

Kimball, Tirey & St. John LLP

Signage for California Multi-Family Rental Property

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There are several signs that California multi-family rental property owners and managers should consider posting, depending on the characteristics of the property.

Responsible Person Signs

For 5-15 unit properties, if the property owner does not live on-site, a notice should be posted identifying the name and address of the property's "responsible person". California Code of Regulations Title 25, Section 42 reads, "A manager, janitor, housekeeper, or other responsible person shall reside upon the premises and shall have charge of every apartment house in which there are 16 or more apartments, and of every hotel in which there are 12 or more guest rooms, in the event that the owner of any such apartment house or hotel does not reside upon said premises. Only one caretaker would be required for all structures under one ownership and on one contiguous parcel of land. If the owner does not reside upon the premises of any apartment house in which there are more than four but less than 16 apartments, a notice stating his name and address, or the name and address of his agent in charge of the apartment house, shall be posted in a conspicuous place on the premises."

Parking Restriction Signs

California Vehicle Code §22658 authorizes removal of unauthorized or abandoned vehicles from private property if specific conditions exist and certain procedures are followed. One situation allowing vehicle removal requires that a sign be posted, in clear view, at each entrance to the property. The sign must state that public parking is prohibited, that vehicles will be towed at the owner's expense and the sign must contain the telephone number of the local traffic law enforcement agency. The sign must be at least 17" by 22" and lettering must be at least one inch in height. The sign may also indicate that a citation may be issued for the violation. For more information about towing vehicles from private property, review California Vehicle Code §22658 or the "Removing Vehicles from Private Property" article in the "Resource Library" at www.kts-law.com.

Swimming Pool or Spa Signs

The California Building Code (24 CCR §3120B.1 et seq.) requires specific signage for public pools and spas. "Public" pools and spas are located at commercial buildings, hotels, motels, resorts, recreational vehicle or mobile home parks, campgrounds, apartment houses, condominiums, townhouses, homeowner associations, clubs, community buildings or areas, public or private schools, medical facilities, bread and breakfasts, licensed day-care facilities, recreation and park districts, and municipal pools.

The signs must be clearly legible, and letters must be at least 4 inches high unless otherwise specified.

- Pool/Spa User Capacity. Post a sign indicating the maximum number of permitted occupants. Spa occupancy is calculated at one person per 10 square feet of water surface area. Pool occupancy is based on one person per 20 square feet of water surface area.
- No Diving. Where pools are 6 feet deep or less, a sign must be posted stating “NO DIVING”.
- No Lifeguard. Where no lifeguard service is provided:
 - Post a warning sign in plain view which reads, “WARNING – NO LIFEGUARD ON DUTY”.
 - A sign with letters at least 1 inch high must be posted stating “Children Under the Age of 14 Should Not Use Pool Without An Adult In Attendance”.
- Artificial Respiration and CPR. An illustrated diagram with text at least ¼ inch high regarding artificial respiration and CPR procedures must be posted. The instructions should state that manual or mouth-to-mouth artificial respiration should be started immediately and continued until a physician arrives or mechanical resuscitators are applied.
- Emergency Sign. Post the emergency telephone number 911, the number of the nearest emergency services and the name and street address of the pool facility.
- Warning Sign for Spa. For spa pools, post a precaution sign with clearly legible 1 inch letters in a prominent place near the entrance to a spa pool, containing the following language:
 - “ CAUTION
 - (1) Elderly persons, pregnant women, infants, and those with health conditions requiring medical care should consult with a physician before entering a spa.
 - (2) Unsupervised use by children under the age of 14 is prohibited.
 - (3) Hot water immersion while under the influence of alcohol, narcotics, drugs, or medicines may lead to serious consequences and is not recommended.
 - (4) Do not use alone.
 - (5) Long exposure may result in nausea, dizziness, or fainting.”
- Spa Emergency Shut Off. An “EMERGENCY SHUT OFF SWITCH” sign with 1 inch letters must be posted at the spa emergency shut off switch.
- No Use After Dark. If a pool was constructed without lighting, a sign must be posted outside each entrance gate stating “NO USE OF POOL ALLOWED AFTER DARK.”
- Gas Chlorine. Additional signage is required if automatic gaseous chlorine feeders are used.
- Keep Closed. A sign must be posted on the exterior of each gate and door leading to the pool enclosure area stating “KEEP CLOSED”.
- Diarrhea. A sign with 1 inch letters must state that “Persons having currently active diarrhea or who have had active diarrhea within the previous 14 days shall not be allowed to enter the pool water.”

Emergency Information for Multi-Story Apartment Buildings

Health & Safety Code § 13220(c) requires emergency exit signage in apartment houses two stories or more in height that contain three or more dwelling units, where the front door opens into an interior hallway or an interior lobby area. Emergency exit signage must be posted, using international symbols:

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- at every stairway landing, at every elevator landing;
- at an intermediate point of any hallway exceeding 100 feet in length; and
- at all hallway intersections, and immediately inside all public entrances to the building.

Additionally, a specific emergency procedures brochure must be provided to tenants.

This list is not complete. Additional signage may be required under local ordinances or other applicable state laws.

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