

MARICOPA COUNTY ENVIRONMENTAL HEALTH CODE

CHAPTER X

RESIDENCE ACCOMMODATIONS

SECTION 1

GENERAL PROVISIONS

REGULATION 1. Definitions

- a. "Transient dwelling establishment" means and includes any place such as a hotel, motel, motor hotel, resort, tourist court, tourist camp, rooming house, boarding house, inn, hostel, and similar facilities by whatever name called, consisting of two or more dwelling units where sleeping accommodations, linens, and cleaning services are provided for transients or tourists provided, however, that the term shall not be construed to include apartments, and similar facilities if occupancy of all dwelling units is on a permanent basis.
- b. "Transient" means any person who occupies a dwelling unit in a transient dwelling establishment as defined above.
- c. "Dwelling unit" means any suite, room, cottage, bedroom, or other unit established, maintained, held out or offered by a transient dwelling establishment for occupancy.
- d. "Licensed Pest Control Applicator" means a person who is licensed by the Arizona Office of Pest Management (OPM) to apply pesticides.
- e. "Residence Accommodation" means a place of human habitation, such as a transient dwelling establishment, apartment, condominium, house, manufactured home, or townhome.

REGULATION 2. Permits, Plans

- a. No person shall operate a transient dwelling establishment without holding a valid permit to do so from the Department.
- b. No new establishment regulated under this chapter shall be constructed nor any additions or major alterations be made on existing facilities until plans and specifications showing in detail the work to be done have been submitted to and approved by the Department. The owner, operator, or his authorized agent shall certify in writing that the plan documents comply with these regulations.

REGULATION 3. Right of Inspection

The Health Officer is hereby directed to make inspections to determine the condition of housing and premises located within Maricopa County in order that he may perform his duty of safeguarding the health of the occupants of such housing and of the general public. For the purpose of making such inspections, the Health Officer is hereby authorized to enter, examine and survey at all reasonable times all housing described in this chapter. The owner or occupant of every dwelling, or the person in charge thereof, shall give the Health Officer free access to such housing and its premises, at all reasonable times for the purpose of such inspection, examination and survey.

REGULATION 4. Sanitation of Habitable Buildings

- a. In every public or private building which is in whole or in part leased by the owner or his agent for habitation, or which is permitted to be used by patrons or the general public, each plumbing fixture, pipe, drain, sewer and sewer connection shall be properly plumbed, of sanitary design and construction, maintained in repair and in a sanitary condition.
- b. No person shall occupy any building, dwelling or vehicle as a place of habitation unless adequate and sanitary facilities for the disposal of sewage have been provided therefor.
- c. An owner or lessee of a transient dwelling establishment, residence accommodation, or business establishment (collectively hereinafter referred to as "property") shall not turn off the water supply or cause such water supply to be turned off, except in case of necessity arising from a serious leak or bursting pipes. In such cases, repairs shall promptly be made, or caused to be made, by the property owner, property manager, or lessee.
- d. Every owner shall provide suitable and sufficient approved containers for storing garbage and rubbish in compliance with the regulations in this code.

REGULATION 5. Pipeless Heaters, Heating Stoves and Space Heating Devices

- a. Every indoor stove, space heater, or other heater which uses carbonaceous fuel shall be fitted with a continuous gastight pipe vent which discharges directly to the outer air, or to a chimney which discharges directly to the outer air without backup, all gaseous products of combustion of the fuel.
- b. The health officer having sufficient reason to believe that any such heater is defective or improperly vented, and does or may discharge into occupied indoor space excessive concentrations of noxious products of combustion, may seal such a heater to prevent its use. No person shall remove the seal or use the heater unless and until the defect causing or likely to cause the prohibited discharge has been corrected.

- c. Where gas is used as a fuel, the connection between the source of gas supply and the heating stove, space heating appliance, or tank water heater, shall be of substantial metallic construction, made gastight and impervious. No rubber or other non-metallic hose connection shall be used.

REGULATION 6. Compliance

Representatives of the Department shall make such inspections of residence accommodations as are necessary to assure compliance with these regulations. A copy of the report of the inspection shall be furnished the owner, lessee, or operator of the transient dwelling establishment indicating the degree of compliance or noncompliance with the provisions of these regulations. Failure to correct any violation noted within the time limit specified shall be cause for revocation or suspension of the permit to operate.