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Proposed	<b>Permanent</b>	Rules	Relating	to I	adging
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4625.0050	<b>STATEMENT</b>	<b>OF</b>	<b>APPLICABILITY</b>	<b>AND</b>	SCOPE.
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This chapter applies to all establishments that provide overnight sleeping	
accommodations, such as hotels, motels, lodging establishments, and resorts as defined in	in
Minnesota Statutes, chapter 157.	

#### **4625.0100 DEFINITIONS.**

- Subpart 1. **Approved.** The term "approved" shall mean means acceptable to the commissioner following the commissioner's determination as to conformity with established public health practices.
- Subp. 2. Clean. The term "clean" shall mean means the absence of dirt, grease, rubbish, garbage, and other offensive, unsightly, or extraneous matter.
- Subp. 3. **Commissioner.** The term "commissioner" shall mean means the commissioner of health and the Minnesota Department of Health, which terms shall be are synonymous.
  - Subp. 4. **Good repair.** The term "good repair" shall mean means free of corrosion, breaks, cracks, chips, pitting, excessive wear and tear, leaks, obstructions, and similar defects so as to constitute a good and sound condition.
  - Subp. 4a. Sleeping accommodation unit. The term "sleeping accommodation unit" means the rental units of a hotel, motel, lodging establishment, or resort used for overnight sleeping accommodations.
- Subp. 5. **Usable floor space.** The term "usable floor space" means all floor space in a sleeping room accommodation unit that is not occupied by closets, toilet rooms, shower showers, or bathrooms.

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4625.0355 RESPONSIBILITY; STANDARDS AND REQUIREMENTS
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A licensee shall meet the standards in this chapter by carrying out the requirements directly or ensuring that entities subject to the licensee's control or direction comply with the requirements in this chapter. The licensee is responsible for complying with the requirements in this chapter and for the acts and omissions of its employees, vendors, and subcontractors with respect to the requirements in this chapter.

#### 4625.0400 BUILDING REQUIREMENTS.

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Every building, structure, or enclosure used to provide lodging accommodations for the public shall in a hotel, motel, resort, or lodging establishment must be kept in good repair, and so be maintained as to promote the health, comfort, safety, and well-being of persons accommodated.

# 4625.0500 FLOOR REQUIREMENTS FLOORS, WALLS, CEILINGS, HANDRAILS, AND GUARDRAILS REQUIREMENTS.

The floors of all guest rooms, hallways, bathrooms, store rooms, and all other spaces used or traversed by guests shall be of such construction as to be easily cleaned, shall be smooth, and shall be kept clean and in good repair. Cleaning of floors shall be so done as to minimize the raising of dust and the exposure of guests thereto. The requirements of this part shall not prevent the use of rugs, carpets, or natural stone which can be kept clean. Abrasive strips for safety purposes may be used wherever deemed necessary to prevent accidents.

Subpart 1. Floor surfaces. Every floor surface including stairs, ramps, landings, balconies, porch decks, or other walking surfaces must be maintained clean and in good repair.

Subp. 2. Walls and ceilings. The walls and ceilings of all rooms, halls, and stairways must be kept clean and in good repair. Studs, joists, or rafters must not be left exposed except when suitably finished and kept clean and in good repair.

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Subp. 3. Handrails and guardrails. Every handrail and guardrail must be firmly fastened and be maintained clean and in good repair.

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# 4625.0700 SCREENING DOORS, WINDOWS, AND OTHER OUTSIDE OPENINGS; SCREEN REQUIREMENTS.

Subpart 1. Screen requirements. When flies, mosquitoes, and other insects are prevalent present, all outside doors, windows, and other outer openings shall must be screened; provided that such screening shall not be required for rooms deemed by the commissioner to be located high enough in the upper stories of the building as to be free of such insects, or in such areas where other effective means are provided to prevent their entrance supplied with approved, tightly fitting screens of a minimum of 16 mesh per inch (16 mesh per 25 mm).

Subp. 2. Other protection measures. Screens are not required when using air curtains, self-closing doors, insect repellent fans, or other approved means.

#### 4625.0800 LIGHTING AND VENTILATION REQUIREMENTS.

Subpart 1. Lighting and ventilation. All rooms sleeping accommodation units and areas used by patrons and guests and all other rooms or spaces in which lighting and ventilation, either natural or artificial, are essential to the efficiency of the business operation shall must be well lighted and ventilated. An area shall be is considered well ventilated when excessive heat, odors, fumes, vapors, smoke, or condensation is reduced to a negligible level and barely perceptible to the normal senses.

