

AN ACT TO AUTHORIZE THE CHARITABLE IRISH SOCIETY TO HOLD
ADDITIONAL REAL AND PERSONAL PROPERTY AND TO ISSUE BONDS
FOR BUILDING PURPOSES.

Chap.373

Be it enacted, etc., as follows:

SECTION 1. The Charitable Irish Society, a corporation duly established by chapter forty of the acts of the year one thousand eight hundred and nine, is authorized to hold real and personal property to the amount and value of two hundred thousand dollars, and to issue its corporate bonds for an amount not exceeding two hundred thousand dollars and to secure the same, if it so elects, by a mortgage of its real and personal property; the proceeds of said bonds to be devoted to the erection of a building for said society in the city of Boston. Said bonds shall be expressed to be redeemable within thirty years from the first day of January, A.D. eighteen hundred and eighty-six, and shall bear interest at a rate not exceeding six per centum per annum payable semi-annually.

Additional real and personal estate; may issue bonds.

SECTION 2. This act shall take effect upon its passage.

Approved June 19, 1885.

AN ACT RELATING TO THE INSPECTION AND CONSTRUCTION OF
BUILDINGS IN THE CITY OF BOSTON.

Chap.374

Be it enacted, etc., as follows:

SECTION 1. There shall be in the city of Boston a department, to be called the Department for the Inspection of Buildings; which shall be furnished, at the expense of the city, with office room and such supplies for the transaction of its business as the city council may provide. The compensation of its officers shall be provided for by said city by ordinance.

Department for the inspection of buildings in Boston.

SECTION 2. The chief officer of said department shall be called the inspector of buildings, and shall be appointed by the mayor and confirmed by the board of aldermen. He shall hold office for the term of three years, or until his successor shall be appointed and confirmed; but may be removed by the mayor for malfeasance, incapacity or neglect of duty.

Inspector.

SECTION 3. The other officers of said department shall consist of a clerk, and such number of assistant inspectors as the city council may, from time to time, by ordinance determine; all of whom shall be appointed by the inspec-

Assistant inspectors and clerk.

tor, with the approval of the mayor, and shall hold office during good behavior; but may be removed by the inspector, with the approval of the mayor, for malfeasance, incapacity or neglect of duty.

Inspector and assistants to be architects or builders, etc.

SECTION 4. The inspector and assistant inspectors of the department shall be able and experienced architects, builders or mechanics, and shall not be employed or engaged in any other business, or be interested in any contract for building or for furnishing materials.

May enter any building.

SECTION 5. All said officers may, as far as necessary for the performance of their duties, enter any building or premises in the city of Boston.

Inspector to keep a record and make annual report.

SECTION 6. The inspector shall keep a record of the business of said department; submit to the city council a yearly report of such business; ascertain all facts and make all returns which shall be required by law relative to steam boilers; and enter upon the premises wherein any fire has occurred, if necessary, in order to investigate the origin of the fire; may require plans and specifications of any proposed erection or alteration of any building; and shall grant permits for such erection or alteration, when in conformity with the requirements of this act.

If owner of building is aggrieved matter to be settled by referees.

SECTION 7. Should the owner of any building object to any order or decision of said inspector, on a matter left by this act to his approval or control, and choose a referee to serve as hereinafter provided, within three days after being notified of such order or decision, the matter shall be referred to three referees, who shall be either architects or master builders, one chosen by the inspector, one by the owner, and a third by these two; and the decision thereon in writing of these referees, or a majority of them, shall be final and conclusive.

Clerk to have direction of employees.

SECTION 8. The clerk shall, under the direction of the inspector, have supervision and direction of the other officers and employees of the department.

Assistant inspectors to attend fires and report.

SECTION 9. The assistant inspectors of buildings shall attend all fires occurring in the districts to which they are respectively assigned, and report to the chief or assistant engineer of the fire department, present, all information they may have relative to the construction and condition of the premises on fire, and also any such information relating to the adjoining buildings.

Buildings in course of erection or alteration.

SECTION 10. The inspector, or his assistants, shall examine all buildings in the course of erection or altera-

tion, as often as practicable, and make a record of all violations of this act, with the street and number where such violations are found, the names of the owner, architect and master mechanics, and all other matters relative thereto.

SECTION 11. The inspector, or his assistants, shall examine all buildings reported dangerous, or damaged by fire or accident, and make a record of such examinations, including the nature and amount of such damage, with the name of the street and number of the building, the names of owner and occupant and for what purpose occupied, and, in case of fire, the probable origin thereof; examine all buildings for which applications have been made to raise, enlarge, alter or build upon, and make a record of the same. Said records shall always be open to the inspection of the engineers of the fire department or any officer of the city.

Buildings,
dangerous or
damaged by fire
or accident.

SECTION 12. In the absence of the inspector, one of the assistant inspectors may be appointed by him to act as his deputy, who shall exercise all the powers of the inspector.

Deputy in-
spector.

SECTION 13. No work except necessary repairs shall be done upon any wall, structure or building in said Boston without a permit from said inspector of buildings, nor except in conformity with the provisions of this act.

Permit for
building.

SECTION 14. The inspector of buildings shall designate, in every permit for the erection of a new building, the lowest grade at which the floor of the basement story of said building shall be laid.

Lowest grade
for basement.

SECTION 15. The said inspector shall not give a permit for the erection of any building until he has carefully inspected the plans and specifications thereof, ascertained that the building has sufficient strength, and that the means of ingress and egress are sufficient. A copy of plans and specifications of every public building shall be deposited in the office of the inspector.

Plans and spe-
cifications to be
carefully in-
spected, — in-
gress and egress.

SECTION 16. Every wall, structure and building hereafter built or altered in said city shall conform to the provisions of this act, so far as they are applicable, except bridges, quays, wharves and buildings belonging to the government of the United States or the Commonwealth of Massachusetts.

Buildings to
conform to
this act.

SECTION 17. In this act the following terms shall have the meanings respectively assigned to them: —

Meaning of
terms used.

Meaning of
terms used.

“Alteration” means any change or addition except necessary repairs in, to or upon any building, affecting an external, party or partition wall, chimney, floor or stairway, and “to alter” means to make such change or addition.

“Brick building” means a building the walls of which are built of brick, stone, iron or other substantial and incombustible materials.

“Cellar” means a basement or lower story of any building of which one-half or more of the height from the floor to the ceiling is below the level of the street adjoining.

“External wall” means every outer wall or vertical enclosure of a building other than a party wall.

“Foundation” means that portion of a wall below the level of the street curb, and where the wall is not on a street, that portion of the wall below the level of the highest ground next to the wall.

“Inspector” means the inspector of buildings of the city of Boston.

“Lodging house” means a building in which persons are temporarily accommodated with sleeping apartments, and includes hotels.

“Partition wall” means any interior wall of masonry in a building.

“Party wall” means every wall used, or built in order to be used, as a separation of two or more buildings.

“Public building” means every building used as a church, chapel or other place of public worship; also every building used as a college, school, public hall, hospital, theatre, public concert room, public ball room, public lecture room or for any public assemblage.

“Tenement house” means a building which, or any portion of which, is to be occupied, or is occupied, as a dwelling by more than three families living independently of one another, and doing their cooking upon the premises; or by more than two families above the second floor, so living and cooking.

“Wooden building” means a wooden or frame building.

SECTION 18. The height of a wall means the height from the mean grade of the sidewalk or adjoining ground to the highest point of the wall.

SECTION 19. The thickness of a wall means the minimum thickness of such wall.

