

The regulations under the Accommodations Act (1996) has been revised, as follows.

An Accommodation Coalition began the review with the Department of Tourism in 2000. There were several changes, and the review is now complete.

The Accommodation Coalition is:

- NSAUCI
- NSB&BA
- COANS
- IGNS
- TIANS

Regulations Respecting Tourist Accommodations Regulations
made under Section 18 of the Tourist Accommodations Act
S.N.S. 1994-95, c. 9 O.I.C. 96-33 (January 16, 1996), N.S. Reg. 11/96

Part I- Definitions

In these regulations

- (a) "Accommodation" means a fixed roof or campground establishment
- (b) "Accommodation Officer" means a person appointed by the Minister to inspect accommodations pursuant to the Act;
- (c) "Act" means the Tourist Accommodations Act;
- (d) "Bathroom" means a fully partitioned room having at least one toilet and bathtub and/or shower. There must also be a basin and it may be located in the bedroom;
- (e) "Camping unit" means one tent, one trailer, one recreational vehicle or camping cabin;
- (f) "Campsite" means part of a campground accommodation assigned for the use of the travelling or vacationing public;
- (g) "Department" means the department responsible for the administration of the Tourist Accommodations Act and Regulations;
- (h) "Guest" means the travelling or vacation public staying overnight in an accommodation;
- (i) "License" means a license issued pursuant to the Act;
- (j) "Manager" means the owner, lessee, operator, or person in charge;

(k) "Rental unit" means part of a fixed roof accommodation assigned for the use of the travelling or vacationing public;

(l) "Shared Bathroom" means a bathroom situated on the same floor as the guests' bedrooms to which they are assigned, containing at least one flush toilet, and bathtub and/or shower for every six people, including the owner and family. There must also be a basin and it may be located in the bedrooms;

(m) "Special Events Camping License" means a license issued for camping for a period not to exceed five nights.

Part II - General

Compliance

- 1** No person will operate an accommodation unless the manager has complied with requirements directly affecting the operation, including, but not limited to the requirements of the following:
 - (a) the department responsible for the Office of the Fire Marshal;
 - (b) the department responsible for water, sewage and watercourses;
 - (c) the department responsible for signage and road access;
 - (d) the department responsible for the Nova Scotia Building Code, including Barrier Free Design;
 - (e) the department responsible for the Partnerships and Business Names Registrations Act;
 - (f) the department responsible for the Corporations Registrations Act;
 - (g) the department responsible for the Human Rights Act; and
 - (h) the department responsible for food service licenses
 - (i) the department responsible for the administration of the Alcohol and Gaming Authority.
 - (j) the department responsible for the Occupational Health and Safety Act.
 - (k) the municipal department for the building and/or occupancy permits.

Inspection

- 2** An Accommodation Officer may be assisted during inspection by any qualified person as the Accommodation Officer considers necessary.
- 3** The manager will produce, at the request of an Accommodation Officer, the register, license, records or other information required to be kept under the Act or these regulations.

Management

- 4 A person applying for or renewing an accommodation license will make application to the Minister, on an annual basis.
- 5 Every applicant for a license or a renewal thereof will pay the fees as prescribed in Schedule "A," on an annual basis.
- 6 The manager will display the license in a conspicuous place within the facility.
- 7 The manager will have an emergency evacuation plan in place and will display it in a conspicuous place within the rental unit.
- 8 Where an accommodation is sold or legal ownership passes by any lawful means, the purchaser or other person to whom the legal ownership has passed must apply for a new license and may obtain that new license upon filing and paying the prescribed fee.
- 9 The manager will provide a water supply meeting provincial regulations for safe drinking water and sufficient in quantity to meet the requirements of the maximum number of persons accommodated. One water analysis must be provided prior to opening and minimum one analysis per year thereafter. This does not precede any requirements under the laws of Canada, Nova Scotia or the authority having jurisdiction.
- 10 The manager or designate will inspect all rental units or campsites, prior to occupation by a guest to ensure they are clean and properly equipped.
- 11 The manager will:
 - (a) have at least one employee available at all times during its operation, in close proximity for emergencies or available by phone;
 - (b) where telephone service is available, have on each of its premises at least one public telephone accessible 24 hours per day with posted emergency numbers, except where telephones are installed in each guest rental unit with posted emergency numbers; or
 - (c) where telephone service is not available, have an emergency plan in place, for the purposes of guests safety and security.
- 12 The manager will have a cancellation policy and will ensure all guests are made aware of the policy when reservations are made.
- 13 The manager will have a sign bearing the registered business name of the accommodation placed at or near the main entrance.
- 14 The manager will place a distinct number, name or other identification at the entrance to each rental unit or campsite.
- 15 The manager of an accommodation will:
 - (a) provide on-site parking for at least one guest vehicle per rental unit or campsite; or
 - (b) provide parking spaces with 24 hour access

