Colorado Department
of Public Health
and Environment

DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
Consumer Protection Division
6 CCR 1010-14
STATE BOARD OF HEALTH
SANITARY STANDARDS AND REGULATIONS FOR PUBLIC ACCOMMODATIONS
(Adopted February 17, 1971, effective April 15, 1971)

Colorado Department of Public Health and Environment
4300 Cherry Creek Drive South
Denver, Colorado 80222-1530

SANITARY STANDARDS AND REGULATIONS

FOR

PUBLIC ACCOMMODATIONS

1.0 ADMINISTRATION

1.1 AUTHORITY Chapter 25-1-107 (m), Colorado Revised Statutes 1973.

1.2 ADOPTED February 17, 1971

1.3 EFFECTIVE DATE April, 15, 1971

1.4 PURPOSE

The purpose of these "Sanitary Standards and Regulations" is to provide minimum requirements for the protection of the health and safety of the occupants of public accommodations and residents of the general communities.

1.5 APPLICATION

The provisions of these "Sanitary Standards and Regulations" are applicable to the maintenance, sanitation, ventilation, occupancy, and use of public accommodations, (rooming houses, boarding houses, lodging houses, hotels, and motels) as defined, and accessory structures thereto, located in any part of the state.

1.6 SCOPE

Occupancies and uses of existing buildings used for transient or public housing facilities may be continued provided that such buildings were constructed in

compliance with; applicable state or local building codes in effect at the time the buildings were constructed, other state and local housing codes, laws, and ordinances and further, that such continued use is not hazardous to the health or safety of the occupants, and is in compliance with the following standards for maintenance and operation. These requirements shall not be construed to pre-empt or limit the authority of any town, city, or county, to concurrently regulate the housing types defined under Public Accommodations, provided, that such local ordinances or regulations are not less stringent than these regulations.

2.0 DEFINITIONS

For the purpose of these regulations:

2.1 Public Accommodations means any establishment or building including a rooming house, boarding house, lodging house, hotel, motel or other facility by whatever name known, which is maintained, advertised, offered or rented to a guest as a place where sleeping or rooming accommodations are provided, whether with or without meals.

2.2 Boarding house means an establishment in which meals and sleeping rooms are provided for guests.

2.3 Building means any structure, or portion thereof, which is used, or designed or intended to be used for human habitation, for living, sleeping, cooking, or eating purposes or any combination thereof.

2.4 Dormitory means a room occupied by more than three guests.

2.5 Dwelling means any building which is wholly or partly used or intended to be used

for living or sleeping by human occupants.

2.6 Dwelling Unit means any room or group of rooms located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for living and sleeping and a part of which is exclusively or occasionally appropriated to cooking or eating.

2.7 Exit means a continuous and unobstructed means of egress to a public way, and shall include intervening doorways, corridors, ramps, stairways, smoke-proof enclosures, horizontal exits, exit courts, and yards.

2.8 Garbage means all putrescible animal and vegetable wastes resulting from the handling, preparation, cooking and consumption of foods.

2.9 Refuse means all combustible or noncombustible, putrescible or non-putrescible solid or liquid wastes, including garbage, rubbish, ashes and manure.

2.10 Grounds means exterior yard areas or premises.

2.11 Guest means any person hiring or occupying a room for living or sleeping purposes.

2.12 Guest room is any room used, or intended to be used, by a guest for sleeping purposes.

2.13 Habitable room means a room or enclosed floor space used or intended to be used for sleeping, living, cooking or eating purposes excluding bath or toilet rooms, service rooms, foyers, connecting corridors, closets, storage spaces, or utility rooms.

2.14 Health Department means the "Colorado Department of Public Health and Environment" and its authorized inspectors, agents and employees.

2.15 Hot water means water at a temperature of not less than 120° Fahrenheit.

2.16 Hotel means any establishment offering lodging or sleeping accommodations to guests either with or without meals.

2.17 Kitchen means a room used, or designed to be used, for the preparation of food.

2.18 Lodging house means any dwelling or that part of any dwelling containing one or more rooming units in which space is let to three or more persons.