Subp. 2. Makeup air. During seasons When weather conditions require, tempering of makeup air, adequate equipment shall be provided to temper the makeup air must be provided.

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Subp. 3. Vented to outside air. Every gas-fired or oil-fired room heater and water heater shall must be vented to the outside air in accordance with the manufacturer's requirements.

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# 4625.0900 SPACE REQUIREMENTS FOR SLEEPING ACCOMMODATION UNITS.

- Subpart 1. Usable floor space. Every room occupied for sleeping purposes by one person shall sleeping accommodation unit must contain at least 70 square feet of usable floor space, and every room sleeping accommodation unit occupied for sleeping purposes by more than one person shall must contain not no less than 60 square feet of usable floor space for each occupant thereof. Under no circumstances shall
- 4.11 <u>Subp. 2.</u> <u>Air space.</u> There <u>must</u> be <u>provided no</u> less than 400 cubic feet of air space 4.12 per occupant.
  - Subp. 3. Bed space. Beds shall must be spaced at least three feet apart when placed side by side. No sleeping quarters shall be provided in any basement having more than half its clear floor to ceiling height below the average grade of the adjoining ground.

### 4625.1000 BEDDING AND LINEN REQUIREMENTS.

All beds, bunks, cots, and other sleeping places provided for guests in hotels, motels, resorts, and lodging houses shall be supplied with suitable pillow slips and under and top sheets. All bedding including mattresses, quilts, blankets, pillows, sheets, spreads, and all bath linen shall be kept clean. No bedding including mattresses, quilts, blankets, pillows, bed and bath linen shall be used which are worn out or unfit for further use. Pillow slips, sheets, and bath linen after being used by one guest shall be washed before they are used by another guest, a clean set being furnished each succeeding guest. For any guest occupying a guest room for an extended period of time, a fresh set of sheets and pillow slips shall furnished at least once each week, and at least two clean towels shall be furnished each day,

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except that the proprietor will not be responsible for the sheets, towels, pillow slips, and bath linen furnished by a guest.

Subpart 1. Bedding and linens. Unless provided by the guests, all mattresses, quilts, blankets, pillows, pillowcases, sheets, bedspreads, and all bath towels provided must be kept clean and in good condition. All pillowcases, sheets, and bath towels must be washed after being used by one guest before they are provided to another guest.

Subp. 2. Change of bedding and linens. When pillowcases, sheets, and bath towels are provided to guests staying for periods of time exceeding one day, clean pillow cases, sheets, and bath towels must be made available when requested by the guest.

## 4625.1100 ROOM FURNISHING REQUIREMENTS.

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All equipment, fixtures, furniture, and furnishings, including windows, draperies doors, curtains, and carpets, shall be kept clean and free of dust, dirt, vermin, and other contaminants, and shall be maintained in good order and repair must be kept clean and maintained in good repair.

### 4625.1200 TOILET RESTROOM AND BATHING FACILITY REQUIREMENTS.

Every hotel, motel, and lodging house shall be equipped with adequate and conveniently located water closets for the accommodation of its employees and guests. Water closets, lavatories, and bathtubs or showers shall be available on each floor when not provided in each individual room. Toilet, lavatory, and bath facilities shall be provided in the ratio of one toilet and one lavatory for every ten occupants, or fraction thereof, and one bathtub or shower for every 20 occupants, or fraction thereof. Toilet rooms shall be well ventilated by natural or mechanical methods. The doors of all toilet rooms serving the public and employees shall be self-closing. Toilets and bathrooms shall be kept clean and in good repair and shall be well lighted and ventilated. Hand-washing signs shall be posted in each toilet room used by employees. Every resort shall be equipped with adequate and convenient

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toilet facilities for	its employees and guests. If privies are provided they shall be separate
buildings and shall	be constructed, equipped, and maintained in conformity with the standards
of the commission	er and shall be kept clean.
Subpart 1. Gu	nest restrooms and bathing facilities. Toilets, hand-washing sinks,
bathtubs, and show	vers must be provided in the ratio of one toilet and one hand-washing
sink for every ten g	guests, or fraction thereof, and one bathtub or shower for every 20 guests,
or fraction thereof.	
Subp. 2. Avai	lability. Toilets, hand-washing sinks, bathtubs, and showers that are
not located in indiv	idual sleeping accommodation units must be available within a maximum
of one flight of sta	irs and must be accessed from a common hall or passageway.
	ted by natural or mechanical methods.  Restrooms and bathing facilities must be well
Subp. 4. Emp	bloyee restrooms. Conveniently located restrooms must be provided for
employee use.	
Subp. 5. Self-	closing doors. The doors of all public restrooms and employee restrooms
must be self-closin	<u>g.</u>
Subp. 6. Mai	ntenance. Restrooms and bathing facilities must be maintained clean,
and in good repair.	
Subp. 7. Han	d-washing signs posted. Hand-washing signs notifying employees to
wash their hands b	efore returning to work must be posted in each restroom used by
employees.	
Subp. 8. Priv	ies. If privies are provided, they must be separate buildings and must be
constructed equipr	ned, and maintained in accordance with part 7080,2280 and be kept clean.

