

LEGISLATIVE DIGEST

[Housing Code - Heat Requirements in Residential Hotel Units]

Ordinance amending the Housing Code to revise the requirements for heating in residential rental units; and affirming the Planning Department's determination under the California Environmental Quality Act.

Existing Law

Section 701 of the Housing Code establishes minimum heating and ventilation requirements for residential rental units and hotels.

Amendments to Current Law

Section 701 of the Housing Code is amended to conform the minimum heating requirements for residential rental units to existing state law.

Background Information

The state law's minimum heating requirements for residential rental units are contained in Title 25, Section 34, of the California Code of Regulations and Section 701 of the 1997 Uniform Housing Code. Title 25 and the Uniform Housing Code require that every dwelling unit, guest room, and congregate residence used or offered for rent or lease be provided with heating facilities capable of maintaining a minimum room temperature of 70 degrees Fahrenheit at a point three feet above the floor in all habitable rooms. When the heating facilities are not under the control of the tenant or occupant of the building, the building owner and/or manager must provide that heat 24 hours a day.

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