Height of a
wall.

Thickness.

SECTION 20. The city council of said city may by ordinance make such requirements, in addition to those contained in this act, as they may deem expedient in relation to the erection and alteration of wooden buildings outside the building limits.

City council may make additional requirements.

SECTION 21. The city may from time to time, by ordinance, extend and establish building limits in said city, and within those limits every building built after such establishment shall be of brick, stone, iron or other substantial and incombustible material, and only the following wooden buildings shall be allowed, viz: Sheds not exceeding twenty-seven feet in height, on wharves, to be used for any lawful purpose; sheds of same height, in all parts of said limits, to be used for market purposes or to facilitate the building of authorized buildings; and elevators of any height for the storage of coal and grain; all external parts of which sheds and elevators shall be covered with incombustible material, and the materials used, the mode of construction and the location shall be approved by the inspector.

Building limits.

SECTION 22. Any wooden building within said limits may be altered or repaired in any manner approved by the inspector, provided neither its area nor height is increased.

Alteration of wooden buildings.

SECTION 23. No wooden building within or without the building limits shall be moved to any lot within said limits where it would be in violation of law to build such wooden building.

Moving wooden buildings.

SECTION 24. In all calculations for the strength of materials to be used in any building, the proportion between the safe weight and the breaking weight shall be as one to three, for all beams, girders and other pieces subjected to a cross strain; and as one to six for all posts, columns and other vertical support, and for all tie rods, tie beams and other pieces subjected to a tensile strain; and the requisite dimensions of each piece of material are to be ascertained by computation by the rules given by the best authorities, using for constants in the rules only such numbers as have been deduced from experiments on materials of like kind with that proposed to be used. All mortar and cement shall be of the best quality for the purposes for which they are applied, and shall be properly mixed.

Strength of building materials.

Buildings to be inspected before alteration.

SECTION 25. No building now or hereafter built shall be altered until it has been examined and approved by the inspector as being in a good and safe condition to be altered as proposed, and the alteration so made shall conform to the provisions of this act.

Wall not to be cut off or altered without permit.

SECTION 26. No wall of any building now erected, or hereafter to be built or erected, shall be cut off or altered, without a permit so to do having been first obtained from the inspector. Every temporary support placed under any structure, wall, girder, beam or column during the erection, finishing, altering or repairing of any building, or part thereof, shall be equal in strength to the permanent support required for such construction. And the walls and roof of every building shall be strongly braced from the beams of each story until all the bearing parts of the construction are completed, unless omitted by consent of inspector.

Bay windows.

SECTION 27. No bay window or other structure shall be placed upon any building so as to project over any public way or square, without the permission of the board of aldermen given after due notice and hearing, and then only in such manner as shall be approved by the inspector.

Thickness of walls.

SECTION 28. In the erection or alteration of any building the material of which, in whole or in part, is other than brick, stone or wood, the thickness of walls, of such material and the method of construction shall be such as the inspector shall approve.

Walls of incombustible material.

SECTION 29. All buildings in said city, to be used for tenement houses or lodging houses, and all buildings for any purpose within the building limits, except as provided in sections twenty and twenty-one, shall have external and party walls of brick, stone, iron or other substantial and incombustible material, and shall be subject to all the requirements for a "brick building," except as otherwise expressly stated.

Foundation of brick building.

SECTION 30. Every brick building hereafter built in said city shall be built upon a foundation resting not less than four feet below the surface exposed to frost, upon the solid ground, or levelled surfaces of solid rock, or upon piles, concrete or other solid substructure.

Excavations, protection of adjoining structures.

SECTION 31. Whenever any excavation, in the city of Boston, is to be carried to the depth of more than ten feet below the grade of street, and there shall be any wall or structure wholly or partly on adjoining land, or near the

intended excavation, the party causing such excavation to be made, if afforded the necessary permission to enter on such adjoining land, shall at all times, from the commencement until the completion of such excavation, at his own expense, preserve such wall or structure from injury, and so support the same by proper foundations that it shall remain as stable as before the excavation was commenced. Should the person making such excavation fail to protect said wall or structure from injury for twenty-four hours after being notified by the inspector of buildings so to do, the inspector may enter upon said premises and employ such labor and furnish such materials and take such steps as in his judgment may be necessary to make said wall or structure safe and secure; and any person or persons doing said work, or any part thereof, by the order and direction of the inspector, may bring and maintain an action against the party causing such excavation to be made for the value of such work. The party causing such excavation to be made may recover compensation from the adjoining owner, in case such adjoining owner should at any time thereafter make any use of said foundations below said ten feet below grade.

SECTION 32. Piles driven for a wall to rest upon shall be not less than five inches in diameter at the smallest end, and shall be spaced not more than three feet on centres, in the direction of the length of the wall, and nearer if required by the inspector; they shall be driven to a solid bearing, to be ascertained by boring, at the expense of the owner, when required by the inspector. The inspector shall determine the grade at which piles shall be cut off.

SECTION 33. Walls not exceeding twenty feet in height, where piling is necessary, may rest on a single row of piles, if deemed advisable by the inspector; walls exceeding twenty feet in height shall rest on not less than two rows of piles. Extra piles shall be driven where required by the inspector.

SECTION 34. For brick buildings exceeding thirty-five feet in height, there shall be under all foundation walls, piers, columns, posts and pillars resting on the earth, a footing or base course of stone or concrete, which, if under a foundation wall, shall be not less than twelve inches wider than the bottom width of said wall, and not less than twelve inches thick; and if under piers, columns,

Excavations.

Driving of piles,
etc.Walls twenty
feet in height
may rest on
single row of
piles.Foundation, etc.
of brick build-
ings exceeding
thirty-five feet
in height.

posts and pillars, shall be of stone, and not less than twelve inches wider on all sides than the bottom area of said piers, columns, posts and pillars, and shall be not less than two feet by three feet in area by twelve inches in thickness, and when laid, to be thoroughly bedded in cement. If the walls rest on isolated piers, then there must be under such piers, footings, at least sixteen inches thick, thoroughly bedded in cement. All piles shall be capped with block granite levellers, each stone to have a firm bearing on at least one pile in each row.

Foundation
walls of brick
buildings, other
than dwellings,
etc.

SECTION 35. Foundation walls of brick buildings, other than dwelling, tenement or lodging houses, shall be constructed of block stone, laid in horizontal courses, with good bed and build surfaces, wedged with slate stone and laid in cement mortar, and eight inches thicker than the external or party wall immediately above and over the same; if said foundation is to be set to a depth of more than fifteen feet below the grade of the street, for each and every five feet additional depth greater than fifteen feet below the grade of street it shall be increased four inches in thickness. Foundations of such buildings not more than forty feet in height may be built of rubble work laid in cement and sand mortar, if the thickness of the foundation walls is one-fourth greater than given for block stone, and laid as specified in section thirty-six. In case of severe thrust or pressure on said walls, from any cause, there shall be such extra strengthening of said walls by thickening or by buttresses, or both, as the inspector may approve.

Foundation
walls of brick
buildings, for
dwelling, tene-
ment or lodging
houses.

