

ORDINANCE NO. 2006-050

Adopted by the Sacramento City Council

September 5, 2006

AMENDING CHAPTER 8.100 OF TITLE 8 OF THE SACRAMENTO CITY CODE TO REQUIRE COOLING AND NOTICE OF COOLING CENTERS IN RESIDENTIAL HOTELS

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1. Purpose and Scope.

This ordinance applies to all existing and future residential hotels in the City of Sacramento with 6 or more rooms. Its purpose is to improve the living conditions and protect the health and safety of residential hotel residents, including low-income, elderly, and mentally and physically disabled members of the Sacramento community.

SECTION 2. Findings.

The Sacramento City Council hereby finds and declares that:

- A. There are 10 residential hotels operating in the central city of Sacramento, housing approximately 750 residents.
- B. Residential hotels provide permanent housing for very low-income persons. Many of these residents pay 42-50% of their monthly incomes toward rent.
- C. Approximately 50% of the hotel residents have been diagnosed with a mental or physical disability. The primary means of transportation for these residents is bus, light rail, or walking.
- D. Many residential hotel rooms do not contain kitchen or bathroom facilities.
- E. Sacramento Valley daytime high temperatures average over 90 degrees F during the months of July and August. The City of Sacramento experiences temperatures over 90 degrees F an average of 74 days per year. In contrast, the cities of Long Beach, Los Angeles, San Jose and San Diego experience temperatures over 90 degrees F an average of only 22, 22, 3, and 2 days per year, respectively.
- F. In June, 2006, the City of Sacramento experienced eight days of temperatures exceeding 100 degrees F. In July, 2006, it suffered from eleven consecutive days of temperatures exceeding 100 degrees F.

- G. The Federal Emergency Management Agency recommends that during periods of extreme heat, persons should spend at least two hours per day in an air-conditioned place to avoid the risk of heat exhaustion, heat stroke, and other heat related illnesses.
- H. There is no requirement that residential hotels within the City of Sacramento provide cooling facilities or cooled rooms for their tenants. Currently, approximately one-half of the residential hotels do not provide any such facilities or rooms.
- I. Three deaths occurred in residential hotels in the City of Sacramento during the July, 2006, heat-wave.

SECTION 3. Section 8.100.492 is added to the Sacramento City Code to read as follows:

Section 8.100.492 DEFINITIONS.

For purposes of sections 8.100.494 and 8.100.496, the following definitions shall apply:

- A. "Cooling Facilities" means equipment, appliances, devices, or systems capable of cooling every Residential Hotel Unit at a maintained unit temperature of eighty (80) degrees Fahrenheit or less at a point three feet above the floor.
- B. "Cooled Room" means a space or spaces provided by the Residential Hotel owner or operator within the Residential Hotel of not less than 20 square feet per Residential Hotel tenant, open to all Residential Hotel tenants 24 hours per day from June 1st through September 30th of every year with a maintained temperature of no higher than eighty (80) degrees Fahrenheit at a point three feet above the floor.
- C. "Public Cooling Centers" are locations that are open to the public and which are designated for the purpose of providing relief from the heat.
- D. "Notice of Opening of Public Cooling Centers" means the notice(s) given by the City Manager or his/her designee to Residential Hotel owners or operators that Public Cooling Centers are open, of their locations, the expected dates they will remain open, and their hours of operation.
- E. "Residential Hotel" means any building containing six or more rooms intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by tenants, which is or may be the primary residence of such tenants, provided that a majority of these rooms are Residential Hotel Units.
- F. "Residential Hotel Unit" means a room in a Residential Hotel intended or designed to be used, or which is used, rented, or hired out, to be occupied, or which is

occupied, for sleeping purposes by a tenant, and which lacks either or both a self-contained kitchen or bathroom.

SECTION 4. Section 8.100.494 is added to the Sacramento City Code to read as follows:

Section 8.100.494 COOLING.

Not later than June 1, 2007, Residential Hotel owners or operators shall provide either a Cooled Room or Cooling Facilities as defined in section 8.100.492. The Cooled Room and Air Cooling Facilities shall be provided, installed and maintained in a safe and operable condition and in accordance with the Uniform Building Code, the Uniform Mechanical Code, Title 15 of this Code, and all other applicable laws.

SECTION 5. Section 8.100.496 is added to the Sacramento City Code to read as follows:

Section 8.100.496 NOTICE OF OPENING OF PUBLIC COOLING CENTERS.

Every Notice of Opening of Public Cooling Centers shall be posted in a conspicuous location at the front desk in the lobby of the Residential Hotel or, if there is no lobby, in the Residential Hotel's primary public entrance way at all times from June 1st through September 30th of every year and while Public Cooling Centers remain open and shall be delivered to every Residential Hotel Unit in use upon the Residential Hotel owner or operator's receipt of the Notice of Opening of Public Cooling Centers.


Adopted by the City of Sacramento City Council on September 5, 2006 by the following vote:

Ayes: Councilmembers, Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters.

Noes: None.

Abstain: None.

Absent: Mayor Fargo.



Robert King Fong, Vice Mayor

Attest


Shirley Concolino, City Clerk

Passed for Publication August 29, 2006
Published September 1, 2006
Effective September 5, 2006