

City of Buffalo – Code Section 129-9 (Additional Provisions) – Requires all multiple dwellings to renew their certificate of occupancy every three (3) years.

The following is a general list of fire / safety requirements that are checked for compliance during a certificate of occupancy inspection.

Occupancy and use – Ensure the current occupancy and use of the property is consistent with departmental records and the previously issued certificate of occupancy on file.

License Required- All repair work, alterations, or improvements to a **Multiple Dwelling** that include any structural repair/change, any alterations to plumbing- electrical- or heating/AC systems, requires a contractor licensed to work in the **City of Buffalo.**

Workmanship- All work or installations must meet industry standards using **accepted workmanship like methods.**

Materials- All repairs/patching, must use “Like in Kind” materials to match all existing finishes and fire rating requirements.

Exterior

- **Foundation** – structurally sound, free and of missing mortar or other damaged or missing components
- **Siding / trim** – free of deterioration, peeling paint or missing components
- **Porches / stairs / walking surfaces** – free of deterioration & peeling paint, proper guard and/or handrail installation
- **Roofing** – free of deterioration and missing components, no leaks
- **Chimneys** – structurally sound, free of missing mortar or other damaged or missing components
- **Gutters / downspouts** – free of deterioration or missing components, proper drainage
- **Yard areas** – clean and maintained (no unlicensed stored vehicles)
- **Driveways / sidewalks** – intact, free of trip hazards, legal and proper use
- **Doors** – free of deterioration, peeling paint, self-closing devices installed where applicable, operable
- **Windows** – free of deterioration, peeling paint, no broken glass, no broken sash cords, weather-tight, operable
- **Fire escapes / fire stairs** – structurally sound, free of deterioration, peeling paint, legal and proper use
- **Additional structures on property** – structurally sound, free of deterioration, peeling paint, legal and proper use

Interior

- **Building layout & occupancy** – ensure compliance to building plans and the previously issued certificate of occupancy in departmental files
- **Smoke detectors** – Hard-wired smoke detector systems located in common areas must be intact, fully energized, and have final inspection approval from the electrical and fire prevention departments of the City of Buffalo. Minimum battery type detectors must be fully operational and installed in and outside all sleeping areas within the individual dwelling units. Prior approved smoke and heat detection systems must be intact and operational.
- **Carbon monoxide detectors** – One carbon monoxide detector is required outside the sleeping area(s) within each dwelling unit where a fuel-burning device or appliance is located. One carbon monoxide detector is required on the lowest sleeping level above a fuel-burning device. In addition, a carbon monoxide detector is required inside any sleeping area with a fuel-burning device or appliance.
- **Sprinkler systems** – Approved and installed existing sprinkler systems must be intact and operational. An updated sprinkler test certificate provided by a certified testing agency is required.

- **Basement** – clean, free and clear of excessive accumulations, proper fire barrier from the upper floors of the building as per approved plans and departmental records
- **Walls, ceilings, or floors** – free of cracks, holes and buckled surfaces, clean and painted, walls and ceilings forming a part of a required fire barrier including annular openings at pipe or wire penetrations must meet the required fire resistance rating as specified per the building code or prior approval., (note: properly sized metal escutcheons are acceptable).
- **Stairs** – capable of affording safe ascent and descent, graspable handrails on all stairs, no trip hazards or accumulations
- **Windows** – free of deterioration, peeling paint, no broken glass no broken or missing sash cords, weather-tight, operable
- **Doors** – free of deterioration, peeling paint, self-closing devices installed where applicable, proper fire resistance rating where required (fire doors in basement, apartment entry doors leading to the common hall areas, etc.), operable.

Mechanicals

- **Electrical** – Building inspector may request additional inspection by the city of Buffalo electrical inspection department if improper wiring methods or hazardous conditions are observed. Hard-wired smoke detector systems located in common areas require electrical department approval.
- **Plumbing** – Building inspector may require additional inspection by the city of Buffalo plumbing inspection department if non-code compliant or hazardous conditions are observed.
- **Fuel Devices** - Building inspector may require additional inspection by the city of Buffalo fuel device inspection department if non-code compliant or hazardous conditions are observed. All heating systems which have a combined BTU input per hour in excess of two hundred fifty thousand (250,000) shall be subject to annual inspection.

Commercial areas

- Ensure proper use of the space as per the previous issued certificate of occupancy and departmental records. Occupancy limitations, fire barriers, exits and mechanical systems will be inspected for compliance when applicable.

This should be considered general information and not all inclusive of an on site inspection. Each building and property has specific building code and zoning requirements including but not limited to variances to building codes, zoning ordinances and pre-existing, non-conforming conditions. All specific requirements pertaining to the building and property under inspection will be checked for compliance.