

Ord 633  
 Amend 982  
 974, 930, 975  
 828, 722, 644

An ordinance regulating the construction, erection, raising, lowering, alteration, repair and use of buildings and to provide for protection against fire and to repeal all ordinances and parts of ordinances in conflict with the provisions of this ordinance.

The People of the City of Albany do Ordain as Follows:

Building Permits, by Whom and When Issued.

Section 1. It shall be unlawful for any person, firm or corporation, to erect, raise or materially repair any building within the corporate limits of the City of Albany which shall exceed in cost the sum of \$250.00 or to build, raise, lower, alter or repair any building within the fire limits of the City of Albany without first obtaining a permit therefor. Any person, firm, company or corporation, desiring to construct any building within the fire limits of the City of Albany, or to raise, lower, alter or repair any building or structure, including wooden buildings within said fire limits or of the value of \$500.00 outside the fire limits shall before commencing such work file with the Recorder copies of the plans and specifications of the proposed construction, raising, lowering, alteration or repairs as the case may be, and shall present therewith an application in writing for permission to do such work. Such application shall designate the location of such building or proposed structure and with the plans and specifications shall be referred by the Recorder to the committee on fire and water. If the plans and specifications is for the construction of a building and the committee on fire and water shall find, the same to comply with the terms of this ordinance they shall endorse their approval thereon, and if the plans and specifications is for the raising, lowering, alteration or repair of a building then in that case the committee on fire and water shall endorse thereon their approval, provided such plans and specifications do not show the work to be done upon said building or structure is of a character calculated to increase its inflammability, deterioration, or amount to a substantial rebuilding of the same or increase the fire risks to surrounding property. Permission shall be withheld in all cases where the building or structure proposed to be altered, raised, lowered, or repaired, as aforesaid, is supported by an unsubstantial foundation, or where its roof, frame or

walls have become injured or decayed from long use, neglect or exposure or damage by fire or otherwise to the extent of at least sixty (60) percent of the cost of erection and construction of a new building or structure of identical character of such building when new.

A separate permit shall be required for each building, and the Recorder shall keep a record of such permits.

### Erection and Alteration of Buildings.

Section 2. Every building hereafter erected, altered, enlarged, raised, or built upon shall be erected, altered, enlarged, raised or built upon in accordance with the provisions of this ordinance.

This ordinance shall not apply to the height, or mode of construction of buildings constructed prior to the passage of this ordinance.

No building already erected or being erected in the City of Albany shall be enlarged, raised, altered, or built upon, otherwise than in accordance with the provisions of this ordinance.

### Meaning of Terms.

Section 3. "Alterations" means any change or addition.

"Repairs" means the reconstruction or renewal of any existing part of building or of its fixtures or appurtenances, by which the strength or the fire risk is not affected or modified.

"Party Wall" means a wall that separates two or more buildings, and is used or is to be used jointly by said buildings.

"Partition Wall" means any interior wall in a building. "Bearing Wall" means a wall inside of a building which is to support the different floors at places where the joists are not of sufficient depth to sustain the load imposed upon them.

"Exterior Wall" means every outer wall or vertical inclosure of a building other than a party wall.

"Thickness of a wall" means the minimum thickness of a wall between the floors or between floor and ceiling or roof.

"Cellar or Basement" means a lower story, and part of which is below the level of the street, or streets, or within its face, or of the general level of the ground for more than one-half the height of such lower story.

"Story" means (for the purpose of calculation) the thickness of foundation and side of structure, any part of a building of which three quarters or more is above the level of the street, or streets, or within its face, or the general level of the ground, or which exceeds in height six inches in height.

## Measurements for Height and Width of Buildings.

Section 4. For the purpose of this ordinance the greatest linear dimension of any building shall be its length and the next greatest linear dimension its width.

The height shall be measured from the curb line opposite the center of the principal front for all buildings except those on a street corner.

For buildings erected on a street corner the measurement shall be taken from the curb line opposite the center of either front.

When the walls of a structure do not adjoin a street, the average level for the ground adjoining the walls may be taken instead of the curb line for the height of such structure.

And heights shall be measured from above lines to the underside of ceiling joists for flat roof and one-half the height of roof for a pitch roof.

Any roof or portion of a roof above the extreme height allowed by this ordinance must not have a slope with the horizon of more than forty five degrees.

## Dwelling-Definition Of.

Section 5. A "Dwelling" is every building which shall be intended or designed, or, or used as, the home or residence of not more than two separate and distinct families or households, and in which not more than fifteen rooms shall be used for the accommodation of boarders, and no part of which structure is used as a store or for any business purpose. Two or more such dwellings may be connected on each story when used, or boarding purposes; provided, the halls and stairs of each house shall be left unaltered and kept open and in use as such.

## Apartment Houses-Definition Of.

Section 6. An "Apartment House" is a building containing separate apartments, with any contained conveniences for three or more families, having a street entrance common to all.

## Tenement Houses-Definition Of.

Section 7. A "Tenement House" is a building similar to an apartment house, except that the tenements of which it is composed have no self-contained conveniences.

## Flats-Definition Of.

Section 8. "Flats" is a building of two or more

stories containing separate (well-contained) dwellings, each having an independent street entrance.

### Hotel - Definition C.

Section 9. A "Hotel" is a building, or part thereof, intended, designed or used for supplying food and shelter to residents or guests, and having a general public dining room or cafe, or both, and containing more than fifteen guests' rooms.

### Office Building - Definition C.

Section 10. An "Office Building" is a building divided into rooms above the first story and intended and used for office purposes, and no part of which shall be used for living purposes except by the janitor and his family.

### Lodging House - Definition C.

Section 11. A "Lodging House" is a building containing more than fifteen rooms in which persons are or may be accommodated in sleeping apartments for hire by the day, week, or month.

### Wood Frame Buildings.

Section 12. A "Wood Frame Building" is a building or structure whose exterior walls or portions thereof, are constructed of wood. Buildings sheathed with boards, and partially or entirely covered with four inches of brick work, shall be deemed frame buildings. Wood frames covered with mortar shall be deemed to be wood structures. No wood frame building now erected within the fire limits shall be enlarged or built up. Wood frame buildings shall be limited to a height of fifty (50) feet. No uncovered studding will be allowed against the wall of an adjoining building or structure.

### Brick or Stone Veneer.

Section 13. The outer walls of wood frame buildings over one story in height, veneered with brick or stone, shall be at least eight (8) inches in thickness, including veneer and studding. A building shall be veneered with brick over three (3) stories in height. Veneered walls must be anchored every three (3) feet in height to the inside studding, in manner subject to approval of the City Engineer or committee on fire and water.

### Thickness of Foundation Walls for Frame Buildings.

Section 14. Brick or concrete foundations shall

less than six (6) inches thick; and such foundations not over eight (8) feet high for buildings one or two stories in height. Where foundations are more than eight (8) feet high they must not be less than eight (8) inches thick.

Foundations for three-story wood frame buildings shall not be less than twelve (12) inches thick, and for buildings over three stories the foundation shall not be less than sixteen (16) inches thick.

### Size of Studling For Exterior Walls.

Section 15. For a building of two stories or less in height, the studling for the outside walls and bearing partitions shall not be less than 2x4 inches; for a building of three stories in height, the studling shall not be less than 2x6 inches to the bottom of the upper floor joists and 2x4 inches for the remaining height; for a building of four stories in height, the studling shall not be less than 3x6 inches for the first story and 2x6 or 3x4 inches for the second and third story, and 2x4 inches for the fourth story.

Studling on the exterior and interior walls of buildings shall not be placed more than sixteen (16) inches from center to center.

### Framing and Size of Floor Joists.

Section 16. When stories are framed separately, each tier of studling must have top and bottom plates, and the top plates must be doubled; when stories are not framed separately, proper bridging must be placed behind the ribbon at the ceiling and on top of the joist at the first-floor line; bridging must be two inches thick and of the full width of the studling in every case.

All wood beams or joists shall be trimmed away at least one and one-half (1½) inches from all flues and chimneys whether the same be a smoke, air, or any other kind of chimney or flue.

The size of floor joist, girders, rafters, etc., and their spacing shall be subject to approval of the City Engineer or committee on fire and water.