2.19 Motel (See definition of "hotel")

2.20 Multiple dwelling means any dwelling containing more than one dwelling unit.

2.21 Nuisance: The following shall be defined as nuisances:

a. Any public nuisance known at common law or in equity jurisprudence;

b. An attractive nuisance known at common law or in equity jurisprudence;

c. Whatever is dangerous to human life or detrimental to health;

d. Overcrowding a room with occupants;

e. Insufficient ventilation, illumination, or heating;

f. Inadequate or insanitary sewerage or plumbing facilities;

g. Insanitary conditions;

h. Whatever renders air, food or drink unwholesome or detrimental to the health of human beings.

2.22 Occupant means any person living, sleeping, cooking in, or having possession of, a dwelling unit or rooming unit.

2.23 Operator means any person who owns, has charge, care, or control of, a building or part thereof in which dwelling units or rooms are let.

2.24 Person means an individual or group of individuals, association, partnership or corporation.

2.25 Rooming House: (See "Lodging House")

2.26 Rooming unit means any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes.

2.27 Sanitary facilities means toilet, privies, lavatories, showers, baths, bath tubs, urinals, laundry tubs, and the service rooms provided for installation and use of these units.

3.0 GROUNDS

3.1 All ground areas shall be well drained, graded and surfaced, where necessary, and free from depressions in which water may stand.

3.2 Premises shall be kept free from accumulations of refuse, dilapidated structures, open excavations or other health and safety hazards constituting a nuisance as defined.

3.3 During periods of occupant use, the occupant shall maintain his dwelling or premises which he occupies and controls in a safe sanitary manner. The operator shall keep that part of the building he occupies or controls, and the shared or public areas of the building and premises in a clean, safe, and sanitary condition. All garbage and refuse shall be collected and disposed of so as to prevent nuisance conditions.

3.4 The operator shall be responsible for clean, safe, and sanitary condition of the building and premises prior to each occupancy.

3.5 Livestock or poultry shall not be located less than 50 feet from any room or dwelling unit.

3.6 Where electrical service is available within 300 feet of the premises, public areas and structures including roadways, paths, routes of egress and sanitary service buildings

shall be adequately illuminated at night.

4.0 WATER SUPPLY

4.1 The water system shall be designed, constructed and protected so as to assure that a safe, potable and adequate water supply is available for domestic purposes in compliance with the Colorado Department of Public Health and Environment regulations.

4.2 No surface or cistern water supply shall be used except under conditions approved by the Colorado Department of Public Health and Environment. When such a facility is approved for use, water shall be obtained from an acceptable source and shall contain a chlorine residual of at least 0.3 p.p.m.

4.3 The water supply system shall deliver water at normal operating pressures (20 pounds per square inch minimum) to all fixtures at least 20 percent of the total daily required volume needed for any one hour peak use period. The water supply system shall deliver at least 60 gallons of water per person, per day.

4.4 Water under pressure, protected from back siphonage, shall be supplied to all dwelling units and to all other buildings in which cooking is permitted or which contain toilet, bathing, laundry or dishwashing facilities.

5.0 EXCRETA AND LIQUID WASTE DISPOSAL

5.1 Facilities shall be provided and properly maintained for the disposal or treatment of disposal of excreta and liquid wastes.

5.2 Where a public sewer system is available, all plumbing fixtures and all building sewers shall be connected thereto. If a public sewer system is not available, a private

sewage disposal system meeting the requirements of the Colorado Water Pollution Control Commission and applicable local regulations, shall be installed and connected to all plumbing fixtures and building sewers.

6.0 REFUSE DISPOSAL

6.1 The storage, collection, and disposal of refuse shall be so conducted as to control odors, insects, rodents, and other nuisance conditions. Sufficient numbers of covered metal refuse containers shall be provided for refuse storage and located not more than 150 feet from any dwelling unit. All refuse shall be collected and regularly disposed of in an approved manner. Refuse incinerators, where permitted, shall be of approved type, and isolated from traffic and pedestrian areas.

7.0 INSECT AND RODENT CONTROL

7.1 Rodents and insects shall be controlled by establishing proper sanitary practices, vermin proofing of buildings, extermination, or other safe and effective control methods.