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A safe adequate supply of water shall be provided. The water supply system shall be
located, constructed, and operated in accordance with the rules of the commissioner. After
September 30, 1980, the temperature of hot water which is provided in any public area or
guest room, including but not limited to lavatories, bathtubs, or showers, shall not exceed
130 degrees Fahrenheit (approximately 55 degrees Celsius).

- 7.7 <u>Subpart 1.</u> **Potable water.** An adequate supply of potable water must be provided to meet the needs of the day-to-day operation of the establishment.
- 7.9 Subp. 2. Water supply system. The water supply system must be located, constructed and operated in accordance with this chapter and chapters 4720 and 4725.
- 7.11 Subp. 3. Nonpublic water system. Water from a nonpublic water system must meet
  7.12 the drinking water quality standards of noncommunity transient water systems.
- 7.13 Subp. 4. Water sampling. Water from a nonpublic water system must be sampled at

  7.14 the same frequency and tested for the same parameters as noncommunity transient water

  7.15 systems.
- 7.16 Subp. 5. Hot water temperatures. Hot water provided in sinks, bathtubs, or showers
   7.17 in any public area or sleeping accommodation unit must not exceed a temperature of 130
   7.18 degrees Fahrenheit.

## 4625.1400 HAND-WASHING REQUIREMENTS.

Subpart 1. Sinks. All lavatories for public use or furnished in guest rooms at hotels, motels, lodging houses, and resorts shall hand-washing sinks for public use or furnished in sleeping accommodation units must be supplied with hot and cold running water and with soap. Seullery sinks should not be used as hand-washing sinks.

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8.1	Subp. 2. Hand drying. Individual or other approved sanitary towels or warm-air
8.2	dryers shall must be provided at all lavatories hand-washing sinks for use by employees or
8.3	the public.
8.4	Subp. 3. Prohibited use. Three-compartment sinks and mop sinks must not be used
8.5	as hand-washing sinks.
8.6	Subp. 4. Hot water equipment. In the case of If separate housekeeping cabins at
8.7	resorts not supplied with do not supply running hot water, then equipment shall must be
8.8	provided for heating water in the cabin.
8.9 8.10	4625.1500 <u>EATING UTENSILS</u> <u>DISHES</u> AND <u>DRINKING VESSELS</u> <u>UTENSILS</u> PROVIDED IN <u>GUEST ROOMS</u> <u>SLEEPING ACCOMMODATION UNITS</u> .
8.11	After each usage, all multiuse eating utensils and drinking vessels shall be thoroughly
8.12	washed in hot water containing a suitable soap or synthetic detergent, rinsed in clean water,
8.13	and effectively subjected to a bactericidal process approved by the commissioner. Approved
8.14	facilities for manual dishwashing shall consist of a three-compartment sink with stacking
8.15	and drainboards at each end. All mechanical dishwashing machines shall conform to Standard
8.16	Number 3 of the National Sanitation Foundation, dated April 1965.
8.17	All dishes, glasses, utensils, and equipment after washing and bactericidal treatment
8.18	shall be permitted to drain and air dry.
8.19	Single-service utensils or vessels as defined in part 4625.2400, subpart 20 must be
8.20	handled in a sanitary manner. Such utensils may not be reused.
8.21	Subpart 1. Washing dishes and utensils. Except as specified in subpart 3, when
8.22	multiuse dishes and utensils are provided they must be washed, rinsed, and sanitized in a:
8.23	A. three-compartment sink with drain boards at each end or other adequate drying
8.24	space; or