### Bridging.

Section 17. All stud walls or partitions hereafter built, altered or repaired shall have one row of bridging for every seven (7) feet in height over the first seven (7) feet. Said bridging shall in all cases extend to the lathing or sheathing, so as to prevent the passage of fire or smoke, and shall be the same thickness as the studling. All outside wind and

cross partitions shall be thoroughly angle braced; all joints shall have a solid end blocking.

All buildings over twenty-five (25) feet in width shall have a row of solid blocking over girders or partitions of stairways. A row of cross bridging at least two (2) inches thick must be placed between the floor joists at least every eight (8) feet.

Furring

Section 18. When a chimney breast is furred out, the space between the chimney and the breast shall be so built that the passage of fire and smoke shall be intercepted, and wherever core ceilings are used they shall be solid blocked behind on the studding at the spring of the core.

Wood Frame Buildings in Fire Limits - Sheds.

Section 19. Sheds hereafter erected within the fire limits shall be constructed of fire-proof material.

Temporary enclosed wooden sheds, not to exceed twenty (20) feet in height, may be erected within the fire limits to facilitate the erection of buildings in course of construction, when said buildings are completed the sheds must be removed.

Privies or Water-Closets.

Section 20. Privies or water-closets hereafter erected within the fire limits, shall be constructed of fire proof material.

Raising or Lowering Frame Buildings To Grade.

Section 21. Any frame building within the fire limits may be raised or lowered to the official grade of the street, provided, that in case said building is to be raised, a brick or concrete basement or foundation of such dimensions as is required by Section 14 of this ordinance shall be built under it up to the curb level.

Removal of Buildings in The Fire Limits when used Here.

Section 22. No building within the fire limit blocks shall be removed without the written permission of the Committee on streets and public property, and such permission shall not be given except to remove a building or buildings to any portion of the same lot, on which it or they may stand, to make room for new or permanent improvements, and to cast shall a building be removed to any portion of the same lot of the fire limit or adjacent

property is increased thereby) or for the removal of wooden buildings from within the fire limits to any part of the city or side of said limits, in which latter case the party or parties making application for such privilege shall first give notice to the satisfaction of the committee on streets and public property that they will leave the streets or streets, over which said building or buildings shall be removed in as good order as they were before such removal and that they will make such removal continuous, day by day, until completed, with the least possible obstruction to the two neighbors thus occupied; and the said removal shall be subject to the control and direction of the committee on streets and public property, who may prescribe the mode and route of such removal, provided that no building shall be removed from its present location unless such building is worth at least forty (40) per cent of what it would cost to construct such building of new material; and that in case of dispute as to valuation between the owner and the committee on streets and public property, said dispute shall be determined by arbitration of competent mechanics, the owner to select one arbitrator, the committee on streets and public property the other, and in case the arbitrators cannot agree they shall call in a third, and their decision shall be final.

All expense of the arbitration to be paid by the owner.

Sections Applicable to Both Wood and Other Buildings.

Section 23. The brick used in all buildings shall be good, hard, well-burned brick. When old bricks are used in any wall they shall be thoroughly cleaned before being used, and shall be whole and good, hard, well-burned brick. All materials must be of good quality and shall conform to legal trade and manufacturers' standards.

Sand.

Section 24. The sand used for mortar in all buildings shall be clean, sharp grit sand, free from loam or dirt.

Lime Mortar.

Section 25. Lime mortar shall be made of one part lime and not more than five (5) parts of sand, measured. All lime used for mortar shall be thoroughly burnt, of good quality, and properly slaked before it is mixed with the sand.

Cement Mortar.

Section 26. Cement mortar shall be made of cement and sand in the proportion of one part of cement and not more than three parts of sand, and shall be used immediately after being mixed. The cement and sand are to be measured and thoroughly mixed before adding water.

- Cements.** Section 27. All cement used in building operations shall be of good standard make, finely ground, and free from lumps.
- Cement and Lime Mortar.** Section 28. Cement and lime mortar, mixed, shall be made of one (1) part of cement to six (6) parts of lime mortar, measured in a box.
- Concrete.** Section 29. <sup>Subd. 1.</sup> Concrete for foundations shall be made of at least four cubic feet of cement, twelve cubic feet of sand, and twenty cubic feet of a clean broken stone of such size as to pass in any way through a two-inch ring; or good, clean gravel may be used in the same proportion as broken stone. The cement, sand, and stone or gravel, shall be measured and mixed in the manner prescribed for mortar.
- Concrete foundations, wherever used, must have forms of planks around them except against firm banks and the concrete must be well rammed in individual layers, not more than six (6) inches each in thickness. All concrete, when in place, shall be properly rammed, until the water stands on the top of the mass of concrete, and allowed to set without being disturbed.
- Rock.** Subd. 2. Broken stone, for concrete, used in making foundations, must be clean and free from dirt and dust.
- Sand.** Subd. 3. Sand must be free from loam and shall be otherwise clean and sharp.
- Lumber.** Section 30. All structural lumber used in any building or structure shall be good and sound.
- Barrier Lights - Fences.** Section 31. All excavations for buildings, alterations or obstructions in streets within the city limits shall be guarded and protected so as to prevent injury to life or limb by placing red lights between sundown and sunrise. All excavations shall be guarded with a fence at least three (3) feet in height.
- Chimneys, Flues and Fireplaces.** Section 32. Enclosing walls of all chimneys shall be not less than (4) inches thick and division walls of all chimneys shall be not less than four (4) inches thick. Smoke flues of brick shall not be less than seven and one-half (7½) by seven and one-half (7½) inches in the clear.
- Flues larger than two hundred (200) square inches and less than five hundred (500) square inches must be surrounded by walls of not less than eight inches in thickness, flues larger than five hundred (500) and less than one thousand (1000) square inches



must be surrounded by walls of not less than twelve (12) inches in thickness up to a height of fifteen (15) feet above the inlet and eight (8) inches in thickness the remaining height; flues larger than one thousand (1000) square inches shall be proportionately increased in size and shall be lined with fire brick for at least twenty (20) feet above the opening.

The fire-backs of all fireplaces hereafter erected shall be of solid masonry not less than eight (8) inches thick. When a grate is set in a fireplace a lining of fire-brick, unless soapstone tile or cast iron is used, and filled solidly behind with fireproof material. The base and neck of a fireplace shall be built up solidly from the foundation and no fireplace or hearth or any floor shall be built wholly or partly on a wood base.

Any chimney flue larger than three hundred and fifty (350) square inches and less than six hundred (600) square inches, shall be carried up to a height of eight (8) feet above any roof immediately surrounding, or five feet above the highest part of the roof within a radius of fifty (50) feet of said chimney.

Any chimney flue larger than six hundred (600) square inches and less than one thousand (1000) square inches shall be carried up to a height of ten (10) feet above the roof immediately surrounding, or seven (7) feet above the highest part of the roof within a radius of fifty (50) feet of said chimney.

Every chimney which extends above the roof to a height equal to more than six times its thickness shall be properly anchored and secured.

All chimneys shall be plastered outside and inside with a good quality of fireproof plaster or cement. It shall be the duty of the Chief of the fire department to inspect all chimneys constructed under this ordinance and report any failure to comply with its provisions, to the city council.

### Chimney Supports.

Section 23. No chimney over twelve (12) feet in height shall be built upon any floor or beam or stool, but must be run from the ground up and be secured.

Chimneys shall not be carried out more than eight (8) inches from the wall and the corbeling shall consist of at least five (5) courses of brick, but in twelve (12) inch walls corbeling shall not exceed four (4) inches. Those which support chimneys shall start from the foundation on the same face with the chimney breast and shall not be less than twelve (12) inches on the face and properly

into walls. When a chimney is to be cut off below, in whole or in part, it shall be wholly supported by stone, brick, iron, or steel. Chimneys which are dangerous in any manner whatever shall be repaired and made safe or taken down.

When a smoke pipe enters a brick chimney a thimble shall be used and be bricked around with not less than four (4) inches of brick work brought out to face of thimbles.

Chimneys built wholly outside of frame structure or in light walls thereof shall be well anchored to the stud walls, with wrought iron anchors or bands on the outside at intervals not exceeding ten (10) feet.

