

(4) EXITS FROM SLEEPING ROOMS IN TOURIST ROOMING HOUSES. (a) *Basements used for sleeping.*

1. Basements used for sleeping shall be provided with at least 2 separate exits.

a. At least one of the exits shall be a door to the exterior of the dwelling or a stairway or ramp that leads to the floor above.

b. The second exit shall be a door to the exterior of the dwelling, a stairway or ramp that leads to the floor above, a stairway that leads to a garage provided the garage has an exit door other than the overhead door or an egress window that complies with par. (g), located in each sleeping room.

(b) *Exits from the first floor.* 1. First floors shall be provided with at least 2 exit doors.

a. At least one of the exits shall discharge to grade and may not go through a garage. This exit may include interior or exterior stairs.

b. The second exit may discharge into an attached garage provided the garage has an exit door other than the overhead door that discharges to grade.

c. Any exit that does not comply with sub. (b) 1. a. may discharge to an outside balcony that complies with par. (f).

d. One of the exit doors required in sub. (b) 1. may be omitted for a tourist rooming house that has one or more egress windows on the first floor. If there are sleeping rooms, each must have a window that complies with par. (g).

(c) *Exits from the second floor.* 1. At least 2 exits shall be provided from the second floor.

a. At least one of the exits shall be a stairway or ramp and lead to the first floor or discharge to grade.

b. The second exit may be via a stairway or ramp that discharges to grade, or to a balcony which complies with par. (f), or to a deck that complies with sub. 2 (a) and (b) and that is no more than 15 feet above the grade below.

2. Windows that comply with par. (g) may be provided in each second floor sleeping room or in another location on the second floor if there are no sleeping rooms on that floor in lieu of the second exit.

(d) *Exits above the second floor.* 1. Sleeping areas above the second floor shall be provided with at least 2 exits that meet all of the following requirements: a. The exits shall be stairways or ramps that lead to the second floor or discharge to grade.

b. The exits shall be located such that an exit is accessible to the second floor if another exit is blocked.

(e) *Exits from lofts.* 1. At least one stairway exit shall be provided, to the floor below, for a loft exceeding 400 square feet in area.

2. At least one stairway or ladder exit shall be provided to the floor below for a loft, 400 square feet or less, in area.

(f) *Balconies.* 1. Shall be provided with guards in accordance with sub. (2) (b).

2. Located no more than 15 feet above grade.

(g) *Windows used for exiting.* 1. The window shall be openable from the inside without the use of tools or the removal of a sash. If equipped with a storm window or screen, it shall be openable from the inside.

2. The size of the window opening shall be at least 20 inches by 24 inches irrespective of height or width.

3. No portion of the window, including stops, stools, meeting rails and operator arms, shall infringe on the required opening.

4. For any window used for exiting, the lowest point of opening shall be no more than 60 inches above the floor.

5. If the lowest point of opening is more than 46 inches above the floor, a permanent platform or fixture shall be installed such that a flat surface at least 20 inches wide and 9 inches deep is located no more than 46 inches directly below the clear opening.

6. An egress window under a deck or porch shall discharge through a clear path of at least 36 inches in height and 36 inches in width, and no more than 15 feet in length, to a yard or open space.

(5) DOOR LOCKS. (a) *General.* Except as provided in (b) doors to all individually keyed units shall be provided with a key or other electronic locking mechanism from the outside and non-key locking mechanism from the inside.

(b) *Sliding exterior door.* A sliding exterior door is not required to be provided with a key or other

electronic locking mechanism from the outside, but shall be provided with a non-key locking mechanism from the inside.

(6) VENTILATION

(a) *Discharge of combustion pollutants.* 1. Fuel-burning appliances shall vent to the outdoors in accordance with the manufacturer's installation specifications.

2. The piping used for ventilation shall be maintained in good repair.

(b) *Unvented fuel-burning appliances.* 1. Except as provided under subd. 2., the use of unvented fuel-burning appliances, furnaces, and space heaters shall be prohibited.

2. A fuel-burning range or oven is not required to vent to the outdoors unless specified by the manufacturer's installation specifications.

(7) FIRE PREVENTION. (a) *Exit signs.* If provided, all exit signs shall be:

1. Illuminated and visible from any direction of exit access.

2. Maintained in good repair; not broken, cracked, or damaged.

3. Provided with a directional indicator showing the direction of travel when the direction of travel to the reach the nearest exist is not apparent.

4. Displayed to read "EXIT".

(b) *Fire alarm and detection systems.* If provided, the operator shall maintain the fire alarm system and shall meet all of the following:

1. The fire alarm system shall be operational at all times that the building is occupied. ^P

2. A lodging facility operator shall immediately notify the fire alarm system service company or other qualified personnel per national fire protection association (NFPA) 72 National Fire Alarm and Signaling Code, in response to any illuminated indicator for alarm, trouble or supervisory signals on the fire alarm control panel.

