

COUNTY OF SUFFOLK



Pre-Rental Inspection Guidelines

In accordance with the Property Maintenance Code of New York State, the inspection of the property will include the following items. For further details you may refer to the code online at:

<http://publicecodes.cyberregs.com/st/ny/st/b1300v10/index.htm>

Guideline Description				Chapter	Section																							
The unit must be vacant, clean, safe and sanitary.				3	301.2																							
Plumbing systems must be on and in safe working order.				5	504																							
Heating systems must be on and in safe working order.				6	602																							
Electrical systems must be on and in safe working order.				6	604																							
All living areas must have adequate light, ventilation and space.				4	403 , 404																							
Every bedroom occupied by one person shall contain at least 70 square feet and every bedroom occupied by more than one person shall contain at least 50 square feet for each person. 1 wall has to be at least 7 ft. long, and the minimum ceiling height in all habitable areas is 7 feet.				4	404.4.1 , 404.2 , 404.3																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">SPACE</th> <th colspan="3">MINIMUM AREA IN SQUARE FEET</th> </tr> <tr> <th>1-2 occupants</th> <th>3-5 occupants</th> <th>6 or more occupants</th> </tr> </thead> <tbody> <tr> <td>Living room^{a,b}</td> <td>No requirements</td> <td>120</td> <td>150</td> </tr> <tr> <td>Dining room^{a,b}</td> <td>No requirements</td> <td>80</td> <td>100</td> </tr> <tr> <td>Kitchen</td> <td>50</td> <td>50</td> <td>60</td> </tr> <tr> <td>Bedrooms</td> <td colspan="3">Shall comply with Section 404.4</td> </tr> </tbody> </table>				SPACE	MINIMUM AREA IN SQUARE FEET			1-2 occupants	3-5 occupants	6 or more occupants	Living room ^{a,b}	No requirements	120	150	Dining room ^{a,b}	No requirements	80	100	Kitchen	50	50	60	Bedrooms	Shall comply with Section 404.4			4	404.6
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<p>For SI: 1 square foot = 0.0929 m².</p> <p>a. See Section 404.5.2 for combined living room/dining room spaces.</p> <p>b. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.</p> <p>c. See Section 404.6 for limitations on the minimal occupancy area for efficiency unit/studio</p> <p>Overall living space- Minimum Area Requirements must comply with table below:</p>																												
Every habitable space shall have at least one open-able window, with a minimum size of 8% of floor area.				3 4	304.13.2 403.1 , 402.1																							
Every habitable space shall have a window sill no higher than 44". (*NYSRC Section R310.1 Emergency Escape and Rescue Openings Required)																												
Every habitable space shall have an open-able window maintained in good, clean and sanitary condition.				3	305.3																							
The bathroom must have a window that can be opened or be equipped with a mechanical ventilation system.				4	402.1 403.2																							
All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner.				4	404.7																							
All exterior property and premises shall be maintained in clean, safe, sanitary condition, in good repair, and structurally sound.				3	302 304																							
There must be a smoke detector in each hallway (or area leading to bedrooms) on every level, and in each bedroom.				7	704.2																							
One carbon monoxide alarm is required on each floor containing a sleeping area, within 15 feet of said sleeping area/s, and one alarm on each floor containing a carbon monoxide source. (FCONYS Section 610 - Carbon Monoxide Alarms)				7	705																							
All exterior doors must be maintained in good condition, fit properly and lock securely.				3	304.15																							
Stairs exceeding 4 risers require a handrail.				3	306.1																							
Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets, and other areas shall contain at least one electric lighting fixture.				6	605																							
Every room must have two means of egress (windows and doors).				4 7	403.1 702																							
The required fire resistant rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. Fire doors shall be self-closing in accordance with this: Chapter 7 Section 715.4.7				7	704																							