### Spark Catchers on Chimneys.

Section 34. Spark catchers shall be placed upon all chimneys, cupolas or smokestacks within the city, used for carrying off smoke, whenever deemed necessary for the safety of the adjoining property by the City Engineer.

### Smoke Pipes.

Section 35. No smoke pipe, stove pipe, terra-cotta pipe, earthen pipe, or other smoke pipe shall project through any external wall or window, or through the roof or any skylight of any building; and no smoke pipe shall pass through any wooden partition of any building unless there is a ventilated air space four inches around the pipe. Any smoke pipe passing through the floor or floors of any building shall be protected by a metal casing and there shall be a ventilated air space of at least four (4) inches around the said pipe.

### Stove Pipes and Chimneys.

Section 36. It shall be the duty of the City Engineer to cause every chimney, except as provided in Section 32 of this Ordinance to be carried up at least four (4) feet above the extreme height of the building to which it is attached; and should the chief of the fire department deem any chimney unsafe to the building or buildings adjoining it, he shall order the same to be carried four (4) feet above the extreme top of said adjoining building or buildings; and if, in the opinion of the City Engineer a galvanized iron pipe is not sufficient, or the safe height of the building or buildings, they shall inform the owner or agent or the person having control thereof, and order a brick or terra-cotta chimney to be erected in lieu thereof within ten (10) days after such order.

### Steam and Hot Water Heating Pipes.

Section 37. Steam or hot air pipes shall not be

placed within two (2) inches of any timber or woodwork, unless the timber or woodwork is protected by a metal shield; then the distance shall not be less than one (1) inch. All steam or hot air pipes passing through floors and ceilings or lath and plastered partitions shall be protected by a metal shield, then the distance shall not be less than one (1) inch. All steam or hot air pipes passing through floors and ceilings or lath and plastered partitions shall be protected by a metal tube one (1) inch larger in diameter than the pipe, using a metal cup at the floor, and where they run in a horizontal direction between the floor and the ceiling, a metal shield shall be placed on the underside of the floor over them and on the sides of beams running parallel with said pipe.

All wood floors or casings adjoining steam or hot air pipes, and all wood cornices or recesses in which steam or hot air pipes are placed shall be protected with asbestos.

Gas pipes or ducts, and telegraph wires, covered by steam or hot water, shall be made of metal or other impervious material. All steam or hot air coverings shall consist of impervious materials only.

Ranges and Stoves.

Section 38. The backs of all ranges, candy furnaces, and kettles, if not in brick and built against fire woodwork, shall not be less than eight (8) inches thick, and shall be extended with brick or hollow tile not less than two (2) inches thick to a height of two (2) feet above the top of the furnace or kettle.

and in case there are any ranges, candy furnaces, or kettles, set in brick, to built against a brick wall with any combustible material between it and said wall, or upon said wall, to a height of two (2) feet above the top of such range, candy furnace, or kettle.

All wood work, lath and plaster on wooden ceilings over all ranges in hotels, restaurants, and dining rooms, shall be guarded, by metal work placed at least nine (9) inches below the ceilings, or shall be metal lined on walls and ceiling back of and above the range.

Any ventilating pipe, connected with the back of a range shall be at least nine (9) inches in diameter, and shall be protected with one (1) inch of asbestos plaster on wire mesh, and shall not pass through any floor.

Chimneys shall be kept twenty (20) inches and their smoke pipes twelve (12) inches in diameter, and shall be protected with a metal shield arranged with at least one (1) inch air space behind each shield.

ORDINANCE No. 633

Surface, Above, Or

All low portable gas stoves or heaters shall be placed on iron stands or other incombustible bases, so the burners shall be at least six inches above the base of the stove, and a metal guard plates placed four or six inches below the burners, all woodwork under them shall be covered with metal or other incombustible material.

Cornices, Belts, Gutters, and Other Appendages

Section 7. All exterior cornices, belts, gutters, and other appendages or projections, within the fire limits, shall be constructed of or covered or lined with fireproof material.

All metal cornices shall be riveted and well secured to iron brackets not more than two feet apart, and properly built into the wall.

All wooden cornices or gutters on brick buildings that are now or may hereafter become unsafe, shall be taken down and reconstructed of some fireproof material, upon an order from the City Engineer.

Cornices of stone, brick or other masonry shall be properly supported on a wall well secured to the wall, and the greatest weight of material of such cornices shall be on the inside of the face of the wall.

All wooden cornices and gutters on buildings within the fire limits hereafter repaired, altered, replaced, or changed shall be covered or covered with fireproof material; and all bulkheads including the bulkheads used as enclosures for elevators and machinery of elevators, and all structures hereafter constructed or altered upon roofs and of greater height than that prescribed by this ordinance, on frame buildings shall be covered with metal lath and plaster on the inside, and covered on all outside surfaces with metal including both surface and edges of doors.

All new buildings shall have scuttles or bulkheads covered with some fireproof material, with a door or stairs leading thereto and readily accessible to all occupants. Scuttles shall not be less than four by three (4x3) feet in size.

Openings

Section 10. All openings in roofs within the fire limits projecting at an angle less than twenty two and one-half (22 1/2) degrees, not enclosed by a substantial screen at least three (3) feet high, shall be protected by screens of wire with meshes not more than one and one-half (1 1/2) inches square. The screens must be secured to the sash and must be kept at least four (4) inches above the glass. Wire screened glass may be used, in which case, the wire netting may be omitted.

Light and Vent Shafts

Section 11. In every building of class "B" or "C" hereafter erected or altered, all the walls of chimneys, fireplaces,

terior light or vent shafts shall be built of brick or other fireproof materials. The walls of all light or vent shafts, whether exterior or interior, hereafter erected, shall be carried up at least three (3) feet above the level of the roof, and the brick walls shall be coped like other parapet walls.

Stud walls of light shafts and vent shafts, and space between ceiling joists or rafters shall be lined on both sides of studs with metal, lath and plaster. Light shafts are enclosed structures passing through the floor or floors for the purpose of admitting light or air, or an open space, within a building, entirely surrounded with walls.

All openings in light shafts in buildings exceeding three stories in height shall have metal or metal covered frames and sashes; sashes shall be made with wire mesh <sup>or glass</sup> not less than three sixteenths (3/16) inch in thickness.

Curtains and Ladders.

Section 42. All brick, stone or iron buildings shall have permanent means of access to the roof from the inside. The openings in the roof shall not be less than eighteen by thirty (18 x 30) inches. And when ladders are placed on the exterior of any building in the City of Albany, they shall be constructed of metal and bolted through the walls of said building at each story, with not less than five eighths (5/8) bolts, with the nut and washers to show on the outside of the building. Said ladders shall be placed not less than six (6) inches from wall of building and shall extend at least two (2) feet above fire wall or roof of buildings and shall be securely fastened at top.

Size of metal for ladders, two inches by three-eighths (2 x 3/8) inches. Size of rungs for ladders, three quarters (3/4) of an inch.

The braces carrying ladders shall be one and one-half inches by one-half (1 1/2 x 1/2) inch, bolted through the building.

Where the ladders join they shall be connected and bolted with not less than four bolts on each side.

Screws or lag screws shall not be used in the construction of said ladders.

Engineers' Stationary Ladders.

Section 43. Every building in which boilers are placed in the cellar or lowest story shall have stationary iron ladders or stairs from such story leading directly to a manhole in the sidewalk, or to inside exit.

Roofs, etc. - Ladders.

Section 44. All buildings shall be kept provided

with proper metallic leaders for conducting water from the roofs as regulated by plumbing ordinance, except where rain water is drained into cisterns or otherwise taken care of for domestic use.

Roof Covering.

Section 115. Subd. 1. The roofs of all buildings hereafter erected within the fire limits and the roofs of all brick and stone buildings hereafter erected within the city, except buildings used as residences, shall be covered with either metal, slate, tiles or terra-cotta, or such material as may be approved by the City Engineer or committee on fire and water.

Subd. 2. Whenever the roof or roofs of any building or buildings within the fire limits shall, in the judgment of the City Engineer or committee on fire and water, be so because damaged, to the extent of fifty (50) per cent of the value of said roof or roofs, then said roof or roofs shall be covered as provided in subdivisions 1 of this section.

