireinspections@pcbfl.gov



Vacation Rental Guidelines for Compliance

Interior Postings

- Post the required information **near the main entrance** or on the **refrigerator**.
- Include the following details:
 - Rental unit address
 - Name and phone number of the responsible party
 - Maximum occupancy (provided by PCBFR after passed inspection)
 - Trash pickup days
 - Nearest hospital location (and a reminder to call 911 for emergencies)
 - Beach safety flag information and penalties for violations
 - "Leave No Trace" requirements
 - A building evacuation map (minimum size: 8.5" x 11")
 - A notice about complying with local noise, parking, and occupancy ordinances (violations may result in tickets or citations).

Exterior Signage

- **Multi & Single-family vacation rentals*** (not condos):
 - Post a visible sign on the property that can be seen from the street.
- **Condos and Cooperatives:**
 - Use a visible decal or sticker on an exterior door or window.
- **Include on the sign, decal, or sticker:**
 - Name and 24/7 contact number of the responsible party
 - Local Business Tax Receipt Number (Vacation Rental Certificate Number)

*Based on [Bay County Property Appraiser Property Use Code Classification](#)

Smoke & Carbon Monoxide (CO) Detectors - **Deadline: October 1, 2025**

- **Installation:**
 - By October 1, 2025, all units must have new hardwired, interconnected smoke detectors (wired or Bluetooth) with a battery backup, except for units built before 1983 (*see exception below*).
- **Placement:**
 - In all sleeping rooms/bedrooms separated by a door or curtain.
 - In hallways to cover common areas e.g.: living rooms with sleeper sofas.
 - For Hearing Impaired Guests: Install detectors with flashing lights (minimum 100 candela brightness).
- **Carbon Monoxide CO Detection:**
 - Combination CO detectors are required in all sleeping areas.
 - Combination CO detectors are required on all levels if gas appliances are used or a garage is attached.
- **Replacement:**
 - All smoke alarms shall be replaced every 10 years or in agreement with manufacturer requirements, whichever is less.
- **Exception: Units Built Before October 1, 1983**
 - **Requirements:** Structure must be less than 3 stories in height
 - **Smoke Detector type:** UL 217 Standards - Single and Multiple Station Smoke Detectors
 - **Testing and Maintenance:** Test weekly and replace annually per Florida Administrative Code 69A-43.009 and NFPA 72
 - **Shall maintain a weekly log of inspections, including:**
 - Location of each smoke detector
 - Date of each test and inspection
 - Inspector's name and signature
 - Test results and any maintenance performed
 - Any corrective actions taken for non-functioning detectors
 - Manufacturer's maintenance schedule and procedures
 - **Enforcement:** If the PCB Fire Inspections Division determines that maintenance records are not being kept or that battery-powered smoke detectors are not properly maintained, the unit shall be required to install hardwired smoke detectors.



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Vacation Rental Guidelines for Compliance

Fire Extinguishers

- Install a **5-pound (2A:10BC)** fire extinguisher **on every level** of the unit.
- Ensure extinguishers are:
 - **Serviced annually** by a licensed Florida contractor.
 - Mounted in an easily accessible location.
 - Labeled with a sign if stored behind a door.

Local Florida Certified Fire Extinguisher Companies

Action Fire & Safety	605 E. 6th St. Panama City, FL 32401	850-769-8304
Advance Fire Protection	103 Amar Pl. Suite 103 Panama City Beach, FL 32413	850-236-0620
B&C Fire Safety	17657 Cordova Place Panama City Beach, FL 32413	850-234-2926
Hiller Fire Protection	60 Bulldog Rd. Freeport, FL 32439	850-659-7555

Emergency Exits & Lighting - **Deadline: October 1, 2025**

- **Install:** Hardwired emergency egress lights with battery backup lasting at least 90 minutes above stairwells in homes with two or more stories.
 - All emergency lighting must comply with **UL 924**
- **Placement:**
 - On stairwell landings in multi-story homes (e.g. 2nd and 3rd floor in a three-story home)
 - Not required on the 1st floor

Fire Safety & Storage

- Keep **3 feet of clearance** around heaters, stoves, and other heat sources.
- Do not store any items in mechanical, electrical, or fire equipment rooms.

Electrical Safety

- Avoid using extension cords or multiplug adapters as permanent wiring.
- Ensure:
 - All outlets and junctions have cover plates.
 - Exterior outlets have weatherproof covers.
 - Circuit breakers and switches are properly sealed with spacers or blank plates.
 - GFCI outlets are installed near water sources.

Important Notes

- These guidelines cover common violations but do not include all code requirements.
- Refer to the **Florida Fire Prevention Code, 8th Edition** for complete rules.

For further assistance, contact the Fire Inspections Division of Panama City Beach Fire Rescue.

Thank you for helping keep our community safe!