Maintenance

- 16 The manager will keep the grounds and buildings of the operation in a safe, clean and well-maintained condition.
- 17 The manager will keep its furnishings, equipment, and appliances repaired and in a clean and sanitary condition, and free from rodents, vermin or other pests. If any parts of the accommodation become infested, the manager will not allow that part of the accommodation to be occupied until such rodents, vermin or pests have been exterminated.
- 18 The manager will have all fixed roof rental units, camping cabins, recreational vehicle rental units and/or bathrooms:
 - (a) cleaned and all fixtures treated with a disinfectant solution before occupied; and
 - (b) cleaned at least once every 24 hours during guest occupancy except in the case of rental units rented other than on an overnight basis, where daily room cleaning is not

provided.

- 19** Where food is served, the manager will keep that area safe, sanitary and in a well-maintained condition.
- 20** The manager of:
- (a) a fixed roof accommodation will:
 - (i) have all refuse or garbage containers emptied and cleaned daily, at a minimum (except in such cases as 18 (b)) and
 - (ii) store all refuse and garbage in containers and have an approved collection system.
 - (b) a camping accommodation will store all refuse and garbage in containers and have an approved collection system.
- 21** The manager will:
- (a) provide flashlights or other auxiliary lighting to be supplied to guests in case of power failure; and
 - (b) keep all stairways, halls, exits, and grounds well lit and unobstructed.
- 22** The manager will ensure the fixed roof rental unit, camping cabin or recreational vehicle rental unit does not contain any personal belongings of the manager, staff, or family.
- 23** The manager will have securely locked; all medicines, cleaning solutions, toxic substances, or any material or substance which might be hazardous to guests, as well as any personal items.
- 24** The manager will not provide carpets in any kitchens or bathrooms.

Register and Records

- 25** The manager will maintain a guest register and it will be in a form approved by the Minister.
- 26** The manager will not admit a guest to a rental unit or a campsite unless the following information has been entered in the register:
- (a) name of the guests;
 - (b) usual place of residence of the guests, including a full mailing address;
 - (c) vehicle license plate number;
 - (d) number of people in the guests' party;
 - (e) arrival and departure date;
 - (f) rate charged; and
 - (g) rental unit or campsite occupied.
- 27** Notwithstanding regulation 26, the manager when registering a tour group, will be required only to enter into the register, the name of the guest, rental unit or campsite occupied and the name and address of the tour agent.
- 28** The manager will, within seven days from the end of each calendar month during which the accommodation is operated, provide an occupancy report as designated by the Minister.

Construction Requirements

- 29** The manager, prior to the construction, alteration, renovation, or reconstruction of an accommodation, will submit the plans and specifications for the work to be performed to the delegated representative for approval of compliance with the Act and Regulations, included, but not limited to requirements under the laws of Canada, Nova Scotia or the authority having jurisdiction.
- 30** The manager will have any modification to an approved plan submitted for approval for compliance with the Act and Regulations in the same manner as the original plan.

