

1. 7:00 P.M. Common Council Workshop & Meeting
Common Council Workshop & Meeting
Cohoes City Hall
Cohoes, New York 12047

AGENDA

November 22, 2022, 7:00 p.m.

WORKSHOP

Public comment

1. Discussion regarding an amendment to the City of Cohoes Uniform Code and Energy Code
2. Discussion regarding the confirmation of an appointment to the Library Board
3. Discussion regarding the lease of a new custom fire department pumper truck

MEETING

- Roll Call
- Public Comment
- Approve minutes of the October 11, 2022 and October 25, 2022 meetings
- Local Law No. 1 – A Local Law Amending Chapter 152, Article II of the Code of the City of Cohoes regarding New York State Uniform Fire Prevention and Building Code (Uniform Code)
- Resolution No. 63 – A Resolution to confirm an appointment to the Cohoes Library Board of Trustees
- Resolution No. 64 – A Resolution amending the annual budget for fiscal year 2022
- Resolution No. 65 – A Resolution awarding a contract for the lease

of a new Toyne Side Mount Custom Pumper on a Spartan FC94 Chassis

Documents:

[11.22.2022 LEGISLATION AND BACKUP MATERIAL.PDF](#)

1

COMMON COUNCIL PROCEEDINGS
Tuesday, October 11, 2022 - 7:00 P.M.
Common Council Workshop and Special Meeting
Common Council Chambers

Roll call was taken

PRESENT:

Mayor Keeler
Council President McCarthy
Council Member Smith
Council Member Briggs
Council Member Biggs
Council Member Alesio

EXCUSED:

Council Member Russell

At 7:01 PM, a Public Hearing was conducted regarding the City of Cohoes Community Development Block Grant (CDBG) project; Remsen Street Phase III Project.

Joseph Seman-Graves, City Planner, gave an overview of the project.

No public comment was made.

At 7:17 PM, the Public Hearing concluded.

At 7:17 PM, a Public Hearing was conducted regarding the 2023 Annual Estimate

Michael Durocher, City Comptroller, presented the 2023 Annual Estimate to the Common Council. "On September 30, 2022, the Board of Managers passed the 2023 Annual Estimate. The Common Council has 45 days to pass the 2023 Annual Estimate."

Randy Koniofka, Bridge Ave., "The budget will have a 1% decrease, what does this amount to?"

Michael Durocher, "Approximately \$80,000.00"

Randy Koniofka, "This is revenue never getting back. This amounts to less than \$20.00 per homeowner per year. Has anyone asked the people if they want to save \$20.00 or have the hill fire house open. This will have very little impact on people."

At 7:35 PM, the Public Hearing concluded.

At 7:35 PM, the Common Council Workshop was conducted.

At 7:47 PM, the Common Council Workshop concluded, and the Common Council Special Meeting was conducted.

Ordinance No. 7 for 2022

Special Meeting

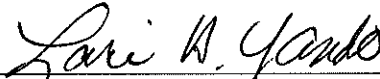
10/11/2022

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AN ORDINANCE AUTHORIZING THE RESURFACING AND/OR REPAVING OF CERTAIN STREETS IN THE CITY OF COHOES

Council Member Alesio made a MOTION to approve Ordinance No. 7 for 2022. Seconded by Council Member Briggs. Council President McCarthy, and Council Members Briggs, Biggs, and Alesio voted "AYE." Council Member Smith voted "NAY". Ordinance No. 7 for 2022 did not pass.

At 7:50 PM, Council President McCarthy made a MOTION to adjourn the Common Council Special Meeting. Seconded by Council Member Alesio. All members voted "AYE." The Common Council Meeting concluded.


Lori A. Yando, City Clerk

COMMON COUNCIL PROCEEDINGS
Tuesday, October 25, 2022 - 7:00 P.M.
Common Council Meeting
Common Council Chambers

Roll call was taken

PRESENT:

Mayor Keeler
Council President McCarthy
Council Member Smith
Council Member Russell
Council Member Briggs
Council Member Biggs

EXCUSED:

Council Member Alesio

Public Comment: None

Steve Napier, Director Community and Economic Development, gave a presentation of the quarterly report.

Council Member Briggs made a MOTION to approve the minutes of the August 23, September 22, and September 27, 2022 meetings. Council Member Biggs seconded the motion. All members voted "AYE". The motion passed.

Ordinance No. 7 for 2022

AN ORDINANCE AUTHORIZING THE RESURFACING AND/OR REPAVING OF CERTAIN STREETS IN THE CITY OF COHOES

Council Member Russell made a MOTION to approve Ordinance No. 7 for 2022. Seconded by Council Member Briggs. Council President McCarthy, and Council Members Russell, Briggs, and Biggs voted "AYE." Council Member Smith voted "NAY". Ordinance No. 7 for 2022 passed.

Resolution No. 58 for 2022

A RESOLUTION AMENDING THE ANNUAL BUDGET FOR FISCAL YEAR 2022

Council Member Russell made a MOTION to approve Resolution No. 58 for 2022. Seconded by Council Member Briggs. Council President McCarthy, and Council Members Smith, Russell, Briggs, and Biggs voted "AYE." Resolution No. 58 for 2022 passed. A copy of budget transfers are attached.

Resolution No. 59 for 2022

A RESOLUTION APPROVING THE CITY OF COHOES 2023 ANNUAL ESTIMATE

Council Member Russell made a MOTION to approve Resolution No. 59 for 2022. Seconded by Council Member Briggs. Council President McCarthy, and Council Members Russell, Briggs, and Biggs voted "AYE." Council Member Smith voted "NAY". Resolution No. 59 for 2022 passed.

Resolution No. 60 for 2022

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN ARCHITECTURAL SERVICES CONTRACT WITH C.T. MALE ASSOCIATES REGARDING THE CITY HALL ROOF PROJECT

Council Member Biggs made a MOTION to approve Resolution No. 60 for 2022. Seconded by Council Member Russell. Council President McCarthy, and Council Members Smith, Russell, Briggs, and Biggs voted "AYE." Resolution No. 60 for 2022 passed.

Resolution No. 61 for 2022

A RESOLUTION APPROVING A SUPPLEMENTAL CONSULTANT AGREEMENT FOR THE JAMES STREET CULVERT PROJECT WITH C & S ENGINEERS, INC.

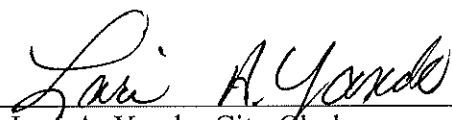
Council Member Russell made a MOTION to approve Resolution No. 61 for 2022. Seconded by Council Member Briggs. Council President McCarthy, and Council Members Smith, Russell, Briggs, and Biggs voted "AYE." Resolution No. 61 for 2022 passed.

Resolution No. 62 for 2022

A RESOLUTION ACCEPTING GRANT FUNDS AND AUTHORIZING THE MAYOR TO EXECUTE A NEW YORK STATE EDUCATION DEPARTMENT LIBRARY CONSTRUCTION FUND GRANT PROGRAM AGREEMENT

Council Member Russell made a MOTION to approve Resolution No. 62 for 2022. Seconded by Council Member Biggs. Council President McCarthy, and Council Members Smith, Russell, Briggs, and Biggs voted "AYE." Resolution No. 62 for 2022 passed.

At 7:08 PM, Council President McCarthy made a MOTION to adjourn the Common Council Meeting. Seconded by Council Member Biggs. All members voted "AYE." The Common Council Meeting adjourned.


Lori A. Yando, City Clerk

City of Cohoes 2022 BUDGET
ACCOUNT CODE TRANSFER REQUEST FORM

Funds Transferred To	Funds transferred from	Account Code	Amount	Transfer Justification
The Following transfers are budget Neutral				
LITIGATION EXPENSES	A1420.4220 ATTORNEY FEES	A1420.4180	\$ 8,000.00	TRANSFER TO COVER EXPENSES ASSOCIATED WITH ARBITRATIONS
HARDWARE AND SOFTWARE	A1680.2100 NYS ERS EXPENSES	A9010.8000	\$ 25,000.00	TRANSFER TO COVER EXPENSES FOR PARTNERED IT SERVICE FOR REMAINDER OF THE YEAR
OFFICE EQUIPMENT- POLICE DEPT	A5120.2010 ROOKIE POLICE OFFICER SALARY	A3120.1022	\$ 8,650.00	TRANSFER TO COVER COST OF 2 NEW POLICE LOCKERS FOR NEW OFFICERS
HUMANE SOCIETY	A5110.4570 UNEMPLOYMENT EXPENSES	A9050.8000	\$ 12,500.00	TRANSFER TO COVER COSTS ASSOCIATED WITH COURT HELD DOGS AT HUMANE SOCIETY
OVERTIME- GARBAGE AND RECYCLING	A8160.1050 UNEMPLOYMENT EXPENSES	A9050.8000	\$ 5,000.00	TRANSFER MONEY TO COVER OVERTIME IN DPW FOR GARBAGE/RECYCLING COLLECTION
PART-TIME SR TYPYST- CED	A8686.1022 PART TIME SR TYPYST- CODE	A5620.1026	\$ 5,000.00	TRANSFER TO COVER HOURS WORKED FOR PART TIME SR TYPYST IN CED
The Following Transfer are an increase to the annual budget based on actual revenue received to date				
CHIPS EXPENSES	A.5112.2000 CHIPS INCOME	A3501	\$ 275,000.00	TRANSFER MONEY TO COVER PAVING AND MILLING TO DATE



DATE 10/20/2022

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LOCAL LAW NO. 1 OF THE YEAR 2022

Common Council President William B. McCarthy, having introduced this Local Law No. 1 of the Year 2022, requests passage of the following:

A LOCAL LAW TO AMEND CHAPTER 152, ARTICLE II OF THE CODE OF THE CITY OF COHOES

WHEREAS, it is the purpose of this local law to amend Chapter 152, Article II of the Code of the City of Cohoes for the safety and benefit of the residents of the City.

