

I am the Code Enforcement Officer (rental properties) for the City of Oneida. Enclosed you will find an inspection notification for your rental property. To get this information out to the public you will find listed below are just a few of the codes I will be looking for on inspection day. These provisions fall under the International Property Maintenance Code (with NYS enhancements) revised October 2020.

Exterior Property areas-	drainage, sidewalks, weeds, rodents, garbage, junk
Exterior structure-	protective treatment, building identification, structural roofs/walls, stairs, decks, porches, chimneys, windows & doors.
Interior structure-	interior surfaces, stairs, handrails, doors, sanitary conditions, housekeeping.
Rubbish & Garbage-	vegetation, combustible waste, rubbish (cardboard, rugs, couches, chairs, etc.) {basements-attics}
Light, ventilation, occupancy limitations-	light common hallways & stairs, Ventilation, bathrooms, kitchens, clothes dryers. Occupancy, bedrooms, habitable spaces, ceiling heights.
Plumbing-	Water, fixtures, hot water systems (tank down tubes)
Mechanical & Electrical-	heat (temperature) furnaces, chimneys, electrical. Dryer vent pipes must be of hard metal or metal flex type ("aluminum foil" piping no longer allowed per NYS PMC)
Fire Safety-	means of egress, smoke detectors (required in bedrooms, halls or adjacent rooms, on every level, & basement must be electric battery backup), carbon monoxide alarm, fire extinguishers if required.

Fire Extinguishers

January 28, 2021 State of NY Assembly -An ACT to amend the executive law, in relation to requiring fire extinguishers in every rented dwelling.

Maintenance /Frequency

Per NFPA 10 - Initial installation of Fire Extinguishers are to be inspected by a certified person.

Fire extinguishers shall be subjected to maintenance not more than 1 year apart, at the time of hydrostatic test, or when specifically indicated by an Inspection. Each fire extinguisher shall have a tag or label securely attached that indicates the month and year the maintenance was performed and that identifies the person performing the service.

We hope this will be of some help even though it is brief. Please feel free to call with any questions you have at 315-363-8460.