Fixed roofed accommodation - construction requirements

- 31** Plans for construction, altering, renovating or reconstructing will be drawn to a scale of not less than 2.5 centimetres (1 in.) to 4.9 metres (16 ft.) showing:
- (a) the boundaries, the location of existing and proposed buildings, driveways, landscaping, water or wooded areas, and wells and sewage disposal systems,
 - (b) the furniture layout for each rental unit;
 - (c) all rooms within a rental unit, in new construction, have a minimum ceiling height of 2.4 metres (8 ft.) or, in the case of a slope ceiling, a minimum height of 2.1 metres (7 ft.) at its lowest point; and
 - (d) all rooms within a rental unit, in an existing building, have a minimum ceiling height of 2.3 metres (7 ½ ft.) or, in the case of a slope ceiling, a minimum height of 1.5 metres (5 ft.) at its lowest point. In the event a slope ceiling height is less than 1.5 metres (5 ft.), the measurement for minimum areas will be measured from a point where the slope ceiling is at least 1.5 metres (5 ft.) in height.
- 32** A minimum of 5.5 metres (18 ft.) measured from the furthest exterior protrusions from one building to the closest exterior protrusion on the next building will be provided between separate buildings containing rental units.

Campground - construction requirements

- 33** Plans for construction, altering, renovating or reconstructing will to be drawn to a scale of 2.5 centimetres (1 in.) to 15.2 metres (50 ft.) showing:
- (a) the location of the camping establishment in relation to the highway;
 - (b) the location of the roads;
 - (c) the location and size of the individual campsites by number;
 - (d) the location and a separate plan of the service buildings, including bathrooms;
 - (e) the location of the water system and outlets; and
 - (f) the location and type of the sewage system.
- 34** Toilets, basins and showers will be located in a weather proof building and will:
- (a) not be located less than 12.2 metres (40 ft.) or more than 122 metres (400 ft.) from any campsite and have floors and walls made of water impervious material with floors sloping to a drain; and
 - (b) have areas within the shower stalls for individual dressing compartments not less than 0.8 metres by 1.2 metres (2 ½ ft by 4ft) in floor area, arranged to ensure privacy, protected from the shower area by waterproof partition or shower curtain containing a sitting bench and having at least three clothes hooks.
- 35** Camping accommodations will be subdivided so every campsite will:
- (a) have a minimum area of 111.5 sq. metres (1200 sq.ft.) with a road frontage of not less than 6.1 metres (20 ft.), when used for tenting; and
 - (b) have a minimum area of not less than metres 223 sq. metres (2400 sq.ft.) with a road frontage of not less than metres 12.2 metres (40 feet), when used other than for tenting.
- 36** Notwithstanding regulations above, all camping units must be a minimum of 4.6 metres (15 ft) apart in any direction. The measurement will be from the extended edge of the camping unit.

Part III - Fixed roof rental units

- 37** (a) Each bedroom area of the rental unit will have the following minimum areas, exclusive of bathroom, closet, kitchen and living room areas:

- (i) one single (99 cm)(39") bed 7.4 sq. metres (80 sq. ft)
- (ii) one double (137 cm)(54") bed or one set of bunks (99 cm)(39") 9.3 sq. metres (100 sq. ft)
- (iii) one queen (152 cm)(60") bed or two single (99 cm)(39") 11.1 sq. metres (120 sq. ft)
- (iv) one king (198 cm)(78") bed 12.5 sq. metres (135 sq. ft)
- (v) two double (137cm)(54") 14.9 sq. metres (160 sq. ft)
- (vi) for each additional person 2.8 sq. metres (30 sq. ft)

(b) Each living room area in an accommodation must be a minimum of 9.3 sq. metres (100 sq. ft.)

38 Bunk beds in rental units will be provided with a secured safety ladder reaching from the floor to the top bunk. Each bunk must have at least 0.9 metres (3 ft) clearance from the ceiling or the top bunk.

39 All beds, other than single beds (99 cm)(39"), must have at least (61 cm)(2 ft) clearance on at least three sides. Single beds must have the clearance on two sides.

