

# **CITY OF JOBIURG – BY LAWS – ACCOMODATION ESTABLISHMENTS**

## **CHAPTER 10 - ACCOMMODATION ESTABLISHMENTS**

### **Definitions 60.**

In this Chapter, unless the context otherwise indicates –

“accommodation establishment” means any place other than a dwelling house or a dwelling unit that only accommodates a single family, in which accommodation is provided to four or more people, with or without meals;

“dwelling house” means a single building designed for use as a residence for a single family;

“dwelling unit” means an inter-connected suite of rooms which must include a kitchen or scullery, designed for occupation by a single family, other than a dwelling house, irrespective of whether such unit is a single building or forms part of a building containing two or more such units;

“family” means a man or woman or both, or one or both partners of a same sex relationship, with or without their parents and with or without the children of one or the other or both of them, living together as one household.

“dormitory” means a sleeping room in which sleeping accommodation is provided for four or more persons. (Section 60 amended: Notice 5319: 5/12/07, PG 347)

### **Permit requirement 61.**

**No person may operate an accommodation establishment except in terms of a permit authorising that activity.**

### **Requirements for premises of accommodation establishments 62.**

No person may operate an accommodation establishment on premises which do not comply with the following requirements:

(a) No room wholly or partly used by persons for sleeping in may be occupied by a greater number of persons than will allow-

(i) less than 11,3 m<sup>3</sup> of free air space and 3,7 m<sup>2</sup> of floor space for each person 10 years and older;  
(Section 62(a)(i) amended: Notice 5319: 5/12/07, PG 347)

(ii) less than 5,7 m<sup>3</sup> of free air space and 1,9 m<sup>2</sup> of floor space for each person under the age of 10 years;

(b) no latrine, passage, staircase, landing, bathroom, cupboard, outbuilding, garage, stable, tent, storeroom, lean-to, shed, kitchen, dining-room, food preparation area, cellar or loft or any other room not intended and approved for sleeping purposes may be used as sleeping accommodation;

(Section 62(b) amended: Notice 5319: 5/12/07, PG 347)

(c) if a dormitory is provided on the premises –

(i) a single bed, manufactured of metal or some other durable material and equipped with a mattress, must be provided for every person housed in the dormitory;

(ii) a separate locker must be provided for every person making use of the dormitory for safeguarding the person's clothing and other possessions;

(iii) every bed in a dormitory must be so placed that its sides are at least one metre away from any part of any other bed;

(d) an accommodation establishment must be provided with –

(i) an area for the preparation and cooking of food, adequate for the use of and easily accessible to any occupier residing in the accommodation establishment;

(ii) adequate separate wash-up facilities; and

(iii) where meals are provided to persons housed in the accommodation establishment, a dining-room or adequate dining area with tables and chairs or benches and unobstructed floor area, including the area occupied by tables, chairs and benches, of at least 1,2 m<sup>2</sup> for every seat provided for dining purposes;

(e)

(i) an accommodation establishment must be provided with one or more showers, each suitably placed in a separate compartment, easily accessible to every occupier, and fitted with waste pipes which comply with the provisions of the National Building Regulations and Building Standards Act.

(ii) a bath fitted with a waste pipe may be substituted for each shower referred to in subparagraph (i).

(iii) the facilities referred to in subparagraphs (i) and (ii) must be designated for the different sexes;

(f) an accommodation establishment must be provided with sanitary fixtures as prescribed in the National Building Regulations and Building Standards Act and such fixtures must be designated for the different sexes;

(g) an accommodation establishment must be provided with an adequate supply of hot and cold running potable water;

- (h) all rooms and passages must be provided with adequate ventilation and lighting as prescribed in the National Building Regulations and Building Standards Act;
- (i) openings such as doors, windows or fanlights may not be obstructed in a manner that interferes with the lighting or cross ventilation they provide;
- (j)
  - (i) a separate room with metal bins or canvas laundry bags must be provided for the storage of dirty articles used in connection with an accommodation establishment, pending removal to be laundered; and
  - (ii) if articles used in connection with an accommodation establishment are laundered on the premises, a separate approved washing, drying and ironing area equipped with the necessary facilities for this purpose must be provided.
- (k) a store-room for the storage of furniture and equipment and a separate linen room with cupboards or shelves for the storage of clean bed and other linen, towels, blankets, pillows and other articles used in connection with an accommodation establishment, must be provided;
- (l)
  - (i) all walls and ceilings must have a smooth finish and be painted with a light-coloured washable paint, or have some other approved finish;
  - (ii) the floor surface of every kitchen, scullery, laundry, bathroom, shower, ablution room, toilet and sluice room must be constructed of concrete or some other durable, impervious material brought to a smooth finish; and
  - (iii) the floor surface of every habitable room must be constructed of an approved material;
- (m) the following facilities must be provided for people who are employed and also reside on the premises:
  - (i) Sleeping quarters equipped with a bed, mattress and locker which comply with the provisions of paragraphs (a), (b) and (c) for each employee; and
  - (ii) if employees are not provided with meals in the accommodation establishment, food preparation and dining facilities that comply with the provisions of paragraph (d).
- (n) adequate changing facilities must be provided for non-resident employees;
- (o) adequate ablution and sanitary facilities, which comply with the provisions of paragraphs (e) and (f), must be provided for resident and non-resident employees;
- (p) an adequate refuse holding area must be provided and an approved refuse removal system must be maintained;
- (q) all walls, floors and roofs must be constructed in a manner which prevents wind or rain entering an accommodation establishment or dampness entering the interior surfaces of any wall or floor;

(r) All accesses to an accommodation establishment must have a door which when closed, prevents the wind or rain entering the premises; and

(s) All windows must be constructed in a manner that prevents rain entering the accommodation establishment when the windows are closed.

**Duties of operators of accommodation establishments 63.**

Every person who conducts an accommodation establishment must –

(a) keep the premises and all furniture, fittings, appliances, equipment, containers, curtains, covers, hangings and other soft furnishings, table linen, bed linen, and other bedding, towels and cloths of whatever nature used in connection with the accommodation establishment, in a clean, hygienic and good condition at all times;

(b) clean and wash any bed linen, towel, bath mat or face cloth after each use by a different person;

(c) take adequate measures to eradicate pests on the premises;

(d) provide a container made of a durable and impervious material, equipped with a close-fitting lid, in every toilet used by females;

(e) provide towel rails or hooks in every bathroom and in every room in which there is a wash-hand basin or shower;

(f) store all dirty linen, blankets, clothing, curtains and other articles used in connection with an accommodation establishment in the manner provided in section 62(j);

(g) store all clean linen, towels, blankets, pillows and other articles used in connection with the accommodation establishment in the manner provided in section 62(k);

(h) keep all sanitary, ablution and water supply fittings in good working order;

(i) keep every wall, surface and ceiling, unless constructed of materials not intended to be painted, painted at the intervals to ensure that the area painted, remains clean and in a good state of repair; and

(j) handle refuse in the manner provided in section 62(p).

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