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9.1	B. mechanical dishwashing machine that is certified or classified for sanitation
9.2	by an American National Standards Institute accredited certification program.
9.3	Subp. 2. <b>Draining and drying.</b> All multiuse dishes and utensils, after being washed
9.4	rinsed, and sanitized, must be permitted to drain and air dry and be handled in a manner
9.5	that prevents contamination.
9.6	Subp. 3. Use of visible disclaimer. If multiuse dishes and utensils are not washed,
9.7	rinsed, and sanitized as required in subpart 1, a clearly visible disclaimer must be posted
9.8	that reads "The dishes and utensils in this kitchen have not been cleaned and sanitized in
9.9	accordance with Minnesota Rules, part 4625.1500, subparts 1 and 2."
9.10	Subp. 4. Disposable dishes and utensils. Disposable dishes and utensils may be used
9.11	if they are kept in the original protective package or stored by other means that protect from
9.12	contamination and are not reused.
9.13	4625.1600 WASTE DISPOSAL.
9.14	Subpart 1. Sewage disposal. All liquid wastes shall sewage must be disposed of in
9.15	an approved public sewerage sewage system or in a sewerage sewage system which is
9.16	designed, constructed, and operated in accordance with the rules of the Minnesota Pollution
9.17	Control Agency, ehapter chapters 7080 and 7081.
9.18	Subp. 2. Garbage and refuse storage. Prior to removal, all garbage and refuse in
9.19	storage shall must be kept in watertight, nonabsorbent receptacles which that are covered
9.20	with close-fitting, fly-tight lids.
9.21	Subp. 3. Garbage, trash, and refuse disposal. All garbage, trash, and refuse shall
9.22	must be removed from the premises frequently to prevent nuisance and unsightly conditions
9.23	and shall must be disposed of in a sanitary manner.
9.24	Subp. 4. Garbage receptacles. All garbage receptacles shall must be kept clean and
9.25	in good repair.

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10.1	Subp. 5. Covered waste receptacle. All toilet rooms in public areas, except toilet
10.2	rooms located in sleeping accommodation units, must be equipped with a covered waste
10.3	receptacle.
10.4	4625.1700 INSECT AND RODENT CONTROL.
10.5	Subpart 1. Insect and rodent control. Every hotel, motel, lodging house, and resort
10.6	shall building, structure, or enclosure intended for use by the public must be so constructed
10.7	and equipped as to prevent the entrance, harborage, or breeding of flies, roaches, bedbugs,
10.8	rats, mice, and all other insects and vermin, and.
10.9	Subp. 2. Pest control measures. specific means necessary, for the elimination of such
10.10	pests such as cleaning, renovation, or fumigation shall be When insects, rodents, or vermin
10.11	are present, approved pest control measures must be used, including cleaning, renovation,
10.12	or other specific means necessary for their elimination.
10.13	Subp. 3. Pest control operator. The commissioner may order the facility establishment
10.14	to hire an exterminator a pest control operator licensed by the state to exterminate pests
10.15	insects, rodents, or vermin when any of the following conditions exist:
10.16	A. the infestation is so extensive that it is unlikely that a nonprofessional can
10.17	eradicate the pests effectively; or
10.18	B. the extermination method of choice can only be carried out by a licensed
10.19	exterminator pest control operator; or
10.20	C. upon reinspection, it is found that an establishment has not been brought into
10.21	compliance with a prior extermination order to rid the establishment of pests.
10.22	4625.1800 PERSONNEL HEALTH AND CLEANLINESS WHEN TO WASH HANDS.
10.23	No person shall resume work after visiting the toilet without first thoroughly washing
10.24	his or her hands.

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Personnel of hotels, motels, lodging houses, and resorts may be required to undergo medical examination to determine whether or not they are cases or carriers of a communicable disease.

Employees doing housekeeping tasks shall wash their hands thoroughly after using the toilet or after engaging in other activities that contaminate the hands.

#### 4625.1900 CLEANLINESS OF PREMISES.

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The premises of all hotels, motels, lodging houses, and resorts shall establishments must be kept clean and free of litter or rubbish.

### 4625.2000 FIRE PROTECTION AND SAFETY.

All lodging establishments shall provide suitable fire escapes which shall be kept in good repair and accessible at all times. Hallways shall be marked and exit lights provided; fire extinguishers shall be provided and shall be recharged annually and kept accessible for use. No sleeping quarters shall be maintained in rooms which do not have unobstructed egress to the outside or to a central hall leading to a fire escape. All fire protection measures shall be in accordance with requirements of the state fire marshal.