Elevator Shafts and Stairways.

Section 116. Open elevators or elevators without fireproof enclosures may be used in buildings of Class "A"; they may also be used in buildings of Class "B" and "C"; provided, they are located and operated in well-kept fireproof staircases; provided, the staircase is entirely surrounded by walls, either of fireproof material or of studding covered on both sides with metal lath and plastering. These enclosures be used in buildings of Class "B"; provided, they are placed separate and away from staircases.

Open elevators may be used in all buildings; provided, they do not pass the ceilings of the first story.

Elevators, Etc., To Be Enclosed.

Section 117. Elevators, hoists, dumb-waiters, and lifts, and all openings or shafts passing through the floor or floors, in all other buildings and under all other conditions, shall be enclosed by walls of non-combustible material, or of studding covered on both sides with iron, or with metal lath and plastering not less than five eighths (5/8) of an inch in thickness.

Safety Appliances.

Section 118. Every elevator shall be provided with an approved device for preventing the car from falling in case of accident. The main sustaining ropes or cables of all elevators used for passengers or freight must be of non-combustible material.

Openings in Shafts.

Section 119. Doors opening into passenger elevators, shall be made to comply with the code of the elevator, and shall

to be so arranged that they can be opened from the inside.  
 Entrance to Cellars or Basements - Entrance from Sidewalks.

Section 50. That in all cases where the entrances to cellars or basements are made from the sidewalks, the door or doors leading thereto shall be so constructed as to be flush with the surface of the sidewalk.

All doors or entrances thus constructed in such manner as to project above the surface of the sidewalk shall be unobstructed for their full width or so arranged as to conform to the provisions of this ordinance.

Protection Of Entrance to Cellars or Basements.

Section 51. No person shall allow any cellarway or entrance from the sidewalks of the streets of the city to the basements of any building or premises owned or occupied by him, or under his control, to be or remain open except during the time when they are actually in use by such person for the purpose of putting in or removing property from the said basements or cellarway, and during such times such cellarway or entrance shall be provided with doors that swing outward and up and when open said doors to occupy a perpendicular position, and to be held in such position by one parallel bar secured across the end of said doors nearest the center of said sidewalk, and the other end of said cellarway and entrance during the time that such person is not present to guard the same, to have one iron bar across the top of said doors. And if the said cellarway or entrance is so in use during the night time, in addition to the said iron bars there shall be placed in a conspicuous position on said doors a red lantern lighted and kept burning during the time the same is in use, and no person shall allow any cellarway or entrance from the sidewalks of the city to the basements of any building, or premises to be opened from beneath the sidewalk, and all such doors or doorways shall only be opened from the surface of the sidewalk.

Awnings, Balconies, and Signs.

Section 52. No person owning or occupying any building fronting on any street, lane, alley, or place shall hereafter construct, maintain, or cause to be constructed or maintained any wooden awning, shade or balcony in the City of Albany, provided, that the height of all movable canvas or cloth awnings or shades hereafter constructed shall not be less than seven feet above the line of the curb level of the sidewalk. No awning, shade, or balcony shall extend beyond the line of the curb.

Albany, Oregon

No awning, shade, or balcony shall be enclosed to a greater height than three feet six inches; provided, that no awning, shade or balcony shall be constructed on the sides or rear of any building within the fire limits unless there is a clear space of not less than thirty feet between the adjacent buildings, and they shall be constructed of channels and angle iron forming a skeleton iron frame covered with galvanized iron or copper and glazed with wire ribbed glass, and securely supported on wrought-iron brackets built into the walls; and shall be supported without posts; and shall have a gutter formed to carry off the water to the line of the buildings and from thence to the street gutter; provided, that no gutters will be required to be constructed on cloth or canvas awnings or shades. No signs shall be placed on the front, rear, or sides of any building higher than its blocking course or fire wall, and no sign made of wood, canvas or cloth shall exceed three feet in height. All signs must be securely bolted to the building upon which they are placed. No framework shall be placed above the roof of any building and covered with inflammable material for signs or any other purpose.

Electric And Other Signs.

Section 53. No person shall, within the City of Albany, Oregon, place or maintain, or cause or suffer to be placed or maintained, upon or over any street or sidewalk of said city in front of or adjacent to any building, structure or premises therein, or otherwise, any sign, advertisement, flag, or other contrivance, except on holidays, election days and days of public parade; provided, that electric signs may be hung over sidewalks in front of buildings, as far out as to the curb line in front of such buildings and no farther and that metal or wood signs may be hung over sidewalks in front of buildings as far out as three feet from the property line; provided that the height of the bottom of said signs shall not be less than ten feet above the level of the sidewalk.

Vaults under Sidewalks.

Section 54.

Where the space under the sidewalk is excavated for a vault, a sufficient concrete, stone, or brick wall, and brick masonry arches between iron and steel beams, shall be used to retain the roadway of the street, and the sidewalk, or part of any building shall extend under the sidewalk, of sufficient thickness to own vault. The height of area-retaining or embankment walls shall be computed from the top of the roadway when they are built to retain it, shall not be less than seventeen and a half (17 1/2) inches thick on top, six (6) feet high on a round, and increase four (4) inches on



Thickness for every four (4) feet in depth below such surmount and one-half (1 1/2) inch wall.

Embankments or retaining walls which do not have side walls or buildings to support them must be of such thickness as good engineering practice requires.

No wooden bulkhead shall be erected, constructed or used as an embankment or retaining wall exceeding five (5) feet in height except where it is necessary in retaining the soil in making excavations for the purpose of construction.

All works supporting the sidewalk shall rest upon sand or of incombustible material. Openings in sidewalks for the admission of coal or light, or for manholes, or for any other purpose, if placed outside the property line, shall be covered with heavy light duty iron or cement grates, or with iron covers having a rough surface, and rabbled flush with the sidewalks.

No plain surface of glass or iron more than (4) inches in diameter shall be placed in any sidewalk. Where a cover is placed in any sidewalk it shall be placed as near as practicable to the line of the curb, except on steps and area ways. All spaces under sidewalks shall be thorough ventilated. All such places shall be built hereafter subject to the conditions following.

(A). The right of the city to suspend or annul the privilege of maintaining such cellar or vault or to apply such sub-sidewalk space or any portion thereof, to municipal uses.

(B). The permittee shall deposit with the City Engineer or committee on fire and water, the sum of twenty dollars (\$20.00) for each and every twenty-five (25) feet of the frontage or fraction thereof of the premises in which such an excavation for such cellar or vault is to be made, as a guaranty for the proper restoration of any portion of the roadway, fronting the same, which may be disturbed or injured by reason of excavating and constructing such cellar or vault. Said deposit shall be refunded to the permittee, upon the indorsement on the permit issued therefor by the City Engineer or committee on fire and water, certifying to the satisfactory condition of such roadway.

(C). The permittee shall construct a temporary sidewalk under the direction and to the satisfaction of the City Engineer or committee on fire and water, for public use, and maintain the same during the time of the excavation and construction of such cellar or vault; and he shall strictly comply, in all respects, with the provisions of ordinances relating to cellars or vaults under public sidewalks.

Areas.

## Section 55.

All areas set back from the street line or in alleys shall be properly protected with iron railings three feet in height and gate which swings outward and is self-closing and latching, or covered over; those on the side wall shall have iron doors which shall be so made that when opened they will form guards.

When areas are covered over, iron, or iron and glass combined, stone or other incombustible materials supported on brick, concrete, or stone walls, or on iron or steel beams, shall be used. Ceiling in alleys shall not exceed three and a half (3½) feet in width, measured from the street line. A light of not less than sixteen candle power shall be placed immediately above such area used as an emergency exit or entrance, and the same shall be kept burning during the night time.

All Buildings, Except Wood Frame Buildings - Walls.

Section 56. The walls of all buildings, other than wood frame or wooden buildings, shall be constructed of stone, brick, cement, concrete, iron, steel or other hard, incombustible material.

Buildings In Fire Limits.