3. The lodging facility operator shall maintain documentation that verifies the fire alarm system, to include any smoke detectors and carbon monoxide detectors, has been inspected and tested annually by a fire alarm system service company or other qualified personnel per NFPA 72. ^{Pf}

4. Documentation required in subd. 3. shall be provided to the department or its agent upon request. ^{Pf}

Note: Documentation can include the fire alarm and emergency communication system inspection and testing form provided by the fire alarm system service company, other qualified personnel per NFPA 72, or the fire inspection report provided by the local fire department.

(c) *Fire Extinguishers.* If provided, fire extinguishers shall be:

1. Labeled to identify the class type of extinguisher.

2. Provided with label instructions on the use of the extinguisher.

3. Provided with a tag to identify last date of service.

4. Serviced or tested every twelve months.

5. Provided with a pressure gauge.

6. Maintained in working order and proper pressure.

(d) *Fire rated doors.* If provided, fire rated doors shall be:

1. Labeled with a visible fire rating.

2. Self-closing.

3. Closed unless interconnected with fire alarm system.

(8) SMOKE ALARMS (a) *Smoke alarms required.* The operator of a lodging facility shall provide smoke alarms within each individually keyed unit at the locations specified in par. (b).

(b) *Locations.* A functional smoke alarm shall be located:

1. At the head of any stairway on each floor level, including basements and excluding crawl spaces and unfinished attics.

2. Outside of each separate sleeping area, within 21 feet of any door to a sleeping room, with the distance measured along a path of travel.

3. Within each sleeping room.

(c) *Certification.* Smoke alarms shall conform to Underwriters Laboratories, Inc. standard 217 smoke alarms and bear the UL listing mark or a similar mark from an independent product safety certification organization.

Note: The UL listing mark typically consists of four elements: UL in a circle symbol, the word “Listed”, product name and control number.

(d) *Manufacturer directions and specifications.* The operator of a lodging facility shall install every smoke alarm required by this subsection according to the directions and specifications of the manufacturer of the smoke alarm.

(e) *Maintenance requirements.* A smoke alarm shall be maintained in working order and replaced in accordance with the manufacturer's date of expiration. When notified by the department or its agent of a non-functional or expired smoke alarm, the operator shall notify the department or its agent within 5 calendar days that a smoke alarm has been repaired or replaced.

(9) CARBON MONOXIDE ALARMS. (a) *Carbon monoxide alarms required.* Except as provided in par. (i), the operator of a lodging facility shall provide carbon monoxide alarms at the locations specified in par. (e) as required under pars. (b) to (d).

(b) *Fuel-burning appliances within an individually keyed unit.* A carbon monoxide alarm shall be provided in each individually keyed unit that contains a fuel-burning appliance.

(c) *Fuel-burning appliances outside of an individually keyed unit.* A carbon monoxide alarm shall be provided in each individually keyed unit located in a lodging facility that contains a fuel-burning appliance, except as follows:

1. A carbon monoxide alarm is not required in each individually keyed unit where there is not a communicating opening between the fuel-burning appliance and the individually keyed unit.

2. A carbon monoxide alarm is not required in each individually keyed unit where a carbon monoxide detector is provided in one of the following locations:

a. Between the fuel-burning appliance and the individually keyed unit.

b. On the ceiling of the room containing the fuel-burning appliance.

(d) *Private garages.* A carbon monoxide alarm shall be provided in each individually keyed unit with an attached private garage, except as follows:

1. A carbon monoxide alarm is not required in each individually keyed unit where there is not a communicating opening between the private garage and the individually keyed unit.

2. A carbon monoxide alarm is not required in each individually keyed unit located more than one story above or below the private garage.

3. A carbon monoxide alarm is not required where the private garage connects to the building through an open-ended corridor.

4. A carbon monoxide alarm is not required in each individually keyed unit when a carbon monoxide alarm is provided between the opening to the private garage and an individually keyed unit.

5. A carbon monoxide alarm is not required where the private garage has an opening designed to provide natural ventilation or is mechanically ventilated.

(e) *Locations.* If required under pars. (b) to (d), a carbon monoxide alarm shall be installed in the following locations:

1. In an individually keyed unit, outside of each separate sleeping area within 21 feet of any door to a sleeping room, with the distance measured along a path of travel.

2. In a sleeping room, if a fuel-burning appliance is located within the sleeping room or its attached bathroom.

(f) *Certification.* A carbon monoxide alarm shall conform to Underwriters Laboratories, Inc. standard 2034 single and multiple station carbon monoxide alarms and bear the UL listing mark or a similar mark from an independent product safety certification organization.

Note: The UL listing mark typically consists of four elements: UL in a circle symbol, the word “Listed”, product name and control number.

(g) *Manufacturer directions and specifications.* The operator of a lodging facility shall install every carbon monoxide alarm required by this subsection according to the directions and specifications of the manufacturer of the carbon monoxide alarm.

