

**Mark Surdam**  
**Code Enforcement Officer**

**Phone- (518) 686-7072 Ext. 110**  
**Fax- (518) 686-4902**

**E-Mail**  
[hoosickfallsbuildinginspector@gmail.com](mailto:hoosickfallsbuildinginspector@gmail.com)



**DEPARTMENT OF CODE  
ENFORCEMENT**

**Municipal Building**  
**24 Main St**  
**Hoosick Falls, NY 12090**

## All Rental Units Require Inspections

The Village of Hoosick Falls Local Law #4 of 2002 requires fire safety and property maintenance inspections for all residential Rental buildings at least once every two years. New York State law requires each building must be compliance with the building code that was in effect at the time it was constructed and in compliance with the NYS Property Maintenance and NYS Fire Code. Full compliance with the NYS Property Maintenance and NYS Fire Code is a shared responsibility between the property owner and each tenant. If you have more questions about tenant rights and the responsibilities of property owners and tenants, [click here for Tenants Rights Guide.](#)

The list below outlines some of the items that will be checked during a fire safety and property maintenance inspection. This list isn't an all inclusive list and should only be used as a guide. For more information, please see the [NYS Property Maintenance Code](#) and the [NYS Fire Code](#).

- If you have any additional questions about how to make your multi-family property fully compliant, contact the Code Enforcement Officer.
- Smoke detectors are required at the ceiling level in all sleeping areas, immediately adjacent to all sleeping areas and one on each floor including the basement.
- Carbon Monoxide detectors are required in residential dwellings at the lowest floor level containing sleeping areas, where there is an attached garage or heating equipment other than electric. Additionally, a CO detector is required on all floors where there is separate fossil fuel burning heating equipment on that level.
- Fire extinguishers are now required in all multi-family dwellings (more than 2F), within each dwelling or in common areas accessible to occupants, all fire extinguishers are required to be at least **5 pound ABC dry chemical**.
- Carbon Monoxide detectors are required in residential dwellings at the lowest floor level containing sleeping areas, where there is an attached garage or heating equipment other than electric. Additionally, a CO detector is required on all floors where there is separate fossil fuel burning heating equipment on that level.
- Fire extinguishers are now required in all multi-family dwellings, within each dwelling or in common areas accessible to occupants (all fire extinguishers are required to be at least **5 pound ABC dry chemical**).
- The exterior & interior of a structure and shall be maintained in good repair and in a sanitary condition. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective treatment.
- All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- All structures shall be kept free from insect and rodent infestation.
- All equipment, systems, devices and safeguards shall be maintained and in good working order.
- Each habitable room shall have an operable (window/door) facing directly outdoors. Egress doors, including bedrooms, shall not be equipped with prohibited locks and shall be readily operable from egress side.
- Bathrooms shall be properly ventilated by natural or mechanical ventilation.
- Bathrooms shall be equipped with an electrical outlet. If a new receptacle is installed in the bathroom it shall be a GFI. The laundry room shall be equipped with a grounded receptacle, if there is no ground the receptacle shall be a GFI.
- All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe approved manner. **Electrical extension cords shall not be used as permanent wiring.**

Change your smoke alarm batteries when you change your clocks for Daylight Saving Time

**2 of 3** home fire deaths result from fires in homes with no smoke alarm

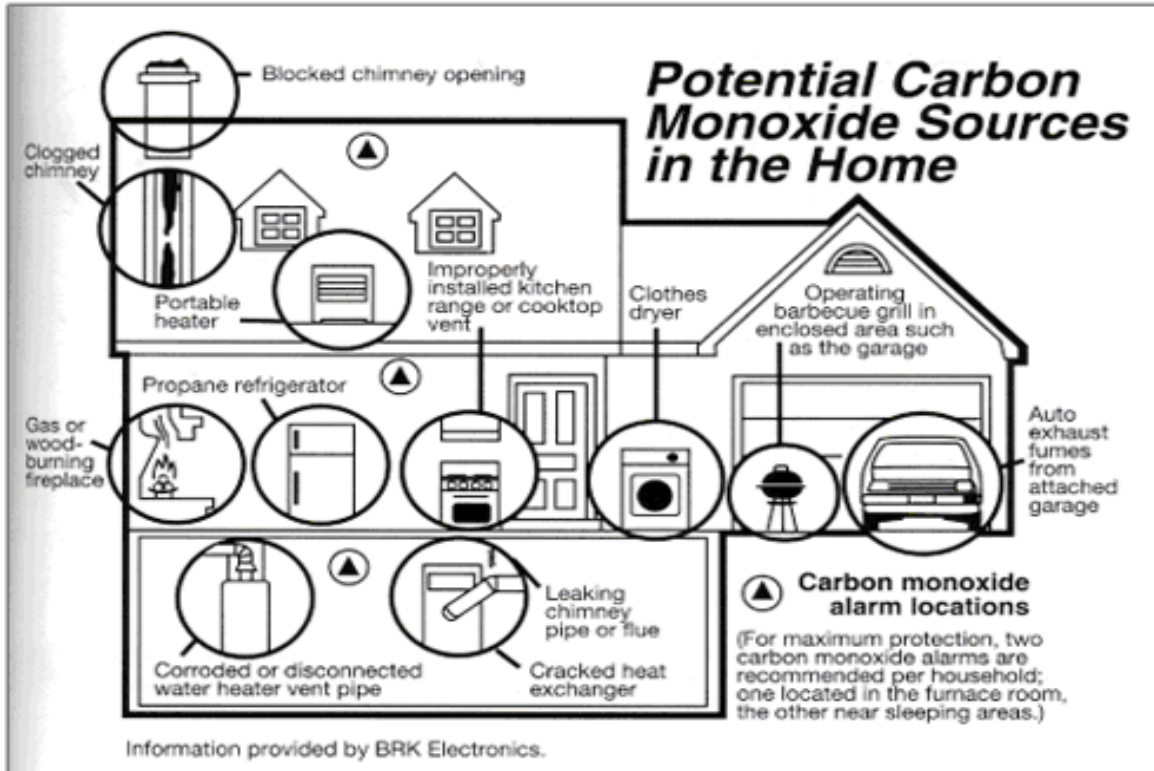


Install alarms:

- In every bedroom
- Outside of every interior door
- On every floor of your home



**WHEN 10 YEARS IS TOO OLD**  
**REPLACE YOUR SMOKE ALARMS EVERY TEN YEARS**



- All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.
- All plumbing stacks, vents, waste & sewer lines shall function properly and be kept free from obstructions, leaks and defects. All plumbing fixtures shall be properly connected to the public sewer system.
- Lighting shall be provided in all exit ways, including the exterior and in utility rooms, including basements.
- Every means of egress, common hall and stairway shall be illuminated at all times.
- Every habitable space shall have at least two separate and remote receptacle outlets.
- Owners are required to provide garbage receptacles and tenants are required to maintain sanitary conditions. Dumpsters and garbage receptacles are to be screened from off site views.
- Heat shall be maintained to a minimum of 68 degrees between September 15 and May 31.
- Stairs and handrails are to be maintained in a safe condition.

**We request that you have all smoke detectors, carbon monoxide detectors and fire extinguishers in place prior to your inspection date. Smoke detectors & carbon monoxide detectors lose sensitivity over time. Please check the expiration date on back of all smoke detectors & carbon monoxide detectors and replace all expired detectors with new equipment, also make sure all fire extinguishers are tagged and inspected prior to the inspection.**