40 Each rental unit will:

- (a) be fully enclosed with walls reaching from the floor to the ceiling;
- (b) have hinged or patio doors;
- (c) have entry doors, including patio doors, provided with at least a door lock with key and additional security locking device;
- (d) have bedroom doors equipped with a locking device;
- (e) have one hinged door on each side of the door jam, with at least a door lock, where there are doorways connecting rental units,
- (f) have a window or windows providing a minimum glass area of at least one tenth of the floor area;
- (g) have a window opening to the outside capable of providing a minimum ventilation area of at least one twentieth of the floor area. A mechanical ventilating device may be used;
- (h) have screens for windows and doors;
- (i) have lighting so it can be turned on from a switch immediately inside the entry door;
- (j) have a shaded light that can be turned on or off from the bed;
- (k) be equipped such that it can be heated to a temperature of (70 F) 21C at all times it is occupied;
- (l) be provided with one bed with box spring and mattress (or similar), headboard, pillows with protectors and cases, a mattress cover pad, under sheet, top sheet, one blanket, bedspread;
- (m) have an extra blanket and pillow;
- (n) have a bedside table, or equivalent, available at each bed;
- (o) have a table or desk, a clothes dresser, or combination dresser desk;
- (p) have a chair;
- (q) have a non-slip scatter rug on each side of a bed, unless the floors are carpeted;
- (r) have a closet or device suitable for hanging clothes, with a minimum of eight coat hangers;
- (s) have window treatment on each window for privacy;
- (t) have a wastebasket;
- (u) have a receptacle to be used as an ashtray, even in non smoking units;
- (v) have a drinking utensil for each guest;
- (w) have a radio and alarm clock or clock radio; and
- (x) have a luggage rack or bench.

41 The manager of a fixed roof accommodation will supply:

- (a) clean bed linen for every new guest
- (b) clean bed linen at least twice a week for guests who are visiting for periods of more than one night, unless otherwise requested by the guest; and
- (c) clean towels and bath mats each day a guest occupies the rental unit unless the

manager posts a notice of a re-use and recycling program and in such case the towels and bath mats will be replaced at least every two days, unless otherwise requested by the guest.

Bathrooms in rental units

- 42** The manager will have a bathroom assigned for each rental unit in accordance with these regulations.
- 43** Bathrooms with a basin, toilet, bathtub and shower will have a minimum width of 1.5 metres (5 ft) and a minimum floor area of 3.3 sq. metres (35 sq. ft.).
- 44** Bathrooms with a basin, toilet and shower will have a minimum width of 1.5 metres (5 ft.) and a minimum floor area of 3.0 sq. metres (32 sq. ft.).
- 45** All bathrooms will:
- (a) be located so as to not prohibit entry or exit from any rental unit;
 - (b) be located so as to not require the guest of the rental unit to pass through a common living area or kitchen;
 - (c) have a flush toilet;
 - (d) have doors which are tightly fitted and have a locking device from within the bathroom to ensure privacy;
 - (e) have a basin equipped with taps supplying hot and cold running water;
 - (f) have a mirror with good reflecting surface area of not less than 30.5 centimetres by 45.7 centimetres (12" by 18");
 - (g) have a lighting fixture equipped with a minimum 100-watt bulb, or equivalent, located near the mirror;
 - (h) have a window with a minimum glass area of 0.4 sq. metres (4 sq. ft) opening to the outside with a ventilation area of not less than 0.2 sq. metres (2 sq. ft), or a mechanical device to ensure the equivalent ventilation;
 - (i) have a shelf or equivalent flat surface having an area of not less than 0.04 sq. metres (60 sq. in.) installed near the basin;
 - (j) have a device for holding towels;
 - (k) have a clothes hook;
 - (l) have one extra roll of toilet tissue in addition to that in use, as well as, a dispensing device;
 - (m) have a soap dish or recess located near the sink, and in the tub or shower;
 - (n) have a ground fault interrupter outlet when an outlet is provided;
 - (o) have a bathtub or shower equipped with a tap supplying hot and cold running water;
 - (p) have a shower door or shower curtain, where a shower is supplied;
 - (r) have a wastebasket;
 - (s) have at least one hand towel, one bath towel and one face cloth for each guest;
 - (t) have a bath mat; and
 - (u) have individual packages of soap or an adequate supply of liquid soap at the sink and bath area, for every new guest and provided as required;
- 46** Shared bathrooms located between two rental units with access from within each rental unit to the bathroom will; have solid core doors which are tightly fitted, open from each rental unit to the bathroom, and have a means of locking from within the bathroom to ensure privacy.
- 47** Every shared and public bathroom will be identified.
- 48** Bathrooms having more than one toilet, bathtub or shower, will provide privacy partitions between toilets, bathtubs and showers;
- 49** Laundry equipment will not be located in the same room as bathrooms.

