



# PANAMA CITY BEACH FIRE RESCUE

## FIRE INSPECTORS OFFICE

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

### Vacation Rental FAQs

#### How will this affect my square footage?

Ordinance 1632 allows for occupancy of one person per 150 sq. ft. of habitable space. Balconies, porches, patios, and garages are not counted as habitable space. The calculation is not based on the number of bedrooms, only the square footage. Currently, the occupancy load under State Statutes is one person per 200 sq. ft. for condos. The higher occupancy rate can only be granted after the unit has passed a life safety inspection and a finding that there are no fire code violations within the unit. Until that occurs, maximum occupancy remains at one person per 200 sq. ft.

#### What type of fire extinguisher do I need?

All vacation rental homes must have a minimum of a 2A:10 BC (5lb.) tagged extinguisher maintained and serviced annually by a State of Florida licensed contractor for every level of the rental unit.

#### Where can I put my fire extinguisher?

Mount all extinguishers where readily available. If it is behind a closed door, post signage indicating the location of the extinguisher

#### Where can I get my fire extinguisher tagged?

Fire extinguishers must be certified by a Florida Certified Fire Extinguisher Company.

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	124 Hwy. 79 Panama City Beach, FL 32413	850-234-2926
Hiller Fire Protection	60 Bulldog Rd. Freeport, FL 32439	850-659-7555

#### What are the smoke detector requirements?

Smoke or combination CO detectors are required in all sleeping areas. (Combination CO detectors where gas appliances are used). Existing hardwired smoke alarms shall be replaced with the same type. All smoke alarms shall be replaced every 10 years or in agreeance with manufacturer requirements, whichever is less. The addition of a required smoke alarm shall be permitted to be one of the 10-year, sealed battery-type detectors.

#### Can I add a smoke detector?

The addition of a required smoke alarm shall be permitted to be one of the 10-year, sealed battery-type detectors. Smoke detectors must be located in all sleeping areas. If the smoke alarms are wired, they must be replaced with the wired smoke alarms. If they are new additions, they can be replaced with the 10-year sealed lithium-ion battery type.

#### Are UL Rated and Surge Protected multiplug adapters allowed?

Yes, UL Rated and Surge Protected multiplug adapters are allowed. However, using extension cords and multiplug adapters as permanent wiring is not allowed.

#### Is my short-term rental located in the City limits or in Bay County?

Search your property in Bay County Property Appraiser. If the Tax District is indicated as District 13 or 14, the property is in Panama City Beach City Limits. If the property is in Tax District 56, it is in Bay County.

#### When does my VRC (Vacation Rental Certificate) expire?

The Vacation Rental Certificate expires on October 1, 2024.

#### Is the Pool Certificate required with my application?

Most condos have provided the pool inspection certificate prior to the new inspection cycle.

#### Can the fire inspection be done while the unit is occupied?

We do not enter occupied dwellings unattended. We require one escort to let the inspector in the unit. If the unit is unoccupied, we can enter with a door code and email a report.



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#### **How do I pay my invoice?**

Search the Invoice number or the short-term rental's address in the payment portal. Add the invoice to your cart and complete payment.

Card payments are only accepted through the online payment portal. Exact Cash and Check can be accepted in person or mailed to the Fire Inspections office.

#### **Where can I mail my application/payment?**

Check payments can be made out to PCB Fire Rescue. Mail can be sent to the below address.

PCB Fire Inspections  
17007 Panama City Beach Pkwy  
Panama City Beach, FL 32413

#### **Does the registration fee transfer?**

The BTR, TDC and DBPR are linked to the owner's property manager. When an owner switches property management companies, it is considered a new application and requires a new registration fee.

#### **How should property managers register for Vacation Rental Certificates?**

Property managers can submit a DBPR License, one notarized affidavit and one spreadsheet. The spreadsheet must include: the owner's contact information, TDT accounts numbers and PCB Local BTR numbers for each unit.