BE IT ENACTED, by the Common Council of the City of Cohoes, as follows:

Section 1. Chapter 152, Article II of the Code of the City of Cohoes is hereby amended to read in its entirety as follows:

“§ 152-3. Purpose and Intent.

This Article provides for the administration and enforcement of the New York State Uniform Fire Prevention and Building Code (the Uniform Code) and the State Energy Conservation Construction Code (the Energy Code) in the City of Cohoes. This Article is adopted pursuant to section 10 of the Municipal Home Rule Law. Except as otherwise provided in the Uniform Code, the Energy Code, other state law, or other section of this Article, all buildings, structures, and premises, regardless of use or occupancy, are subject to the provisions of this Article of the Code of the City of Cohoes.

§ 152-4. Definitions.

In this Article, the following terms shall have the following meanings:

ASSEMBLY AREA

An area in any building, or in any portion of a building, that is primarily used or intended to be used for gathering fifty or more persons for uses including, but not limited to, amusement, athletic, entertainment, social, or other recreational functions; patriotic, political, civic, educational, or religious functions; food or drink consumption; awaiting transportation; or similar purposes.

BUILDING PERMIT

A building permit, construction permit, demolition permit, or other permit that authorizes the performance of work. The term “Building Permit” shall also include a Building Permit which is renewed, amended, or extended pursuant to any provision of this Chapter.

CERTIFICATE OF COMPLIANCE

A document issued by the City stating that work was done in compliance with approved construction documents and the Codes.

CERTIFICATE OF OCCUPANCY

A document issued by the City certifying that the building or structure, or portion thereof, complies with the approved construction documents that have been submitted to, and approved by the City, and indicating that the building or structure, or portion thereof, is in a condition suitable for occupancy.

CITY

The City of Cohoes.

CODE ENFORCEMENT OFFICER

The Code Enforcement Officer appointed pursuant to § 152-5 of this Chapter.

CODE ENFORCEMENT PERSONNEL

The Code Enforcement Officer and all Inspectors.

CODES

The Uniform Code and Energy Code.

ENERGY CODE

The New York State Energy Conservation Construction Code adopted pursuant to Article 11 of the Energy Law.

FCNYS

The 2020 Fire Code of New York State as currently incorporated by reference in 19 NYCRR Part 1225.

FIRE SAFETY AND PROPERTY MAINTENANCE INSPECTION

An inspection performed to determine compliance with the applicable provisions of 19 NYCRR Part 1225 and the publications incorporated therein by reference and the applicable provisions of 19 NYCRR Part 1226 and the publications incorporated therein by reference.

HAZARDOUS PRODUCTION MATERIALS

A solid, liquid, or gas associated with semiconductor manufacturing that has a degree-of-hazard rating in health, flammability, or instability of Class 3 or 4, as ranked by NFPA 704 (Standard Systems for Identification of the Hazards of Materials for Emergency Response), and which is used directly in research, laboratory, or production processes which have, as their end product, materials that are not hazardous.

INSPECTOR

An inspector appointed pursuant to § 152-5 of this Chapter.

MOBILE FOOD PREPARATION VEHICLES

Vehicles that contain cooking equipment that produces smoke or grease-laden vapors for the purpose of preparing and serving food to the public. Vehicles intended for private recreation shall not be considered mobile food preparation vehicles.

OPERATING PERMIT

A permit issued pursuant to § 152-12 of this Chapter. The term “Operating Permit” shall also include an Operating Permit which is renewed, amended, or extended pursuant to any provision of this Chapter.

ORDER TO REMEDY

An order issued by the Code Enforcement Officer pursuant to § 152-19 of this Chapter.

PERMIT HOLDER

The Person to whom a Building Permit has been issued.

PERSON

Includes an individual, corporation, limited liability company, partnership, limited partnership, business trust, estate, trust, association, or any other legal or commercial entity of any kind or description.

PMCNYS

The 2020 Property Maintenance Code of New York State as currently incorporated by reference in 19 NYCRR Part 1226.

RCNYS

The 2020 Residential Code of New York State as currently incorporated by reference in 19 NYCRR Part 1220.

REPAIR

The reconstruction, replacement, or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.

STOP WORK ORDER

An order issued pursuant to § 152-8 of this Chapter.

SUGARHOUSE

A building used, in whole or in part, for the collection, storage, or processing of maple sap into maple syrup and/or maple sugar.

TEMPORARY CERTIFICATE OF OCCUPANCY

A certificate issued pursuant to subdivision D. of § 152-9 of this Chapter.

UNIFORM CODE

The New York State Uniform Fire Prevention and Building Code, Subchapter A of Chapter XXXIII of Title 19 of the NYCRR, adopted pursuant to Article 18 of the Executive Law.

§ 152-5. Code Enforcement and Inspectors.

A. The Office of Code Enforcement Officer is hereby created. The Code Enforcement Officer shall administer and enforce all the provisions of the Uniform Code, the Energy Code, and this Article. The Code Enforcement Officer shall have the following powers and duties:

- (1) to receive, review, and approve or disapprove applications for Building Permits, Certificates of Occupancy, Certificates of Compliance, Temporary Certificates of Occupancy, and Operating Permits, and the plans, specifications, and construction documents submitted with such applications;
- (2) upon approval of such applications, to issue Building Permits, Certificates of Occupancy, Certificates of Compliance, Temporary Certificates of Occupancy, and Operating Permits, and to include in terms and conditions as the Code Enforcement Officer may determine to be appropriate Building Permits, Certificates of Occupancy, Certificates of Compliance, Temporary Certificates of Occupancy, and Operating Permits;
- (3) to conduct construction inspections; inspections to be made prior to the issuance of Certificates of Occupancy, Certificates of Compliance, Temporary Certificates of Occupancy, and Operating Permits; fire safety and property maintenance inspections; inspections incidental to the investigation of complaints; and all other inspections required or permitted under any provision of this Article;
- (4) to issue Stop Work Orders;
- (5) to review and investigate complaints;
- (6) to issue orders pursuant to § 152-19 (Violations) of this Article;
- (7) to maintain records;
- (8) to collect fees as set by the City Council;
- (9) to pursue administrative enforcement actions and proceedings;
- (10) in consultation with this City's attorney, to pursue such legal actions and proceedings as may be necessary to enforce the Uniform Code, the Energy Code, and this Article, or to abate or correct conditions not in compliance with the Uniform Code, the Energy Code, or this Article; and
- (11) to exercise all other powers and fulfill all other duties conferred upon the Code Enforcement Officer by this Article.

B. The Code Enforcement Officer shall be appointed by the Mayor. The Code Enforcement Officer shall possess background experience related to building construction or fire prevention and shall, within the time prescribed by law, obtain such basic training, in-service training, advanced in-service training, and other training as the State of New York shall require for code enforcement personnel, and the Code Enforcement Officer shall obtain certification from the Department of State pursuant to the Executive Law and the regulations promulgated thereunder.

C. In the event that the Code Enforcement Officer is unable to serve as such for any reason, another individual shall be appointed by the Mayor to serve as Acting Code Enforcement Officer. The Acting Code Enforcement Officer shall, during the term of their appointment, exercise all powers and fulfill all duties conferred upon the Code Enforcement Officer by this Article.

D. One or more Inspectors may be appointed by the Mayor to act under the supervision and direction of the Code Enforcement Officer and to assist the Code Enforcement Officer in the exercise of the powers and fulfillment of the duties conferred upon the Code Enforcement Officer by this Article. Each Inspector shall, within the time prescribed by law, obtain such basic training, in-service training, advanced in-service training, and other training as the State of New York shall require for code enforcement personnel, and each Inspector shall obtain certification from the Department of State pursuant to the Executive Law and the regulations promulgated thereunder.

§ 152-6. Building Permits.

A. Building Permits Required. Except as otherwise provided in subdivision B. of this section, a Building Permit shall be required for any work which must conform to the Uniform Code and/or the Energy Code, including, but not limited to, the construction, enlargement, alteration, improvement, removal, relocation, or demolition of any building or structure or any portion thereof, and the installation of a solid fuel burning heating appliance, chimney, or flue in any dwelling unit. No Person shall commence any work for which a Building Permit is required without first having obtained a Building Permit from the City.

B. Exemptions. No Building Permit shall be required for work in any of the following categories:

- (1) construction of temporary sets and scenery associated with motion picture, television, and theater uses;
- (2) installation of partitions or movable cases less than 5'-9" in height;
- (3) interior painting, interior wallpapering, interior tiling, interior carpeting, or other similar interior finish work;
- (4) non-plumbing and non-electrical repairs, provided that the work does not have an impact on fire and life safety, such as (i) any part of the structural system; (ii) the required means of egress; or (iii) the fire protection system or the removal from service of any part of the fire protection system for any period of time;

C. Exemption not deemed authorization to perform non-compliant work. The exemption from the requirement to obtain a building permit for work in any category set forth in subdivision B. of

this section shall not be deemed an authorization for work to be performed in violation of the Uniform Code or the Energy Code.

