

Independence Fire Department  
950 North Spring St.  
Independence, MO 64050  
816-325-7121



Thursday, 15 September, 2022

Attn: Beth Hoberg  
Beth Hoberg B&B  
910 E Manor Rd  
Independence, MO 64055

Property Address:  
Beth Hoberg B&B  
910 E Manor Rd  
Independence, MO 64055

Re: Re-inspection - Short Term Rental on September 15 2022

**Congratulations, your business has satisfactorily completed and passed the Initial Short Term Rental Fire and Life Safety Inspection. The Independence Missouri Fire Department would like to take this time to thank you for making fire safety a priority.**

Upon satisfactory completion and signing off of all inspections by all required City Departments, your City of Independence, Missouri Business License will be sent to the business owner to be displayed within the occupancy.

*Note: Records of inspection reports are maintained by the Fire Prevention Bureau of the City of Independence, Missouri Fire Department and are part of the public record requirements of the State of Missouri. It is possible that information contained in these reports in addition to your failure to correct any noted fire code violations may be used against you in civil and/or criminal proceedings in the event of an incident related to any such violation. These records may also be accessed by your insurance carrier.*

Inspector:

A handwritten signature in black ink that reads "Robert Frazier".

Fire Inspector Robert Frazier

rfrazier@indepmo.org  
816-325-7134

Property Representative:

A handwritten signature in black ink that reads "Beth Hoberg".

Beth Hoberg

**Violation/Information Page(s)**

General Inspection Information

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**Are address numbers plainly visible and legible from the street and in contrast with the background?**

Pass

**Is the way to the exit obvious and unobstructed?**

Pass

**Is there a map identifying escape routes posted in each guest room?**

Pass

**Is emergency contact information for the owner or manager posted in each guest room?**

Pass

**Is a new or properly tagged, minimum 2A10BC portable fire extinguisher mounted on a bracket in plain view and near an exit?**

Pass

**Inspector Notes: Need 2A10BC Fire Extinguisher mounted**

**Are functioning smoke detectors present in each bedroom and common area?**

Pass

**Are child proofed electrical outlets or electrical outlet protectors installed in any unused outlet?**

Pass

**Is a functioning carbon monoxide detector present on each occupied level?**

Pass

**Are heating and refrigeration units maintained with proper 36" clearance from combustibles?**

Pass

**Is the hot water heater equipped with a relief valve and a drain line that extends between 6 to 24 from the floor?**

Pass

**Are breaker/fuse boxes accessible and maintained with 30 inches in width, 36 inches depth and 78 inches in height of clear space in front of the panel with breakers free to operate?**

Pass

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Inspection Violations

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**Is a new or properly tagged, minimum 2A10BC portable fire extinguisher mounted on a bracket in plain view and near an exit?**

**Municipal** Property must be in compliance to receive license  
**Code**

**Inspector Notes: Need 2A10BC Fire Extinguisher mounted**

Violation found on  
09/15/2022

Will be rechecked on or after  
09/17/2022

Repaired on  
09/15/2022