Section 57. Every building hereafter erected within the fire limits shall be constructed in accordance with the requirements of this ordinance for the construction of buildings of either class "A," class "B," or class "C" except dwellings or flats not exceeding two stories in height, or one story business houses not exceeding twenty (20) feet in width, forty (40) feet in length and fourteen (14) feet in height, outside wall of which may be constructed of concrete blocks or brick or their equivalent, eight (8) inches in thickness.

Buildings - Classes "A," "B," and "C."

Section 58. Class "A" termed "fireproof" or "skeleton construction," shall include all buildings wherein all external and internal rods and chains are transmittal from the top of the columns to the junction of skeleton or framework of the columns, beams and girders or which are riveted to each other at their respective juncture points. A building of this class must be constructed of non-inflammable material throughout and all interior construction metal work, with the exception of the framing for elevator and stair-cases, shall be protected from fire by brick or terracotta at least one and one-half inches thick, or by plastering three-quarters of an inch thick applied to metal lath. The face of the plastering shall be one and one-half inches from the metal. Wood must be used only for window

and door frames, sashes, standing finish, hand rails for stairs, and for the upper and under floors and their necessary sleepers. Wood may also be used for isolated framing blocks but this class shall not permit the use of lath or lathing of wood.

Class "B": A building of this class shall be constructed with all of its exterior wall and piers of masonry, or of masonry and steel, and all exterior surfaces other than masonry shall be covered with non-inflammable materials.

All partitions, fireed walls or other plastered surfaces throughout, shall be metal lathed. All interior work shall be protected as provided in buildings of Class "A." Wood may be used as in Class "A," and in addition the floor and ceiling joists, girders, posts, roof boards, and partitions may be of wood in such places as do not violate the requirements of any section or clause of this ordinance. The size of floor and ceiling joists, girders, posts, partitions, etc., and their spacing shall be subject to approval of the City Engineer or committee on fire and water.

Class "C": A building of this class shall be constructed the same as Class "B" in every respect, except as to the requirements for interior lathing.

### Limit of Height.

Section 50. Class "A," limits of height two hundred and one feet; Class "B," limit of height one hundred feet; Class "C," limit of height eighty-two feet.

### Slow Burning Or "Mill" Construction.

Section 60. A building of the slow burning or "mill" construction type is a building whose outside walls are built of masonry, concentrated in piers or buttresses, between which a thin wall containing the door and window openings, and whose floors and roof are constructed of heavy timbers, covered with planks of a suitable thickness; the girders being supported between the walls by posts.

### Thickness of Walls - Enclosure Walls of Class "A" Buildings.

Section 61. Walls of brick built in between iron or steel columns, and supported wholly on iron or steel girders, shall be not less than twelve (12) inches thick for seventy-five (75) feet of the uppermost height thereof, or to the tier of beam nearest to this measurement, in any building so constructed, and every lower section of sixty (60) feet, or to the tier nearest to such vertical measurement or part thereof, shall have a thickness of four (4) inches more than

is required for the section next above it down to the tier of beams nearest to the curb level, and thence downwards, the thickness of walls shall increase in the ratio of four (4) inches for every fourteen (14) feet, or part thereof.

Curtain Walls

Section 62. Curtain walls built in between piers or iron or steel columns, and not supported on steel or iron girders, shall be not less than twelve (12) inches thick for sixty (60) feet of the uppermost height thereof, or to the tier of beams nearest to that height, and they shall be increased four (4) inches for every additional section of sixty (60) feet, or to the tier of beams nearest to that height, and they shall not be used as bearing walls.

Thickness Of Exterior Walls - Classes "B" and "C"

Section 63. To under side of roof boards, 10 of feet, "B", 82 feet, "C"

Stories	One Story Building	Two Story Building	Three Story Building	Four Story Building	Five Story Building	Six Story Building	Seven Story Building
7th Story 95 ft.							12 in.
6th Story 83 ft.						12 in.	12 in.
5th Story 70 ft.					12 in.	12 in.	16 in.
4th Story 57 ft.				12 in.	12 in.	16 in.	16 in.
3rd Story 44 ft.			12 in.	12 in.	16 in.	16 in.	20 in.
2nd Story 31 ft.		12 in.	12 in.	16 in.	16 in.	20 in.	20 in.
1st Story 16 ft.	12 in.	12 in.	16 in.	16 in.	20 in.	20 in.	24 in.
Basement	12 in.	16 in.	16 in.	20 in.	24 in.	24 in.	28 in.

One story building outside fire limits, eight (8) inch wall may be used for the first story.

If one story exceeds its height the number of feet prescribed in the table, the thickness of each exterior and party wall throughout one story shall be increased four (4) inches for every five (5) feet, or fraction thereof, in excess of the tabulated height.

The exterior walls of brick or stone buildings shall be the front, rear and side walls, and such walls shall extend from the foundation to the top of such buildings.

The use of floor and ceiling joists, girders, posts, studs, etc., and their spacing shall be subject to approval of the City Engineer.

committee on fire and water.

### Foundation Walls.

Section 64. Foundation walls shall include all walls and piers built below the curb level, or nearest tier or beams to the curb, to serve as supports for walls, piers, columns, girders, posts, or beams. Foundation walls shall be built of stone, brick, cement, concrete, iron, or steel. If built of rubble stone they shall be at least eight (8) inches wider than the wall next above them to a depth of twelve feet below the curb level; and for every additional ten (10) feet, or part thereof, deeper, they shall be increased four (4) inches in the thickness. If built of brick they shall be at least four (4) inches thicker than the wall next above them, to a depth of fourteen (14) feet below the curb level, and for every additional ten (10) feet, or part thereof, deeper they shall be increased four (4) inches in thickness.

The footing or base course shall be of stone or concrete or both, or of concrete and steel reinforcement, or masonry. Its thickness and area to support the weight to be imposed thereon. If the footing or base course be of concrete, the concrete shall not be less than twelve (12) inches thick. If of stone, the stones shall be not less than two (2) by three (3) feet, and at least six (6) inches in thickness for walls, and not less than ten (10) inches in thickness, if under piers, columns, or posts; the footing or base course, whether of masonry or concrete or stone, shall be at least twelve (12) inches wider than the bottom width of walls and at least twelve (12) inches wider on all sides than the bottom width of piers, columns, or posts. All base stone shall be well bedded and laid cross-wise, edge to edge.

Distressed brick footings of iron are used in place of stone, above concrete, the stones, if laid in single or double courses, shall not be more than two (2) inches, and footings must project at least half width of the wall on either side where feasible, so as to properly distribute the load to be placed thereon.

All stone walls over four (4) inches in thickness shall have at least one (1) course of bedding stones at the base in every three (3) courses of masonry; and, if the bedding stones are less than six (6) inches in thickness, the bedding shall have one (1) inch of gravel or (6) superficial feet on both sides of the wall, well watered and compacted, as to be firm to set, and running into the wall at least two (2) feet.

All headers shall be at least twelve (12) inches in width and eight (8) inches in thickness and consist of good flat stone. No stone shall be laid in such walls in any other position than on its natural bed.

No stone shall be used that does not bond or extend into

the wall at least six (6) inches. Stones shall be firmly bedded in cement mortar, and all spaces and joints must be thoroughly filled.

Walls in Part of Masonry and Iron

Section 65. Walls may be built of masonry or terra cotta combined with iron or steel, in which case the walls may be built of one-third (1/3) less thickness than is required for solid masonry walls, provided, such walls meet the requirements of this ordinance as to strength, and provided, all such metal bearing or construction of metal is protected from fire by brick or terra cotta.

Walls and Piers.

Section 66. In all walls of the thickness specified in this ordinance the same amount of materials may be used in piers or buttresses. Said piers and buttresses shall not be less than fourteen (14) feet on centers and walls between said buttresses shall not be less than twelve (12) inches thick. Bearing walls are those on which the beams, girders, or trusses rest. If any horizontal section through any part of any bearing wall in any building shows more than thirty (30) per cent. area of flue and openings, the said wall shall be increased four (4) inches in thickness for every fifteen (15) per cent., or fraction thereof, of flue or opening area in excess of thirty (30) per cent.