D. Applications for Building Permits. Applications for a Building Permit shall be made in writing on a form provided by or otherwise acceptable to the Code Enforcement Officer. The application shall be signed by the owner of the property where the work is to be performed or an authorized agent of the owner. The application shall include such information as the Code Enforcement Officer deems sufficient to permit a determination by the Code Enforcement Officer that the intended work complies with all applicable requirements of the Uniform Code and the Energy Code. The application shall include or be accompanied by the following information and documentation:

- (1) a description of the location, nature, extent, and scope of the proposed work;
- (2) the tax map number and the street address of any affected building or structure;
- (3) the occupancy classification of any affected building or structure;
- (4) where applicable, a statement of special inspections prepared in accordance with the provisions of the Uniform Code; and
- (5) at least 2 sets of construction documents (drawings and/or specifications) which (i) describe the location, nature, extent, and scope of the proposed work; (ii) show that the proposed work will conform to the applicable provisions of the Codes; (iii) show the location, construction, size, and character of all portions of the means of egress; (iv) show a representation of the building thermal envelope; (v) show structural information including but not limited to braced wall designs, the size, section, and relative locations of structural members, design loads, and other pertinent structural information; (vi) show the proposed structural, electrical, plumbing, mechanical, fire-protection, and other service systems of the building; (vii) include a written statement indicating compliance with the Energy Code; (viii) include a site plan, drawn to scale and drawn in accordance with an accurate boundary survey, showing the size and location of new construction and existing structures and appurtenances on the site, distances from lot lines, the established street grades and the proposed finished grades, and, as applicable, flood hazard areas, floodways, and design flood elevations; and (ix) evidence that the documents were prepared by a licensed and registered architect in accordance with Article 147 of the New York State Education Law or a licensed and registered professional engineer in accordance with Article 145 of the New York State Education Law and practice guidelines, including but not limited to the design professional's seal which clearly and legibly shows both the design professional's name and license number and is signed by the design professional whose name appears on the seal in such a manner that neither the name nor the number is obscured in any way, the design professional's registration expiration date, the design professional's firm name (if not a sole practitioner), and, if the documents are submitted by a professional engineering firm and not a sole practitioner professional engineer, the firm's Certificate of Authorization number.

E. Construction documents. Construction documents will not be accepted as part of an application for a Building Permit unless they satisfy the requirements set forth in paragraph (5) of

subdivision D. of this section. Construction documents which are accepted as part of the application for a Building Permit shall be marked as accepted by the Code Enforcement Officer in writing or by stamp, or in the case of electronic media, an electronic marking. One set of the accepted construction documents shall be retained by the Code Enforcement Officer, and one set of the accepted construction documents shall be returned to the applicant to be kept at the work site so as to be available for use by the Code Enforcement Personnel. However, the return of a set of accepted construction documents to the applicant shall not be construed as authorization to commence work, nor as an indication that a Building Permit will be issued. Work shall not be commenced until and unless a Building Permit is issued.

F. Issuance of Building Permits. An application for a Building Permit shall be examined to ascertain whether the proposed work is in compliance with the applicable requirements of the Uniform Code and Energy Code. The Code Enforcement Officer shall issue a Building Permit if the proposed work is in compliance with the applicable requirements of the Uniform Code and Energy Code.

G. Building Permits to be displayed. Building permits shall be visibly displayed at the work site and shall remain visible until the authorized work has been completed.

H. Work to be in accordance with construction documents. All work shall be performed in accordance with the construction documents which were submitted with and accepted as part of the application for the Building Permit. The Building Permit shall contain such a directive. The Permit Holder shall immediately notify the Code Enforcement Officer of any change occurring during the course of the work. The Building Permit shall contain such a directive. If the Code Enforcement Officer determines that such change warrants a new or amended Building Permit, such change shall not be made until and unless a new or amended Building Permit reflecting such change is issued.

I. Time limits. Building Permits shall become invalid unless the authorized work is commenced within 6 months following the date of issuance. Building Permits shall expire 6 months after the date of issuance and can be renewed for an additional 6 months. A Building Permit which has become invalid or which has expired pursuant to this subdivision may be renewed upon application by the Permit Holder, payment of the applicable fee, and approval of the application by the Code Enforcement Officer.

J. Revocation or suspension of Building Permits. If the Code Enforcement Officer determines that a Building Permit was issued in error because of incorrect, inaccurate, or incomplete information, or that the work for which a Building Permit was issued violates the Uniform Code or the Energy Code, the Code Enforcement Officer shall revoke the Building Permit or suspend the Building Permit until such time as the Permit Holder demonstrates that (1) all work then completed is in compliance with all applicable provisions of the Uniform Code and the Energy Code and (2) all work then proposed to be performed shall be in compliance with all applicable provisions of the Uniform Code and the Energy Code.

K. Fee. The fee specified in or determined in accordance with the provisions set forth in § 152-20 (Fees) of this Article must be paid at the time of submission of an application for a Building Permit, for an amended Building Permit, or for renewal of a Building Permit.

§ 152-7. Construction Inspections.

A. Work to remain accessible and exposed. Work shall remain accessible and exposed until inspected and accepted by the Code Enforcement Officer or by an Inspector authorized by the Code Enforcement Officer. The Permit Holder shall notify the Code Enforcement Officer when any element of work described in subdivision B. of this section is ready for inspection.

B. Elements of work to be inspected. The following elements of the construction process shall be inspected, where applicable:

- (1) work site prior to the issuance of a Building Permit;
- (2) footing and foundation;
- (3) preparation for concrete slab;
- (4) framing;
- (5) structural, electrical, plumbing, mechanical, fire-protection, and other similar service systems of the building;
- (6) fire resistant construction;
- (7) fire resistant penetrations;
- (8) solid fuel burning heating appliances, chimneys, flues, or gas vents;
- (9) inspections required to demonstrate Energy Code compliance, including but not limited to insulation, fenestration, air leakage, system controls, mechanical equipment size, and, where required, minimum fan efficiencies, programmable thermostats, energy recovery, whole-house ventilation, plumbing heat traps, and high-performance lighting and controls;
- (10) installation, connection, and assembly of factory manufactured buildings and manufactured homes; and
- (11) a final inspection after all work authorized by the Building Permit has been completed.

C. Remote inspections. At the discretion of the Code Enforcement Officer or Inspector authorized to perform construction inspections, a remote inspection may be performed in lieu of an in-person inspection when, in the opinion of the Code Enforcement Officer or such authorized Inspector, the remote inspection can be performed to the same level and quality as an in-person inspection and the remote inspection shows to the satisfaction of the Code Enforcement Officer or by such authorized Inspector that the elements of the construction process conform with the applicable requirements of the Uniform Code and Energy Code. Should a remote inspection not afford the Code Enforcement Officer or such authorized Inspector sufficient information to make a determination, an in-person inspection shall be performed.

D. Inspection results. After inspection, the work or a portion thereof shall be noted as satisfactory as completed, or the Permit Holder shall be notified as to the manner in which the work fails to comply with the Uniform Code or Energy Code, including a citation to the specific code provision or provisions that have not been met. Work not in compliance with any applicable provision of the Uniform Code or Energy Code shall remain exposed until such work shall have been brought into compliance with all applicable provisions of the Uniform Code and the Energy Code, reinspected, and found satisfactory as completed.

E. Fee. The fee specified in or determined in accordance with the provisions set forth in § 152-20 (Fees) of this Article must be paid prior to or at the time of each inspection performed pursuant to this section.

§ 152-8. Stop Work Orders.

A. Authority to issue. The Code Enforcement Officer is authorized to issue Stop Work Orders pursuant to this section. The Code Enforcement Officer shall issue a Stop Work Order to halt:

(1) any work that is determined by the Code Enforcement Officer to be contrary to any applicable provision of the Uniform Code or Energy Code, without regard to whether such work is or is not work for which a Building Permit is required, and without regard to whether a Building permit has or has not been issued for such work, or

(2) any work that is being conducted in a dangerous or unsafe manner in the opinion of the Code Enforcement Officer, without regard to whether such work is or is not work for which a Building Permit is required, and without regard to whether a Building Permit has or has not been issued for such work, or

(3) any work for which a Building Permit is required which is being performed without the required Building Permit, or under a Building Permit that has become invalid, has expired, or has been suspended or revoked.

B. Content of Stop Work Orders. Stop Work Orders shall (1) be in writing, (2) be dated and signed by the Code Enforcement Officer, (3) state the reason or reasons for issuance, and (4) if applicable, state the conditions which must be satisfied before work will be permitted to resume.

C. Service of Stop Work Orders. The Code Enforcement Officer shall cause the Stop Work Order, or a copy thereof, to be served on the owner of the affected property (and, if the owner is not the Permit Holder, on the Permit Holder) personally or by certified mail. The Code Enforcement Officer shall be permitted, but not required, to cause the Stop Work Order, or a copy thereof, to be served on any builder, architect, tenant, contractor, subcontractor, construction superintendent, or their agents, or any other Person taking part or assisting in work affected by the Stop Work Order, personally or by certified mail; provided, however, that failure to serve any Person mentioned in this sentence shall not affect the efficacy of the Stop Work Order.