SECTION 36. Foundation walls of brick buildings to be used as dwelling, tenement or lodging houses, not exceeding thirty-five feet in height, if laid with block stone in horizontal courses, shall be not less than eighteen inches thick, or if in brick laid in cement, shall be not less than sixteen inches thick; exceeding thirty-five and not exceeding sixty feet in height, the foundations shall be not less than twenty-four inches thick, if laid in block stone in horizontal courses; if in brick laid in cement not less than twenty inches thick; for every fifteen feet additional height the thickness of foundations shall be increased four inches; if the walls do not exceed seventy-five feet in height the foundation walls may be built of uncoursed rubble work laid in cement mortar; but in all cases the thickness shall be one-fourth greater than that given for

block stone, and the work shall be thoroughly bonded, and, at least, two-thirds of the bulk of the wall shall be through stones, and no round or boulder stones shall be used: *provided*, that when such walls are laid on piles the lower course shall be block stone, not less than sixteen inches in height.

SECTION 37. All brick walls and buttresses shall be of merchantable, well shaped bricks, well laid and bedded, with well filled joints, in lime or cement mortar, and well flushed up at every course with mortar; and all brick used during the warm months shall be well wet at the time they are laid, and shall be dry at the time they are laid during the cold months.

Walls to be of well shaped merchantable bricks, etc.

SECTION 38. All walls of brick, stone or other similar material shall be thoroughly and practically bonded and tied, and solidly put together; shall be built to a line, plumb and straight, and laid with mortar or cement, and all supports of the same shall be of iron, brick, or stone, and of sufficient size and strength to safely support the superstructure.

Walls of brick, etc., to be thoroughly bonded, etc.

SECTION 39. Vaulted walls of the same thickness, independent of withes, may be used instead of solid walls, and the walls on either side of air space shall be not less than eight inches thick, and tied together perpendicularly with continuous withes of hard burned brick, of good quality, or other approved material, which shall be not more than three feet apart, and the air space shall be smoothly plastered.

Vaulted walls.

SECTION 40. Where a wall is finished with a stone cornice, the greatest weight of material of such cornice shall be on the inside of the face of the wall, so that the cornice shall firmly balance upon the wall.

Stone cornice.

SECTION 41. Every ninth course at least of a brick wall shall be a heading or bonding course, except where walls are faced with face brick, in which every ninth course shall be bonded with Flemish headers or by cutting the course of the face brick and putting in diagonal headers behind the same.

Every ninth course to be bonded.

SECTION 42. Every party wall shall be built through, and at least twelve inches above or distant from the roof boarding, at every part of the roof; shall be entirely covered with metal securely fastened, and corbelled to the outer edge of all projections; or a gutter stone of suitable dimensions and properly balanced may be in-

Party walls to be built through and at least twelve inches above roof.

served in place of the corbelling. But where the walls extend thirty-six inches above the adjoining building, parapet walls may be omitted.

Floor timbers
entering party
walls.

SECTION 43. All roof or floor timbers entering the same party wall from opposite sides shall have at least four inches solid brick work between the ends of said timbers.

External walls
of brick
buildings to be
used as dwell-
ings, etc.

SECTION 44. External walls of brick buildings to be used as dwelling, tenement and lodging houses, not more than twenty feet in width, and thirty feet in height, and not exceeding forty feet in depth, may have eight inch walls; not exceeding sixty feet, shall be not less than twelve inches thick the entire height; exceeding sixty feet, and not exceeding seventy feet in height, shall be sixteen inches thick to a height of twenty feet, or the top of the second floor, and twelve inches the remaining height; exceeding seventy feet, and not exceeding eighty feet in height, shall be twenty inches thick to the top of the second floor, and sixteen inches thick to the top of the upper floor, and twelve inches the remaining height, if the upper story is not more than ten feet in height; exceeding eighty feet, and not exceeding one hundred feet in height, shall be twenty-four inches to the second floor, and sixteen inches thick the remaining height; exceeding one hundred feet in height, the additional thickness shall be determined by the inspector.

External walls
of buildings
other than
dwelling, etc.,
houses.

SECTION 45. Brick buildings to be used as other than dwelling, tenement or lodging houses, shall have external walls not exceeding forty feet in height, not less than sixteen inches thick to the top of the second floor, and not less than twelve inches thick the remaining height; exceeding forty feet, and not exceeding sixty feet in height, twenty inches thick to the top of the second floor, and sixteen inches thick to the top of the upper floor, and twelve inches thick the remaining height; exceeding sixty feet, and not exceeding eighty feet, twenty inches thick to the top of the third floor, and sixteen inches thick to the top of the upper floor, and twelve inches thick the remaining height; exceeding eighty feet, and not exceeding one hundred feet in height, twenty-four inches to the top of the first floor, twenty inches to the top of the third floor, and sixteen inches thick the remaining height; exceeding one hundred feet in height, shall be of such additional thickness as shall be determined by the inspector.

SECTION 46. The external walls of brick buildings not exceeding thirty-five feet in height and not exceeding two thousand superficial feet, to be used for stables or light mechanical purposes, may be twelve inches thick.

External walls
of stables, etc.

SECTION 47. Recesses and openings may be made in external walls provided that the backs of such recesses are not less than twelve inches in thickness, and that the areas of such recesses and openings, do not, taken together, exceed one-half of the whole area of the wall in which they are made. This restriction shall not apply to street fronts properly constructed of iron or iron and masonry.

Recesses and
openings in ex-
ternal walls.

SECTION 48. If the owner shall elect, the amount of material herein specified for external walls in sections forty-four and forty-five may be used either in piers or buttresses, provided the external walls between said piers and buttresses shall not be less than twelve inches thick in buildings less than fifty feet in height; if in excess of fifty feet, and not over one hundred feet in height, the external walls between said piers and buttresses shall be not less than sixteen inches thick. No external wall between the window caps and top of floors at each story shall be of less thickness than that prescribed for external walls in sections forty-four and forty-five.

Piers and
buttresses.

SECTION 49. In all brick buildings over twenty-five feet in width, not having either brick partition walls, or girders supported by columns running from front to rear, and the entire height of the building, the external and party walls shall be increased four inches in thickness for every additional twenty-five feet in the width of said building.

Buildings over
twenty-five feet
in width with-
out brick parti-
tion walls.

SECTION 50. No building hereafter erected, except churches and grain elevators, shall exceed a height greater than eighty feet to the highest point from the level of the sidewalk, exclusive of chimneys and party walls above the roof, unless constructed throughout of incombustible material, excepting interior finish.

Buildings ex-
ceeding eighty
feet in height to
be of incombustible
material.

SECTION 51. Party walls of brick buildings to be used for dwelling, tenement or lodging houses, shall be of the same thickness for different heights as external walls of such buildings, but in no case less than twelve inches thick, except as provided in section forty-four.

Party walls to
be of same
thickness as
external walls.

SECTION 52. Party walls of brick buildings to be used for other purposes than dwelling, tenement or lodging

Party walls of
buildings other
than dwelling,
etc., houses.

houses, shall, when not exceeding forty feet in height, be sixteen inches thick to top of second floor, and twelve inches above; exceeding forty feet, and not exceeding sixty-five feet in height, twenty inches to the top of second floor, and sixteen inches above; exceeding sixty-five feet, and not exceeding eighty feet in height, twenty-four inches to the top of the first floor, twenty inches to the top of the third floor, and sixteen inches above; exceeding eighty, and not exceeding one hundred feet in height, twenty-four inches to the top of the third floor, twenty inches to the top of fifth floor, and sixteen inches above.

Flues, etc., in party walls to have not less than eight inch thickness at the back.

SECTION 53. No continuous vertical recess, chase or flue shall be made in any party wall so deep that it will leave the thickness at the back less than eight inches at any point, and no recess of any kind shall be made in any eight inch wall. No horizontal recess shall be made in any wall, except by a special permit from the inspector. No continuous vertical recess, other than flues, in stacks, shall be nearer than seven feet to any other recess.

