



# Before During & After

## The Office of Homeland Security & Emergency Management (OHSEM) Newsletter

### Significant Dates

- July 19<sup>th</sup>: Phase III of the Return to Work Plan (delayed due to increasing COVID19 cases)

### COVID-19 Links

Maricopa County Public Health COVID-19 Dashboard and Vaccine Information Site

AZDHS COVID-19 Data Dashboard

CDC COVID-19 Website

### Emergency Management Links

OHSEM Website

Maricopa County WebEOC

COOP Plans  
(BOLDplanning)

Phoenix NOAA/NWS Website

Arizona Emergency Information Network (AZEIN)

### Summer Safety Focus: Extreme Heat

Contrary to popular belief, Phoenix does not hold the record for the hottest temperature on earth; at 134 °F, that record belongs to Furnace Creek, CA. But there are other reasons why Phoenix is called the "Valley of the Sun": Phoenix receives the most sunshine of any major city on Earth and it also has the highest average summer temperatures of any major city in the United States.

Given these conditions, Phoenicians can frequently be exposed to an extreme level of heat that can prove to be dangerous or even lethal. According to the Arizona Department of Health Services, **heat related illnesses cause over 250 deaths and nearly 3,000 emergency room visits annually**, making extreme heat the deadliest natural hazard in the state.



*Photo Credit: David McNew*

This does not mean we should avoid the outdoors during the summer, but all city employees should understand the risks associated with extreme heat and know how to identify the following heat related conditions:

- **Heat cramps:** may occur in people unaccustomed to exercising in the heat and generally ceases to be a problem after acclimatization.
- **Heat syncope:** Refers to sudden loss of consciousness and is typically associated with people exercising who are not acclimated to warm temperatures. Causes little or no harm to the individual.
- **Heat exhaustion:** While much less serious than a heat stroke, heat exhaustion victims may complain of dizziness, weakness, or fatigue. Body temperatures may be moderately elevated.
- **Heatstroke:** Considered a medical emergency, heatstroke is often fatal. It occurs when the body's response to heat stress is insufficient to prevent the rise in the body's core temperature. Rapid cooling is necessary to prevent death, with an average fatality rate of 15 percent even with treatment.

The City of Phoenix takes extreme heat seriously and operates several programs and provides a variety of resources to keep residents and visitors safe and informed.

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## Regional/National Resources

Maricopa County Department of Emergency Management (MCDEM)

*As the largest city in the county, we work closely with MCDEM to ensure all our emergency management efforts are aligned. Click their title to find out more about MCDEM and their services.*

Arizona Department of Emergency and Military Affairs (DEMA)

*DEMA consists of the Arizona National Guard, the Division of Emergency Management and the Division of Administrative Services. Click their title to find out more about their capabilities and the resources they can provide.*

Federal Emergency Management Agency (FEMA)

*FEMA provides emergency management guidance and support at the national level. Their website contains an abundance of information on nearly everything you may want to know about emergency management.*

## Contact Us

Duty Officer Email

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OHSEM Office Email

OHSEM Office Phone:

602-542-0642

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OHSEM Mailing Address:

Phoenix City Hall  
200 W. Washington St.  
14<sup>th</sup> Floor  
Phoenix, AZ 85003

The Communications Department provides a wealth of information on summer heat safety as well as information on city programs that address this hazard on their website at <https://www.phoenix.gov/pio/summer/heat>

Some of the heat related programs/information include:

- A downloadable map of the city's cooling stations operated by the **Heat Relief Network**
- Information on the Parks and Recreation Department's "**Take a Hike, Do it Right**" program
- **Heat safety tips** on how to avoid heat related illnesses (including advice for children and pets)
- Information on the **Cooling Ordinance** under the **Landlord and Tenant Program** managed by the Human Services Department

You can also find more information about the Cooling Ordinance and the **Landlord and Tenant Program** on the **fliers** attached to this month's newsletter.

