

ATTENTION

The Property Maintenance Code of New York State, section 704, requires that fire protection systems be installed in all residential units. The requirement applies to existing dwellings including single family, two family and multiple dwellings. This code applies whether or not a permit is applied for from any municipality.

The code states:

- a detector *must* be in every bedroom
- a detector *must* be outside of the bedroom(s) in the area of the bedroom(s), such as in the hallway
- a detector *must* be on every level of the dwelling, including the basement
- the detector(s) *must* be electrically powered *unless* there is no alteration/construction underway and no way to run electrical wiring without removing wall or ceiling finishes, then they can be battery operated. If all are electrically powered the detectors must operate as a system, if one sounds an alarm then they all activate.

ALSO, there must be at least one carbon monoxide detector in the area of the bedrooms. “Amanda’s Law”, part of the Executive Law of New York State, further requires carbon monoxide detectors be installed anytime a fuel burning appliance is replaced. A detector must be installed near the bedrooms and on every level of the dwelling with fuel burning appliances that emit carbon monoxide.

The Town does not require a permit/fee for such installation. Further information can be obtained by calling the Building Department at 686-3490 or Housing Office at 897-7281.