Brick partition walls on which floor beams rest.

SECTION 54. All brick buildings to be used as dwelling, tenement or lodging houses, in excess of thirty feet in width shall have brick partition walls, not less than twelve inches thick, on which the floor beams shall rest, and said walls shall not be more than twenty-five feet apart.

Brick or stone partition walls from front to rear.

SECTION 55. Every brick building hereafter erected, more than thirty feet in width, except dwelling, tenement or lodging houses, public buildings, railroad stations and stables, shall have one or more brick or stone partition walls running from front to rear, and carried up to the full height of building; said wall or walls may be four inches less in thickness than is called for by the provisions relating to the thickness of external walls for a brick building, to be used for the same purpose, unless the wall is used for a floor bearing wall, which shall in no case be less than twelve inches; these walls shall be so located that the space between any two of the floor bearing walls of the building shall not be over twenty-five feet.

Girders or iron beams and columns.

SECTION 56. Girders or iron beams and columns may be substituted for partition walls in buildings not more than one hundred feet in width, and shall be made of sufficient strength to bear safely the weight which they are intended to support in addition to the weight of material

employed in their construction ; but where wooden columns or wooden girders are used the columns shall not be further apart than twelve feet.

SECTION 57. Walls may be made with a facing of stone or other approved material securely tied to a backing of not less than eight inches of hard brick work laid in mortar, by means of metal clamps ; but the thickness of facing and backing, taken together, shall not be less than the thickness required for a brick wall of the same height.

Walls with a facing of stone.

SECTION 58. No timber shall be used in any wall of any brick building except arch forms for interior arched openings.

No timber, except arch form, in any wall.

SECTION 59. All lintels used to support walls or other weights over openings, shall be of sufficient strength and bearing to carry the superimposed weights, and iron beams or lintels shall, when supported at the end by brick walls or brick piers, rest upon an iron plate at least two inches thick, the full size of the bearing, and where beams are not over six feet in length the plates may be omitted. All arches not having sufficient piers or abutments to resist the thrust of the superimposed loads shall have proper and sufficient iron ties.

Lintels used to support walls.

SECTION 60. No side wall of a brick building shall be carried up in advance of the rear wall.

Side wall not to be built before rear wall.

SECTION 61. All walls of a brick building meeting at an angle shall be anchored to each other, every ten feet in their height, by tie anchors, made of at least one and a quarter inch by three-eighths of an inch wrought iron, which shall be securely built into the side or partition walls not less than thirty-six inches ; and into the front and rear walls at least one-half the thickness of the front and rear walls.

Walls meeting at an angle to be anchored.

SECTION 62. All walls of a brick building on which the end of beams rest, shall be anchored at each tier of beams, at intervals of not more than ten feet apart, with good, strong wrought iron anchors, at least one-half inch by one and one-half inch, well built into the walls and fastened at the top of the beams ; and, where the beams are supported by girders, the ends of the beams resting on the girders shall be butted together, end to end, and strapped by wrought iron straps or tie irons, at the same distances apart, and in the same beams as the wall anchors, and shall be well fastened.

Walls on which end of beams rest to be anchored at each tier of beams.

Doorway, etc.,
through party
wall not to be
made without
permit.

SECTION 63. No opening or doorway shall be cut through a party wall of a brick building without a permit from the inspector; and every such doorway shall have top, bottom and sides of stone, brick or iron; shall be closed by two sets of wrought iron or metal-covered doors (separated by the thickness of the wall) hung to rabbeted iron frames, or to wooden frames entirely covered with metal, or to iron hinges in brick or stone rabbets; shall not exceed ten feet in height by eight feet in width; and any opening other than a doorway shall be protected in a manner satisfactory to the inspector.

Cornices to be
anchored.

SECTION 64. All cornices other than brick on brick buildings shall be secured to the walls with iron anchors, independent of any wood work; the walls shall be carried up to the boarding of the roof, and where the cornice projects above the roof the wall shall be carried up to the top of the cornice and covered with metal, like parapet walls. All exterior cornices or gutters, more than forty-five feet above the level of the sidewalk, hereafter replaced, shall be constructed of or covered with some incombustible material.

Piers.

SECTION 65. All piers shall be built of the best quality of good, well burnt hard brick, laid in cement and sand mortar, and well wet when laid in warm weather.

Brick piers
under lintels.

SECTION 66. Brick piers under lintels, girders or columns of brick buildings shall have a cap iron at least two inches thick, the full size of the pier.

Brick piers and
buttresses to be
bonded.

SECTION 67. Brick piers and buttresses shall be bonded with through courses, levelled and bedded, each course, and where their foundations rest upon piles, a sufficient number shall be driven to insure a proper support.

Metal column to
rest on iron
plate.

SECTION 68. Every metal column in a brick building shall rest on an iron plate of not less thickness than two inches. Wooden columns supporting girders and floors in such buildings shall set on inch and a half iron plates with sockets or counter sinkages.

Metal columns
placed one on
top of the other.

SECTION 69. Metal columns placed one on top of the other shall have a plate at the top of each column, with projections on both sides to fit into cap and base of columns, to prevent slipping, and all columns shall have holes bored, where directed by the inspector, into and through the shell at right angles to the shaft, so as to show the thickness of shell. All bearing parts of columns and plates shall be turned or planed to true surfaces.

SECTION 70. All chimneys shall hereafter be built of brick, stone or other incombustible material; shall be plastered on the outside below the roof after having been inspected, and shall have a footing of masonry, or iron supported by iron, or corbels of brick or stone. No chimney shall be hung to an eight inch wall, or bear or rest upon wood. No chimney corbelled from a wall shall project more than the thickness of the wall.

Chimneys.

SECTION 71. All brick flues shall hereafter be built of merchantable brick, thoroughly slushed and flush jointed, be smoothly plastered inside with mortar, from top to bottom below the roofing; be securely built into the brick work of the walls to which they are hung; shall be topped out at least four feet above the highest part of roof with brick or stone, and the topping out shall not have more than two inches projection, unless covered by a cap of approved incombustible material, properly secured; and in no case shall a nail be driven into the masonry of any flue.

Brick flues to be plastered inside.

SECTION 72. The shell of all flues for brick ranges, boilers, furnaces and ovens shall hereafter be of brick work, eight inches thick, or its equivalent, to a height of twenty-five feet above such ranges, boilers, furnaces or ovens.

Shell of flues for ranges.

SECTION 73. Ranges or boilers shall have the outside of the flue to the same exposed without covering, or if plastered shall be plastered on the outside directly upon the bricks, up to the ceiling of the room, and no wood-work shall be placed on the outside of the same.

Outside of flue, without covering.

SECTION 74. All floor timbers, headers and trimmers of every brick building hereafter erected or altered, in which a chimney is to be built in a brick wall, shall be placed distant at least two inches from the outside of every chimney flue, and the space between such timbers and the brick work of chimney shall be closed by a proper fire stop of incombustible material.

Floor timbers, etc., to be at least two inches from chimney flue.

SECTION 75. All hearths shall be supported by trimmer arches of brick or stone; or be of single stones at least six inches thick and supported entirely by iron beams, one end of which shall be securely built into masonry of chimney or adjoining wall. The brick jambs of every fire-place, range or grate opening, must be at least eight inches wide each, and the backs of such openings must be at least eight inches thick to at least two feet above such

Hearths, jambs of fire-places, etc.

openings. All such hearths and supports shall be at least twelve inches longer than the width of such openings, and at least eighteen inches wide in front of the chimney breast. The brick work over all fire place and grate openings shall be supported by proper iron bars or brick or stone arches.