## How to Get Ahead of Disruptions: Hazard and Risk Assessments

City departments face a variety of challenges while delivering the quality services Phoenix residents and businesses depend on. These challenges can range from minor inconvenience that require a little patience to major disruptions that require the activation of a Continuity of Operations (COOP) plan.

As with all planning efforts, one of the greatest benefits of continuity planning is that it provides an opportunity for city departments to stay ahead of major disruptions by identifying and addressing the hazards and risks that might disrupt normal operations beforehand. Instead of taking a reactive approach, this process provides departments the precious time before a disruption occurs to outline preparedness, mitigation, response, and recovery activities so the plan can provide a comprehensive guide to managing the hazard/risk.



Simply put, a **risk assessment** is a process used to identify the hazards that pose a threat to a department's operations and quantify the degree of threat. Conducting a risk assessment allows a city department to determine its vulnerability to major categories of hazards, including natural, technological, and human caused events.

It may appear to be intimidating and time-intensive process at first, but OHSEM's COOP administrators can help simplify the process and

provide examples of pertinent hazard/risk assessments that are available for everyone to utilize in the BOLDplanning software. By working with OHSEM's COOP administrators, departmental COOP planners can help ensure their department stays ahead of major disruptions to continue providing the excellent services that city residents and businesses rely on. Contact your COOP administrator to schedule a discussion today!

Follow this link for OHSEM's COOP training videos:

<https://cityofphoenix.sharepoint.com/sites/ohsem/emergency-plans>

Follow this link for previous COOP articles found in OHSEM's monthly newsletter:

<https://cityofphoenix.sharepoint.com/sites/ohsem/Pages/default.aspx>

# 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 Landlord and Tenant Program at 602-262-7210

- 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  
602-262-7210



# Ordenanza de Refrigeración de la Ciudad de Phoenix

## Del Código De la Ciudad de Phoenix,

### Capítulo 39-5

¿Sabía que hay una ordenanza de la ciudad que requiere que los propietarios proporcionen un enfriamiento razonable a las unidades de vivienda de alquiler?



39-5 Sistemas eléctricos, de plomería y mecánicos; condiciones de salud y seguridad.

#### B.1. Sistemas de calefacción, refrigeración y ventilación.

Los sistemas de calefacción, refrigeración y ventilación de cualquier edificio o estructura deben mantenerse libres de peligros, operativos y en buen estado. Los sistemas de calefacción y refrigeración deben estar libres de peligros asociados con la ventilación, el estado del equipo, el montaje, las conexiones eléctricas y otros defectos potenciales.

B.1.b. Requisitos de refrigeración. Cada unidad de vivienda de alquiler donde se instalen dichos sistemas deberá tener un sistema de enfriamiento capaz de enfriar de manera segura todas las habitaciones habitables, baños y baños con descarga de agua a una temperatura no mayor de 86 grados Fahrenheit, si se enfriá mediante enfriamiento evaporativo, o 82 grados Fahrenheit, si se enfriá con aire. acondicionamiento. Las mediciones de temperatura se tomarán a una distancia de tres pies sobre el piso en el centro de la habitación. El enfriamiento requerido debe ser proporcionado por instalaciones de enfriamiento instaladas permanentemente.

Para preguntas o más información, llame al Programa de Propietarios e Inquilinos al 602-262-7210

Todas las unidades de aire acondicionado deben enfriarse a 82 grados o menos

Todos los enfriadores EVAP deben enfriarse a 86 grados o menos

Los sistemas de refrigeración deben mantenerse en buen estado de funcionamiento

Para hablar con un consejero de propietarios / inquilinos sobre sus derechos o para informar una violación de aire, llame

602-262-7210



## Need help learning about your rights as a Landlord or a Tenant?

The Landlord and Tenant Program is here to help you!



