

CHAPTER 10

**MAINTENANCE OF HOTELS AND
MULTIPLE DWELLINGS**

Authority

N.J.S.A. 55:13A-6(e) and 55:13A-7 et seq.

Source and Effective Date

R.1998 d.425, effective July 24, 1998.
See: 30 N.J.R. 1462(b), 30 N.J.R. 3068(a).

Executive Order No. 66(1978) Expiration Date

Chapter 10, Maintenance of Hotels and Multiple Dwellings, expires on July 24, 2003.

Chapter Historical Note

Chapter 10, Maintenance of Hotels and Multiple Dwellings, became effective prior to September 1, 1969.

Pursuant to Executive Order No. 66(1978), Chapter 10, Maintenance of Hotels and Multiple Dwellings, was readopted as R.1983 d.629, effective December 23, 1983. See: 15 N.J.R. 727(a), 16 N.J.R. 128(b).

Pursuant to Executive Order No. 66(1978), Chapter 10, Maintenance of Hotels and Multiple Dwellings, was readopted as R.1988 d.572, effective November 17, 1988. See: 20 N.J.R. 2126(a), 20 N.J.R. 3122(a).

Subchapter 25, Fire Protection, was repealed by R.1988 d.572, effective December 19, 1988, operative June 16, 1989. See: 20 N.J.R. 2126(a), 20 N.J.R. 3122(a).

Subchapter 25, Methods, Devices and Systems for Indirect Apportionment of Heating Costs in Multiple Dwellings, was adopted as R.1992 d.390, effective October 5, 1992. See: 24 N.J.R. 1844(a), 24 N.J.R. 3515(b).

Pursuant to Executive Order No. 66(1978), Chapter 10, Maintenance of Hotels and Multiple Dwellings, was readopted as R.1993 d.464, effective August 26, 1993. See: 25 N.J.R. 2627(a), 25 N.J.R. 4482(a).

Pursuant to Executive Order No. 66(1978), Chapter 10, Maintenance of Hotels and Multiple Dwellings, was readopted as R.1998 d.425, effective July 24, 1998. See: Source and Effective Date. See, also, section annotations.

CHAPTER TABLE OF CONTENTS

SUBCHAPTER 1. ADMINISTRATION AND ENFORCEMENT

- 5:10-1.1 Title
- 5:10-1.2 Purpose
- 5:10-1.3 Administration and enforcement
- 5:10-1.4 Scope
- 5:10-1.5 Interpretation
- 5:10-1.6 Maintenance requirements
- 5:10-1.7 Force and effect of regulations
- 5:10-1.8 Matters covered
- 5:10-1.9 Continuation of lawful existing use
- 5:10-1.10 Bureau inspections
- 5:10-1.11 Certificate of registration
- 5:10-1.12 Certificate of inspection
- 5:10-1.13 Unsafe building notice and order
- 5:10-1.14 Delegation of powers
- 5:10-1.15 Applications for exceptions
- 5:10-1.16 Separability clause

5:10-1.17 through 5:10-1.34 (Reserved)

SUBCHAPTER 1A. LOCAL ENFORCING AGENCIES

- 5:10-1A.1 Local enforcing agencies; establishment and organization
- 5:10-1A.2 County enforcement; establishment and organization
- 5:10-1A.3 Joint local enforcing agencies; establishment and organization
- 5:10-1A.4 Local enforcing agencies; administration
- 5:10-1A.5 Departmental monitoring
- 5:10-1A.6 Appointment

SUBCHAPTER 1B. INSPECTOR LICENSING

- 5:10-1B.1 Authority; hearings
- 5:10-1B.2 Types of licenses
- 5:10-1B.3 Standards for educational programs
- 5:10-1B.4 Procedure for approving educational programs
- 5:10-1B.5 Duties
- 5:10-1B.6 Renewal of license
- 5:10-1B.7 Revocation of licensure and alternative sanctions
- 5:10-1B.8 Fees

SUBCHAPTER 2. DEFINITIONS

- 5:10-2.1 Tense, gender and number
- 5:10-2.2 Definitions

SUBCHAPTER 3. HOTEL AND MULTIPLE DWELLING HEALTH AND SAFETY BOARD

- 5:10-3.1 Organizational meetings; officers
- 5:10-3.2 Special meetings
- 5:10-3.3 Rules of procedure
- 5:10-3.4 Transmittal and consideration of proposed regulations

SUBCHAPTER 4. DUTIES OF OWNERS AND OCCUPANTS

- 5:10-4.1 Concurrent responsibilities
- 5:10-4.2 Discontinuation of services

SUBCHAPTER 5. DUTIES OF OCCUPANTS

- 5:10-5.1 Responsibility of occupants
- 5:10-5.2 Reporting of violations
- 5:10-5.3 Prohibited acts
- 5:10-5.4 Unsafe and unsanitary conditions
- 5:10-5.5 Willful damage
- 5:10-5.6 Heating by occupant
- 5:10-5.7 Occupancy violations
- 5:10-5.8 Storage

SUBCHAPTER 6. GENERAL MAINTENANCE

- 5:10-6.1 Elimination of hazards
- 5:10-6.2 Nuisances
- 5:10-6.3 Maintenance of dwelling units
- 5:10-6.4 Maintenance of exterior
- 5:10-6.5 Outdoor pools

SUBCHAPTER 7. STRUCTURAL MAINTENANCE

- 5:10-7.1 Bearing of loads
- 5:10-7.2 Foundations
- 5:10-7.3 Exterior surfaces
- 5:10-7.4 Leakage, drafts and infestation
- 5:10-7.5 Leaders and drainpipes
- 5:10-7.6 (Reserved)
- 5:10-7.7 Railings

