


<p>Mark Surdam Code Enforcement Officer</p> <p>Phone- (518) 686-7072 Ext. 110 Fax- (518) 686-4902</p> <p>E-Mail buildinginspector@hoosick.org</p>		<p>DEPARTMENT OF CODE ENFORCEMENT</p> <p>Municipal Building 24 Main St Hoosick Falls, NY 12090</p>
--	--	--

Biannual Housing Maintenance Inspection Request

Local Law- Village of Hoosick Falls Local Law #4 of 2002 Schedule A, Section 11, Requires Biannual inspections must be conducted before the end of the calendar month in which the expiring permit was issued.

Also- No rental unit may be occupied until and unless a rental permit has been issued and is in full force. It shall be unlawful and a violation of this chapter for any owner, managing agent or person in possession of a rented dwelling unit, apartment or tenement to let or allow the reoccupancy of said dwelling unit, apartment or tenement without having obtained, prior to said rental or reoccupancy, a residential occupancy permit.

Instructions- Please read carefully and fill in ALL required information that applies, return completed form to 24 Main St, Hoosick Falls, Attn: Code Enforcement. Incomplete applications will be returned.

Property Address: _____

Total Number of Apartments/Units: _____

Property Owner: _____ Phone Number: _____

Property Owner Address: _____

Property Owner E-Mail _____

Section 15. C - All absentee landlords must have a resident agent for each rental unit. If applicable, please provide;

Resident Agent: _____ Phone Number: _____

On a separate sheet(s) of paper please provide a complete description of the rental property with the following information **for each unit**;

Unit Number, Lessor, Occupants (all), number of bedrooms.

NYS Property Maintenance Code **704.2 Smoke alarms.** Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, and R-4 and in dwellings regulated by the *Residential Code of New York State*, regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Code of New York State. “R313.4.1 General. **Carbon monoxide alarms (or, where permitted, carbon monoxide detectors)** shall be installed, operated and maintained in accordance with the provisions of this section, or in accordance with the provisions of NFPA 720. “Exception: Carbon monoxide alarms and/or carbon monoxide detectors shall not be required in a building or structure that contains no carbon monoxide source. “R313.4.2 Required locations. Carbon monoxide alarms shall be provided at each of the following locations within each dwelling unit:

“1. On each story containing a sleeping area, within 15 feet of the sleeping area. More than one carbon monoxide alarm shall be provided where necessary to assure that no sleeping area on such story is more than 15 feet away from a carbon monoxide alarm.

“2. On each story that contains a carbon monoxide source.

“Exceptions. “1. Where coverage at a location is required by more than one provision of this section, providing one carbon monoxide alarm at such location shall be deemed to satisfy all such provisions. “2. In lieu of a carbon monoxide alarm, a carbon monoxide detector may be provided at any location where coverage is required, provided that such carbon monoxide detector is part of a system that causes an alarm to sound at such location when carbon monoxide is detected at such location.