D. Effect of Stop Work Order. Upon the issuance of a Stop Work Order, the owner of the affected property, the Permit Holder, and any other Person performing, taking part in, or assisting in the work shall immediately cease all work which is the subject of the Stop Work Order, other

than work expressly authorized by the Code Enforcement Officer to correct the reason for issuing the Stop Work Order.

E. Remedy not exclusive. The issuance of a Stop Work Order shall not be the exclusive remedy available to address any event described in subdivision A. of this section, and the authority to issue a Stop Work Order shall be in addition to, and not in substitution for or limitation of, the right and authority to pursue any other remedy or impose any other penalty under § 152-19 (Violations) of this Article or under any other applicable local law or State law. Any such other remedy or penalty may be pursued at any time, whether prior to, at the time of, or after the issuance of a Stop Work Order.

§ 152-9. Certificates of Occupancy and Certificates of Compliance.

A. Certificates of Occupancy and Certificates of Compliance required. A Certificate of Occupancy or Certificate of Compliance shall be required for any work which is the subject of a Building Permit and for all structures, buildings, or portions thereof, which are converted from one use or occupancy classification or subclassification to another. Permission to use or occupy a building or structure, or portion thereof, for which a Building Permit was previously issued shall be granted only by issuance of a Certificate of Occupancy or Certificate of Compliance.

B. Issuance of Certificates of Occupancy and Certificates of Compliance. The Code Enforcement Officer shall issue a Certificate of Occupancy or Certificate of Compliance if the work which was the subject of the Building Permit was completed in accordance with all applicable provisions of the Uniform Code and Energy Code and, if applicable, that the structure, building or portion thereof that was converted from one use or occupancy classification or subclassification to another complies with all applicable provisions of the Uniform Code and Energy Code. The Code Enforcement Officer or an Inspector authorized by the Code Enforcement Officer shall inspect the building, structure, or work prior to the issuance of a Certificate of Occupancy or Certificate of Compliance. In addition, where applicable, the following documents, prepared in accordance with the provisions of the Uniform Code by such person or persons as may be designated by or otherwise acceptable to the Code Enforcement Officer, at the expense of the applicant for the Certificate of Occupancy or Certificate of Compliance, shall be provided to the Code Enforcement Officer prior to the issuance of the Certificate of Occupancy or Certificate of Compliance:

- (1) a written statement of structural observations and/or a final report of special inspections,
- (2) flood hazard certifications,
- (3) a written statement of the results of tests performed to show compliance with the Energy Code, and
- (4) where applicable, the affixation of the appropriate seals, insignias, and manufacturer's data plates as required for factory manufactured buildings and/or manufactured homes.

C. Contents of Certificates of Occupancy and Certificates of Compliance. A Certificate of Occupancy or Certificate of Compliance shall contain the following information:

- (1) the Building Permit number, if any;
- (2) the date of issuance of the Building Permit, if any;
- (3) the name (if any), address and tax map number of the property;
- (4) if the Certificate of Occupancy or Certificate of Compliance is not applicable to an entire structure, a description of that portion of the structure for which the Certificate of Occupancy or Certificate of Compliance is issued;
- (5) the use and occupancy classification of the structure;
- (6) the type of construction of the structure;
- (7) the occupant load of the assembly areas in the structure, if any;
- (8) any special conditions imposed in connection with the issuance of the Building Permit; and
- (9) the signature of the Code Enforcement Officer issuing the Certificate of Occupancy or Certificate of Compliance and the date of issuance.

D. Temporary Certificate of Occupancy. The Code Enforcement Officer shall be permitted to issue a Temporary Certificate of Occupancy allowing the temporary occupancy of a building or structure, or a portion thereof, prior to completion of the work which is the subject of a Building Permit. However, in no event shall the Code Enforcement Officer issue a Temporary Certificate of Occupancy unless the Code Enforcement Officer determines (1) that the building or structure, or the portion thereof covered by the Temporary Certificate of Occupancy, may be occupied safely, (2) that any required fire and life safety components, such as fire protection equipment and fire, smoke, carbon monoxide, and heat detectors and alarms are installed and operational, and (3) that all required means of egress from the structure have been provided. The Code Enforcement Officer may include in a Temporary Certificate of Occupancy such terms and conditions as he or she deems necessary or appropriate to ensure the health and safety of the persons occupying and using the building or structure and/or performing further construction work in the building or structure. A Temporary Certificate of Occupancy shall be effective for a period of time, not to exceed six (6) months, which shall be determined by the Code Enforcement Officer and specified in the Temporary Certificate of Occupancy. During the specified period of effectiveness of the Temporary Certificate of Occupancy, the Permit Holder shall undertake to bring the building or structure into full compliance with all applicable provisions of the Uniform Code and the Energy Code.

E. Revocation or suspension of certificates. If the Code Enforcement Officer determines that a Certificate of Occupancy, Certification of Compliance, or a Temporary Certificate of Occupancy was issued in error or on the basis of incorrect information, and if the relevant deficiencies are not corrected to the satisfaction of the Code Enforcement Officer within such period of time as shall be specified by the Code Enforcement Officer, the Code Enforcement Officer shall revoke or suspend such certificate.

F. Fee. The fee specified in or determined in accordance with the provisions set forth in § 152-20 (Fees) of this Article must be paid at the time of submission of an application for a Certificate of Occupancy, Certificate of Compliance, or for Temporary Certificate of Occupancy.

§ 152-10. Notification Regarding Fire or Explosion.

The chief of any fire department providing firefighting services for a property within this City shall promptly notify the Code Enforcement Officer of any fire or explosion involving any structural damage, fuel burning appliance, chimney, or gas vent.

§ 152-11. Unsafe Buildings, Structures and Equipment and Conditions of Imminent Danger.

Unsafe buildings, structures, and equipment and conditions of imminent danger in this City shall be identified and addressed in accordance with the procedures established by this City Code as now in effect or as hereafter amended from time to time.

§ 152-12. Operating Permits.

A. Operation Permits required. Operating Permits shall be required for conducting any process or activity or for operating any type of building, structure, or facility listed below:

- (1) manufacturing, storing, or handling hazardous materials in quantities exceeding those listed in the applicable Maximum Allowable Quantity tables found in Chapter 50 of the FCNYS;
- (2) buildings, structures, facilities, processes, and/or activities that are within the scope and/or permit requirements of the chapter or section title of the FCNYS as follows:
 - (i) Chapter 22, “Combustible Dust-Producing Operations.” Facilities where the operation produces combustible dust;
 - (ii) Chapter 24, “Flammable Finishes.” Operations utilizing flammable or combustible liquids, or the application of combustible powders regulated by Chapter 24 of the FCNYS;
 - (iii) Chapter 25, “Fruit and Crop Ripening.” Operating a fruit- or crop-ripening facility or conducting a fruit-ripening process using ethylene gas;
 - (iv) Chapter 26, “Fumigation and Insecticidal Fogging.” Conducting fumigation or insecticidal fogging operations in buildings, structures, and spaces, except for fumigation or insecticidal fogging performed by the occupant of a detached one-family dwelling;
 - (v) Chapter 31, “Tents, Temporary Special Event Structures, and Other Membrane Structures.” Operating an air-supported temporary membrane structure, a temporary special event structure, or a tent where approval is required pursuant to Chapter 31 of the FCNYS;
 - (vi) Chapter 32, “High-Piled Combustible Storage.” High-piled combustible storage facilities with more than 500 square feet (including aisles) of high-piled storage;
 - (vii) Chapter 34, “Tire Rebuilding and Tire Storage.” Operating a facility that stores in excess of 2,500 cubic feet of scrap tires or tire byproducts or operating a tire rebuilding plant;

- (viii) Chapter 35, "Welding and Other Hot Work." Performing public exhibitions and demonstrations where hot work is conducted, use of hot work, welding, or cutting equipment, inside or on a structure, except an operating permit is not required where work is conducted under the authorization of a building permit or where performed by the occupant of a detached one- or two-family dwelling;
 - (ix) Chapter 40, "Sugarhouse Alternative Activity Provisions." Conducting an alternative activity at a sugarhouse;
 - (x) Chapter 56, "Explosives and Fireworks." Possessing, manufacturing, storing, handling, selling, or using, explosives, fireworks, or other pyrotechnic special effects materials except the outdoor use of sparkling devices as defined by Penal Law section 270;
 - (xi) Section 307, "Open Burning, Recreational Fires and Portable Outdoor Fireplaces." Conducting open burning, not including recreational fires and portable outdoor fireplaces;
 - (xii) Section 308, "Open Flames." Removing paint with a torch, or using open flames, fire, and burning in connection with assembly areas or educational occupancies; and
 - (xiii) Section 319, "Mobile Food Preparation Vehicles." Operating a mobile food preparation vehicle in accordance with the permitting requirements established by City Code Chapter #198, as now in effect or as hereafter amended from time to time.
- (3) energy storage systems, where the system exceeds the values shown in Table 1206.1 of the FCNYS or exceeds the permitted aggregate ratings in section R327.5 of the RCNYS.
 - (4) buildings containing one or more assembly areas;
 - (5) outdoor events where the planned attendance exceeds 1,000 persons;
 - (6) facilities that store, handle or use hazardous production materials;
 - (7) parking garages as defined in § 152-15 of this Article;
 - (8) buildings whose use or occupancy classification may pose a substantial potential hazard to public safety, as determined by resolution adopted by the Common Council; and
 - (9) other processes or activities or for operating any type of building, structure, or facility as determined by resolution adopted by the Common Council.

