

FDC/ GFDC Code Compliance

The following is a summary cheat sheet of common regulation violations covered by Regulations 416.3 (l) and 417.3 (l), which refers to NYS Uniform Fire Prevention, Building and Residential Codes. The violation is followed by the correct section of the fire code and is intended to be reference tool. Subsequent Regulation sections and corresponding Fire Code sections follow:

Exterior of a structure:

No Site address

- ❑ **PM303.3 [F] 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 a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Peeling paint, rusty metals, and damaged siding

- ❑ **PM303.2 Protective treatment.** 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, 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. All 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 water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces.

Windows and doors do not open and close or seal properly

- ❑ **PM303.13 Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Damaged or dangerous sidewalks, driveways and steps

- ❑ **PM302.3 Sidewalks and driveways.** All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Damaged, rotting or crumbling exterior walls

- ❑ **SPM303.5 Foundation walls.** All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- ❑ **SPM303.6 Exterior walls.** All exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Damaged leaking roofs, damaged or missing gutters

- ❑ **SPM303.7 Roofs 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.
- ❑ **PM302.2 Grading and drainage.** All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Loose or damaged railings

- ❑ **PM303.12 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.

Accumulation, storage and removal of rubbish

- ❑ **PM302.1 Sanitation.** All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
- ❑ **PM305.1 Accumulation of rubbish or garbage.** All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- ❑ **PM305.2.1 Rubbish storage facilities.** The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

Over grown weeds

- ❑ **PM302.4 Weeds.** All premises and immediate exterior property shall be maintained free from weeds or plant growth in excess of 10 inches.

Rodents

- ❑ **PM302.5 Rodent harborage.** All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

Interior of Structures:

Soiled or dirty surfaces and peeling or chipped paints

- **PM304.3 Interior surfaces.** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

Loose or damaged railings

- **PM304.5 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.

Keyed interior doors

- **PM702.3 Locked doors.** All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort

Pressure relief valves not piped to a safe location

- **SP504.6 Relief outlet waste.** The outlet of a pressure, temperature or other relief valve shall not be directly connected to the drainage system.
- **SP504.6.1 Discharge.** The relief valve shall discharge full size to a safe place of disposal such as the floor, outside the building, or an indirect waste receptor. The discharge shall be installed in a manner that does not cause personal injury to occupants in the immediate area or structural damage to the building.

Plastic or improperly installed dryer vents

- **SRM1501.1 General.** Dryer exhaust systems shall be independent of all other systems, shall convey the moisture to the outdoors and shall terminate on the outside of the building. Exhaust ducts shall not be connected with sheet-metal screws or fastening means which extend into the duct. Exhaust ducts shall be constructed of rigid metal ducts, having smooth interior surfaces with joints running in the direction of air flow. Flexible transition ducts used to connect the dryer to the exhaust duct system shall be limited to single lengths, not to exceed 8 feet.
- **SRM1501.3 Length limitation.** The maximum length of a clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The maximum length of the duct shall be reduced 2.5 feet for each 45-degree bend and 5 feet for each 90-degree bend.

Installation of Carbon monoxide alarms

- **§1225.2 Carbon monoxide alarms.** Single and multiple station carbon monoxide alarms shall be installed and maintained in newly constructed dwelling units and in dwelling units offered for sale, as provided in this section.
 - (1) §1225.2(a) *Where required.* One-and two-family dwellings and multiple single-family dwellings (townhouses)
 - (2) §1225.2(b) *Location of carbon monoxide alarms.* At least one carbon monoxide alarm shall be provided in each dwelling unit. The required carbon monoxide alarm shall be installed in the immediate vicinity of bedroom(s) on the lowest floor level of the dwelling unit containing bedroom(s).

Extension cords used in place of permanent fixed wiring. This includes refrigerators, lamps, calculators, and similar items:

- **§F605.5 Extension cords.** Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact.

Electrical concerns

- **§PM604.3 Electrical system hazards.** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the defects shall be corrected to eliminate the hazard.
- **§F605.1 Abatement of electrical hazards.** Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the code enforcement official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.
- **§F605.3 Working space and clearance.** A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. No storage of any materials shall be located within the designated working space.
- **§F605.6 Unapproved conditions.** Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

Interior and exterior of a structure

- **§RR316.1 Guards required.** Porches, balconies or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm)
- **§RR316.2 Guard opening limitations.** Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches or more in diameter.

EXCEPTION: The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches (152 mm) cannot pass through.

- **§RR315.1 Handrails.** Handrails having minimum and maximum heights of 34 inches and 38 inches (864 mm and 965 mm), respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways.

Pools

BARRIER REQUIREMENTS

- **§RAG105.1 Application.** The provisions of this chapter shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas and hot tubs.
- **§RAG105.2 Outdoor swimming pool.** An outdoor swimming pool, including an in-ground, aboveground or on-ground pool, hot tub or spa shall be provided with a barrier, which shall comply with the following:
 - The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier, which faces away from the swimming pool.
 - Openings in the barrier shall not allow passage of a 4-inch-diameter sphere.
 - Access gates shall be securely locked childproof lock sufficient to prevent access to the swimming pool through such gate when the swimming pool is not in use or supervised. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device
 - Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then:
 - The ladder or steps shall be capable of being secured, locked or removed to prevent access.
- **§RAG105.4 Prohibited locations.** Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

GFCI electrical supplies

- **§RE4103.1.3 GFCI protection.** All 125-volt receptacles located within 20 feet (6096 mm) of the inside walls of pools and outdoor spas and hot tubs shall be protected by a ground-fault circuit-interrupter.

EMERGENCY ESCAPE AND RESCUE OPENINGS

§RR310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one openable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where openings are provided as a means of escape and rescue they shall have a sill height of not more than 44 inches above the floor

§RR310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

EXCEPTION: Grade floor openings shall have a minimum net clear opening of 5 square feet.

§RR310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.