

## Article 1: General Provisions

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### Section 100.00 Purpose

The purpose of this law is to provide basic and uniform standards governing the condition, occupancy, and maintenance of the residential safeguards for the safety, health, and welfare of the occupants and users thereof. It is intended to supplement the New York State Uniform Fire Prevention and Building Code.

### Section 101.00 Effective Date

This Law shall take effect after its adoption by the Board of Trustees of the Village of Alfred and its publication and filing as required by the laws and regulations of the State of New York.

### Section 102.00 Scope

This law shall apply to residential premises as follows:

- a. Lots, plots, or parcels of land on which a residential building, building of mixed occupancy, or accessory structures are located;
- b. Residential buildings, including one- and two-family dwellings and multiple dwellings;
- c. Residential occupancies in buildings of mixed occupancy;
- d. Accessory structures, accessory to residential occupancies.

### Section 103.00 Application

a. The provisions of this law shall supersede local laws, ordinances, codes, or regulations to the extent that such laws, ordinances, codes, or regulations are inconsistent with the provisions of this law; provided that nothing herein contained shall be construed to prevent the adoption and enforcement of the law, ordinance, code, or regulation which is more restrictive or establishes a higher standard than these provided in this law, and such more restrictive requirement or higher standard shall govern during the period in which it is in effect.

b. Where a provision of this law is found to be in conflict with a provision of a zoning, building, electrical, plumbing, fire, safety, health, water supply, or sewage disposal law or ordinance, or regulation adopted pursuant thereto, or other local law, ordinance, code, or regulation, the provision or requirement which is more restrictive or which establishes the higher standard shall prevail.

### Section 104.00 Partial Invalidity

If a term, part, provision, section, subdivision, or paragraph of this law shall be held

unconstitutional, invalid, or ineffective, in the whole or in part, such determination shall not be deemed to invalidate the remaining terms, parts, or provision, sections, subdivisions, and paragraphs.