In all brick walls every sixth course shall be a heading course except where walls are faced with brick in running bond, in which latter case at least every sixth course shall be bonded into the backing with galvanized iron ties at least one sixteenth inch thick. Where face brick of a different thickness than the brick used for backing is used, the courses of the exterior and interior brick work shall be brought to a level bed at intervals of not more than nine (9) courses to the face brick, and the face brick shall be properly tied to the backing by a galvanized iron tie or by a heading course of the face brick.

Aslar Facing.

Section 67. Stone used for a facing of any building and known as aslar shall be not less than four (4) inches thick. Stone aslar shall be anchored to the backing with ties of such thickness as to make the width, exclusive of the aslar, comparable in thickness with the requirements of Section 65 of this ordinance; provided, that if the aslar is at least eight (8) inches thick, and bonded into the backing, it may be counted as part of the thickness of the wall.

In all aslar plates or marble machine imitations of stone aslar on the face of a wall shall be backed with the same thickness of brick work as stone aslar and all aslar stone, and

bonded, shall be strongly and securely anchored to the wall with iron anchors laid into the stone at least one (1) inch.

### Increased Thickness of Walls.

Section 68. For each one hundred (100) feet, or fraction thereof, that any building without a cross wall or buttress exceeds a depth of one hundred and fifty (150) feet, the side or bearing walls thereof shall be increased in thickness four (4) inches more than is prescribed in this ordinance for the thickness of walls.

### Exterior Walls For Certain Buildings.

Section 69. The exterior walls of churches, theatres, foundries, machine shops, school houses, and other buildings of a public character, shall in no case be less than as specified in classes "A," "B," and "C" of this ordinance, or warehouses and stores.

### Walls Below a Twenty-five And One Hundred Feet Height.

Section 70. In all brick or stone buildings over twenty-five (25) feet in width, if there are no brick partitions, walls, or girders supported on iron or wooden columns or piers of masonry, the bearing walls shall be increased over (4) inches thicker than is otherwise prescribed. Where iron or wooden girders are substituted for partition walls, the building shall not exceed one hundred (100) feet between the brick walls. Brick exterior, division or party walls shall in all cases be carried through the roof and form fire walls, as provided in Section 74.

### Existing Party Walls.

Section 71. Walls heretofore built for or used as party walls, whose thickness at the time of their erection was in accordance with the requirements of the then existing laws, but which are not in accordance with the requirements of this ordinance, may be used if in good condition, for the ordinary uses of party walls, provided the height of the same be not increased.

### Lining Existing Walls.

Section 72. Where the height of existing party or independent walls whose thickness is less than that required under this ordinance is increased, it shall be done by iron or steel girders and columns, which are to be firmly anchored to said walls or a lining of brick work to form a combined thickness with the old wall of not less than four (4) inches more than the thickness required, or a lining wall of the height to which the old one is to be increased. The said lining shall be supported on proper foundations and carried to such height as the city engineer or committee on fire and water may require. Its lining shall be less than one (1) inch in thickness, and all linings shall be laid in cement mortar and the exterior surface shall be finished with

walls with suitable wrought iron anchors, placed two (2) feet apart, and properly fastened or driven in to the old walls in rows alternating vertically or horizontally with each other. The old walls must be cleared of plaster or other coating before any lining is built against the same. The floor timbers shall cross the brick lining and rest in both old and new walls.

### Walls of Unfinished Buildings At The Time Of Passage Of This Ordinance.

Section 73. Any building, the erection of which was commenced in accordance with the specifications and plans submitted to and approved by the City Engineer or committee on fire and water, prior to the passage of this ordinance, if properly constructed and in safe condition, may be completed or built upon in accordance with the requirements of the law as to thickness of walls in force at the time such specifications and plans were approved.

### Parapet Fire Walls.

Section 74. All exterior and division or party walls over fifteen (15) feet high, excepting where such walls are to be finished with cornices, gutters, or crown moldings, shall have parapet walls not less than twelve (12) inches in thickness, and carried two (2) feet above the roof, but for factories, warehouses, stores and other buildings used for commercial or manufacturing purposes, within the fire limits the parapet walls shall be not less than twelve (12) inches in thickness, and carried three (3) feet above the roof, and all such walls shall be coped with stone, terra cotta, iron or cement.

### Hollow Walls.

Section 75. In all walls that are built hollow, the same quantity of stone, brick, or concrete shall be used in their construction as if they were built solid, as in this ordinance provided and no hollow wall shall be built unless the parts of same are connected by proper ties, either of brick, stone, or iron, placed not over twelve (12) inches apart.

One or both of the solid parts of the wall are less than eight (8) inches in thickness, such walls shall not be used as party walls, or any part of the structures of such buildings; but if both the solid parts of such hollow walls are eight (8) inches or more in thickness, such walls may be used as bearing walls, and in all cases where the load is imposed upon such hollow walls or any part thereof, there shall be bond stones or iron bond plates covering the whole of the solid parts of such walls, and so proportioned with respect to strain either the material of the wall or of such bond stones or bond plates.



## Recesses and Chases for Walls.

Section 76. Recesses for stairways or elevators may be left in the foundation or cellar walls of all buildings, but in no case shall the walls be of less thickness than the walls of the fourth story, unless reinforced with additional piers with iron or steel girders, securely anchored to each other and to the recesses for above and similar purposes. The walls are not less than eight (8) inches of brick work at each tier, and shall not be more than eight (8) feet in width. Recesses shall be arched over or spanned with iron or steel joists, and shall not be carried up higher than eighteen (18) inches from the bottom of the beams of the floor next above.

A chase for water or other pipes shall not be made in any tier, and in such a case for such pipes shall not be less than one-third (1/3) the thickness of such wall. The chases around such pipes or ribs shall be filled in with incombustible material, to a distance of one (1) foot at the top and bottom of each story.

A horizontal recess or chase exceeding four (4) feet in length shall not be allowed in any wall without the permission of the City Engineer or committee on fire and water.

The aggregate area of recesses and chases in any wall shall not exceed one-fourth (1/4) of the whole area of the face of the wall, on any story, nor shall any such recess be made within a distance of six (6) feet from any recess in the same wall.

## Construction of Walls: Walls - Tied, Crossed and Braced.

Section 77. In no case shall any wall or walls of any building be carried up more than two (2) stories in advance of any other wall, except by permission of the City Engineer or committee on fire and water, but his prohibitions shall not include the inclosure walls for skeleton buildings. The front, rear, side and party walls shall be properly bonded together or they shall be anchored to each other, every six (6) feet in their height by wrought iron anchors at least three (3) inches in diameter and one and one-half (1 1/2) inches by three-eighths (3/8) of an inch in size, and not less than twenty-four (24) inches in length. Two such anchors shall be used to connect the side of party wall not containing interior partitions, and into the front and rear walls, so as to secure front and rear walls to the side of party walls, when not built and bonded together. All exterior piers shall be anchored to the beams or girders on the level of each pier.

The walls and beams of every building during the erection or alteration thereof, shall be strongly braced from the beams of each story, and when required shall also be braced from the outside, until the building is inclosed. The roof tier of

wood beams shall be safely anchored, with pin or joint, to the masonry of the story below until the building is inclosed.

### Arches and Lintels.

Section 78. Openings for doors and windows in all brick or stone buildings shall have arches and sufficient arches of stone, brick or terracotta, well built and keyed, and with good and sufficient abutments, the openings shall have lintels of stone, iron or steel of sufficient strength, which shall have a bearing at each end of not less than five (5) inches on the wall. On the inside of all openings in which lintels shall be less than the thickness of the wall to be supported there shall be timber lintels, which shall rest at each end and not more than three (3) inches on any wall, and shall have a suitable arch over the timber lintel, or the inside lintel may be of cast iron, wrought iron, or steel, and in such case stone blocks or cast iron, or steel plates shall not be required at the ends where the lintels rest on the walls, provided, the opening is not more than six (6) feet in width.

All masonry arches shall be capable of sustaining the weight and pressure which they are designed to carry. The rock shall be used where necessary to secure stability.

### Arches and Ties.

Section 79. In all brick or stone buildings, beams and joists shall be tied to the walls or to themselves so as to form a continuous tie across the building every six (6) feet.