8.0 DWELLING REQUIREMENTS

8.1 Dwelling and service buildings shall be structurally sound, provide protection for the occupants against the elements, constructed so as to facilitate cleaning and afford privacy, and maintained in good repair and in a safe and clean condition.

8.2 Floors and walls of habitable buildings shall be constructed of wood, concrete or other comparable materials and shall be reasonably smooth and so constructed as to prevent the entrance of ground and surface water.

9.0 SPACE AND OCCUPANCY STANDARDS

9.1 Habitable rooms and service rooms in all occupancies shall have a ceiling height of not less than seven feet. In rooms with sloping ceilings, the required ceiling height shall be provided in at least 50 percent of the room and no portion of any room having a ceiling height of less than five feet shall be considered as contributing to the minimum required areas.

9.2 No habitable room, except kitchen, shall be less than seven (7) feet any dimension.

9.3 Every dwelling unit shall contain at least one hundred fifty (150) square feet of floor space for the first occupant and at least one hundred (100) square feet of floor space for each additional occupant.

9.4 Every room occupied for sleeping purposes shall contain at least seventy (70) square feet of floor space for the first occupant, and at least fifty (50) square feet of floor space for each additional occupant.

9.5 Every dwelling unit shall be provided with a kitchen, providing the following:

a. A trapped and vented kitchen sink provided with hot and cold running water.

b. Approved refrigeration and cooking appliances properly installed and maintained.

c. A cabinet for the storage of food, dishes and cooking utensils.

d. A smooth, washable, nonabsorbent finish for all sink and cabinet tops.

e. Adequate ventilation of the kitchen to the outside air.

9.6 Food service activities, not required to have a restaurant license under Chapter 12, Article 44, CRS 1973, shall conduct food service operations in conformance to the

physical and operational requirements of the Colorado restaurant sanitation laws rules and regulations.

9.7 Each habitable room shall have at least one window with direct and unobstructed opening to the outside. The minimum total window area shall be at least 10 percent of the floor area of each room. At least one-half of the required window area shall be openable.

9.8 Every service room (bathroom, toilet room, and similar rooms) shall have at least one openable window facing directly to the outside in order to provide ventilation. An approved mechanical ventilation system, vented to the outside, may be used in lieu of a window.

9.9 When necessary for exclusion of flies, mosquitoes and other insects all exterior openings of habitable and service buildings shall be protected with fly screening of not less than 16 mesh per square inch unless other approved protective devices are provided.

10.0 MECHANICAL REQUIREMENTS

10.1 Where climatic conditions require artificial heating, all dwelling units, guest rooms, service rooms, shall be provided with approved type heating facilities which are properly installed, maintained in a safe working condition and which are capable of maintaining a room temperature of 70° Fahrenheit in all such rooms.

10.2 No open flame gas or oil fired kitchen stoves, hot plates or unvented heaters shall be approved for heating purposes.

10.3 Where electrical service is available within 300 feet of the premises, each building

shall be connected to the service, and each habitable room shall be provided with at least two separate electric convenience outlets, or one such convenience outlet and one electric light fixture. Each service room shall have at least one convenience outlet and one light fixture. All public hallways, stairs, other exit ways, storage and utility areas, shall contain at least one supplied electric light fixture and shall be adequately lighted, with light level intensities of at least 10 foot candles, at all times. The electrical system shall be installed and maintained in accordance with provisions of the National Electrical Code.

11.0 EXITS

11.1 Every dwelling shall have at least one direct and one alternate safe, unobstructed means of egress leading to safe and open space at ground level. In addition, each building in which 10 or more people sleep, eat, or otherwise occupy, and each building containing more than two stories, shall have at least two conveniently located and accessible means of egress for emergency exit from each occupied floor.

11.2 Each dwelling unit, guest room, and dormitory shall be directly accessible, without passage through another dwelling or rooming unit, to the outside or to a common hallway leading to the outside.

11.3 A landing shall be provided beyond each exterior door opening and beyond each interior doorway opening onto a stairway. Such landings shall have a width and depth of not less than a door opening.

