Interim Guidance for Apartment Complexes

This document summarizes CUPHD’s recommendations for apartment complexes (including condominiums, townhouses, co-ops, and other rented residential spaces) regarding COVID-19. This guidance will be reviewed and updated by CUPHD on May 31st 2020 and will be extended as needed.

To prevent the spread of the coronavirus and protect your staff and residents from becoming infected:

- Staff who cannot maintain a distance of 6 feet from others should wear a cloth face covering.
- Wash hands frequently with warm water and soap for 20 seconds
  - Avoid touching your face, especially eyes, nose, and mouth, with unwashed hands
- Everyone – staff and residents – should practice social distancing: stay 6 feet apart from others as much as possible at all times
- Staff experiencing a fever, cough, or shortness of breath should not work.
  - If you have a respiratory-like illness, stay home for at least 7 days after you first became ill, or for 72 hours after your fever has stopped (without the use of fever-reducing drugs), and your cough or sore throat symptoms have improved (whichever is longer).

Preventative Actions for Apartment Complexes

- Empty units should be disinfected before a new resident moves in. Train staff to use the disinfectants safely and correctly. Staff should wear gloves when cleaning. Many of these cleaning products need to remain on hard surfaces for several minutes in order to work. Follow the manufacturer's instructions for proper use to get the most virus killing protection.
  - Click here for the CDC’s cleaning and disinfecting guidelines
  - Click here for examples of EPA approved products
- Schedule and perform routine cleaning and disinfection of all contact surfaces in shared spaces such as restrooms, courtyards, pools, gyms and sports facilities, meeting rooms, etc.
- Consider offering virtual tours of units, online rent payments, and other no-contact interactions with potential or current residents. Consider limiting maintenance work or other interactions in residents’ living spaces to emergencies only.

Shared Spaces in Apartment Complexes

- Spaces that residents share, including: gyms, health clubs, pools, courtyards, or meeting rooms, can remain open only if social distancing of 6 feet between people can be maintained at all times. If these guidelines cannot be maintained, CUPHD recommends closure of these facilities.
  - Playgrounds and dog parks should be closed
- Put alcohol-based hand rub and germicidal spray and paper towels in every restroom (ideally both inside and outside of the room), at each end of each row of exercise machines, and at least one in the free weight area.

Contact us if you have questions or concerns:

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