Any person who proposes to undertake any activity or to operate any type of building listed in this subdivision A. shall be required to obtain an Operating Permit prior to commencing such activity or operation.

B. Applications for Operating Permits. An application for an Operating Permit shall be in writing on a form provided by or otherwise acceptable to the Code Enforcement Officer. Such application shall include such information as the Code Enforcement Officer deems sufficient to permit a determination by the Code Enforcement Officer that quantities, materials, and activities conform to the requirements of the Uniform Code. If the Code Enforcement Officer determines that tests or reports are necessary to verify conformance, such tests or reports shall be performed

or provided by such person or persons as may be designated by or otherwise acceptable to the Code Enforcement Officer, at the expense of the applicant.

Inspections. The Code Enforcement Officer or an Inspector authorized by the Code Enforcement Officer shall inspect the subject premises prior to the issuance of an Operating Permit. Such inspections shall be performed either in-person or remotely. Remote inspections in lieu of in-person inspections may be performed when, at the discretion of the Code Enforcement Officer or an Inspector authorized by the Code Enforcement Officer, the remote inspection can be performed to the same level and quality as an in-person inspection and the remote inspection shows to the satisfaction of the Code Enforcement Officer or Inspector authorized by the Code Enforcement Officer that the premises conform with the applicable requirements of the Uniform Code and the code enforcement program. Should a remote inspection not afford the City sufficient information to make a determination, an in-person inspection shall be performed. After inspection, the premises shall be noted as satisfactory and the operating permit shall be issued, or the operating permit holder shall be notified as to the manner in which the premises fail to comply with either or both of the Uniform Code and the code enforcement program, including a citation to the specific provision or provisions that have not been met.

C. Multiple Activities. In any circumstance in which more than one activity listed in subdivision A. of this section is to be conducted at a location, the Code Enforcement Officer may require a separate Operating Permit for each such activity, or the Code Enforcement Officer may, in their discretion, issue a single Operating Permit to apply to all such activities.

D. Duration of Operating Permits. Operating permits shall be issued for a specified period of time consistent with local conditions, but in no event to exceed as follows:

- (1) 180 days for tents, special event structures, and other membrane structures;
- (2) 60 days for alternative activities at a sugarhouse;
- (3) three (3) years for the activities, structures, and operations determined per paragraph (9) of subdivision A. of this section; and
- (4) one (1) year for all other activities, structures, and operations identified in subdivision A. of this section.

The effective period of each Operating Permit shall be specified in the Operating Permit. An Operating Permit may be reissued or renewed upon application to the Code Enforcement Officer, payment of the applicable fee, and approval of such application by the Code Enforcement Officer.

E. Revocation or suspension of Operating Permits. If the Code Enforcement Officer determines that any activity or building for which an Operating Permit was issued does not comply with any applicable provision of the Uniform Code, such Operating Permit shall be revoked or suspended.

F. Fee. The fee specified in or determined in accordance with the provisions set forth in § 152-20 (Fees) of this Article must be paid at the time submission of an application for an operating Permit, for an amended Operating Permit, or for reissue or renewal of an Operating Permit.

§ 152-13. Fire Safety and Property Maintenance Inspections.

A. Inspections required. Fire safety and property maintenance inspections of buildings and structures shall be performed by the Code Enforcement Officer or an Inspector designated by the Code Enforcement Officer at the following intervals:

- (1) at least once every twelve (12) months for buildings which contain an assembly area;
- (2) at least once every twelve (12) months for public and private schools and colleges, including any buildings of such schools or colleges containing classrooms, dormitories, fraternities, sororities, laboratories, physical education, dining, or recreational facilities; and
- (3) at least once every thirty-six (36) months for multiple dwellings and all nonresidential occupancies.

B. Remote inspections. At the discretion of the Code Enforcement Officer or Inspector authorized to perform fire safety and property maintenance inspections, a remote inspection may be performed in lieu of in-person inspections when, in the opinion of the Code Enforcement Officer or such authorized Inspector, the remote inspection can be performed to the same level and quality as an in-person inspection and the remote inspection shows to the satisfaction of the Code Enforcement Officer or such authorized Inspector that the premises conform with the applicable provisions of 19 NYCRR Part 1225 and the publications incorporated therein by reference and the applicable provisions of 19 NYCRR Part 1226 and the publications incorporated therein by reference. Should a remote inspection not afford the Code Enforcement Officer or such authorized Inspector sufficient information to make a determination, an in-person inspection shall be performed.

C. Inspections permitted. In addition to the inspections required by subdivision A. of this section, a fire safety and property maintenance inspection of any building, structure, use, or occupancy, or of any dwelling unit, may also be performed by the Code Enforcement Officer or an Inspector authorized to perform fire safety and property maintenance inspections at any time upon:

- (1) the request of the owner of the property to be inspected or an authorized agent of such owner;
- (2) receipt by the Code Enforcement Officer of a written statement alleging that conditions or activities failing to comply with the Uniform Code or Energy Code exist; or
- (3) receipt by the Code Enforcement Officer of any other information, reasonably believed by the Code Enforcement Officer to be reliable, giving rise to reasonable cause to believe that conditions or activities failing to comply with the Uniform Code or Energy Code exist; provided, however, that nothing in this subdivision shall be construed as permitting an inspection under any circumstances under which a court order or warrant permitting such inspection is required, unless such court order or warrant shall have been obtained.

D. OFPC Inspections. Nothing in this section or in any other provision of this Article shall supersede, limit, or impair the powers, duties and responsibilities of the New York State Office of

Fire Prevention and Control (“OFPC”) and the New York State Fire Administrator or other authorized entity under Executive Law section 156-e and Education Law section 807-b.

Notwithstanding any other provision of this section to the contrary, the Code Enforcement Officer may accept an inspection performed by the Office of Fire Prevention and Control or other authorized entity pursuant to sections 807-a and 807-b of the Education Law and/or section 156-e of the Executive Law, in lieu of a fire safety and property maintenance inspection performed by the Code Enforcement Officer or by an Inspector, provided that:

- (1) the Code Enforcement Officer is satisfied that the individual performing such inspection satisfies the requirements set forth in 19 NYCRR section 1203.2(e);
- (2) the Code Enforcement Officer is satisfied that such inspection covers all elements required to be covered by a fire safety and property maintenance inspection;
- (3) such inspections are performed no less frequently than once a year;
- (4) a true and complete copy of the report of each such inspection is provided to the Code Enforcement Officer; and
- (5) upon receipt of each such report, the Code Enforcement Officer takes the appropriate action prescribed by § 152-19 (Violations) of this Article.

E. Fee. The fee specified in or determined in accordance with the provisions set forth in § 152-20 (Fees) of this Article must be paid prior to or at the time each inspection performed pursuant to this section. This subdivision shall not apply to inspections performed by OFPC.

§ 152-14. Complaints.

The Code Enforcement Officer shall review and investigate complaints which allege or assert the existence of conditions or activities that fail to comply with the Uniform Code, the Energy Code, this Article, or any other local law ordinance or regulation adopted for administration and enforcement of the Uniform Code or the Energy Code.

The process for responding to a complaint shall include such of the following steps as the Code Enforcement Officer may deem to be appropriate:

- A. performing an inspection of the conditions and/or activities alleged to be in violation, and documenting the results of such inspection;
- B. if a violation is found to exist, providing the owner of the affected property and any other Person who may be responsible for the violation with notice of the violation and opportunity to abate, correct or cure the violation, or otherwise proceeding in the manner described in § 152-19 (Violations) of this Article;
- C. if appropriate, issuing a Stop Work Order;
- D. if a violation which was found to exist is abated or corrected, performing an inspection to ensure that the violation has been abated or corrected, preparing a final written report reflecting such abatement or correction, and filing such report with the complaint.

§ 152-15. Condition Assessments and Parking Garages.

A. Definitions. For the purposes of this section:

- (1) the term “condition assessment” means an on-site inspection and evaluation of a parking garage for evidence of deterioration of any structural element or building component of such parking garage, evidence of the existence of any unsafe condition in such parking garage, and evidence indicating that such parking garage is an unsafe structure;
- (2) the term “deterioration” means the weakening, disintegration, corrosion, rust, or decay of any structural element or building component, or any other loss of effectiveness of a structural element or building component;
- (3) the term “parking garage” means any building or structure, or part thereof, in which all or any part of any structural level or levels is used for parking or storage of motor vehicles, excluding:
 - (i) buildings in which the only level used for parking or storage of motor vehicles is on grade;
 - (ii) an attached or accessory structure providing parking exclusively for a detached one- or two-family dwelling; and
 - (iii) a townhouse unit with attached parking exclusively for such unit;
- (4) the term “professional engineer” means an individual who is licensed or otherwise authorized under Article 145 of the Education Law to practice the profession of engineering in the State of New York and who has at least three years of experience performing structural evaluations;
- (5) the term “responsible professional engineer” means the professional engineer who performs a condition assessment, or under whose supervision a condition assessment is performed, and who seals and signs the condition assessment report. The use of the term “responsible professional engineer” shall not be construed as limiting the professional responsibility or liability of any professional engineer, or of any other licensed professional, who participates in the preparation of a condition assessment without being the responsible professional engineer for such condition assessment.
- (6) the term “unsafe condition” includes the conditions identified as “unsafe” in section 304.1.1, section 305.1.1, and section 306.1.1 of the PMCNYS; and
- (7) the term “unsafe structure” means a structure that is so damaged, decayed, dilapidated, or structurally unsafe, or is of such faulty construction or unstable foundation, that partial or complete collapse is possible.