50 Public bathrooms will have:

- (a) at least one flush toilet;
- (b) a locking device and coat hook on all stall doors.
- (c) one extra roll of toilet tissue in addition to that in use, as well as, a dispensing device;
- (d) at least one basin equipped with taps supplying hot and cold running water;
- (e) single service towels or hot air dryers,
- (f) liquid soap and dispenser,
- (g) a ground fault interrupter outlet when an outlet is provided,
- (h) a wastebasket with lid,
- (i) a mirror with good reflecting surface area of not less than 30.5 centimetres by 45.7 centimetres (12" by 18");
- (j) a window with a minimum glass area of 0.4 sq. metres (4 sq. ft) opening to the outside with a ventilation area of not less than 0.2. sq. metres (2 sq. ft), or a mechanical device to ensure the equivalent ventilation;

Part IV - Camping sites

- 51** A table will be provided at each campsite, excluding approved wilderness areas, and will be maintained in good condition. Tables will be provided at seasonal campsites, on request.
- 52** An adequate and potable supply of water will be available within 45.7 metres (150 ft) of each campsite, excluding approved wilderness areas where approved bottled water may be provided.
- 53** Where a dumping station is provided it will not be located within 30.5 metres (100 feet) of any campsite, water supply or service building, have available water and hose for cleaning purposes and be signed accordingly.
- 54** The manager will not permit a person to light or build a fire except in a contained area.

Bathrooms in Campgrounds

- 55** Unserviced campsites - for each gender a minimum of one non flush toilet for every 20 campsites or part thereof, will be provided.
- 56** Partially serviced campsites (electric & water)- for each gender a minimum of one flush toilet, basin, and shower for every 20 partial serviced campsites or part thereof, will be provided.
- 57** Notwithstanding regulation 56, fully serviced sites (electric, water & sewer) may be excluded from the count of campsites.
- 58** Notwithstanding regulation 57, campgrounds with all fully serviced campsites must have a minimum of one flush toilet, one shower, one basin for each gender.
- 59** All bathrooms will have:
 - (a) at least one flush toilet;
 - (b) a locking device and coat hook on all stall doors;
 - (c) a sufficient supply of toilet tissue with a dispensing device;
 - (d) a basin equipped with taps supplying hot and cold running water;
 - (e) liquid soap and dispenser located at least at every two sinks;
 - (f) mirrors with a good reflecting surface area at each sink of not less than 30.5 centimetres in width and 45.7 centimetres in height (12 in. by 18 in.);
 - (g) lighting fixtures equipped with a minimum of 100 watt bulbs, or equivalent, located near the mirror;
 - (h) a ground fault interrupter outlet when an outlet is provided,
 - (i) a wastebasket with lid; and

(j) signage indicating gender.

60 Laundry equipment will not be located in the same room as bathrooms

61 All bathrooms and laundry rooms will be mechanically ventilated or provided with screened doors or windows.

62 Non flush toilets buildings will:

- 40** (a) not be located within 30.5 metres (100 ft) of any water source, picnic table or camping site.
- (b) be constructed with self closing doors;
- (c) have an inside locking device;
- (d) be painted inside and out;
- (e) be ventilated & screened;
- (f) have a wastebasket with lid;
- (g) have a sufficient supply of toilet tissue with a dispensing device; and
- (h) have a mirror with a good reflecting surface area of not less than 12.7 centimetres by 17.8 centimetres (5in. x 7in.).

Wilderness Camping Area:

64 Wilderness camping areas will:

- (a) not be accessible by regular transportation means;
- (b) be designed for tents and/or camping cabins only;
- (c) have a designated level area provided for the placement of a tent and/or the camping cabin; and
- (d) have a non flush toilet provided at the location in accordance with regulation 62 and 61.

Part V - Special Events Camping Area

65 A special events camping area may be designated in conjunction with any event and a license will be obtained by every organization, group or licensed campground owner using a special camping area in conjunction with a special event.

66 An applicant for a special event camping area license will submit a properly completed application supplied by the Minister, accompanied by a fee as prescribed in Schedule "A."

67 All camping is to be in the special events camping area as designated on the license and only in numbers permitted on the license.

68 All campers must be registered in accordance with regulation 25, 26 and 27.

69 The manager of the special event will be responsible for the special event camping area.

70 A license will be obtained from the Department for the special event camping area a minimum of thirty days before the event and will have a maximum effective period of five nights.