If chimney is dangerous, owner or agent to be notified.

SECTION 76. If any chimney, flue or heating apparatus on any premises shall, in the opinion of the inspector, endanger the premises, the inspector shall at once notify in writing the owner or agent of said premises. If such owner or agent fails for a period of forty-eight hours after the service of said notice upon him to make such chimney, flue or heating apparatus safe, he shall be liable to a fine of not less than twenty nor more than fifty dollars for every day's continuance thereof, to be paid into the treasury of said city.

Smoke pipe entering a chimney flue.

SECTION 77. Every smoke pipe in a building entering a chimney flue shall be at least twelve inches from every wooden floor, ceiling or partition; shall be guarded by a soapstone ring not less than four inches in thickness, extending through the partition, or by a double metal collar, with an air space of not less than four inches around the same when running through any stud or wooden partition; and no smoke pipe shall project through any external wall or window.

Smoke pipe of furnace.

SECTION 78. The smoke pipe of every furnace shall be kept at least one foot distant from all beams and ceilings not protected by a shield of tin plate at least two inches distant from said beams or ceiling; and no smoke pipe shall be placed nearer than twelve inches to any beam or ceiling, unless the beam and ceiling are plastered, in which case the pipe may be kept within six inches of the plastering, if protected by the above described shield; and the top of all heating furnaces set in brick shall be covered with brick, supported by iron bars, and so constructed as to be perfectly tight; said covering to be in addition to and not less than six inches from the ordinary covering to the hot air chamber.

Location of range, etc., not to be changed.

SECTION 79. No furnace, and no range set in masonry shall hereafter be placed or its location changed in any building except as the inspector shall approve.

Heating furnace.

SECTION 80. The top of every heating furnace not set in brick shall be kept at least six inches below the beams or ceiling, with a shield of tin plate, made tight, sus-

pended not less than two inches below the said beams or ceiling, and extending one foot beyond the top of the furnace on all sides. If the ceiling over a furnace is plastered the top of the brick work may be kept within six inches of the ceiling.

SECTION 81. All hot air register boxes hereafter placed in the floors or partitions of buildings shall be set in soapstone borders not less than two inches in width, firmly set in plaster of Paris or gauged mortar, or such other protection as shall in the judgment of the inspector be equivalent to soapstone; shall be made of tin plate with a flange on the top to fit the groove in the soapstone, and shall have an open space of one inch on all sides, extending from the under side of the ceiling, below the register, to the soapstone in the floor or partition; the outside of said space covered with a casing of tin plate, tight on all sides, and extending from the under side of the aforesaid ceiling up to and turn under the said soapstone; register boxes of fifteen by twenty-five inches or more shall have a space of two inches.

Hot air register boxes.

SECTION 82. No wood work shall hereafter be placed nearer than one inch to any tin or other metal pipe, to be used to convey heated air or steam in any building, unless protected in a manner satisfactory to the inspector, and such wood work shall be protected by a soapstone or earthen ring or tube, or a metal casing.

Protection of wood work from hot pipes.

SECTION 83. Every building in which a steam boiler of ten or more horse power is placed shall have the space on the floor allotted for said boiler enclosed in incombustible material satisfactory to the inspector, and shall be so arranged that all openings between the said boiler room and the other parts of the building in which it is placed shall be protected by iron or metal covered doors, which shall be securely closed at the close of each day.

Steam boiler of ten horse power to be enclosed in incombustible material.

SECTION 84. Upon a license being granted for the erection of a steam boiler, engine or furnace for melting glass, or metal, in any building, the person or persons receiving such license shall, before setting, erecting or placing said boiler, engine, or furnace, obtain a permit therefor from the inspector, who shall prescribe such regulation for the setting or placing thereof as the public safety may require.

Regulations for placing or setting boiler to be prescribed by inspector.

SECTION 85. No boiler to be used for steam or motive power, and no furnace for melting glass or metal, shall

Boiler to be on cellar floor, except, etc.

be placed on any floor above the cellar or basement floor unless the same is set upon wrought iron beams and brick arches, and in no case without a permit from the inspector. All wood work and timbers shall be removed from the floor under the same.

Strength of floors.

SECTION 86. All floors shall be constructed to bear a safe weight, per superficial foot, exclusive of materials, as follows: For dwellings, tenements or lodging houses, one hundred pounds; for buildings for light mechanical purposes, and for public buildings, one hundred and fifty pounds; for storehouses, warehouses, machine shops, armories, drill rooms, and riding schools, not less than two hundred and fifty pounds. These requirements shall apply to all alterations, as well as to new buildings.

Timber for floors and roofs of brick buildings.

SECTION 87. All timber used in the construction of floors or roofs of brick buildings shall be straight grained and free from large and loose knots or weakening shakes.

Headers and tail beams.

SECTION 88. Every header more than four feet long, used in any building except a dwelling, shall be hung in stirrup irons, of suitable dimensions for the size of the timbers, and securely joint bolted. All tail beams shall be properly framed or hung to headers.

Ends of floor beams entering a wall.

SECTION 89. The ends of all floor beams and rafters of a brick building entering a wall shall be cut on a splay of three inches in their width.

Partitions to be placed over each other.

SECTION 90. All main partitions supporting in any manner floor beams or rafters of a brick building shall be placed directly over each other, shall rest on a wall or metallic girder, and shall head and foot against each other as far as practicable.

Cutting into timber for piping.

SECTION 91. No floor timber, header or trimmer of a brick building shall be cut into more than two inches in depth for piping, without permit from the inspector, and no cutting shall be made in any timber at a greater distance than three feet from its support.

Roof to be of incombustible material.

SECTION 92. The roof of every brick building hereafter built shall be covered with incombustible roofing material, shall be constructed not more than one story in height, nor more than twenty feet in height from the upper floor of the building upon which it is placed to the highest part of said roof, unless made of incombustible material throughout.

Scuttles and scuttle frames.

SECTION 93. All brick buildings, more than twenty feet in height, shall have scuttle frames not less than two

by three feet in size; and covers, or bulkheads and doors, on the roof, made of or covered with some incombustible material; and every scuttle shall have a stationary step ladder, and every bulkhead shall have stairs furnished with a sufficient guard or hand rail, all ready for use at all times, and in a tenement house such scuttle or bulkhead shall never be locked, but may be fastened by a hook on the inside.

SECTION 94. All the exterior parts of every brick building hereafter erected, which are more than forty-five feet above the level of the sidewalk, shall be made of or covered with incombustible material.

Outside of building forty-five feet in height.

SECTION 95. All brick buildings hereafter built to be used for warehouses, stores, storehouses, or manufactories, more than forty-five feet in height, shall have doors or shutters made of or covered with fireproof material on every window and entrance which does not open on a street more than twenty feet in width; and when such shutters or doors cannot be put on the outside of such door or window, they shall be put on the inside, and be hung upon an iron frame independent of the wood work of the window frame or door, or to iron hinges in rabbets in the masonry; and every such door or shutter shall be closed upon the completion of the business of each day, by the occupant having the use or control of the same; and all fireproof shutters that now are or may hereafter be put upon any building on the street fronts, shall be so constructed as to be closed and opened from the outside above the first story.

Doors and shutters of fire-proof material, on stores, etc.

SECTION 96. No cellar or basement cellar of any building shall be constructed below the grade of twelve feet above mean low water: *provided, however*, that the board of aldermen may, by license, subject to revocation at any time by them, authorize cellars or basement cellars to be constructed in buildings, no part of which is to be used as a dwelling, so much below said grade as they may designate in each license.