B. Condition Assessments – general requirements. The owner operator of each parking garage shall cause such parking garage to undergo an initial condition assessment as described in subdivision C. of this section, periodic condition assessments as described in subdivision D. of this section, and such additional condition assessments as may be required under subdivision E. of this section. Each condition assessment shall be conducted by or under the direct supervision of a professional engineer. A written report of each condition assessment shall be prepared, and

provided to the City, in accordance with the requirements of subdivision F. of this section. Before performing a condition assessment (other than the initial condition assessment) of a parking garage, the responsible professional engineer for such condition assessment shall review all available previous condition assessment reports for such parking garage.

C. Initial Condition Assessment. Each parking garage shall undergo an initial condition assessment as follows:

(1) Parking garages constructed on or after August 29, 2018, shall undergo an initial condition assessment following construction and prior to a certificate of occupancy or certificate of compliance being issued for the structure.

(2) Parking garages constructed prior to August 29, 2018, shall undergo an initial condition assessment as follows:

(i) if originally constructed prior to January 1, 1984, then prior to October 1, 2019;

(ii) if originally constructed between January 1, 1984 and December 31, 2002, then prior to October 1, 2020; and

(iii) if originally constructed between January 1, 2003 and August 28, 2018, then prior to October 1, 2021.

(3) Any parking garage constructed prior to the effective date of the Article enacting this provision that has not undergone an initial condition assessment prior to that effective date shall undergo an initial condition assessment prior to six (6) months after the effective date of this Article.

D. Periodic Condition Assessments. Following the initial condition assessment of a parking garage, such parking garage shall undergo periodic condition assessments at intervals not to exceed three (3) years.

E. Additional Condition Assessments.

(1) If the latest condition assessment report for a parking garage includes a recommendation by the responsible professional engineer that an additional condition assessment of such parking garage, or any portion of such parking garage, be performed before the date by which the next periodic condition assessment would be required under subdivision C. of this section, the owner or operator of such parking garage shall cause such parking garage (or, if applicable, the portion of such parking garage identified by the responsible professional engineer) to undergo an additional condition assessment no later than the date recommended in such condition assessment report.

(2) If the City becomes aware of any new or increased deterioration which, in the judgment of the City, indicates that an additional condition assessment of the entire parking garage, or of the portion of the parking garage affected by such new or increased deterioration, should be performed before the date by which the next periodic condition assessment would be required under subdivision C. of this section, the owner or operator of such parking garage shall cause such

parking garage (or, if applicable, the portion of the parking garage affected by such new or increased deterioration) to undergo an additional condition assessment no later than the date determined by the City to be appropriate.

F. Condition Assessment Reports. The responsible professional engineer shall prepare, or directly supervise the preparation of, a written report of each condition assessment, and shall submit such condition assessment report to the City within the specify time as fixed by the City. Such condition assessment report shall be sealed and signed by the responsible professional engineer, and shall include:

- (1) an evaluation and description of the extent of deterioration and conditions that cause deterioration that could result in an unsafe condition or unsafe structure;
- (2) an evaluation and description of the extent of deterioration and conditions that cause deterioration that, in the opinion of the responsible professional engineer, should be remedied immediately to prevent an unsafe condition or unsafe structure;
- (3) an evaluation and description of the unsafe conditions;
- (4) an evaluation and description of the problems associated with the deterioration, conditions that cause deterioration, and unsafe conditions;
- (5) an evaluation and description of the corrective options available, including the recommended timeframe for remedying the deterioration, conditions that cause deterioration, and unsafe conditions;
- (6) an evaluation and description of the risks associated with not addressing the deterioration, conditions that cause deterioration, and unsafe conditions;
- (7) the responsible professional engineer's recommendation regarding preventative maintenance;
- (8) except in the case of the report of the initial condition assessment, the responsible professional engineer's attestation that he or she reviewed all previously prepared condition assessment reports available for such parking garage, and considered the information in the previously prepared reports while performing the current condition assessment and while preparing the current report; and
- (9) the responsible professional engineer's recommendation regarding the time within which the next condition assessment of the parking garage or portion thereof should be performed. In making the recommendation regarding the time within which the next condition assessment of the parking garage or portion thereof should be performed, the responsible professional engineer shall consider the parking garage's age, maintenance history, structural condition, construction materials, frequency and intensity of use, location, exposure to the elements, and any other factors deemed relevant by the responsible professional engineer in their professional judgment.

G. Review Condition Assessment Reports. The City shall take such enforcement action or actions in response to the information in such condition assessment report as may be necessary or

appropriate to protect the public from the hazards that may result from the conditions described in such report. In particular, but not by way of limitation, the City shall, by Order to Remedy or such other means of enforcement as the City may deem appropriate, require the owner or operator of the parking garage to repair or otherwise remedy all deterioration, all conditions that cause deterioration, and all unsafe conditions identified in such condition assessment report pursuant to paragraphs (2) and (3) of subdivision F. All repairs and remedies shall comply with the applicable provisions of the Uniform Code. This section shall not limit or impair the right of the City to take any other enforcement action, including but not limited to suspension or revocation of a parking garage's operating permit, as may be necessary or appropriate in response to the information in a condition assessment report.

H. The City shall retain all condition assessment reports for the life of the parking garage. Upon request by a professional engineer who has been engaged to perform a condition assessment of a parking garage, and who provides the City with a written statement attesting to the fact that he or she has been so engaged, the City shall make the previously prepared condition assessment reports for such parking garage (or copies of such reports) available to such professional engineer. The City shall be permitted to require the owner or operator of the subject parking garage to pay all costs and expenses associated with making such previously prepared condition assessment reports (or copies thereof) available to the professional engineer.

I. This section shall not limit or impair the right or the obligation of the City:

- (1) to perform such construction inspections as are required by § 152-7 (Construction Inspections) of this Article;
- (2) to perform such periodic fire safety and property maintenance inspections as are required by §157-13 (Fire Safety and Property Maintenance Inspections) of this Article; and/or
- (3) to take such enforcement action or actions as may be necessary or appropriate to respond to any condition that comes to the attention of the City by means of its own inspections or observations, by means of a complaint, or by any other means other than a condition assessment or a report of a condition assessment.

§ 152-16. Climatic and Geographic Design Criteria.

A. The Code Enforcement Officer shall determine the climatic and geographic design criteria for buildings and structures constructed within this City as required by the Uniform Code. Such determinations shall be made in the manner specified in the Uniform Code using, where applicable, the maps, charts, and other information provided in the Uniform Code. The criteria to be so determined shall include but shall not necessarily be limited to, the following:

- (1) design criteria to include ground snow load; wind design loads; seismic category; potential damage from weathering, frost, and termite; winter design temperature; whether ice barrier underlayment is required; the air freezing index; and the mean annual temperature;

(2) heating and cooling equipment design criteria for structures within the scope of the RCNYS. The design criteria shall include the data identified in the Design Criteria Table found in Chapter 3 of the RCNYS; and

(3) flood hazard areas, flood hazard maps, and supporting data. The flood hazard map shall include, at a minimum, special flood hazard areas as identified by the Federal Emergency Management Agency in the Flood Insurance Study for the community, as amended or revised with:

- (i) the accompanying Flood Insurance Rate Map (FIRM);
- (ii) Flood Boundary and Floodway Map (FBFM); and
- (iii) related supporting data along with any revisions thereto.

B. The Code Enforcement Officer shall prepare a written record of the climatic and geographic design criteria determined pursuant to subdivision A. of this section, shall maintain such record within the office of the Code Enforcement Officer, and shall make such record readily available to the public.

§ 152-17. Record Keeping.

A. The Code Enforcement Officer shall keep permanent official records of all transactions and activities conducted by all Code Enforcement Personnel, including records of:

- (1) all applications received, reviewed and approved or denied;
- (2) all plans, specifications and construction documents approved;
- (3) all Building Permits, Certificates of Occupancy, Certificates of Compliance, Temporary Certificates, Stop Work Orders, and Operating Permits issued;
- (4) all inspections and tests performed;
- (5) all statements and reports issued;
- (6) all complaints received;
- (7) all investigations conducted;
- (8) all condition assessment reports received;
- (9) all fees charged and collected; and
- (10) all other features and activities specified in or contemplated by § 152-6 through § 152-16, inclusive, of this Article.

B. All such records shall be public records open for public inspection during normal business hours. All plans and records pertaining to buildings or structures, or appurtenances thereto, shall be retained for at least the minimum time period so required by State law and regulation.

§ 152-18. Program Review and Reporting.

A. The Code Enforcement Officer shall annually submit to the Common Council a written report and summary of all business conducted by the Code Enforcement Officer and the Inspectors, including a report and summary of all transactions and activities described in § 152-17 (Record Keeping) of this Article and a report and summary of all appeals or litigation pending or concluded.

B. The Code Enforcement Officer shall annually submit to the Secretary of State, on behalf of this City, on a form prescribed by the Secretary of State, a report of the activities of this City relative to administration and enforcement of the Uniform Code.

C. The Code Enforcement Officer shall, upon request of the New York State Department of State, provide to the New York State Department of State, true and complete copies of the records and related materials this City is required to maintain; true and complete copies of such portion of such records and related materials as may be requested by the Department of State; and/or such excerpts, summaries, tabulations, statistics, and other information and accounts of its activities in connection with administration and enforcement of the Uniform Code and/or Energy Code as may be requested by the Department of State.

