



EXAMPLES - AIR CONDITIONING LAWS IN DMV		
DISTRICT OF COLUMBIA	MONTGOMERY COUNTY, MARYLAND	<u>VIRGINIA</u>
<p><u>2013 DC PMC SECTION 608</u></p> <p>608.1 General. The owner or operator of a housing business, who provides air conditioning as a service either through individual air conditioning units or a central air conditioning system, shall maintain each such air conditioning unit or system in safe and good working condition so that it is capable of providing, during a period starting no later than May 15 and ending no earlier than September 15, an inside temperature, in the rooms it is intended to serve, equal to the greater of: (a) 78 °F (26 °C); or (b) at least 15 °F (9 °C) less than the outside temperature.</p> <p>Exception: The air conditioning system in a building with a two-pipe system, or any other system reasonably requiring more than 15 days to transition from heat to air conditioning, shall be maintained in safe and good working condition so that it is capable of providing, during the period starting no later than June 1 and ending no earlier than September 15, an inside temperature, in the rooms it is intended to serve, equal to the greater of: (a) 78 °F (26°C); or (b) at least 15 °F (8 °C) less than the outside temperature.</p>	<p><u>B24-19, Landlord-Tenant Relations - Obligations of Landlord - Air Conditioning</u></p> <p>Bill would amend Sec. 29-30 (obligations of landlords) to add the following subsection:</p> <p>(9) Supply and maintain air conditioning service either through individual air conditioning units or a central air conditioning system in a safe and good working condition so that it provides an inside temperature of eighty degrees Fahrenheit (80° F.) or less between May 1 and September 30. This subsection does not impair any provision in a lease that obligates a tenant to pay for gas or electricity that the tenant uses.</p>	<p>*The requirement to maintain a maximum temperature where air conditioning is provided for in the lease exists currently in the Virginia maintenance code. The Board of Housing and Community Development adopted emergency regulations modifying the maximum temperature. A permanent amendment to lower the maximum temperature is pending.*</p> <p>Change the following sections in Chapter 6 of the IPMC to read: 5. Section 602.4 Cooling supply. Every owner and operator of a Group R-2 apartment building who rents, leases, or lets one or more dwelling units, rooming units, or guestrooms on terms, either expressed or implied, to furnish cooling to the occupants thereof shall supply cooling during the period from May 15 to October 1 to maintain a temperature of not more than 80°F (27°C) in all habitable rooms. The code official may also consider modifications as provided in Section 104.5.2 when requested for unusual circumstances or may issue notice approving building owners to convert shared heating and cooling piping HVAC systems 14 calendar days before or after the established dates when extended periods of unusual temperatures merit modifying these dates</p>