- Subpart 1. Fire escapes and emergency exits. Fire escapes and emergency exit routes must be provided, maintained in good repair, and available at all times.
- Subp. 2. Unobstructed egress. No sleeping quarters may be maintained in sleeping accommodation units that do not have unobstructed egress to the outside or to a central hall leading to a fire escape and emergency exit routes. Sleeping accommodation units must have two approved means of egress when more than half the unit's clear floor to ceiling height is below the average grade of the adjoining ground.
- Subp. 3. Signage required. Establishments with independently rented sleeping accommodation units that exit to a common hallway must post signs indicating fire escapes and emergency exit routes and provide legal exit lighting.

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12.1	Subp. 4. Fire extinguishers. Easily available fire extinguishers must be provided
12.2	within 75 feet of travel from all occupied spaces. Establishments with independently rented
12.3	sleeping accommodation units on more than one level must provide at least one easily
12.4	available fire extinguisher per floor. Fire extinguishers must be recharged annually or as
12.5	required by the manufacturer.
12.6	Subp. 5. Smoke detectors. Operable smoke detectors must be installed and maintained
12.7	according to the manufacturer's instructions and located in rooms used for sleeping purposes
12.8	within each sleeping accommodation unit and in each hall adjoining the sleeping
12.9	accommodation unit. There must be no less than one operable smoke detector per floor.
12.10	Subp. 6. Fire protection measures. All fire protection measures must comply with
12.11	the requirements of chapter 7511.
12.12	4625.2100 PLUMBING AND SWIMMING POOLS SYSTEMS.
12.13	All new plumbing in hotels, motels, lodging houses, and resorts, and all plumbing
12.14	reconstructed or replaced after January 1, 1968, must be designed, constructed, and installed
12.15	in conformity with chapter 4714 of the Minnesota Plumbing Code.
12.16	All public pools and facilities must be located, constructed, and operated in conformity
12.17	with parts 4717.0150 to 4717.3975.
12.18	4625.2200 SANITARY DISPENSING OF ICE.
12.19	Subpart 1. Scope of rule. Ice dispensing. Any lodging establishment which that
12.20	makes ice available in public areas, including but not limited to lobbies, hallways, and
12.21	outdoor areas shall must restrict access to such the ice in accordance with the following
12.22	provisions. by using one of the following methods:
12.23	A. using automatic ice making, dispensing, and storage equipment that prevents
12.24	contamination of the ice;

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13.1	B. using prefilled, individual containers of ice that are free from contamination.
13.2	If the containers are reusable, they must be washed, rinsed, and sanitized in accordance with
13.3	part 4625.1500, subparts 1 and 2; or
13.4	C. using single-use prefilled, disposable, closed bags of ice.
13.5	Subp. 2. [See repealer.]
13.6	Subp. 3. [See repealer.]
13.7	4625.2255 CARBON MONOXIDE ALARMS.
13.8	Subpart 1. Carbon monoxide alarms. Buildings containing fuel-burning appliances
13.9	or buildings that have an attached garage must be equipped with single-station carbon
13.10	monoxide alarms installed within ten feet of each room intended for sleeping. The carbon
13.11	monoxide alarms must be:
13.12	A. listed as complying with Underwriters Laboratories 2034; and
13.13	B. installed and maintained in accordance with the manufacturer's instructions.
13.14	Subp. 2. Exceptions to carbon monoxide alarm. Individual sleeping accommodation
13.15	units or dwelling units that do not contain a fuel-burning appliance or have an attached
13.16	garage, but are located in a multiunit building with a fuel-burning appliance or attached
13.17	garage, need not be equipped with a single-station carbon monoxide alarm if:
13.18	A. the sleeping accommodation unit or dwelling unit is not directly connected by
13.19	duct work or ventilation shafts to any room containing a fuel-burning appliance or to an
13.20	attached garage; and
13.21	B. the building is equipped with a common area carbon monoxide alarm system.
13.22	4625.2355 VARIANCE TO RULES RELATING TO LODGING ESTABLISHMENTS.
13.23	The commissioner shall grant a variance to parts 4625.0400 to 4625.0600; 4625.0900;
13.24	4625.1200 to 4625.1600; 4625.2000, except the last sentence; and 4625.2200 only floor,

14.1	wall, and ceiling requirements; space requirements; restroom and bathing facility
14.2	requirements; water supply; hand-washing sink requirements; dishes and utensils provided
14.3	in sleeping accommodation units; waste disposal; and dispensing of ice according to the
14.4	procedures and criteria specified in parts 4717.7000 to 4717.7050.

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14.5 **REPEALER.** Minnesota Rules, parts 4625.0200; 4625.0300; 4625.0600; and 4625.2200, subparts 2 and 3; 4625.2300, are repealed.