§ 152-19: Violations.

A. Notice of Violation. The Code Enforcement Officer is authorized to order in writing the remedying of any condition or activity found to exist in, on or about any building, structure, or premises in violation of the Uniform Code, the Energy Code, or this Article. An Order to Remedy shall be in writing; shall be dated and signed by the Code Enforcement Officer; shall specify the condition or activity that violates the Uniform Code, the Energy Code, or this Article; shall specify the provision or provisions of the Uniform Code, the Energy Code, or this Article which is/are violated by the specified condition or activity; and shall include a statement substantially similar to the following:

“The person or entity served with this Notice of Violation must completely remedy each violation described in this Notice of Violation by a date determined by the City which is thirty (30) days after the date of this Notice of Violation.”

The Notice of Violation may include provisions ordering the person or entity served with such Notice of Violation (1) to begin to remedy the violations described in the Notice of Violation immediately, or within some other specified period of time which may be less than thirty (30) days; to continue diligently to remedy such violations until each such violation is fully remedied; and, in any event, to complete the remedying of all such violations within thirty (30) days of the date of such Notice of Violation; and/or (2) to take such other protective actions (such as vacating the building or barricading the area where the violations exist) which are authorized by this Article or by any other applicable statute, regulation, rule, local law or ordinance, and which the Code Enforcement Officer may deem appropriate, during the period while such violations are being remedied. The Code Enforcement Officer shall cause the Notice of Violation, or a copy thereof, to be served on the owner of the affected property personally or by registered mail or certified mail within five (5) days after the date of the Notice of Violation. The Code Enforcement Officer shall be permitted, but not required, to cause the Notice of Violation, or a copy thereof, to be served on any builder, architect, tenant, contractor, subcontractor, construction superintendent, or their

agents, or any other person taking part or assisting in work being performed at the affected property personally or by registered mail or certified mail within five (5) days after the date of the Notice of Violation; provided, however, that failure to serve any Person mentioned in this sentence shall not affect the efficacy of the Compliance Order.

B. Appearance Tickets. The Code Enforcement Officer and each Inspector are authorized to issue appearance tickets for any violation of the Uniform Code.

C. Penalties. In addition to such other penalties as may be prescribed by State law,

(1) any Person who violates any provision of this Article or any term, condition, or provision of any Building Permit, Certificate of Occupancy, Certificate of Compliance, Temporary Certificate, Stop Work Order, Operating Permit or other notice or order issued by the Code Enforcement Officer pursuant to any provision of this Article, shall be punishable by a fine of not more than \$250.00 per day of violation, or imprisonment not exceeding fifteen (15) days, or both; and

(2) any Person who violates any provision of the Uniform Code, the Energy Code or this Article, or any term or condition of any Building Permit, Certificate of Occupancy, Certificate of Compliance, Temporary Certificate, Stop Work Order, Operating Permit or other notice or order issued by the Code Enforcement Officer pursuant to any provision of this Article, shall be liable to pay a civil penalty of not more than \$250.00 for each day or part thereof during which such violation continues. The civil penalties provided by this paragraph shall be recoverable in an action instituted in the name of this City.

D. Injunctive Relief. An action or proceeding may be instituted in the name of this City, in a court of competent jurisdiction, to prevent, restrain, enjoin, correct, or abate any violation of, or to enforce, any provision of the Uniform Code, the Energy Code, this Article, or any term or condition of any Building Permit, Certificate of Occupancy, Certificate of Compliance, Temporary Certificate, Stop Work Order, Operating Permit, Notice of Violation, or other notice or order issued by the Code Enforcement Officer pursuant to any provision of this Article. In particular, but not by way of limitation, where the construction or use of a building or structure is in violation of any provision of the Uniform Code, the Energy Code, this Article, or any Stop Work Order, Notice of Violation or other order obtained under the Uniform Code, the Energy Code or this Article, an action or proceeding may be commenced in the name of this City, in the Supreme Court or in any other court having the requisite jurisdiction, to obtain an order directing the removal of the building or structure or an abatement of the condition in violation of such provisions. No action or proceeding described in this subdivision shall be commenced without the appropriate authorization from the Fire Chief or his/her designee of this City.

E. Remedies Not Exclusive. No remedy or penalty specified in this section shall be the exclusive remedy or remedy available to address any violation described in this section, and each remedy or penalty specified in this section shall be in addition to, and not in substitution for or limitation of, the other remedies or penalties specified in this section, in § 152-8 (Stop Work Orders) of this Article, in any other section of this Article, or in any other applicable law. Any remedy or penalty specified in this section may be pursued at any time, whether prior to,

simultaneously with, or after the pursuit of any other remedy or penalty specified in this section, in § 152-8 (Stop Work Orders) of this Article, in any other section of this Article, or in any other applicable law. In particular, but not by way of limitation, each remedy and penalty specified in this section shall be in addition to, and not in substitution for or limitation of, the penalties specified in subdivision (2) of section 382 of the Executive Law, and any remedy or penalty specified in this section may be pursued at any time, whether prior to, simultaneously with, or after the pursuit of any penalty specified in subdivision (2) of section 382 of the Executive Law.

§ 152-20: Fees.

A fee schedule shall be established by resolution of the Common Council. Such fee schedule may thereafter be amended from time to time by like resolution. The fees set forth in, or determined in accordance with, such fee schedule or amended fee schedule shall be charged and collected for the submission of applications, the issuance of Building Permits, amended Building Permits, renewed Building Permits, Certificates of Occupancy, Certificates of Compliance, Temporary Certificates, Operating Permits, Fire Safety and Property Maintenance Inspections, and other actions of the Code Enforcement Officer described in or contemplated by this Article.

§ 152-21. Intermunicipal Agreements.

The Common Council may, by resolution, authorize the City to enter into an agreement, in the name of the City of Cohoes, with other governments to carry out the terms of this Article, provided that such agreement does not violate any provision of the Uniform Code, the Energy Code, Part 1203 of Title 19 of the NYCRR, or any other applicable law.”

Section 2. Partial Invalidity.

If any section of this local law shall be held unconstitutional, invalid, or ineffective, in whole or in part, such determination shall not be deemed to affect, impair, or invalidate the remainder of this local law.

Section 3. Effective Date.

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

Approved as to form this ____ day of November, 2022.

Brian S. Kremer
Corporation Counsel

Engrossed and signed by the President of the Common Council and attested by the Clerk of the Common Council this ____ day of November 2022.

Clerk

President

I hereby approve the foregoing Local Law.

Date

William T. Keeler
Mayor of the City of Cohoes, New York

3

RESOLUTION NO. 63 FOR THE YEAR 2022

**A RESOLUTION TO CONFIRM AN APPOINTMENT
TO THE COHOES LIBRARY BOARD OF TRUSTEES**

WHEREAS, Section 45-3 of the Cohoes city code grants the Mayor the authority to appoint members to the Cohoes Library Board of Trustees; and

WHEREAS, the Mayor desires to appoint Laurie Rizzo of Cohoes to the Cohoes Library Board of Trustees; and

NOW, THEREFORE, BE IT

RESOLVED, that the Common Council hereby confirms the appointment of Laurie Rizzo of Cohoes to the Cohoes Library Board of Trustees for terms to expire December 31, 2027; and be it further

RESOLVED, that this Resolution shall take effect immediately.

Approved as to form this 22nd day of November, 2022.

Brian S. Kremer
Corporation Counsel

Engrossed and signed by the President of the Common Council and attested by the Clerk of the Common Council this _____ day November, 2022.

Clerk

President

I hereby approve the foregoing Resolution of the Common Council.

Date

William T. Keeler
Mayor of the City of Cohoes, New York

Date: October 27, 2022

To the City Clerk,
Cohoes, N. Y.

Dear Sir:

Pursuant to Chapter 130 of the Laws of 1915, and the Laws amendatory thereto, I hereby appoint
Laurie Rizzo

to the position of Library Board of Trustees for a term of 5 year term (expires 12/31/2027)

Compensation or salary covering said position to be fixed by the Board of Managers of the City of
Cohoes.

Said appointment to take effect January 1, 2023

Signed

STATE OF NEW YORK

County of Albany

City of Cohoes

I do solemnly swear that I will support the Constitution of the United States and of the State of
New York and that I will faithfully discharge the duties of the office of

Library Board of Trustees

of the City of Cohoes, according to the best of my ability.

And I do further solemnly swear that I have not directly or indirectly paid, offered or promised
to pay, contributed or promised to contribute any money or valuable thing as a consideration of a
reward or the giving or withholding a vote at any meeting of the Common Council or any Board of
which I may be a member and have not made any promise to influence the giving or withholding of
any such vote.

Signed

Sworn to before me

this Day of

Clerk of the City of Cohoes

4

RESOLUTION NO. 64 FOR THE YEAR 2022

**A RESOLUTION AMENDING THE ANNUAL
BUDGET FOR FISCAL YEAR 2022**

WHEREAS, a transfer of funds from a certain account to another account in the annual estimate has become necessary to meet our obligations.

NOW, THEREFORE, BE IT

RESOLVED, that the annual estimate for 2022 fiscal year is hereby amended in accordance with the budget line transfer form attached hereto and made a part hereof; and be it further

RESOLVED, that this Resolution shall take effect immediately.

