

CITY OF PHOENIX Cooling Ordinance

from Phoenix City Code, Chapter 39-5

Did you know there is a city ordinance that requires landlords to provide reasonable cooling to rental housing units?



39-5 Electrical, plumbing, and mechanical systems; health and safety conditions.

B.1. Heating, cooling and ventilation systems.

Heating, cooling and ventilation systems in any building or structure are to be maintained hazard-free, operational and in a state of good repair. Heating and cooling systems shall be free from hazards associated with ventilation, equipment status, mounting, electrical connections and other potential defects.

B.1.b. Cooling requirements. Every rental housing unit where such systems are installed shall have cooling capable of safely cooling all habitable rooms, bathrooms and flushing toilet rooms to a temperature no greater than 86 degrees Fahrenheit, if cooled by evaporative cooling, or 82 degrees Fahrenheit, if cooled by air conditioning. Temperature measurements shall be taken at a distance three feet above the floor in the center of the room. Required cooling shall be provided by permanently installed cooling facilities.

**For questions or more information, call
Neighborhood Services Department at 602-534-4444.**

✓ **All AC units must cool to 82 degrees or below**

✓ **All EVAP coolers must cool to 86 degrees or below**

✓ **Cooling systems need to be maintained in good working order**

To speak with a Landlord/
Tenant counselor about your
rights or to report an AC
violation, call 602-534-4444.



**NEIGHBORHOOD
SERVICES
DEPARTMENT**

To Preserve, Enhance & Engage Phoenix Neighborhoods

 City of Phoenix