Cellar not to be below twelve feet grade.

SECTION 97. All buildings built upon filled or made land shall have a bed of concrete, of hydraulic cement and gravel, or tar and gravel, or asphalt, not less than two inches in thickness, spread over the cellar bottom, or shall be paved with brick laid in cement, throughout the whole extent of the building; and where there is a basement floor over the cellar bottom, there shall be an air space

Cellar under buildings on made land.

- between the concrete and said floor, unless the floor is planked directly upon the concrete. The air space shall be properly ventilated.
- Air space.**
- Drains.** SECTION 98. All buildings hereafter built shall have only iron drains within the buildings and extending five feet outside of the wall of the buildings; and where the said drain pipe passes through the wall there shall be a relieving arch, stone lintel, or iron pipe inserted to relieve said iron drain. All drains below cellar floor or grade twelve shall be laid with proper fall to sewer in a trench, the sides of which shall be walled with brick masonry, and the base in concrete, thoroughly rammed and graded, and made accessible by movable covers.
- Drain pipe hung to ceiling.** SECTION 99. All drain pipe hung to wall or ceiling shall be firmly hung.
- SECTION 100. The roof of every building shall be kept in good repair, and all rain water shall be so drained or conveyed therefrom as not to drip on the ground or cause dampness in the walls, yard or area.
- Water tight leaders.** SECTION 101. All brick buildings shall be kept provided with suitable water tight metallic leaders and all other buildings with water tight metallic or wooden leaders for conducting the water from the roof to the ground, and all water shall be conducted from a building or from land to the street, gutter or sewer in such a manner as not to flow upon the sidewalk.
- Fire belt or stop in furred brick walls.** SECTION 102. The insides of all furred brick walls of every brick building hereafter constructed shall have a fire belt or stop, composed of some fireproof material, at least six inches wide and thoroughly set up between furrings at the top and bottom of each story; and the whole area of every floor from wall to wall shall be deafened with plaster at least one inch thick, or two thicknesses of asbestos paper, or other incombustible material satisfactory to inspector, the same to be placed upon the under or rough flooring; and in each story, in which stud walls or partitions are constructed and rest on walls or other partitions, said stud walls and partitions shall have the spaces between the floor joists immediately under such walls or partitions, and between studs from the under side of said joists to a line six inches above the top of said joists, filled solid and flush with face of plastering on both sides with mortar, cement, plaster or other incombustible material; and if such studs or partitions shall
- Deafened with plaster or other incombustible material.**

rest on solid timber or joists for the whole length thereof, such filling as above described shall be placed from the top of such joists to the same height as above specified, or a strip of tin or galvanized iron, at least one inch wider than the width of said studding, and continuing under the footing of such walls or partitions, may be substituted for the filling above specified, where there is no partition or wall under. The spaces between stringers or carriages, and between floor joists of landings, of all wooden staircases, unless such stringers and joists are left exposed and uncovered, shall be pugged solid with mortar or other incombustible material, or the spaces between stringers shall be closed at intervals of three feet by substantial stops of incombustible material.

SECTION 103. The various forms of construction tending to create or form air passages from one story to another, such as spaces around pipes, ventilating shafts, or chimneys furred off to form breasts, in every brick building hereafter erected or altered, shall have a fire and smoke stop of incombustible material at each floor, approved by the inspector. All ventilation ducts shall be of incombustible materials.

Air passages
from one floor
to another.

Ventilation
ducts.

SECTION 104. Upright supports of other material than brick, used below the grade of the street, and cast iron beams or girders or stone lintels, used for supports in every brick building, hereafter erected or altered, shall be protected by fireproof material.

Upright supports
to be protected.

SECTION 105. Every building occupied above the second floor from the level of the street by two or more families, and every building occupied as a tenement, boarding or lodging house, factory, mill or manufactory, or for offices or workshops in which persons are employed above such second floor, and every school building more than two stories in height and accommodating, or having the means of accommodating, forty or more persons, shall be provided with such proper facilities for the escape of such persons in case of fire as the inspector may approve; and where fire escapes are required on the outside of a building, they shall be provided with suitable connections with the ground.

Fire escapes in
boarding
houses, factories,
etc.

SECTION 106. Every building in which operatives are employed above the second story shall be provided with fire escapes approved by the inspector; and women or children shall not be employed in any building above the

Fire escapes
where operatives
are employed above
the second
story.

Fire escapes to be kept in repair.

May project over line of public street.
Elevators.

Openings to elevators to be protected by rails.

To be covered with metal doors.

Subject to approval by inspector.

Buildings, etc., to be made safe or taken down.

second story, unless there are two or more means of exit provided. The owner of any building provided with a fire escape shall keep the fire escape in good repair. Stairs on the outside of the building shall have railed landings at each story above the first, and shall connect with each story of the building by doors or windows; and no person shall place any obstruction upon any fire escape. Fire escapes may project over the line of any public street, highway or causeway, when ordered by the inspector.

SECTION 107. All elevator cars and hoists, not including lifts twenty-eight inches square, and except those constructed in dwelling houses, shall run in shafts with brick walls not less than eight inches thick, or walls covered with incombustible material, with proper fire stops, or in the well room of a fireproof stairway enclosed in the same manner and carried up through the roof not less than one foot and six inches; said shafts to be covered with a ventilating skylight.

SECTION 108. The openings through or upon each floor of any building in which there is a hoist or an elevator car not running in a shaft, shall be protected by sufficient automatic rails or gates and trap doors, or such other mechanical devices as shall be equivalent thereto; and every elevator car and hoist shall be provided with some sufficient arrangement to prevent the falling of the car or hoist in case of any accident to the ropes, pulleys and other hoisting apparatus.

SECTION 109. The openings into every hoist shaft hereafter constructed, except shafts for passenger elevators, shall be furnished with metal or metal covered doors hung to rabbeted iron frames with iron thresholds to the same; said doors to be kept closed, when not in use, by springs of sufficient strength. Equivalent protection against fire may, in the case of passenger elevators, be substituted for such doors.

SECTION 110. No hoistway, elevator car or hoist shall be used in any building until approved by the inspector.

SECTION 111. The owner, or other party having an interest in any building, staging or other structure, or anything attached to or connected with a building or other structure, which shall be unsafe so as to endanger life, shall, immediately upon notice received from the inspector of buildings, cause the same to be made safe and secure, or taken down; and where the public safety

requires immediate action, the inspector may enter upon the premises with such assistants as may be necessary, and cause the said structure to be secured or taken down without delay, and the passers by to be protected at the expense of such owner or party interested. No staging or stand for observation purposes shall be constructed or occupied upon the roof of any building in said city.

SECTION 112. Every building which shall appear, to the inspector, to be specially dangerous in case of fire, by reason of bad condition of walls, overloaded floors, defective construction or other causes, shall be held to be unsafe; and the inspector, besides proceeding as provided in the preceding section, shall also affix a notice of the dangerous character of the structure to a conspicuous place on the exterior wall of said building; and any person removing such notice so affixed shall be liable to a fine of not less than ten nor more than fifty dollars for each and every offence, to be paid into the treasury of said city.

Notice of dangerous character of a building to be posted on exterior wall.

SECTION 113. The owner, or party having an interest in the unsafe building or structure, mentioned in the two preceding sections, being notified thereof in writing by the inspector, shall forfeit and pay a fine to the use of said city, for every day's continuance thereof after such notice, a sum not less than ten nor more than fifty dollars, on complaint before any court of competent jurisdiction.

