

1 portion of a dwelling. Approved portable space heaters may only be used as
2 the sole source of heating on a temporary basis when the permanent heating
3 system is being repaired or replaced.

4 (c) Every dwelling unit shall be provided with cooling facilities.

5 (i) Acceptable cooling facilities are fixtures that are permanently
6 attached to the unit, including but not limited to: evaporative (“swamp”)
7 coolers, central air conditioning, heat pumps, radiant cooling, window units,
8 and mini-splits.

9 (ii) Non-acceptable cooling facilities are temporary and/or portable
10 devices such as fans, mobile evaporative coolers, and portable air
11 conditioners, circulating devices such as ceiling fans, and ventilation systems
12 and when used as the sole source of cooling for a unit, do not satisfy the
13 requirements of this Section. These types of cooling facilities may only be
14 used as a sole source of cooling on a temporary basis when the permanent
15 acceptable cooling facility is being repaired or replaced.

16 (iii) Cooling Performance. Cooling facilities shall be considered
17 compliant when the system is installed, maintained in good working order,
18 and capable of operation during the recognized cooling season defined as
19 May 1st through September 30th. The cooling facilities shall provide a
20 measurable reduction in indoor air temperature relative to outdoor conditions
21 that are consistent with the system’s design, manufacturer’s specifications,
22 and typical operating standards.

23 Temporary or portable cooling devices shall not be used as a substitute for
24 required permanent cooling facilities; however, such devices may be used to
25 supplement the operation of a permanent cooling system in order to assist in
26 reducing indoor temperatures.

27 (2) Electrical Equipment.

28 (a) All electrical equipment, wiring and appliances shall be installed
29 and maintained in a safe manner in accordance with all applicable laws. All
30 electrical equipment shall be of an approved type.

31 (b) Every habitable room shall contain at least two supplied electric
32 convenience outlets or one such convenience outlet and one supplied electric

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1 light fixture. Every toilet compartment, bathroom, laundry room, furnace room
2 and public hallway shall contain at least one supplied electric light fixture.

3 (3) Ventilation. Ventilation for rooms and areas and for fuel-burning
4 appliances shall be provided as required in the Mechanical Code and in this
5 code. Where mechanical ventilation is provided in lieu of the natural
6 ventilation required by § 14-3-2-2(C), such mechanical ventilating system shall
7 be maintained in operation during the occupancy of any building or portion
8 thereof.

9 SECTION 2. SEVERABILITY. If any section, paragraph, sentence, clause,
10 word or phrase of this Ordinance is for any reason held to be invalid or
11 unenforceable by any court of competent jurisdiction, such decision shall not
12 affect the validity of the remaining provisions of this Ordinance. The Council
13 hereby declares that it would have passed this Ordinance and each section,
14 paragraph, sentence, clause, word or phrase thereof irrespective of any
15 provision being declared unconstitutional or otherwise invalid.

16 SECTION 3. COMPILATION. SECTION 1 of this Ordinance amends, is
17 incorporated in, and is to be compiled as part of the Revised Ordinances of
18 Albuquerque, New Mexico, 1994.

19 SECTION 4. EFFECTIVE DATE. This Ordinance takes effect five days after
20 publication by title and general summary.

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