The landing over which a door does not swing, shall be located not more than seven and one-half (7½) inches below the threshold level. The landing over which the door

swings, shall be located not more than two (2) inches below the threshold level.

11.4 All porches and balconies more than thirty-six (36) inches in height, and all stairs with four or more risers shall be provided with a handrail, except in storage of similar type rooms. The rise of each step in a stairway shall not exceed eight (8) inches, and the run (tread) shall not be less than nine inches. Every stairway and doorway shall have headroom clearance of not less than six feet, six inches.

12.0 HOUSEHOLD EQUIPMENT AND FURNISHINGS

12.1 Basic household equipment where provided by the operator, shall include tables, chairs, beds, and storage for clothing and personal effects which shall be easily cleanable and shall be kept clean and in good repair.

12.2 Dishware, utensils, glasses, and flatware, furnished for guest use, shall be untarnished, clean, with undamaged use surfaces. They shall be stored in a clean, dry sanitary place.

12.3 Approved washing and bactericidal treatment shall be provided for all multi-use glasses in guest rooms after each occupancy. The use of common drinking cups or vessels is prohibited.

12.4 Individual soap and towels shall be provided in all public toilet facilities and in all guest rooms. The use of common towels is prohibited.

12.5 Cleaning equipment, supplies, insecticides, paints, and other toxic or hazardous chemicals or products shall be stored safely and separately from the laundry facilities, linen and other supply storage.

13.0 SLEEPING FACILITIES

13.1 Suitable sleeping facilities shall be provided for each occupant, consisting of beds, bunks or cots complete with springs and mattresses which shall be clean, in good repair, and so constructed as to afford reasonable comfort.

13.2 Mattresses and pads with covers, pillows, bed cover, and other bedding furnished by the operator, shall be of proper size, maintained in good repair, and provided in a clean sanitary condition upon each change of occupancy.

13.3 Sheets and pillow cases shall be of standard size and all sheets, pillow cases, towels and wash cloths shall be laundered in an approved manner before they are replaced weekly or furnished to new guests. All clean linen shall be stored in a clean dry place.

13.4 In dormitories (where occupied by more than three guests), single beds shall be spaced not closer than 36 inches laterally or end to end and double-deck facilities shall be spaced not less than 60 inches laterally or end to end. Triple-deck bunk facilities are prohibited, and there shall be a clear ceiling height above the mattress of not less than thirty-six (36) inches and a clear space of at least twenty-seven (27) inches between mattresses of a double bunk.

14.0 TOILET, LAVATORY, BATHING AND LAUNDRY FACILITIES

14.1 Toilet, lavatory, bathing, and laundry facilities shall be installed and provided in minimum numbers as required by provisions of the Colorado Technical Plumbing Code.

14.2 Individual or centralized sanitary facilities shall be provided as follows:

a. Toilets

One for each dwelling unit, or one for each sex at the rate of one for every 10 persons or fractional part of such number.

b. Urinals

One for each 25 males in centralized sanitary service units. Urinals may be substituted for up to one-third of the required number of toilets;

Twenty-four inches of trough urinals shall be considered the equivalent of one urinal.

Men's toilet rooms with toilet, hereafter constructed, shall also include urinals.

c. Lavatories

One for each dwelling unit or one for each sex, at the rate of one for every 10 persons or fractional part of such number. Twenty-four inches of a wash sink, tray or trough, shall be considered the equivalent of one lavatory. Laundry tubs, kitchen sinks, and bath tubs shall not be acceptable substitutes for lavatories.

d. Bathing Facilities

One for each dwelling unit or one for each sex, at the rate of one for every 10 persons or fractional part of such number.

e. A kitchen sink shall be provided in each dwelling unit. A laundry tray shall be provided for each 50 persons. Laundry tubs, lavatories, and bath tubs shall not be acceptable substitutes for kitchen sinks.

14.3 Where private toilets, lavatories, and baths are not provided, required sanitary facilities shall be provided on each floor for each sex, and shall be accessible from a public hallway with toilets and baths installed in separate compartments. Additional toilets, lavatories, and baths shall be provided at the rate of one for every additional 10 guests, or fractional number thereof in excess of 10.

