

MARICOPA COUNTY ENVIRONMENTAL HEALTH CODE

CHAPTER X

RESIDENCE ACCOMMODATIONS

SECTION 2

TRANSIENT DWELLING ESTABLISHMENTS

REGULATION 1. Dwelling Units

- a. Dwelling units shall be of sufficient size to afford ample circulation of air and freedom of movement but not less than 100 square feet of floor area shall be provided for each unit, exclusive of bathrooms, closets, kitchens, and similar ancillary facilities.
- b. Floors of all rooms shall be of such construction as to be easily cleaned and shall be kept clean and in good repair.
- c. The walls and ceilings of all rooms shall be of a finish that will permit easy cleaning and shall be kept clean and in good repair.
- d. Where windows are relied on to provide light and ventilation, the area of the windows for each dwelling unit shall be equal to at least 20% of the floor area.
- e. Not less than 25% of the window area furnished shall be capable of being opened unless other satisfactory means of ventilation is provided. Windows capable of being opened shall be effectively screened.
- f. Furniture, drapes, carpets, and other accessories shall be kept clean and in good repair.
- g. Dwelling units shall be maintained free of insects, rodents, and other vermin.
- h. The provisions of A.R.S. Title 36, Chapter 13, Article 2 relating to gas appliances shall be met.
- i. All dwelling units shall be adequately heated, cooled, ventilated and lighted.
- j. All walkways, driveways, hallways, passageways shall be adequately lighted at night.

- k. Transient dwelling establishments shall be constructed in conformance with the "Uniform Building Code" published by the International Conference of Building Officials.

REGULATION 2. Bedding

- a. The beds, mattresses, pillows, and bed linen, including sheets, pillow slips, blankets, and other similar types of bed linens, used in all transient dwelling establishments shall be maintained in good repair; shall be kept clean and free of vermin; and shall be properly stored and protected from contamination and filth when not in use.
- b. Each bed, bunk, cot, or other sleeping place shall be provided with pillow slips, under and top sheets, for the use of guests. Sheets and pillow slips shall be adequately sized to completely cover the mattress and pillow.
- c. Clean linen shall be replaced by staff at the request of a guest, between guests, and at least once per week.

REGULATION 3. Water Supply

Each transient dwelling establishment shall be provided with an adequate and safe water supply from an approved source. Whenever a transient dwelling establishment finds it necessary to develop a source or sources of supply, complete plans and specifications of the proposed water system shall be submitted to the Department and approval received prior to the start of construction. The design, construction, and operation of all such water supply systems shall comply with Chapter V of this code.

REGULATION 4. Toilet; Rooms

- a. Adequate and convenient toilet, sink, and bathing facilities shall be provided at all transient dwelling establishments and shall be available to the guests at all times.
- b. Where private or connecting toilet rooms are not available for each dwelling unit, separate and plainly marked central toilet rooms for each sex shall be provided, located within 200 feet of such units.
- c. Central toilet rooms shall provide not less than one toilet, one sink, and one tub or shower for each sex for each 10 dwelling units, or major fraction thereof, not having private or connecting baths.
- d. Hot and cold water and soap shall be provided in all toilet rooms. Clean individual sanitary towels shall be furnished for each guest.

- e. Toilet rooms shall be well lighted and ventilated. Where gravity or mechanical ventilation is provided, the ventilation ducts for the toilet rooms shall not be connected into ventilation ducts from or to any dwelling unit.
- f. Floors of all toilet rooms shall be of easily cleanable construction; shall be kept clean and in good repair; and where necessary shall slope to properly located drains, where required.
- g. Walls and ceilings of all toilet rooms shall be of easily cleanable construction and shall be kept clean and in good repair.

REGULATION 5. Sewage Disposal

- a. The liquid wastes from all transient dwelling establishments shall be discharged into a public sewer system in compliance with applicable local ordinances or codes or into separate sewage disposal facilities approved by the Department.
- b. Separate sewage disposal facilities will not be approved where in the opinion of the Department connection to a public sewer is practicable.
- c. Where separate sewage disposal facilities are proposed, the design construction of such system shall be in accordance with Chapter II of this code. Plans and specifications for such system shall be submitted to the Department and approval received prior to start of construction.

REGULATION 6. Drinking Water; Ice; Utensils

- a. Where drinking fountains are provided, the fountain shall be constructed so that the drinking is from a free jet projected at an angle from the vertical, and provided with a guard to prevent the mouth being placed directly against the orifice. There shall be no possibility of the orifice becoming submerged. The fountain bowl shall be constructed of nonabsorbent easily cleanable material.
- b. After each occupancy, all multi-use glasses and other multi-use utensils furnished to each dwelling unit shall be cleaned and sanitized in a manner approved by the Department. If these items are not cleaned using an approved dishwasher in the guest room, then a sink with three (3) compartments and integral double drain boards or a dishwasher having a functional and/or adequate sanitizing cycle shall be used in another approved area of the transient dwelling establishment. All equipment shall be certified or classified by an American National Standards Institute accredited certification program, or deemed acceptable by the Department. The Department may approve any type of device or procedure for cleaning and sanitizing tableware if the property owner or property manager demonstrates the procedure is effective and reliable for that purpose.

- c. The use of a common drinking cup is prohibited.
- d. Ice shall be obtained from an approved source and shall be stored and handled in such a manner as to prevent contamination.

REGULATION 7. Refuse Storage and Disposal

- a. All refuse shall be stored and disposed of in accordance with Department regulations governing the storage collection, transportation and disposal of refuse and other objectionable wastes.
- b. Garbage cans shall be thoroughly washed after emptying and shall be maintained free of odors and other objectionable conditions.
- c. All containers for rubbish shall be cleaned as often as necessary to prevent a nuisance.
- d. All refuse containers shall be maintained in good repair.

REGULATION 8. Food Service

The storage, preparation and serving of food and drink shall comply with the requirements of Chapter VIII of this code.

REGULATION 9. Grounds

- a. Grounds of a transient dwelling establishment shall be properly graded and drained.
- b. Grounds shall be kept clean and free of accumulations of refuse and other debris. There shall be no evidence of fly, mosquito, or rodent breeding or infestation.

REGULATION 10. Reserved

REGULATION 11. Notification of Disease and Other Hazards

- a. The owner or operator of a transient dwelling establishment shall immediately report to the local Board of Health or Maricopa County Department of Public Health (MCDPH) the name of any guest or employee suspected or known to have a contagious disease, in accordance with A.R.S. Title 36, Chapter 6, Article 2.
- b. Every dwelling unit, after being occupied by a person known or suspected of having a contagious disease, shall be rendered non-contagious by treatment method as specified by the MCDPH before further occupancy.