All anchors shall be turned into (3) by one and one-half (1 1/2) inches round iron, or heavier. They shall be of sufficient length to extend into the wall within four (4) inches of its outer face, and set into the beam or joist two (2) inches. The wall shall be turned across bar of the three-quarter (3/4) inch round wrought iron, and must be built solidly into the wall. The beam end to be secured to a side of joint in such a way that when a fire takes place and the timber burns off at or near the center, the joint will not be down and swing on the last screw like a pendulum, thus creating the danger of its falling. The wall may be slightly suspended in a horizontal direction, but released. The tie may be any one of the following sizes and used at each anchor.

When the walls run parallel or nearly so with floor beams, the anchors shall extend to the third joint across the walls, and may be turned down in same at least two (2) inches and nailed. These anchors shall be placed every six (6) feet.

Self-releasing anchors, provided they set satisfactorily at a tie and are of the required strength, may be used.

## Furred Walls.

Section 80. In all brick walls,urred with wood there shall be a horizontal furring strip at the top and bottom of joints, except where joints run parallel with and up against walls.

Furring against brick walls in buildings of classes "B" and "C" shall not exceed one (1) inch in thickness, and wedges of wood or iron shall not be driven into any wall within eight (8) inches of any fire or fireplace.

## Timber on Walls Prohibited.

Section 81. No timber shall be used in any wall of any building where stone, brick, or iron is commonly used, except inside timber, as in this ordinance provided, and brace blocks not more than eight (8) inches in length.

## Bond Iron.

Section 82. Bond iron at least three by one-quarter ( $3 \times \frac{1}{4}$ ) inches shall be placed under each tier of floor and ceiling joints of all brick and stone buildings exceeding three stories in height other than class "A", and run around the entire walls of the buildings, and must be lock-jointed and anchored at each angle.

## Bay Windows.

Section 83. All bay, oriel, or sash windows within the fire limits, and in brick buildings outside of fire limits, exceeding in height the measurements allowed for frame buildings, shall be either covered or constructed of fireproof material.

The openings for bay, oriel, or sash windows, in brick walls, shall have steel beams of proper strength to support the floors and loads; these beams must extend at least eight (8) inches into the walls at both sides of the openings.

Bay, oriel, or sash windows may project not more than three (3) feet into the street line, measured to the finish, and not more than three (3) feet from the face of the building; they must not be more than ten (10) feet wide, measured from end to end, and the finish of their soffits must be at least ten (10) feet above the sidewalk.

## Sky Lights.

Section 84. All skylights placed in brick buildings shall be made of metal and shall be glazed with three sixteenth ( $\frac{3}{16}$ ) inch glass. All skylights in buildings of classes "A", "B", and "C" shall have the sashes or frames thereof constructed of iron and glass and shall be self supporting.

Hawley, Albany, Oregon

## Appendages Within Fire Limits.

Section 85. Appendages within the fire limits in classes "B" and "C" buildings, such as sky lights, dormer windows, cornice, mouldings, eaves, parapets, balconies, bay windows, towers, spires, ventilators, erections on roofs and over elevators, turrets, lantern lights, if not wholly fireproof, shall be encased with fireproof materials, in which case the sheathing underneath must be covered with an approved fireproof paint; provided, however, that any of the said appendages that exceed the allowed limit of height of its class shall be wholly fireproof.

## Fireproof Shutters and Doors.

Section 86. Excepting the front openings of buildings fronting streets more than thirty (30) feet wide, or openings, which are not above and within thirty (30) feet of the roof of another building, or which are not within thirty (30) feet of any opposite of diagonally exposed building, all exterior windows or openings of every brick or stone building more than two (2) stories high, or above the twenty-five (25) feet above the curb level (except in buildings of class "B" used as <sup>store</sup> storehouses, mills, or manufactories, now or hereafter erected), shall have tin-clad doors or shutters, or in lieu thereof, wire glass not less than one-quarter (1/4) of an inch thick, hung with iron frames as herein provided, or self-coiling, rolling, corrugated steel shutters running in grooves and fitted with suitable appliances on the outside thereof for the convenience of firemen in raising; provided they are not locked, except in the first story, or, by permission of the City Engineer or committee on fire and water. Openings on the first story may be fitted with doors or shutters of iron.

Tin-clad doors or shutters shall be made as follows: Of two thicknesses of matched boards crossed at right angles, aggregating one and three quarters inches, nailed with clinched nails, and covered first with a thickness of one inch of sheet asbestos, then with ten by fourteen inch tin plate, with joints locked and hammered down over all nail heads on both faces and edges; all hinges, hangers, latches and appurtenances to be bolted through or into the brick wall and air space and lugs shall be built into the walls.

All doors, blinds, or shutters, shall be hung upon iron or frames independent of any woodwork; and when above the fire line shall be so arranged that they can be readily opened and closed from the outside.

Those on the first floor shall have the lugs so arranged as to admit of easy destruction by the Fire Department or Fire Patrol.

### Operating Rooms - Picture Shows.

Section 87. All operating rooms for picture shows shall be fire proofed with asbestos board or other material of like nature, and lined with galvanized iron. All operating rooms within the city limits shall be constructed in accordance with the under-written code.

### Fire On Streets - Permission To Kindle.

Section 88. No person shall kindle or use, or cause to be kindled or used, any fire upon a public street or highway, without first obtaining a written permit to do so signed by the Chief of the Fire Department; but this section shall not include fire in furnaces necessarily used in heating tar and pitch in the construction or repair of street improvements.

### Gun Powder and Dynamite - How Kept.

Section 89. No person shall keep for private use in any house in the City of Albany more than two pounds of gun-powder at any one time; and no person shall keep for sale or use in any store-room, house or warehouse, in the City of Albany, except in a fire-proof building created for that purpose, more than one hundred pounds of gun-powder at any one time; and such powder shall be kept in cans or kegs near the entrance of such house or place of business, convenient to access, in a secure tin or sheet iron box, plainly marked on the upper side in letters not less than six inches long "Powder"; and every person keeping powder for sale, or in quantities larger than five pounds, shall report to the chief engineer and the foreman of each fire company the exact locality where the same is kept, and he shall not move the same, except to sell, without the consent of the chief engineer. No person shall keep powder in larger quantities than one hundred pounds, or dynamite in any quantity, unless it is deposited in an iron covered box placed in some prominent place outside of a building, said box to have painted upon the front or top thereof in letters not less than six inches high the word "Powder," said box to be provided with handles so that it can be removed to place of safety in case of fire.

### False Alarm of Fire - Unlawful.

Section 90. It shall be unlawful for any person to give a false alarm of fire by means of the fire alarm boxes.

### Fire Apparatus To Have Right Of Way Going To Fires.

Section 91. All steam engines and other movable apparatus belonging to the Fire Department shall have the paramount right of way through all streets, lanes, alleys, places and courts of the City of Albany when running to a fire, and such apparatus,

together with all other vehicles contiguous thereto, excepting street cars, shall take and keep the right side of the street, unless the same be obstructed; and all street cars in the vicinity of any such apparatus going to a fire shall retard or accelerate their speed, as occasion may require, in order to give the apparatus of the Fire Department the unobstructed use of the street, in the time being.

Shavings, Hay, Straw, Letter Disposition Of.

Section 92. Every person making, using, or having the charge or control of shavings, hay, straw, sacks, bags, litter, or any other combustible waste or fragments within the fire limits shall at the close of each day, cause the same to be securely stored or disposed of so as to be safe from fire.

Doors To Public Buildings.

Section 93. All buildings used for public assemblies, in whole or in part, shall have the doors that are used for the ingress and egress of the public to the portions so used for such assemblies so constructed that they shall open outwardly or inwardly and outwardly, and in no case shall they be constructed so as to open inwardly only, or to slide. Such doors and the main halls or passage-ways leading thereto shall be no less than five feet wide, and such doors shall be so constructed as to open with ease and afford an easy exit. All such buildings and halls shall have all main aisles at least four feet wide. All exits to such buildings and halls shall be unobstructed and arranged to the approval of the chief engineer and the committee on fire and water. Any person, firm, corporation, or association of people owning or occupying such buildings or halls which do not conform to the provisions of this section shall be notified by the City Marshal, said notice to be served in writing on the owner or agent of the owner of said buildings or halls, or on the trustees of said association or corporation owning said buildings or halls, or on either of them, to cause said buildings or halls to be so altered or repaired that they will conform to this section within ten days from the service of said notice, and if such alterations or repairs are not made within ten days from the service of said notice, the City Marshal shall cause said buildings or halls to be closed to the public forthwith, and shall keep said buildings or halls closed until the same are altered or repaired so as to conform to the provisions of this section.