### Landlord Tenant Counseling

The program provides education to both landlords and tenants on their rights under the Arizona Residential and Mobile Home Parks Landlord and Tenant Acts. Counselors are available to answer questions about landlords and tenants' rights and responsibilities, including topics such as security deposits, evictions, repairs, and more!



### Education and Outreach

Counselors will provide landlords and tenants with a one on one session(s) educating them about their rights and responsibilities. To learn more, you and/or your team members can attend our workshops offering a variety of topics designed to educate city of Phoenix residents.



#### **What can the landlord do if the tenant does not pay their rent when it is due?**

The landlord must give the tenant a 5-Day notice to pay all rent due or vacate the dwelling.

ARS 33-1368

#### **Can a tenant withhold rent?**

A tenant may not withhold rent for any reason. ARS 33-1368(B)

#### **What type of notice is the landlord required to give to increase rent?**

The landlord must give a 30-day written notice prior to the periodic rental due date if the tenant is a month to month tenant. ARS 33-1375 and ARS 33-1342

When the tenant has signed the lease, the landlord cannot raise the rent until the lease is expired.

#### **What type of notice is the landlord required to give to terminate a rental agreement?**

The landlord must give a 30-day written notice prior to the periodic rental due date if the tenant is month to month tenant. ARS 33-1375

#### **What type of notice does a tenant have to give a landlord to request repairs?**

The tenant has to provide the landlord a 5 day Repair Notice for Health and Safety Non-Compliance. ARS 33-1324  
Or

**To learn more visit our website**

[phoenix.gov/humanservices/programs/landlord-tenant-counseling](http://phoenix.gov/humanservices/programs/landlord-tenant-counseling)

**or call us at 602-262-7210**

## ¿Necesita ayuda para aprender sobre sus derechos como arrendador o inquilino? ¡El Programa de Propietarios e Inquilinos está aquí para ayudarlo!

### Asesoramiento de Inquilinos del Arrendador



El programa proporciona educación tanto a los propietarios como a los inquilinos sobre sus derechos bajo las Leyes de Arrendadores e Inquilinos de Arizona Residential and Mobile Home Parks. ¡Los consejeros están disponibles para responder preguntas sobre los derechos y responsabilidades de los propietarios e inquilinos, incluyendo temas como depósitos de seguridad, desalojos, reparaciones y más!



### Educación y divulgación

Los consejeros proporcionarán a los propietarios e inquilinos una en una sesión (s) educando sobre sus derechos y responsabilidades. Para obtener más información, usted y/o los miembros de su equipo pueden asistir a nuestros talleres ofreciendo una variedad de temas diseñado para educar a los residentes de la ciudad de Phoenix.

# PyR

### ¿Qué puede hacer el arrendador si el arrendatario no paga su alquiler cuando es debido?

El arrendador debe darle al arrendatario un aviso de 5 días para pagar todo el alquiler debido o de-salojar la vivienda.

ARS 33-1368

### ¿Puede un inquilino retener el alquiler?

Un inquilino no puede retener el alquiler por cualquier motivo. ARS 33-1368(B)

### ¿Qué tipo de aviso debe dar el arrendador para aumentar el alquiler?

El arrendador debe dar una notificación por escrito de 30 días antes de la fecha de vencimiento del alquiler periódico si el

inquilino es un inquilino mes a mes. ARS 33-1375 y ARS 33-1342

Cuando el arrendatario ha firmado el contrato de arrendamiento, el arrendador no puede aumentar el alquiler hasta que el contrato de arrendamiento haya expirado.

### ¿Qué tipo de aviso debe dar el arrendador para rescindir un contrato de alquiler?

El arrendador debe dar una notificación por escrito de 30 días antes de la fecha de vencimiento del alquiler periódico si el inquilino es mes a mes inquilino. ARS 33-1375

Para obtener más información, visite nuestro sitio web

[phoenix.gov/humanservices/programs/landlord-tenant-counseling](http://phoenix.gov/humanservices/programs/landlord-tenant-counseling) o llámenos al 602-262-7210