

## WORKMANSHIP STANDARDS / ACCEPTABLE MATERIALS

Inspectors will observe varying degrees of craftsmanship. Owners themselves often make their repairs. The installation of all materials must be structurally sound and performed in an appropriate manner. To obtain uniformity and the consistency of workmanlike manner and materials used to gain compliance, the following shall be used as a guide for standards of good and acceptable quality:

**Note:** The minimal standards outlined in this policy apply to existing situations where the new code standards do not apply. Any case involving a preservation district or a repair to a historically significant property must be following those required processes.

### Roofing on Main Structure

The same type of material and will only be accepted for repairs/replacement. The New York State Code allows for rolled roofing to be applied. However, it must be installed following the specifications in the Code and NEVER over existing roofing materials.

### Stairs, Guardrails, and Handrails

Guardrails and handrails are to be replaced with the same style and material as the original; otherwise, they shall meet current code regulations. 2 x 4 wood lumber for repair and replacement use of guardrails will NOT be accepted for the spindle type.

2 x 4 wood lumber or pressure-treated wood for replacement use of handrails is NOT acceptable unless modified to meet code and properly treated, prepared, and installed.

The riser height and tread depth on all stairs/steps must be consistent throughout the stairwell.

### Siding

Repair and/or replacement of siding shall be of like materials. Old asphalt siding that is not available to the property owner to purchase for replacement, which is in good condition, may be removed from the structure's rear to replace those sections on the main structure's front or sides. The rear sections may then be replaced with acceptable materials.

### **Protective Covering (Paint)**

Anyone who is remediating a painting deficiency that constitutes deteriorated paint must use Lead Safe Work Practices in that process. A touch-up painting should be applied in uniform color.

### **Plaster Repair/Replacement to Walls & Ceilings**

The plaster repair and/or replacement of walls and ceilings to the interior of a structure will be performed in a workmanlike manner and with quality materials. A piece of plywood or paneling placed over a hole in drywall, plastered wall, or ceiling is not an acceptable repair. All surfaces must be properly finished.

### **Doors, Windows, and Storms**

All discontinued doors and/or windows must be done correctly and by means of a permit.

Windows should operate freely and open completely. Normal settling of building components often impedes such operation.

Storm window installation should not impede normal window operation.

Plastic film is not an appropriate substitute for glass or Plexiglas. Plexiglass, instead of glass within a window frame, is acceptable.

Any changes to the acceptability of quality and materials used for repair or replacement will be at the Code Compliance Coordinator and Senior Code Enforcement Officer's approval.

### **Gutters and Downspouts**

Gutters and Downspouts must be maintained and installed to provide a safe means of discharging water runoff from the structure's roof. As per sections 304.7 & 507.1 of the Property Maintenance Code of New York State, drainage from roofs shall not be discharged in a manner that creates a public nuisance. If improper roof drainage is causing water to pond or is contributing to a neighbor's flooding basement, the owner of the property in violation must take the necessary corrective action, including but limited to reestablishing the connection to the storm sewer system.

### **Porches Decks**

All exterior surfaces where a wood product is used to repair/replace an existing substrate in violation require that the wood product be appropriately treated to prevent deterioration resulting from its exposure to the weather. For this reason, untreated plywood is NOT an acceptable product to be used on a porch floor.