

CHAPTER 4 ROOMING UNITS

SECTION 4.1 DEFINITIONS

For the purpose of this chapter,

“Accessory Structure” means a subordinate building customarily incident to a principal building on the same lot, such as a garage or storage shed.

“Building” means a type of structure with exterior walls, erected and framed of component structural parts, designated for the housing, shelter, enclosure and support of individuals, which contains one or more Rooming Units as defined herein.

“Cooking/Kitchen Equipment” means equipment used for the preparation and heating of food items. This includes, but is not limited to, stoves, hot plates, ovens, toaster ovens, toasters, and electric skillets. Exceptions include a small refrigerator, a coffee maker and a microwave oven.

“Connecticut Building Code” means the Building Code of the State of Connecticut.

“Garbage” means the animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

“Infestation” means the presence or evidence of presence within or contiguous to a structure or premises of insects, rodents, vermin or other pests.

“Long term stay” means 30 days or more in the same Rooming Unit as defined herein. Long term stays may be subject to local zoning restrictions. Zoning and building department approvals are required prior to issuance of a Health District license.

“Premises” for the purposes of this Chapter means a lot, plot or parcel of land, excluding the buildings or structures thereon.

“Rooming Unit” means any room or group of rooms forming a single habitable unit used, or intended to be used, for living and sleeping purposes which is leased or rented to the public by its Owner and/or its Operator on a commercial or for-profit basis, including motels, hotels, inns and motor lodges, but excluding single-family, duplex and apartment units.

“Rubbish” means combustible and noncombustible waste materials, except garbage, including paper, plastic, glass, metal, wood, rubber, textiles, household items and other similar materials, including the residue from burning wood, coal and other combustible material.

“Temporary Stay” means less than 30 days in the same Rooming Unit.

“Tenant” means the occupant of a Rooming Unit.

SECTION 4.2 APPLICABILITY AND LICENSE REQUIRED

Every Premises and the exterior and interior portion of a building which contains a Rooming Unit shall comply with the provisions of this Code. Any Owner or Operator of a Rooming Unit within the Health District shall possess a valid License.

SECTION 4.3 STANDARDS FOR ROOMING UNITS

- A. Every Rooming Unit shall be equipped with a complete bathroom fixture group consisting of a flush water closet, lavatory basin and bathtub or shower in good working condition and installed and maintained in a manner prescribed by the Health District, the Connecticut Public Health Code, the Connecticut Building Code and any other applicable code, regulation or Statute of the State of Connecticut. Said fixture group shall be properly connected to an approved disposal system and to an approved potable water system. Hot water at a minimum of 110°F as measured at the tap, and cold water, both under pressure, shall be provided to all sinks and bathing fixtures. The water temperature shall not exceed 125°F at the tap.
- B. All bathroom fixtures shall be maintained in a properly functioning and sanitary condition.
- C. Linen, blankets, bed coverings and mattresses shall be clean and well maintained. Clean sheets and pillowcases shall be provided for each new occupant and/or provided on a weekly basis. All clean linen, blankets and other laundry shall be stored in a separate area in a sanitary and organized manner.
- D. Clean towels shall be provided at a minimum once a week, or more often if requested by the Tenant.
- E. Drinking cups provided by the management shall be either single-service throwaway-type or glass which is sanitized and wrapped at each change of occupancy.
- F. Extermination necessary to prevent infestation shall be provided by a professional exterminator registered in the State of Connecticut. Each Rooming Unit shall maintain a Comprehensive Pest Management Plan on site and the plan shall be implemented to control pests and prevent an infestation. If the Tenant notes the presence of pests this shall be brought to management's attention immediately. Management shall respond within five (5) working days and have the situation treated to control the infestation as recommended by a professional pest management company. The License Holder or his designated agent may self-treat for the pests once. If control is not achieved, or the infestation reoccurs, a professional extermination company shall be contracted to treat the unit and any adjoining units, as needed.
- G. Bedbug covers shall be provided for mattresses and box springs
- H. All floor coverings shall be maintained in a clean and sanitary manner and in good repair. Carpeting shall be vacuumed at a minimum of once per week, or more frequently as needed. If housekeeping is not provided to each Rooming Unit, management shall make a vacuum cleaner available for use by the Tenants to clean their own rooms.

- I. Every habitable room shall include at least one window or door in good repair located on an outside wall that is capable of being opened to admit fresh air. Screens shall be provided for all operable windows and for doors that are providing ventilation when a window is not available. All screens shall be maintained in good repair and be free from tears, holes, or other imperfections of either screen or frame that would admit insects such as flies or mosquitoes.
- J. All hallways and stairways in common spaces shall be adequately ventilated.
- K. Every bath, toilet or shower room shall be ventilated by direct access with the external air either by window, airshaft or ventilation fan. If a ventilation fan is used, it shall be vented directly to the exterior of the building and be of sufficient size to prevent the buildup of moisture. If mechanical ventilation is not available, an operable window with adequate window screening shall be provided.
- L. All storage areas shall be maintained in a clean, sanitary and organized manner, free from combustible, flammable materials. Such materials shall be stored as approved by the municipal Fire Marshal.
- M. Every Rooming Unit shall be equipped with heating facilities which are properly installed and maintained in safe and acceptable working condition and are capable of safely and adequately heating all habitable rooms and bathrooms located therein to a minimum temperature of 65° F. The use of portable electric or fuel-burning , such as propane space heaters, is prohibited unless specifically approved for use by the Fire Marshal and Building Official, and then only for temporary heat while the primary heat source is repaired.
- N. Every room occupied for sleeping purposes shall contain at least 500 cubic feet of air for each occupant over 12 years of age and at least 300 cubic feet of air for each occupant less than 12 years of age.
- O. No Rooming Unit may contain temporary Cooking/Kitchen Equipment. The use of resistance heating coil type cooking devices, including but not limited to stoves, hot plates, electric frying pans, toasters and toaster ovens, is prohibited in Rooming Units. Microwave ovens, coffee makers and small refrigerators listed by Underwriters Laboratories, Inc. (UL) and rated not to exceed 110 volts are permitted only if the owners of the property hire a licensed electrician to certify to the municipal Building Official that the existing electrical system is capable of supporting the use of these additional appliances in each room. Any extension cords shall be properly sized for the appliance(s) served and configured so as not to create a fire or tripping hazard. This is subject to inspection by the local Fire Marshal. The use of candles is not permitted.

