

Hotel Motel Extended-Stay Ordinance
Summary of Changes
BOC Meeting 11-14-2017

The suggested approved changes that were incorporated into the draft Ordinance after several discussions with DCCVB Hotel Task Force are as follows:

1. Whereas Section, (pg.1):
 - a. Whereas provision added that addresses the intent of these establishments to offer transitional lodging services not suitable for permanent housing
2. Sec 18-132 Definition, Extended Stay (pg.2):
 - a. "Extended-stay hotel" shall, for the purpose of this article, mean any structure consisting of one or more buildings, with more than five dwelling units with provisions for living, sanitation, and sleeping that is specifically constructed, kept, used, maintained, advertised, and held out to the public to be a place where temporary residence is offered for pay (a) to persons for non-transient extended-stays and/or stays longer than 30 days; or (b) for stays longer than 15 days in rooms equipped with kitchen facilities.
3. Sec. 18-132 Definitions, "Kitchen Facilities" (pg.3):
 - a. "At a minimum must include a stove, oven, or a kitchen-type sink. A bathroom sink does not qualify as a kitchen facility."
 - b. Refrigerator removed from definition; "and" added to require stove, oven and kitchen-type sink, at a minimum.
4. Sec. 18-132 Definitions, "Loitering" (pg. 3)
 - a. Definition to only include Chapter, Sec. 16-43 of this Code; reference to juvenile curfew was added to Sec. 18-142
5. Sec. 18-133 (a) Public facing doors (pg. 3-4)
 - a. "Public facing entry point doors shall have operating automatic closures, key entry and shall remain locked at all times between the hours of 9:00 pm and 6:00 am. Additionally, public facing entry point doors shall be equipped with an alarm or other device that will alert hotel, motel, or extended-stay hotel security, attendants, or other employees that the door has been opened or remains open."
 - b. "Public Facing" removed and "All" added to include all entry point doors.
6. Sec. 18-133 (b) Provisions applicable to hotels, motels and extended-stay hotels (pg. 4):
 - a. Changed number of designated rooms for bona-fide employees and their family from four (4) to five (5) percent or six (6) rooms, whichever is fewer.
7. Sec. 18-135 (d) Provisions applicable to hotels and motels (pg. 5)
 - a. Added "patios and terraces" to recreational square footage requirement; language added to ensure recreational areas applied only to common areas
8. Sec 18-138 (g) Sec. 18-138. Room requirements, equipment and services. (pg.8)
 - a. Up to a two (2) year extension at the discretion of the fire chief based on submitted plans for the installation of the approved supervised Sprinkler System. An affidavit shall be submitted to the fire marshal within sixty (60) days of the end of the three (3) year period certifying that the premises is in compliance with the following regulation:
 - b. "No smoking allowed excepted in designated areas" removed since Sec 18-140 updated to include no smoking"

9. Sec 18-139 (b) Common area requirements and parking illumination. (pg. 10)
 - a. "Shall" include "one of more of" the following to include live patrol, guard, and security fencing..."
 - b. "All hotels, motels, or extended-stay hotels must maintain a security plan which include all implemented security measures. Security Plans and documentation for approved alternative security measures shall be kept on file and made available to the County within a reasonable time upon request."
10. Sec. 18-140. Smoking. (pg. 10)
 - a. "Smoking is prohibited in all hotel, motel, or extended-stay hotel rooms with the exception of designated smoking areas."
 - b. "Smoking is prohibited except in designated smoking areas. Smoking is expressly prohibited in exterior breezeways, stairwells, or within twenty-five (25) feet of any guest room or doors used for ingress or egress."
11. Sec. 18-141 (b) Video Surveillance Systems. (pg. 10)
 - a. One hundred eighty (180) days to install a VSS
 - b. One hundred eighty (180) days to bring current VSS to full compliance with this section and request an approval assessment from the chief of police
12. Sec 18-141 (c), Video Surveillance Systems. (pg. 11)
 - a. The DeKalb County Police Department will develop, maintain and publish on the County website VSS Standards that provide the minimum standards for VSS equipment, installation, and maintenance. Any new standards or changes to existing standards will be issued in conjunction with annual Business License renewal notices and become effective on May 1st of each year.
13. Sec. 18-142 Loitering and Juvenile Curfew. (pg. 11)
 - a. "The common areas of a hotel, motel, or extended-stay hotel shall be considered an "establishment: as that term is defined in Sec. 16-44 of this Code."
 - b. "Sec. 16-44 of this Code, related to juvenile curfew shall be enforced in the common areas of a hotel, motel, or extended-stay."
14. Sec. 18-154 Sec. 18-154. Violations and penalties.
 - a. "The objective of enforcement is compliance" added.