14.4 Hot and cold water under pressure shall be supplied to all required plumbing fixtures except that cold water only shall be supplied to water closets. Tempered water may be delivered to showers and sinks to conserve heat and heating equipment.

14.5 Required plumbing fixtures shall be maintained in good working order and in a clean and sanitary condition.

14.6 Sufficient numbers of faucets with running water shall be provided to wash walkways, courts, passage ways and other common use areas.

14.7 Where drinking fountains are provided, they shall be of an approved angle jet-type with adequate water pressure at all times.

14.8 Service rooms and buildings housing required plumbing fixtures, shall be constructed of easily cleanable, nonabsorbent materials, maintained in good repair and in a clean and sanitary condition and conveniently located at a distance of not more than 150 feet from any dwelling.

14.9 In multiple family and group type occupancies where sanitary facilities are shared, separate rooms containing required plumbing fixtures shall be provided for each sex. If located in the same building, they shall be separated by a solid wall extending from floor to ceiling. These rooms shall be clearly marked for "Men" or "Women". The

entrances shall be screened so that the interiors are not visible from the outside.

14.10 Shower heads shall be spaced at least 36 inches apart with a minimum of nine square feet of floor area per shower head. Shower and bathtub floors shall have a non-skid surface or provided with a non-slip impervious mat. Wooden racks (duck board) over shower floors are prohibited. Where rubber or impervious mats are used, they must be cleaned, dried, and kept off the shower floor between usage.

14.11 Dressing room space, equivalent to the size of the shower floor area shall be provided adjacent to bathing facilities.

14.12 Every required toilet, bathtub, or shower shall be installed in a room which will afford privacy to the occupants. Each toilet and bathtub or shower shall be individually partitioned with self-closing doors to afford privacy except that showers may be equipped with a waterproof draw curtain.

14.13 No toilet space shall be less that 30 inches in width, and there shall be not less than 30 inches of clear space in front of a toilet.

14.14 The floors of utility buildings shall have a smooth, impermeable and easily cleaned surface, sloped to drain. Floor drains, properly trapped, shall be provided in all shower baths and shower rooms to remove waste water and to facilitate cleaning. The walls and ceilings of such buildings shall be finished, and the walls shall have a smooth, nonabsorbent easily cleanable surface extending to a height of four feet in toilet rooms and six feet in shower rooms.

15.0 SWIMMING POOLS

15.1 Plans and specifications of swimming pools and appurtenant facilities that are hereafter constructed, remodeled, or modified shall be submitted to the Colorado Department of Public Health and Environment for review of sanitary features prior to construction. Swimming pools shall be operated and maintained in accordance with Colorado Department of Public Health and Environment regulations.

16.0 PENALTIES

16.1 Pertinent sections of Colorado Revised Statutes 1973 read as follows:

"25-1-114. UNLAWFUL ACTS - - PENALTIES.

(1) It is unlawful for any person, association, or corporation and the officers thereof;

(a) To willfully violate, disobey or disregard the provisions of the public health laws or the terms of any lawful notice, order, standard, rule, or regulation issued pursuant thereto; or

(b) To willfully fail to remove from private property under his control at his own expense, within forty-eight hours after being ordered so to do by the health authorities, any nuisance, source of filth, or cause of sickness within the jurisdiction and control of the Department, whether such person, association, or corporation is the owner, tenant or occupant of such private property; except that, if such condition is due to an act of God, it shall be removed at public expense.

(2) Any person, association, or corporation, of the officers thereof, who violate

any provisions of this section is guilty of a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than one thousand dollars, or by imprisonment in the county jail for not more than one year, or by both such fine and imprisonment and, in addition to such fine and imprisonment shall be liable for any expense incurred by health authorities in removing any nuisance, source of filth, or cause of sickness. Conviction under the penalty provisions of this part 1 or any other public health law shall not relieve any person from any civil action in damages that may exist for any injury resulting from any violation of the public health laws."

a:\pubaccom.wpd-10/96