SECTION 4.4 STANDARDS FOR ALL ROOMING UNIT PREMISES

- A. All Premises shall be graded and maintained so as to prevent the accumulation of stagnant water thereon and prevent runoff water from entering the Rooming Units and site buildings.

- B. All Premises shall be kept free from species of weeds or plant growth which are noxious or detrimental to the public health, such as poison ivy, and/or in excess of a height of six inches.
- C. All Premises shall be maintained in a clean and sanitary condition, free from any accumulation of rubbish or garbage.
- D. All Premises shall have sufficient containers for the disposal of Garbage and Rubbish. The containers shall be emptied by a licensed waste contractor with sufficient frequency to avoid overflow. Dumpsters shall be located on an impervious surface and kept closed except when material is being added. The containers and surrounding area shall be maintained in a clean and sanitary condition to preclude odors and avoid attracting insects, rodents or other animals.
- E. All pavement, curbing and walkways shall be maintained in sound condition and free from slip and trip hazards. Snow and ice shall be removed or treated, as needed, to provide safe passage.

SECTION 4.5 ROOMING UNIT STRUCTURAL STANDARDS

- A. All principal Buildings and Accessory Structures of the Rooming Unit shall be maintained structurally sound and in good repair.
- B. Every foundation, exterior wall, roof, and all other exterior surfaces shall be maintained in a functional state as to exclude water infiltration and rodents. The foundation elements shall adequately support the building at all points.
- C. Every exterior and interior wall shall be free of holes, breaks, loose or rotting boards, timbers, concrete, bricks and any other condition which might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All exterior and interior surface material must be adequately protected with paint, stain or siding in accordance with acceptable standards, and all siding material must be kept in good repair. Paint shall be maintained in an intact condition and shall not be peeling, chipping or flaking.
- D. Stairs and other exit facilities shall be adequate for safety, as provided in the Connecticut Building Code and shall comply with the following subsections:
 - 1) Every stair, every porch and every appurtenance attached thereto shall be constructed so as to be safe to use and capable of supporting the loads to which it is subjected, as required by the Connecticut Building Code, and shall be kept in sound condition and good repair.
 - 2) Where deemed necessary for safety, every flight of stairs which is more than two risers high shall have handrails located as required by the Connecticut Building Code, and every porch which is more than two risers high shall have handrails so located and of such design as required by the Connecticut Building Code. Every handrail and balustrade shall be firmly fastened and shall be maintained in good condition.
 - 3) Stairs, doorways, hallways and other exit facilities shall be kept open and free from obstructions to allow safe access.

- E. Every window, building exterior and basement hatchway shall be substantially tight and shall be kept in sound condition and repair.
- F. Every window shall be fully supplied with glass windowpanes or an approved substitute without open cracks and holes or uncovered sharp edges.

SECTION 4.6 ROOMING UNIT ELECTRICAL STANDARDS

- A. Each Rooming Unit shall have electric service and outlets and/or fixtures capable of providing at least one floor or wall type outlet for each 60 square feet or fraction thereof of floor area. In no case shall there be fewer than two outlets. Every bathroom shall have at least one working electrical outlet and shall be in compliance with the current Connecticut Building Code.
- B. Convenient switches for turning on one light in each room or passageway shall be located so as to permit the area ahead to be lighted.
- C. Every public hall and stairway in buildings containing three or more Rooming Units shall be adequately lighted at all times so as to provide at least six foot-candles of light at the tread or floor level.
- D. Every public hall and stairway in buildings containing not more than two Rooming Units may be supplied with conveniently located light switches controlling an adequate lighting system which may be turned on when needed in place of full-time lighting.

SECTION 4.7 TENANT RESPONSIBILITIES

All Tenants shall be responsible for maintaining the Rooming Unit in which he or she resides in a sanitary condition and shall exhibit a degree of personal hygiene within the Rooming Unit so as to maintain safe and sanitary conditions in compliance with this Chapter. The Tenant shall be responsible for notifying management of any condition within the room requiring maintenance. Tenants shall be responsible for maintaining the Rooming Unit in an uncluttered state so that all outlets and heating/ventilation units remain accessible, and the walls, floors and any other necessary areas are accessible for extermination, if needed. At no time shall a Tenant infringe upon any neighboring Rooming Units due to odor, insects, vermin or any other result emanating from poor sanitary practices. No Tenant shall install Cooking/Kitchen Equipment, space heaters, or any other prohibited equipment in the room without permission from management. No room shall be converted from a Temporary stay to a Long term stay unit without prior approval from management, any other applicable local departments, and the Health District.