(h) *Maintenance requirements.* A carbon monoxide alarm shall be maintained in working order and replaced in accordance with the manufacturer's date of expiration. When notified by the department or its agent of a non-functional or expired carbon monoxide alarm, the operator shall notify the department or its agent

within 5 calendar days that a carbon monoxide alarm has been repaired or replaced.

(i) *Exception.* Subsections (a) to (h) do not apply to the operator of a lodging facility if all of the fuel-burning appliances in the lodging facility are a sealed combustion appliance that is covered by the manufacturer's warranty against defects.

(10) BUILDING EVACUATION DIAGRAM. Except for an individually keyed unit that has direct exterior exit access to grade, such as row house motel or tourist rooming house, building evacuation diagrams shall comply with all of the following:

- (a) *Posted.* Be conspicuously posted. ^{Pf}
- (b) *Location.* Indicate the viewer's location. ^{Pf}
- (c) *Egress pathway.* Indicate a minimum of two evacuation routes to emergency exit doors. ^{Pf}

(11) EMERGENCY EXIT DOORS. Emergency exit doors shall:

- (a) *Access.* Not be blocked to prevent use.
- (b) *Use.* Be provided with a knob, panic bar, or other simple type of releasing device having a method of operation that is obvious under all lighting conditions.

- (c) *Direction.* Open in the direction of egress.

(12) EMERGENCY ASSISTANCE. Pursuant to s. 97.623, Stats., every hotel shall offer to every guest, at the time of registration an opportunity to identify oneself as a person needing assistance in an emergency shall keep a record at the registration desk of where each person so identified is lodged.

ATCP 72.19 Building and premises maintenance. (1) MAINTAINED CLEAN AND IN GOOD REPAIR.

(a) *Sleeping rooms.* The floors, walls, ceiling, and equipment in a sleeping room shall meet all of the following:

- 1. Maintained in a clean condition.
- 2. Maintained in good repair.

(b) *Common areas.* 1. The floors, walls, ceiling, and equipment in areas other than sleeping rooms shall meet all of the following:

- 1. Maintained in a clean condition.
- 2. Maintained in good repair.

(c) *Exterior premises.* 1. A roof, exterior walls, doors and windows shall be maintained in good repair.
2. Parking areas and roadways shall be properly graded, drained, and maintained to minimize dust and dirt.

(2) PEST CONTROL. Every lodging facility shall be maintained to prevent the entrance, harborage, or breeding of flies, cockroaches, bed bugs, rats, mice, and all other insects, vermin, or wildlife.

(a) *Effective measures.* 1. Effective measures to minimize the presence of pests shall be utilized. The department or its agent may order the operator to hire a licensed pest control operator to exterminate the pests under the following conditions:

- a. The infestation is so extensive that it is unlikely that a nonprofessional can eradicate the pests effectively.

- b. Upon a reinspection from the department or its agent pursuant to s. ATCP 72.09 (1) (b), the establishment continues to be in noncompliance with a prior order to rid the establishment of pests.

- 2. a. Openings to the outside shall be protected from the entrance of pests.

- b. All windows that can be opened in each individually keyed unit shall be screened, using 16 mesh or finer material.

- 3. Pest control measures shall be used in a safe manner.

- 4. Pest control measures shall be applied according to label instructions. ^P

(b) *Restricted use pesticides.* A restricted use pesticide shall be applied only by an applicator certified and licensed in accordance with ss. 94.704 and 94.705, Stats., and ss. ATCP 29.25, 29.26 and 29.40. ^{Pf}

Note: For bed bugs, when the presence of live or dead bed bugs, eggs, skin casts, or fecal spotting are identified in a individually keyed unit, it is recommended to perform an investigation in the rooms adjacent to the identified room and the rooms above or below the identified room.

(4) HAZARDOUS SUBSTANCES. (a) *Use.* Chemicals, flammable materials and other hazardous substances shall be used for their intended purpose and according to the manufacturer's directions stated on the container label. ^P

(b) *Storage.* 1. Chemicals, flammable materials, and other hazardous substances shall meet all of the following:

a. Except as specified under subdpar. d., stored in their original, covered and labeled containers following safety data sheet storage instruction. ^P

b. Stored in a separate, secure area accessible only to staff, except for chemicals used for utensil sanitization under s. ATCP 72.20 (6). ^P

c. Stored in a secure location in an area that cannot contaminate food, utensils, linens, and single-service or single-use articles.

d. Working containers used for storing chemicals and other hazardous substances taken from bulk supplies shall be clearly and individually identified with the common name of the material. ^{Pf}

(c) *Disposal.* Hazardous substances shall be disposed of in a manner and location as directed on the manufacturer's label or the safety data sheet by the local agency having jurisdiction over handling hazardous substances and the applicable sections of chs. NR 660 to 670, as enforced by the Wisconsin department of natural resources. ^{Pf}