

Town of Ramapo
237 Route 59, Suffern, NY 10901
Ph. (845) 357-5100 Fax (845) 357-5140

APPEARANCE TICKET

Location:	48 HICKORY ST	Summons No:	8056
Tax Map ID #:	50.13-4-53	Complaint:	2022-4502
		Date of Complaint:	02/15/2022

Simcha Karniol
1335 50th Street
Apt 3J
Brooklyn, NY 11219

YOU ARE HEREBY NOTIFIED to appear personally in the Town Court of Ramapo, at Ramapo Town Hall, 237 Route 59, Suffern, N.Y. on 03/29/2022 at 2:00 pm, to answer a charge to be made against you for violation(s) of section of the Revised Code of the Town of Ramapo as follows:

Town of Ramapo Zoning Code - 376-1411 - Revocation of Certificate of Use and/or Occupancy
Description of Violation:

Revocation of Certificate of Use and/or Occupancy

Town of Ramapo Zoning Code - 376-144 - BUILDING PERMIT REQUIRED

Description of Violation:

BUILDING PERMIT REQUIRED - A BUILDING PERMIT IS REQUIRED FOR THE WORK THAT HAS TAKEN PLACE

Town of Ramapo Zoning Code - 376-149 - CERTIFICATES OF OCCUPANCY AND/OR USE.

Description of Violation:

CERTIFICATES OF OCCUPANCY AND/OR USE - HOUSE BEING UTILIZED AS A BOARDING HOUSE AND IS NOT IN CONFORMITY WITH THE APPROVED CERTIFICATE OF OCCUPANCY WHICH IS A SINGLE FAMILY DWELING.

IPMC - 105.5.2 Change in use or occupancy - Change in use or occupancy

Description of Violation:

Change in use or occupancy - Without regard to whether a certificate of occupancy shall have been issued, no person or entity shall convert the use or occupancy of a building or structure, or any portion thereof, from one use or occupancy to another without first obtaining a building permit to perform the work, if any, required for such conversion; performing such work, if any, and obtaining a certificate of occupancy from the authority having jurisdiction

INTERNATIONAL RESIDENTIAL CODE - R310.1 EMERGENCY ESCAPE AND RESCUE OPENINGS - EMERGENCY ESCAPE AND RESCUE OPENINGS

Description of Violation:

EMERGENCY ESCAPE AND RESCUE OPENINGS - BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING, WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS. AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH

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SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY

Residential Building Code - R313.4.2 Carbon Monoxide Alarms -

Description of Violation:

Carbon monoxide alarms shall be provided in the following locations: 1. Within each dwelling unit on each story containing a sleeping area, within 15 feet of the sleeping area. More than one carbon monoxide alarm shall be provided where necessary to assure that no sleeping area on a story is more than 15 feet away from a carbon monoxide alarm. 2. On any story of a dwelling unit that contains a carbon monoxide source

Residential Building Code - R313.1.1 Smoke Alarms Location -

Description of Violation:

Smoke alarms shall be installed in the following locations: 1. In each sleeping room 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms 3. On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit

INTERNATIONAL PROPERTY MAINTENANCE CODE - 404.3 Minimum Ceiling Heights - Habitable spaces, hallways corridors, laundry areas, bathrooms, toilet rooms, and habitable basement areas shall have a clear ceiling height of not less than 7 feet

Description of Violation:

Habitable spaces, hallways corridors, laundry areas, bathrooms, toilet rooms, and habitable basement areas shall have a clear ceiling height of not less than 7 feet

NYS. IFC - 604.5 Extension Cords -

Description of Violation:

Extension cords and flexible cords, shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structure, extended through walls, ceilings or floors, or under doors or floor coverings. Extension cords shall be used only with portable appliances

IPMC - 404.4.5 Other Requirements - Bedroom Requirements

Description of Violation:

Bedroom Requirements - Bedrooms shall comply with the applicable provisions of this code including, but not limited to, the light, ventilation, room area, ceiling height and room width requirements of this chapter, the plumbing facilities and water heating facilities requirements of Chapter 5, the heating facilities and electrical receptacle requirements of Chapter 6, and the smoke detector, carbon monoxide and emergency requirements of Chapter 7.

603.1 PROPERTY MAINTENANCE CODE - 603.1 MECHANICAL APPLIANCES - MECHANICAL APPLIANCES

Description of Violation:

MECHANICAL APPLIANCES - ALL MECHANICAL APPLIANCES, FIREPLACES, SOLID FUEL-BURNING APPLIANCES, COOKING APPLIANCES, AND WATER HEATING APPLIANCES SHALL BE PROPERLY INSTALLED AND MAINTAINED IN A SAFE WORKING CONDITION, AND SHALL BE CAPABLE OF PERFORMING IN THE INTENDED FUNCTION.