Owner liable to fine for neglect, etc.

SECTION 114. No explosive or inflammable compound or combustible material shall be stored or placed under any stairway of any building, or used in any such place or manner as to obstruct or render egress hazardous in case of fire.

Explosive, etc., material not to be placed under stairway.

SECTION 115. Any building that may be hereafter erected in an isolated position, and more than one hundred feet in depth, and which shall not have cross walls, shall be securely braced during construction, both inside and out, if practicable; or if outside bracing is not practicable, it shall be properly braced from the inside, and the braces shall be continued from the foundation upward to at least one-third the height of the building from the sidewalk level.

Building in an isolated position, more than one hundred feet in height, to be braced.

SECTION 116. Every public building hereafter erected, and every building hereafter altered to be used as a public building, in addition to all other provisions applicable to such buildings, shall have at least one frontage for its

Public buildings.

Entrances and exits.

entire height of at least one entire side of the auditorium and lobbies, passages and stairways of exit on that side, on a street, court, or open passage way fifteen feet or more wide, and at least two-thirds of the entire width of exits and entrances shall open on to such street, court or passage way ; shall have the doors, halls, corridors, lobbies, stairways, passages and aisles, wide, direct, and so constructed and arranged as to afford easy egress for the occupants under all circumstances ; and exits and entrances shall, as far as practicable, be identical ; shall have all doors open outwards, and of the full width of the passages from which they open ; shall have the passages of exit and stairways at least five feet wide and of an aggregate capacity in width of not less than twenty inches for each one hundred persons that said building may at any time contain. This provision to apply to the exits from each division, gallery or compartment of such building, as well as to the exterior openings ; shall have the corridors, lobbies, stairways, passages and aisles of equal or increasing width, towards the exits, and without any projection into them within six feet of the floor ; shall have the halls, corridors, doors, stairways, seats and aisles so arranged as to facilitate egress, and as the inspector may approve ; and shall have all pipes and apparatus used in heating or lighting, and all lights, protected to the satisfaction of the inspector ; and shall have such fire service and apparatus for the extinguishment of fire as the inspector may deem necessary. All exits from any public building shall be opened for the use of every departing audience.

Corridors and passageways.

Fire service.

Temporary seats prohibited.

SECTION 117. No temporary seats or other obstructions, shall be allowed in any aisle, passage way of exit or entrance, or stairway of a public building ; and no persons shall be allowed to stand or remain therein while the building is in use.

Changes of level in floors.

SECTION 118. All changes of level in the floors of public buildings, except regular stairways, from story to story, and except the necessary steps in galleries and balconies, rising towards the exits, shall be made by inclines of no steeper gradient than two in ten within the auditorium, and rising towards the exits, and one in ten for all others.

Overheads to be protected.

SECTION 119. The overheads, immediately beneath the floors of the auditorium, lobbies, hall room, galleries, stairways, landings and corridors of public buildings shall

be protected by some incombustible material, such as wire lathing and plastering ; and the stair carriages and framing shall be pugged solid to line of treads, risers, and landing floors with some incombustible material.

SECTION 120. All partitions of public buildings enclosing the stairways, lobbies and corridors, or separating them from auditorium or ante rooms, shall be of brick masonry ; or of heavy studding, brick nogged throughout or otherwise made non-combustible. Partitions.

SECTION 121. All stairs and landings of public buildings shall have proper hand rails on both sides firmly secured to walls, or to strong posts and balusters throughout their entire length ; and wide stairways shall have one or more intermediate rails on strong vertical supports, as approved by inspector. Stairs and landings.

SECTION 122. The rise of stairs of public buildings shall not exceed seven and one-half inches, nor the going be less than ten and one-half inches. No winders less than seven inches wide at the narrowest end, or flights of less than three steps, shall be introduced, and there shall be a full landing to at least every fifteen steps. Rise of stairs.

SECTION 123. Every approach or exit of a public building, under or through any other building, shall have solid brick walls, and the floors and ceilings shall be of approved incombustible and fire resisting materials, and there shall be no openings through said walls, floors or ceilings. Winders.

SECTION 124. No boiler, furnace, engine or heating apparatus, except steam pipes and radiators, shall be located under the auditorium, nor under any passage or stairway of exit of a public building. Approach and exit to have solid brick walls.

SECTION 125. The lights for the rear of the auditorium, and for all passages and stairways of exit of every public building, shall be independent of the lights of the rest of the auditorium and platform, and shall be so arranged that they cannot be turned down or off from the platform. No boiler, etc., under auditorium.

SECTION 126. Every building hereafter built or altered, to be used as a theatre, for dramatic, operatic or other similar performances, involving the use of a fixed stage, with movable or shifting scenery, curtains and machinery, shall be a brick building, and be of fire resisting construction throughout, so far as the nature of its uses will permit, and in addition to all other provisions applicable to a public building, shall have the highest part of main floor Lights.

Theatres to be hereafter built or altered.

Height of main floor not more than seven feet above sidewalk.

Lobbies, walls and doors to be of incombustible materials.

Passageway from the auditorium to a street.

Stage to be separated from the auditorium by brick wall sixteen inches thick.

Wall over the curtain.

Roof trusses.

Finish around the curtain opening.

of auditorium not more than seven feet above the sidewalk of the open street, court, or passage way on which the main doors of exit shall be located; shall have at least two independent exits for each division, compartment or gallery of the auditorium; and for each gallery or division above the first floor shall have independent stairways, and such stairways and exits shall be located as far apart as practicable. The lobbies shall be separated from the auditorium by brick or other fire resisting walls; and all walls, floors, and landings of stairways, and all stairs shall be of incombustible materials; and all doors from auditorium to lobbies and stairways shall be of metal covered wood and self closing. There shall be lobbies adjoining each division of the auditorium sufficiently large to furnish standing room for all persons that such division may at any time contain.

SECTION 127. In addition to the exits herein before required for all public buildings, there shall be provided, if practicable, for every theatre, direct exits from the main floor of auditorium to a street, court or open passage way; and these exits shall be provided with such light doors or sashes, opening outwards, and secured only on the inside, as may readily be forced open in case of fire or panic.

SECTION 128. The stage of every theatre shall be separated from the auditorium by a brick wall sixteen inches thick, or its equivalent, which wall shall extend the entire width of the building, and from ground to roof, and from ground to stage floor, and be topped out as a party wall. There shall be no openings through this wall except the curtain opening, and not more than two others, to be located at the level of or below the stage; these latter openings shall not exceed twenty-one superficial feet each, and shall have tinued wood, self closing doors, securely hung to rabbets in the brick work.

SECTION 129. The wall over the curtain opening of every theatre shall be carried by a brick arch, or by an iron truss or girder; and if a truss or girder is used it shall be covered by materials non-conductive of heat, and a girder shall be spanned by a sufficient relieving arch of brick in cement.

SECTION 130. The roof trusses of every theatre shall be covered with incombustible material.

SECTION 131. The finish or decorative features around the curtain opening of every theatre shall be of incombustible materials, well secured to masonry.

SECTION 132. All scenery, curtains and exposed wood work of stage of every theatre shall be thoroughly covered or saturated, if practicable, with fire resisting material, approved by inspector.

Scenery and exposed wood work.

SECTION 133. The fixed portions of stage, fly floors, and tie floors of every theatre shall be of approved incombustible material, except that the flooring may be of wood.

Stage and floors.