Approved as to form this 22nd day of November, 2022.

Brian S. Kremer
Corporation Counsel

Engrossed and signed by the President of the Common Council and attested by the Clerk of the Common Council this ____ day of November, 2022.

Clerk

President

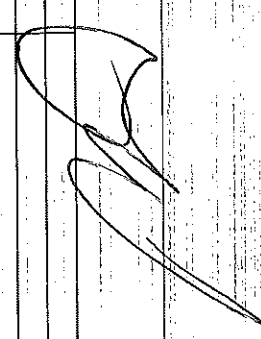
I hereby approve the foregoing Resolution of the Common Council.

Date

William T. Keeler
Mayor of the City of Cohoes, New York

City of Cohoes 2022 BUDGET
ACCOUNT CODE TRANSFER REQUEST FORM

Funds Transferred To	Funds transferred from	Account Code	Amount	Transfer Justification
The Following transfers are budget Neutral				
TELEPHONE EXPENSES	A1345.4350 POSTAGE	A1345.4010	\$ 8,000.00	TRANSFER TO COVER COST TO NEW PHONE SYSTEM IN CITY HALL
TRAFFIC SIGNAL SERVICES	A3310.4550 HEALTH INSURANCE EXPENSES	A9060.8000	\$ 6,000.00	TRANSFER TO COVER REPAIRS TO TRAFFIC DEVICES IN CITY STREETS
FIRE DEPARTMENT EQUIPMENT	A3410.2200 POLICE/FIRE RETIREMENT EXPENSES	A9015.8000	\$ 7,500.00	TRANSFER TO COVER LADDERS, ROPES, ETC... IN FIRE DEPARTMENT
PT DPW LABORERS	A5110.1900 HEALTH INSURANCE EXPENSES	A9060.8000	\$ 17,000.00	TRANSFER TO COVER PART TIME LABORER PAYROLL
OVERTIME - GARBAGE/RECYCLING	A8160.1050 LABORERS- REFUSE	A8160.1980	\$ 7,000.00	TRANSFER TO COVER OVERTIME FOR COLLECTION OF GARBAGE AND RECYCLING
MEO HEAVY - REFUSE	A8160.1960 LABORERS- REFUSE	A8160.1980	\$ 17,500.00	TRANSFER TO COVER PROMOTIONS AND SALARY FOR 2022
REPAIRS TO STATIONERY EQUIP- WTP	F8330.4653 ENGINEERING SERVICES	F8120.4280	\$ 20,000.00	TRANSFER TO COVER REPAIRS AND PURCHASES OF NEW EQUIPMENT AT WTP
SYSTEM MAINTENANCE- TRANS/DIST	F8340.4654 HEALTH INSURANCE EXPENSES	F9060.8000	\$ 12,500.00	TRANSFER TO COVER SUPPLIES/MATERIALS FOR WATER BREAKS, REPAIRS TO VEHICLES
CARUS- WTP	F8330.4955.1 STATE HEALTH PERMITS- WTP	F8330.4920	\$ 7,000.00	TRANSFER TO COVER INCREASE IN CHEMICAL COST
WORKING FOREMAN-DPW SEWER DEPT	G8120.1008 ENGINEERING SERVICES	G8120.4280	\$ 10,250.00	TRANSFER TO COVER PROMOTION AND SALARY
MEO HEAVY -DPW-SEWER DEPT	G8120.1009 ENGINEERING SERVICES	G8120.4280	\$ 8,200.00	TRANSFER TO COVER PROMOTION AND SALARY
The Following Transfer are an increase to the annual budget based on actual revenue received to date				
CHIPS EXPENSES	A5112.2008 CHIPS INCOME	A3501	\$ 90,000.00	TRANSFER MONEY TO COVER PAVING AND MILLING TO DATE



DATE 11/17/22

5

RESOLUTION NO. 65 FOR THE YEAR 2022

**A RESOLUTION AWARDED A CONTRACT FOR
THE LEASE OF A NEW ONE TOYNE SIDE MOUNT
CUSTOM PUMPER ON A SPARTAN FC94 CHASSIS**

WHEREAS, the City is committed to the protection and preservation of life, property, and the environment from the adverse effects of fire and hazardous conditions through fire prevention, education, suppression, and training; and

WHEREAS, the City is in need of an additional fire pumper in order to continue protect the community; and

WHEREAS, the City participates in the Houston-Galveston Area Council (H-GAC) governmental purchasing cooperative, which offers competitive pricing for the necessary fire pumper,

NOW, THEREFORE, BE IT

RESOLVED, that the fire pumper shall be obtained using the H-GAC governmental purchasing cooperative; and be it further

RESOLVED, that the City is hereby authorized to lease through Community Leasing Partners a new One Toyne Side Mount Custom Pumper on a Spartan FC94 Chassis, as described in the attached documentation, for a term not to exceed ten (10) years, interest at 4.79%, an annual payment of \$50,721.75, and a final balloon payment of \$182,300.00; and be it further

RESOLVED, that the Mayor, William T. Keeler, is authorized to execute and deliver the lease agreement and any related documents necessary for the consummation of the transaction contemplated above after the approval by the Corporation Counsel; and be it further

RESOLVED, that this Resolution shall take effect immediately.

Resolution No. 65 For the Year 2022
November 22, 2022
Page 2

Approved as to form this 22nd day of November, 2022.

Brian S. Kremer
Corporation Counsel

Engrossed and signed by the President of the Common Council and attested by the Clerk of the Common Council this ____ day of November 2022.

Clerk

President

I hereby approve the foregoing Resolution of the Common Council.

Date

Mayor of the City of Cohoes, New York

Service Center:
183 Ushers Road
Round Lake, NY 12151



Mail:
PO Box 4060
Clifton Park, NY 12065

Service Center Phone:
518.877.6565
Service Center Fax:
518.877.6414

Email: nate@shakerley.com
Phone: 518-877-6565

October 4th, 2022

Chief Joseph Fahd
Cohoes Fire Department
97 Mohawk Street
Cohoes, NY 12047

Re: Revised Proposal for One (1) Custom Pumper

Greetings,

On behalf of Toyne Fire Apparatus, Shakerley Fire Truck Sales is pleased to provide the following proposal for the following:

One Toyne Side Mount Custom Pumper on a Spartan FC94 chassis:

Four Hundred Eighty-Five Thousand Six Hundred Fifty-Nine Dollars (\$485,659.00)

The pricing includes delivery, training, lettering, and associated items found herein. Payment will be expected upon delivery to the Island Station, Cohoes, NY. This unit may be purchased using the HGAC Cooperative Purchasing program using contract number #FS12-19A.

The anticipated build time is for the Custom Pumper is 565 days.

With the current supply chain uncertainty, Toyne, Inc., shall not be held responsible for delivery delays due to an act of God, component and/or chassis delays, or any other delay outside of the control of Toyne, Inc.

We thank you for the opportunity to provide this proposal, should you have any questions please feel free to contact myself at any time.

Respectfully,

A handwritten signature in black ink, appearing to read "Nate Shakerley", written over a horizontal line.

Nate Shakerley



Phone: 888.777.7850
Fax: 888.777.7875
Cell: 785.313.3154
215 S. Seth Child Road
Manhattan, KS 66502
www.clpusa.net

October 31, 2022

Customer Name: City of Cohoes, NY

Equipment: One Toyne/Spartan Custom Pumper
Sales Representative: Nate Shakerley @ VRS Sales
Delivery: Estimated 565 days

Community Leasing Partners, a Division of *Community First National Bank*, is pleased to present the following financing options for your review and consideration.

Option 1

Total Cost:	\$ 485,659.00	Payment Frequency:	Annual
Down Payment:	\$ -	First Payment:	April 1, 2024
Trade In:	\$ -		
Amount Financed:	\$ 485,659.00		
Term in Years:	7		
Payments (1-7):	\$61,146.60		
Balloon Payment Amount:	\$212,500.00		
Balloon Payment Due:	April 1, 2031		
Interest Rate:	5.09%		

Option 2

Total Cost:	\$ 485,659.00	Payment Frequency:	Annual
Down Payment:	\$ -	First Payment:	April 1, 2024
Trade In:	\$ -		
Amount Financed:	\$ 485,659.00		
Term in Years:	10		
Payments (1-10):	\$50,721.25		
Balloon Payment Amount:	\$182,300.00		
Balloon Payment Due:	April 1, 2034		
Interest Rate:	4.79%		

- **THERE ARE NO DOCUMENTATION OR CLOSING FEES ASSOCIATED WITH THIS PROPOSAL.**
- Fixed interest rate for the terms provided unless otherwise stated.
- The quoted interest rate is valid for 10-days from the date of the proposal. To lock in the interest rate, a credit submission would be required, and a credit approval attained within the same 14-day period. This financing is to be executed and funded within 30 days of the date of the proposal, or Lessor reserves the right to adjust the interest rate. The proposal is subject to credit review and approval of mutually acceptable documentation.
- This proposal has been prepared assuming the lessee is bank qualified and that the proposed lease qualifies for Federal Income Tax Exempt Status for the Lessor under Section 103 of the IRS Code.

Thank you for allowing Community Leasing Partners the opportunity to provide this proposal. If you have any questions regarding the options presented, need additional options, or would like to proceed with a financing, please contact me at 1-888-777-7850.

Respectively,

Blake J. Kaus
Vice President & Director of Leasing
blakekaus@clpusa.net