



Maintaining Your Property

New York City property owners are required to maintain their buildings in compliance with the City's Construction Codes. Failure to do so could result in violations, monetary penalties, and/or criminal charges. If you are considering performing work on your home, consult an RDP to assess whether a permit is required.

- **Boilers**

Building owners are legally required to provide heat and hot water to their tenants. When something goes wrong with the boiler system only licensed and qualified individuals can repair your boiler. Please click [Boiler](#) for additional information.

- **Elevators**

Keeping your elevator properly maintained is essential to keeping the occupants and visitors in your building safe. Please click [Elevators](#) for additional information.

- **Energy Efficiency & Code Compliance**

Since 2010 new construction and major alterations have been required to comply NYC Energy Conservation Code. Simultaneously, the city has been working on ways to increase energy efficiency and cut carbon emissions. Both small improvements, such as painting, and large projects, such as solar panel installation, can make a significant difference in lowering energy costs. Please click [Energy Efficiency and Code Compliance](#) for additional information.

- **Façades**

To keep buildings safe, owners of properties higher than six stories must have exterior walls and appurtenances inspected. Property owners must repair dangerous façade conditions immediately. Please click [Façades](#) for additional information.

- **Gas Piping Inspections**

Gas piping systems in all buildings, except for one- and two-family homes, and other buildings classified in occupancy group R-3, must be inspected at least once every four years. Please click [Gas Piping System Inspections](#) for additional information.

- **Green Roofs & Solar Panels**

Green roofs and solar panels help reduce our greenhouse gas emissions. Installing a green roof or solar panel may add substantial weight to your roof but the benefits help us get to a more sustainable City. Please click [Green Roofs and Solar Panels](#) for additional information.

- **Illegally Altered Property**

Illegally altered buildings and apartments violate the City's construction codes and can pose serious risks to tenants, neighbors, and first responders in the event of a fire or other emergency. Unauthorized work is subject to violations and Stop Work Orders from the Department. Please click [Illegally Altered Property](#) for additional information.

340 Jackson Avenue, Bronx, NY 10454

800.545.9155 (toll-free) | 718.402.5107 (office) | 718.402.4336 (fax)

<http://www.eastcoastpetro.com/>

- **Living Safely Campaign**

The *Living Safely Campaign* is multi-lingual campaign created to alert both tenants and property owners to the dangers of illegal apartments and substandard conditions. Please click [Living Safely Campaign](#) for additional information.

- **Plumbing Permits & Applications**

Before plumbing work begins, the property owner must hire a New York State licensed Professional Engineer (PE), Registered Architect (RA), or Department-licensed plumber to file for the proper permits. Plumbing contractors must be qualified to do the plumbing work they were hired to perform because improper work can create serious danger. Property owners and the people performing plumbing work without a permit may face violations with penalties, court appearances, and civil or criminal penalties. Please click [Plumbing Permits & Applications](#) for additional information.

- **Retaining Walls**

Retaining walls are designed to hold back soil that would move to a more natural slope or incline if the wall was not in place. As temperatures rise and the seasons change, retaining walls can become particularly susceptible to deterioration, which can put nearby buildings at risk. As a homeowner, you are required by law to maintain your property, including retaining walls, in a safe condition at all times. Please click [Retaining Walls](#) for additional information.

- **Smoke & Carbon Monoxide Detectors**

Smoke alarms and Carbon Monoxide (CO) Detectors are the most valuable lifesaving devices you can have in your home. Make sure your detectors are working and remember to change the batteries twice a year. Please click [Smoke & Carbon Monoxide Detectors](#) for additional information.

- **Tool Kits**

Learn tips, necessary precautions, and operating information for common projects. Please click [Tool Kits](#) and get tips from DOB's.

- **Utility Service Restoration**

Gas service is essential to daily living. When this vital utility is shut down, the proper steps must be taken to restore service. To restore gas to your property, the DOB requires the filing of an Emergency Work Notification or a Limited Alteration Application. Please click [Utility Service Restoration](#) for additional information.

- **Weatherizing Your Property**

Take precautions before seasons change to weatherize your home and save energy. Please click [Weatherizing Your Property](#) for additional information.

INFORMATION FROM: <https://www1.nyc.gov/site/buildings/property-or-business-owner/property-maintenance.page>