

CHAPTER VII
ROOMING HOUSES

Article 7-1 General Provisions and Licensing
Article 7-2 Standards

ARTICLE 1

GENERAL PROVISIONS AND LICENSING

- 7-1-1 Definitions
- 7-1-2 Licenses
- 7-1-3 License Fees
- 7-1-4 Term of License
- 7-1-5 Registration Required

7-1-1 Definitions

For the purpose of this Section the following words shall have the following meanings;

(a) Rooming House

Shall include any building or portion thereof which is utilized for the purpose of furnishing rooms or accommodations to any person, or any person acting in a representative capacity or any other combination of individuals by whatever name, who for a consideration, uses, possesses or has the right to use or possess any room or rooms in such building, including, but without limitation thereto, a house, hotel, apartment house, lodging house., motel, guest house, mobile homes, auto camps, trailer courts and parks, under any concession, permit, right of access, license to use, or other agreement or otherwise; providing, however, the rental of a house under a written agreement for occupancy thereof for a period of thirty (30) days or more shall not be considered a "rooming house" under this Section.

7-1-2 Licenses

Any person desiring to operate a rooming house within the Town shall make written application for a license to do so to the Town Clerk and shall state in such application the following information:

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- (a) Name and address of the owner and/or manager;
- (b) Name and address of the business to be licensed;
- (c) Number of rooms and the number of persons that can be accommodated in each room;
- (d) Number of rooms with private bath;
- (e) Bath facilities for rooms without baths.

Immediately upon receipt of the application together with the license fee as hereinafter prescribed, the Town Clerk shall notify the Building Inspector who shall inspect the premises to be licensed; and the application, together with the inspector's report, shall be submitted to the Board at its next meeting. The Building Inspector shall determine if all the requirements herein prescribed and all other requirements by the Town have been met. The Board shall approve or reject in writing said application.

7-1-3 License Fees

The license fee payable hereunder shall be the sum of One Dollar (\$1.00) per bed, according to the number of beds shown in the application, with a minimum fee of Five Dollars (\$5.00) and a maximum fee of Thirty Dollars (\$30.00) per license.

7-1-4 Term of License

All licenses shall be issued for the balance of the calendar year when granted or for the next ensuing calendar year. All licenses shall be non-transferable without the written consent of the Board and no license fee shall be refunded to the holder of a license in the event the licensed premises cease to be so used. The Board shall have the right to refuse an applicant when the Board has reason to believe that the applicant will not conduct the rooming house in accordance with this Code or any code adopted herein or the laws of the State of Colorado.

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7-1-5 Registration Required

Every person to whom a license shall have been issued to conduct a rooming house shall maintain a guest register book and shall require to be inscribed therein the names of all guests or persons renting or occupying rooms, which register shall be signed by the person renting the room or rooms or by someone under his direction. Registration as herein required shall be completed before such person is permitted to occupy such rooms. Such register shall at all times be open to inspection by an officer of the Town.

ARTICLE 2

STANDARDS

- 7-2-1 Minimum Space Requirements
- 7-2-2 Responsibility for Cleanliness
- 7-2-3 Plumbing Requirements
- 7-2-4 Inspections
- 7-2-5 Sleeping in Walk-Ways Prohibited
- 7-2-6 Uniform Building Code Adopted
- 7-2-7 National Electrical Code Adopted

7-2-1 Minimum Space Requirements

It shall be unlawful for any person who owns or operates a rooming house to rent or offer to rent any room for sleeping purposes that does not contain a minimum of forty (40) square feet of floor area for each occupant.

7-2-2 Responsibility for Cleanliness

Every owner and operator shall at all times keep the rooming house and all parts thereof in a clean and sanitary condition.

7-2-3 Plumbing Requirements

- (a) At least one (1) flush water closet, lavatory basin, and bath tub or shower, properly connected to the water and sewer system and in good working order shall be supplied for each ten (10) persons residing within the rooming house. Every lavatory basin, bath tub, or shower shall be supplied with hot water at all times.
- (b) The plumbing must meet the requirements of the 1972 Plumbing Code adopted in Chapter 10, Article 4, herein.

7-2-4 Inspections

Whenever upon inspection of any rooming house the Building Inspector finds that conditions or practices exist which are in violation of any provision of this Code or any code adopted herein, he shall give the operator notice that, unless such condition or practice is corrected within a reasonable time, his license may be suspended or revoked. At the end of such period, the Building Inspector shall re-inspect said premises,

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and, if the condition or practice has not been corrected, he shall report such fact to the Board of Trustees, and such violation shall be sufficient grounds to warrant the Board to suspend or revoke such license. Nothing herein contained shall limit the power of the Town to prosecute any violation of this ordinance as otherwise provided in this Code.

7-2-5 Sleeping in Walk-Ways Prohibited

It shall be unlawful for the owner or manager at any time to permit anyone, whether a paying guest or not, to sleep in any corridors or part of any room normally used as a walk-way or hall.

7-2-6 Uniform Building Code Adopted

The building must meet building requirements of the Uniform Building Code adopted in Chapter 10, Article 2, herein.

7-2-7 National Electrical Code Adopted

The requirements of the National Electrical Code 1975 must be complied with as adopted in Chapter 10, Article 3, herein.