71 A maximum of three licenses may be issued to the organization, group or licensed campground owner, in a twelve-month period.

72 Toilet facilities will:

- (a) be provided for every 30 campsites or part thereof;
- (b) not be located less than 12.2 metres (40 ft.) or more than 122 metres (400 ft.) from each camping unit.
- (c) be available on a 24 hour basis;
- (d) have one extra roll of toilet tissue in addition to that in use, as well as, a device for dispensing the tissue; and
- (a) have an approved hand washing system in close proximity to the toilet facilities

- 73** When self contained recreational vehicles have onboard water supply and toilet, their number can be subtracted from the total number of camping units used. Notwithstanding there must be a minimum of one toilet and approved hand washing system.
- 74** A potable supply of water in accordance with regulation 9 will be provided.
- 75** Each camping unit will be a minimum of 4.6 metres (15 ft) from another camping unit in any direction. The measurement is from the extending edge of the camping unit.
- 76** A minimum of 6.1 metres (20 ft) for an access road will be provided between every two rows of camping units.
- 77** One garbage container for each 20 camping units will be provided and will be within 45.7 metres (150ft) of any camping unit, along with an approved collection system for the garbage.

Part VI - Camping Cabins

- 78** Camping cabins are considered campground accommodations in these regulations.
- 79** A camping cabin will:
- (a) have a hinged door complete with exterior and interior lock or bolt;
 - (b) have a window or windows providing a minimum glass area of at least one tenth of the floor area;
 - (c) have a window opening to the outside capable of providing a minimum ventilation area of at least one twentieth of the floor area. A mechanical ventilating device may be used;
 - (d) have a minimum interior area of:
 - (i) 9.3 sq. metres (100 sq.ft) to accommodate one, 137 centimetre bed (54") or 1 bunk bed
 - (ii) 12.1 sq. metres (130 sq.ft) to accommodate one, 137 centimetre bed (54") and one 99 cm (39") bed
 - (iii) 13.9 sq. metres (150 sq.ft) to accommodate two sets of 99 centimetre (39") bunk beds
 - (iv) 2.8 sq. metres (30 sq.ft) to accommodate each additional person
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 - (e) have a minimum ceiling height of:
 - (i) 2.3 metres (7'6") for a flat ceiling or roof;
 - (ii) 2.0 metres (6'6") at its lowest point for sloping walls, for the purposes of calculating the usable floor area;
 - (f) have a minimum 1.5 metres (5 ft.) roof overhang over the full length of the wall in which the entry door is located;
 - (g) be spaced not less than 5.5 metres (18ft) from the nearest camping cabin, campsite or road, 12.2 metres (40 ft.) from the nearest service buildings, such as washroom buildings, and 30.5 metres (100 ft) from the nearest non flush toilet;
 - (h) have an adequate and potable supply of water will be provided by taps within 45.7 metres (150 ft) of each camping cabin;
 - (i) have sleeping areas with mattresses and cover pads to accommodate the number of guests;
 - (j) have a minimum of four clothes hooks;
 - (k) have coverings for all windows, capable of giving privacy to occupants, and substantially screening outside light;
 - (l) have a picnic table or similar located on the camping cabin site;
 - (m) have a dust pan and broom;
 - (n) have a wastebasket with lid;
 - (o) have a mirror with a good reflecting surface area of not less than 30 centimetres in width and 45.7 centimetres in height (12 in. by 18 in.);

Part VII - Recreational Vehicle Rental Units

80 Recreational vehicle rental units are considered campground accommodations in these regulations.

81 A recreational vehicle rental unit will have:

- (a) an exterior door capable of being locked from the outside and inside;
- (b) windows, equipped with screens, capable of being opened for cross ventilation;
- (c) a dust pan and broom;
- (d) a wastebasket with lid;
- (e) window coverings to ensure privacy;
- (f) a mirror with a good reflective surface area of 20.3 centimetres by 25.4 centimetres (8" by 10");
- (g) one closet or clothes hook with a minimum of 4 hangers;
- (h) a table and seating to accommodate the number of guests in the unit;
- (i) sleeping areas with mattresses and cover pads to accommodate the number of guests.