SUBCHAPTER 8. MAINTENANCE OF INTERIOR

- 5:10-8.1 Basements, cellars and crawl spaces

- 5:10-8.2 Interior surfaces
- 5:10-8.3 Stairways and common areas
- 5:10-8.4 Doors

SUBCHAPTER 9. WASTE DISPOSAL

- 5:10-9.1 Receptacles
- 5:10-9.2 Materials requiring separate disposal
- 5:10-9.3 Dumbwaiters

SUBCHAPTER 10. SCREENS AND INFESTATION

- 5:10-10.1 Screens
- 5:10-10.2 Elimination of infestation

SUBCHAPTER 11. MANAGERIAL AND MAINTENANCE PERSONNEL

- 5:10-11.1 Duties of owner
- 5:10-11.2 Duties of manager and superintendent
- 5:10-11.3 Janitorial services required

SUBCHAPTER 12. ELEVATORS

- 5:10-12.1 Standard of maintenance
- 5:10-12.2 Preventive maintenance
- 5:10-12.3 Suspension of service
- 5:10-12.4 Mirrors

SUBCHAPTER 13. ELECTRICAL SERVICE AND LIGHTING

- 5:10-13.1 Electrical service
- 5:10-13.2 Exterior lighting
- 5:10-13.3 Artificial lighting
- 5:10-13.4 Electrical hazards near swimming pools
- 5:10-13.5 (Reserved)

SUBCHAPTER 14. HEATING

- 5:10-14.1 Standard of performance
- 5:10-14.2 Corrective measures
- 5:10-14.3 Standards of maintenance
- 5:10-14.4 Minimum temperature
- 5:10-14.5 Space heaters
- 5:10-14.6 (Reserved)
- 5:10-14.7 Annual inspection

SUBCHAPTER 15. WATER SUPPLY

- 5:10-15.1 Sufficiency of source and system
- 5:10-15.2 Connection of fixtures
- 5:10-15.3 Hot water
- 5:10-15.4 Flow of water

SUBCHAPTER 16. NATURAL LIGHT, VENTILATION AND REPLACEMENT GLAZING

- 5:10-16.1 Natural light
- 5:10-16.2 Natural ventilation
- 5:10-16.3 Mechanical ventilation
- 5:10-16.4 Replacement glazing

SUBCHAPTER 17. STORAGE AND CLOSET FACILITIES

- 5:10-17.1 Storage of occupants' property
- 5:10-17.2 No smoking signs
- 5:10-17.3 Limitations on storage space
- 5:10-17.4 Refrigerators and similar equipment
- 5:10-17.5 (Reserved)

SUBCHAPTER 18. MAILBOXES AND IDENTIFICATION SIGNS

- 5:10-18.1 Mailboxes and directories
- 5:10-18.2 Identification signs

SUBCHAPTER 19. BUILDING SECURITY

- 5:10-19.1 Hotels
- 5:10-19.2 Multiple dwellings

SUBCHAPTER 20. COOKING FACILITIES

- 5:10-20.1 Required facilities

SUBCHAPTER 21. SANITARY FACILITIES

- 5:10-21.1 Required facilities
- 5:10-21.2 Rooming units
- 5:10-21.3 Dormitories

SUBCHAPTER 22. OCCUPANCY STANDARDS

- 5:10-22.1 Basements and cellars
- 5:10-22.2 Unemancipated minors
- 5:10-22.3 Floor area
- 5:10-22.4 Prohibited sleeping areas
- 5:10-22.5 Required ceiling height

SUBCHAPTER 23. SPECIAL PROVISIONS FOR HOTELS AND MULTIPLE DWELLINGS WITH ROOMING UNITS

- 5:10-23.1 Registry and rate-posting
- 5:10-23.2 Linen, towels and housekeeping services

SUBCHAPTER 24. PARKING AREAS AND DRIVEWAYS

- 5:10-24.1 Design requirements
- 5:10-24.2 Maintenance requirements
- 5:10-24.3 Parking in approach drives
- 5:10-24.4 Parking for handicapped residents

SUBCHAPTER 25. METHODS, DEVICES AND SYSTEMS FOR INDIRECT APPORTIONMENT OF HEATING COSTS IN MULTIPLE DWELLINGS

- 5:10-25.1 Scope
- 5:10-25.2 Application to the Department
- 5:10-25.3 Criteria for acceptance
- 5:10-25.4 Approval of methods, devices and systems
- 5:10-25.5 Maintenance requirements

SUBCHAPTER 26. VACANT BUILDINGS

- 5:10-26.1 Prevention of access
- 5:10-26.2 Buildings ordered vacated

SUBCHAPTER 27. CHILD-PROTECTION WINDOW GUARDS

- 5:10-27.1 Child-protection window guards; when required
- 5:10-27.2 General installation requirements
- 5:10-27.3 (Reserved)
- 5:10-27.4 Specifications for window guards
- 5:10-27.5 Additional specifications for window guards for other than double hung windows
- 5:10-27.6 Prohibited acts

SUBCHAPTER 28. CARBON MONOXIDE ALARMS

- 5:10-28.1 Carbon monoxide alarms

SUBCHAPTER 1. ADMINISTRATION AND ENFORCEMENT

5:10-1.1 Title

This chapter promulgated pursuant to N.J.S.A. 55:13A-1 et seq. of the Laws of New Jersey shall be known and may be cited as the "Regulations for Maintenance of Hotels and Multiple Dwellings", and are hereinafter referred to as "regulations".