SECTION 134. The under side of flooring of fly floors of every theatre shall be covered with approved incombustible materials, and the tie floors shall have an open flooring of slats, set their full width apart.

Underside flooring of fly floors.

SECTION 135. All scene docks, carpenter or property shops, and wardrobes of every theatre, shall be separated from stage, auditorium, and dressing room divisions by solid brick walls, not less than twelve inches thick, with no openings to the auditorium or dressing room divisions; and all openings to the stage shall have tinued wood, self closing doors, securely hung in rabbets in the brick work.

Scene docks, carpenter shops, etc.

SECTION 136. All rooms and premises in every theatre for the use or occupancy of persons employed therein shall be located in secure positions, and shall have at least two independent exits, as remote from the stage as practicable; and all parts of such rooms and premises, with their passages and stairways, shall be of fire resisting construction.

Rooms of employees.

SECTION 137. There shall be at least two two inch high service stand pipes on the stage of every theatre, with ample provision of hose and nozzles at each level of the stage on each side, and the water shall be kept turned on during the occupancy of the building. The said pipes shall have two gates, one above the other, with a proper test or waste valve; the lower gate to be kept open at all times except when testing the upper gate to ascertain if it is in order for use. The proscenium opening shall be provided with a two and one-half inch perforated iron pipe, so constructed that, in case of an emergency, it will form a complete water curtain for the entire proscenium opening, and there shall be such additional fire apparatus and perforated iron pipes or automatic sprinklers as the inspector shall direct. Said pipes shall be supplied with water by high pressure service, and be at all times ready for use.

Fire apparatus.

SECTION 138. There shall be one or more ventilators

Ventilators.

near the centre and above the highest portion of stage of every theatre, constructed of incombustible materials, and equal in combined area of opening to one-tenth of the area of stage floor. Said ventilators shall have valves or louvres so counterbalanced as to open automatically, and shall be kept closed when not in use, by cords or wires reaching to the prompter's desk, and readily operated therefrom. There shall also be a proper arrangement of combustible cords, or fusible connections to open the ventilating valves automatically, by the action of fire on the stage.

Fire resisting
curtain re-
enforced by wire
netting.

SECTION 139. The proscenium or curtain opening of every theatre shall have a fire resisting curtain of incombustible material, re-enforced by wire netting, or otherwise strengthened; if of iron, or similar heavy material, and made to lower from the top, it shall be so contrived as to be stopped securely at a height of seven feet above the stage floor; the remaining opening being closed by a curtain or valance of fire resisting fabric as above. Such curtain shall be lowered at the beginning and end of each and every performance, and shall, in its material, construction and mechanism be approved by the inspector.

Tenements or
lodging houses.

SECTION 140. Every brick building hereafter erected or altered, to be used for a tenement or lodging house, except those where there are not more than four families and having two separate stairways, shall have the stairways enclosed in brick walls not less than eight inches thick the entire height, and provided with a ventilating skylight so arranged with fire proof appliances that it may be operated from the lower hall in a manner satisfactory to the inspector, and the stairway side of said walls, if plastered, unless it is an outside wall, shall be plastered directly on the brick work, and no opening or aperture shall be made in said walls except the requisite doors for entrance thereto and external windows; and the whole area of stairway not occupied by well rooms on each floor shall be deafened as provided in section one hundred and two. Other better fire proof or fire resisting construction may be substituted for the wood framing and deafening and wire lathing and plastering by permission of inspector. Every such building, if to be occupied by more than four families above the first floor, shall have such additional staircases or means of egress as in the judgment of the inspector the safety of the occupants shall demand. If

such staircase partitions are to commence at a level above the cellar bottom, they may be erected upon iron girders, and properly protected from fire, and the floor within said walls at the level of the girders shall be entirely of incombustible material.

SECTION 141. The exterior walls of every building hereafter erected or altered to be used for a tenement or lodging house, on a street not more than twenty feet in width, shall not exceed thirty feet in height.

Exterior walls of lodging houses, etc.

SECTION 142. No building, of which any part is used for storage or sale of hay, straw, hemp, flax, shavings, burning fluid, turpentine, camphene or any inflammable oil, or other highly combustible substances, shall be occupied in any part as a dwelling, tenement or lodging house; except that rooms for coachmen or grooms may be allowed in connection with the private stables authorized by this act, by permission of inspector. All receptacles for ashes in any tenement or lodging house shall be enclosed with incombustible material satisfactory to inspector.

Building used for certain storage not to be used as a dwelling.

SECTION 143. Every tenement or lodging house shall have in the roof, at the top of the hall, a ventilator; shall also be provided with a fire escape, or means of escape in case of fire, both to be approved by the inspector; shall have in every room occupied as a sleeping room and which does not communicate directly with the external air, a ventilating or transom window, having an opening or area of three square feet over the door leading into and connected with the adjoining room, if such adjoining room communicates with the external air; and also a ventilating or transom window, of the same opening, in such other place as the inspector may direct, but no transom window shall be placed in a partition wall enclosing a main stairway; shall also have proper stairs, strong balusters, posts, railings, and kept in good repair.

Ventilators and fire escapes for tenements or lodging houses.

SECTION 144. All ordinances and parts of ordinances of said city now in force, relating to the building limits and the inspection and survey of buildings, shall remain in force until amended or repealed by said city, and all officers elected or appointed under the provisions of said ordinances or the acts repealed, shall continue to hold office for the terms for which they were elected or appointed and until their successors are elected or appointed in accordance with this act, unless sooner removed.

Ordinances to remain in force.

Officers to continue.

Provisions may
be enforced in
equity.

SECTION 145. Any court having equity jurisdiction, in term time or vacation, may, on the application of the inspector, by any suitable process or decree in equity, enforce the provisions of this act, and may, on such application, issue an injunction to restrain the use or occupation of any building or structure in the city of Boston, erected, altered, maintained or used in violation of this act.

Fines and
penalties.

SECTION 146. Any person violating any provision of this act shall be punished by a fine not exceeding one hundred dollars, to be paid into the treasury of said city, unless another penalty is specifically provided herein.

Repeal.

SECTION 147. Chapter two hundred and eighty of the acts of the year eighteen hundred and seventy-one, chapters two hundred and sixty, and three hundred seventy-one, and three hundred and seventy-seven of the acts of the year eighteen hundred and seventy-two, chapters two hundred and ninety-eight, and three hundred and thirty-eight of the acts of the year eighteen hundred and seventy-three, chapters sixty-nine, and one hundred and seventy-six of the acts of the year eighteen hundred and seventy-six, chapters one hundred and one, and sections three, four and seven of chapter two hundred and fifty-two of the acts of the year eighteen hundred and eighty-two, and chapter one hundred and fifty-five of the acts of the year eighteen hundred and eighty-three are repealed.

SECTION 148. This act shall take effect upon its passage.
Approved June 19, 1885.

Chap.375

AN ACT RELATING TO THE PENALTY FOR DRUNKENNESS.

Be it enacted, etc., as follows:

Penalty for
drunkenness.

Section twenty-six of chapter two hundred and seven of the Public Statutes is amended by striking out the words "one dollar" in the fourth line and inserting in place thereof the words "five dollars" and by striking out the word "ten" in the last line and inserting in place thereof the word "thirty," so that the same shall read as follows: — *Section 26.* Whoever is guilty of drunkenness by the voluntary use of intoxicating liquor shall, if it is not proved that he or she has been convicted of a like offence once before within the next preceding twelve months, be punished by fine not exceeding five dollars and the costs of prosecution, or such portion thereof as the court or