

CITY OF MESQUITE

HOTEL/MOTEL STANDARDS

Due to the increasing number of both existing and future Hotel/Motel complexes within the City of Mesquite, a need for Code Compliance Inspections has become necessary to insure minimum property standards are maintained. Each owner and manager has the responsibility to provide to the guests a facility, which meets all locally adopted minimum standards as relates to Building, Fire and Environmental Codes.

The purpose of these codes is to provide minimum standards to safeguard life or limb, property and public welfare. The following is a detailed description of code requirements that shall be maintained in order to insure minimum standards are achieved at each facility. It will be the responsibility of the owners/managers to see all codes are followed to ensure minimum standards are kept.

BUILDING INSPECTION MINIMUM STANDARDS

Property Standards:

1. Eliminate a hole, excavation, sharp protrusion, and other objects or a condition that exist on the premises and is reasonably capable of causing injury to a person.
2. Provide an adequate number of solid waster receptacles or containers on the premises.
3. Provide drainage to prevent standing water on the property.
4. Keep all doors and windows of vacant rooms securely closed to prevent unauthorized entry.
5. Protect the exterior surfaces of the facility, which are subject to decay by application of paint or other coatings.
6. Provide and maintain railings for stairs, steps, balconies, porches, and elsewhere as specified in locally adopted codes.
7. Repairs holes cracks and other defects reasonably capable of causing injury to a person in stairs, porches, steps and balconies.
8. Maintain all units in a weather-tight condition.
9. Maintain all floors, walls ceilings and all supporting structural members in a sound condition, capable of bearing imposed loads safely.
10. Repair all holes, cracks, breaks, and loose surface materials that are health or safety hazards in or on floors, walls, and ceilings.
11. All areas of the buildings facilities and appurtenances shall be kept clean and in a sanitary condition.
12. All Building, Plumbing, Mechanical and Electrical shall be in accordance with the adopted Mesquite codes and ordinances.
13. Maintain smoke alarms in working condition, replacing battery as needed.

Sanitation:

1. Building or portions thereof shall be deemed substandard when they are insanitary.
2. Maintain in working order all water closets, lavatories, and bathtubs or showers within facility or individual rooms.
3. All plumbing fixtures shall be connected to hot and cold running waters and be in working order. (Hot water shall maintain 120 degrees minimum)
4. Lack of adequate heating facilities.
5. All guest rooms and public places shall be provided with heating facilities capable of maintaining a room temperature of 70 degrees at a point three feet above the floor in all habitable rooms.
6. Unvented fuel-burning heaters are permitted.
7. All ventilation equipment shall be in working order
8. All habitable rooms shall have the required electrical lighting.
9. Rooms shall be free of dampness, mold and mildew.
10. Infestation of insects, vermin or rodents shall not be present.
11. All complexes shall be free of general dilapidation or improper maintenance.
12. All plumbing fixtures shall be connected to the sanitary sewer system and in working order.
13. Maintain the interior of a vacant or occupied structure free from rubbish and garbage.

Structural Conditions:

1. All facilities shall be free of deteriorated or inadequate foundations.
2. Flooring shall be free of defects or deteriorated floor supports.
3. All flooring shall be sufficient in size to carry imposed loads with safety.
4. Member of walls, partitions or other vertical supports that split, lean list or buckle due to defective material or deterioration shall be replaced.
5. Members of ceilings, roofs ceiling and roof supports, or other horizontal members that sag, split or buckle due to defective materials or deterioration shall be replaced.
6. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are insufficient size to carry imposed loads with safety shall be replaced.
7. All electrical wiring shall be in working order and safe, enclosed in the approved raceway, junction box, wall or ceiling.
8. All electrical wiring shall be used in a safe manner.
9. The use of extension cords is prohibited
10. Plumbing shall be installed and maintained in a safe working order and free from cross-connections or siphonage between fixtures
11. Mechanical equipment shall be maintained in working order.
12. Maintain the rooms in a weather tight and water tight condition.
13. Provide and maintain electrical circuits and outlets sufficient to safely carry a load imposed by normal use of the appliance or fixture.

Faulty Weather Protection:

1. Buildings or portions thereof shall be considered substandard when they have faulty weather protection.
2. Deteriorated, crumbling, loose or damaged plaster is not allowed.
3. Deteriorated or ineffective waterproofing of exterior walls, roof, foundation or floors, including broken windows or doors.
4. Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint is a violation.
5. All broken, rotted, split or buckled exterior wall coverings or roof shall be replaced or repaired to meet minimum standards.

Environmental Code:

1. All property shall be kept mowed along alleys, streets and within any easement.
2. Trees, scrubs shall be trimmed to not overhang any street, alley or public walkway.
3. The premise shall be kept clean of any trash, junk, building materials, appliances, auto parts, rubbish.
4. Fencing shall be maintained in a vertical position and all rotten materials, missing slats or damaged fencing shall be replaced.
5. City Code makes it unlawful and a nuisance to leave, park or stand for a period longer than 7 days on any private or public property a vehicle that is deemed inoperable. Inoperable vehicle is one that is not current registered or inspected or one that has flats or substantial body damage or missing parts.
6. All vehicles shall be parked on an approved parking surface of asphalt or concrete.
7. The property shall be free from stagnant water, rubbish, filth or other impure or unwholesome matter.
8. All building shall be displayed with an address visible from the adjacent street.
9. All habitable rooms shall be posted with the appropriate room number.
10. All swimming pools shall be maintained in working order or drained of all water.
11. All swimming pool fences shall be in accordance with city ordinances.

Inspection Procedures:

1. Building Inspection and Fire Department to determine compliance to minimum standards will conduct all inspections. Violations will be recorded and presented to the owner/manager of the facility and a re-inspection date will be scheduled to view necessary repairs.
2. Other City departments may accompany the inspection staff during their scheduled inspections as deemed necessary by the inspection team.
3. All violation will be recorded and each owner/manager will be advised of the time schedule to make all recorded repairs.
4. Violation not corrected within the appropriate scheduled repair time will be issued citations to appear before the Municipal Judge of the City of Mesquite to answer charges.

Penalties:

1. All violations are subject to fines not to exceed two Thousand Dollars (\$2,000.00) for each offense. Each day the violation continues constitutes a separate offence.