



**State of New York  
Department of State  
Division of Code Enforcement & Administration**

99 Washington Ave., Suite 1160 , Albany, New York 12231

Ph: (518)474-4073 fax:(518) 486-4487

www.dos.state.ny.us

**Rules And Regulations - Department of State  
TITLE 19 (NYCRR)  
CHAPTER XXXIII - STATE FIRE PREVENTION & BUILDING CODE COUNCIL  
SUBCHAPTER A - UNIFORM FIRE PREVENTION & BUILDING CODE**

**PART 1226. PROPERTY MAINTENANCE CODE**

*Effective Date 12/28/2010*

---

This information is not the official version of the Official Compilation of Codes, Rules and Regulations of the State of New York (NYCRR). No representation is made as to its accuracy, nor may it be read into evidence in New York State courts. To ensure accuracy and for evidentiary purposes, reference should be made to the official NYCRR. The official NYCRR is published by West, 610 Opperman Drive, Eagan, MN 55123, 1-800-344-5009. This document is made possible through the courtesy of the Secretary of State of the State of New York.

---

**PART 1226. PROPERTY MAINTENANCE CODE**

Section 1226.1 Property maintenance code.

(a) The 2010 PMCNYS. Requirements of the publication entitled "Property Maintenance Code of New York State" (Publication Date: August 2010), published by International Code Council, Inc. affect or relate to light; ventilation; space; heating; sanitation; protection from the elements; life safety; safety from fire and other hazards; safe and sanitary maintenance; the responsibility of owners, operators and occupants; and the occupancy of existing structures and premises. All existing residential structures, all existing nonresidential structures, all existing premises, all equipment and facilities, all owners, operators and occupants of existing structures and premises, and the occupancy of all existing structures and premises, shall comply with the requirements of said publication. Said publication (hereinafter referred to as the 2010 PMCNYS) is incorporated herein by reference. Copies of the 2010 PMCNYS may be obtained from the publisher at the following address:

International Code Council, Inc.

500 New Jersey Avenue, NW, 6<sup>th</sup> Floor

Washington, D.C. 20001

The 2010 PMCNYS is available for public inspection and copying at:

New York State Department of State

99 Washington Ave.

Albany, NY 12231-0001

(b) Referenced standards. Certain published standards are denoted in the 2010 PMCNYS as incorporated by reference into 19 NYCRR Part 1226. Such reference standards are incorporated by reference into this Part 1226. Such standards are identified in the 2010 PMCNYS, and the names and addresses of the publishers of such standards from which copies of such standards may be obtained are specified in the 2010 PMCNYS. Such standards are available for public inspection and copying at the office of the New York State Department of State specified in subdivision (a) of this section.

(c) Existing structures and premises. For the purposes of this Part and the 2010 PMCNYS, the terms "existing" structures and "existing" premises shall not be limited to structures and premises that are in existence on the effective date of this section, but shall include all structures and premises in existence at the time any requirement of the 2010 PMCNYS is to be applied or enforced.