

# PROPERTY MAINTENANCE INITIATIVE

The Village of Gowanda Code Enforcement Office will be conducting inspections to ensure our properties and building are up to the maintenance and safety standards as per the New York State Property Maintenance Code. Any properties found to be in violation will receive a violation notice via certified mail. Anyone receiving a violation notice will have 30 days to correct the infraction. If no corrective action is taken within the 30-day corrective action window, an appearance ticket (C.P.L. 150.10) may be issued.

The inspections will include but not be limited to:

1. **Protective Treatment.** Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and watertight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion.
2. **Roof and Drainage.** The roof and flashing shall be sound, tight, and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
3. **Overhang Extensions.** Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
4. **Windows and Doors.** Every window, skylight, door, and frame shall be kept in sound condition, good repair and weather tight.

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5. **Handrails and Guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
6. **Sanitation.** Exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.
7. **Exterior Foliage.** All developed areas of a premises that are intended to be used by building occupants or the public shall be maintained free from weeds in excess of 10 inches (254 mm). Noxious weeds shall be prohibited.
8. **Disposal of Garbage.** Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.
9. **Emergency Escape Openings.** Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided that the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.
10. **Accessory Structures.** Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
11. **Sidewalks and Driveways.** Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

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12. **Swimming Pools.** Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

*Enclosures.* The provisions of this section shall control the maintenance of barriers for swimming pools, spas and hot tubs installed, constructed or substantially modified after December 14, 2006. Design controls are intended to provide protection against potential drowning and near drowning by restricting access to swimming pools, spas and hot tubs.

13. **Premises Identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

14. **Motor Vehicles.** Except as provided for in statute, local law, ordinance or other regulations, not more than one inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

15. **Building Permits.** No person or entity shall commence, perform, or continue any work that must conform with the Uniform Code and/or Energy Code unless:

- A. Such person or entity has applied to the authority having jurisdiction for a building permit,
- B. The authority having jurisdiction has issued a building permit authorizing such work,
- C. Such building permit has not been revoked or suspended, and
- D. Such building permit has not expired.