Fire Escapes.

Section 94. Every building over two stories in height, except dwellings within the city limits, shall be provided and equipped with at least one structural fire escape and all buildings

above four stories, except Class 'C'; Buildings at least two metallic fire escapes, to conform to the following requirements, to-wit:

(A.) On hotels or lodging houses three stories or more in height and all other buildings four stories or more in height there shall be a fireman's ladder constructed of iron or steel not less than eighteen inches in width, of substantial design placed on the outside of the building and extended from a point approximately level with the first floor above the street grade of any building upon which the same may be erected and extend from such a level to a point at least four feet above the eaves of any such building or higher if necessary to give access from said ladder to the roof of any such building.

There shall be a communication from balcony to balcony by means of inclined stairs, as well as <sup>a</sup>perpendicular ladders from the lowest balcony to the roof.

(B.) There shall be provided as a part of every fire escape a stand pipe of not less than three inch standard wrought iron black pipe or larger if required by the City Engineer or committee on fire and water, extending from a point not to exceed four feet above the street grade line, to a point convenient and accessible from the roof of any building upon which the same may be installed. Said stand pipe shall be provided, at a point conveniently accessible from every platform or run way fire escape, with at least one three inch all brass gate valve with two and one-half inch male hose connection threaded to accurately fit Albany Fire Department hose couplings and provided with cap and chain. At the top of said stand pipe there shall also be provided an all brass three inch gate valve with two and one-half inch male hose connection threaded to accurately fit Albany Fire Department hose couplings and provided with cap and chain. At the bottom of said stand pipe there shall be provided a two-way diameter inlet for three inch pipe connection and fitted with proper check valve and two and one-half inch female hose connection to accurately fit Albany Fire Department hose couplings. One diameter inlet shall be located at a point approximately four feet above the sidewalk level.

On all buildings over four stories in height the City Engineer or Committee on fire and water is authorized and required to specify a larger size of stand pipe and a diameter inlet having more than two openings. All valves and fittings on all stand pipes required by this ordinance shall be made up with screw fittings to withstand a water pressure of 125 pounds without

leakage.

(c) At each floor level there shall be constructed as a part of such boiler and in case, a platform of iron or steel not less than three feet wide or less than six or larger as required by the City Engineer or committee on fire and water, and between each platform there shall be constructed and provided a stairway of iron or steel, the steps upon which shall not be less than twenty inches long with a four inch tread and sufficiently high to make a rigid and firm step. Each stairway shall be solid with two or three substantial iron railings at least three feet high and around the outside of each platform and around openings in each platform there shall be constructed a substantial iron railing securely made up as a part of said fire escape, and of ample strength to withstand any reasonable strain likely to be imposed upon the same in the event of a fire, and the said fire escape shall be anchored at each platform line by means of a suitable number of anchor bolts or anchor rods extending through the building walls upon which the same may be erected.

Placing of Building Material; Enclosure and Shed Coverings For The Protection of Pedestrians.

Section 95. When any person shall be about to erect, or repair any houses in this city, it shall be lawful for such person to place in the street in front of the lot on which such building is to be erected, or repaired, any iron, wood, mortar, brick, lumber or other materials necessary to be used in the erection or repair aforesaid; provided, that the same shall not occupy more than twelve (12) feet of the width of the street between the sidewalks, which said twelve (12) feet of the width of such street shall be on the side next to such house about to be erected, or repaired; and provided also, that neither any sidewalk, nor the waterway in any gutter shall be impeded or obstructed thereby.

Whenever buildings shall be erected or increased in fire limits to over thirty-five in height upon or along any street, the owner, builder, or contractor constructing or repairing such building shall have erected and maintained during such construction and repair a shed which shall extend outward sidewalk from building line to the curb, which shed must be properly, strongly, and tightly constructed, so as to protect pedestrians and others using such streets. Such shed shall be erected as soon as the first story walls or such building shall have been erected. When the roof of any buildings are carried up two stories or more above the roof of adjoining buildings, proper means shall be provided and used for the protection of the walls and roofs of such adjoining buildings. The protection over such roofs shall be of stout wire netting, not over three-fourths inch mesh.



properly secured on stout timbers. All such sheds and enclosures shall be subject to the inspection of the City Engineer or committee on fire and water.

Should said adjoining owners, tenants or lessees refuse to grant permission to have such roofs and sky lights so protected, such refusal shall relieve the owner of the building in course of construction from any responsibility for damage done to the person or property on or within the premises affected.

Temporary Walks.

Section 96. Whenever it becomes necessary in the course of construction of any building, to obstruct or close the sidewalk to the public, there shall be constructed around such obstruction a temporary boardwalk at least three (3) feet in width.

Mortar Boxes.

Section 97. Mortar of any kind may be mixed on such portion of the street, allotted for building purposes, and it shall be mixed in a box so constructed that there will be no leakage.

Public Garages.

Section 98. No person shall hereafter construct lease or occupy a building as a public garage unless the same be a fire proof building. This does not apply to buildings now in use as public garages until present leases expire. There shall at all times be maintained in every such building used for the aforesaid purpose one (1) chemical fire extinguisher of not less than three (3) gallons capacity where the floor space is less than one thousand (1000) square feet, and one (1) additional chemical fire extinguisher for every additional one thousand (1000) square feet of floor space used for such purpose. No part of any building which is used as a hotel, apartment house, rooming house or lodging house shall be used as a public garage.

Garage Regulations:

(a) No smoking shall be allowed inside any rooms used as a public garage. A notice in large letters, "No Smoking," shall be displayed in a conspicuous place and manner outside first and at all entrances to the garage.

(b) Sand shall be kept in iron buckets in all garages. Every public garage of one thousand (1000) square feet of area or less shall also have on hand at all times at least one (1) barrel of clean sand, and one (1) additional barrel for every two thousand (2000) additional feet of area, placed in different parts of the main floor and repair shop; each barrel to contain an iron scoop.

so as to throw sand on a gasoline or oil fire, also for absorbing waste oils that may fall upon the floor, such sand when saturated shall be removed from the building. The use of sawdust for absorbing oils in any garage is strictly prohibited.

(c) Oil waste and rubbish of any kind must be kept at all times in metal receptacles fitted with tight covers.

(d) No gasoline shall be put into or taken out of any auto mobile when there is an open light. All lamps on the auto mobile must be extinguished when lighting.

(e) No light of any kind other than electricity shall be used for illuminating purposes in any automobile garage.

(f) No gasoline shall be used for motive power to supply any engine or machinery of any kind or used or run by an automobile garage.

(g) No stove, forge, torch or other furnace, flame or fire shall be allowed within any room occupied as a public garage.

(h) All electric motors not actually a part of an automobile shall be located at least four (4) feet above the floor.

(i) All repair shops shall be kept clean and free from oil waste or rags; all such rags and waste shall be kept in metal cans or receptacles covered with tight fitting covers.

(j) No oils, gasoline or other inflammable material shall be allowed to be stored or kept in any lockers.

(k) All lockers in automobile garages shall be so constructed as to permit of ready inspection.

Power of City Engineer Or Committee On Fire And Water To Stop Construction

Section 99. The City Engineer or committee on fire and water shall have power to stop the construction of any building or the making of any alteration or repairs to any building where the same is done in a reckless or careless manner, or in violation of any of the provisions of this ordinance, and to order in writing or orally by any and all means in any way or manner whatever engaged in the constructing, altering or repairing any such building, any person or persons so ordered shall immediately comply therewith.

City Engineer's Or Committee On Fire And Water's Right To Enter Buildings

Section 100. The City Engineer or committee on fire and water, so far as may be necessary for the performance of his or their duties, shall have the right to enter any new or unoccupied building, or any building alleged to be unsafe or a menace to life and limb, upon showing their or his badge of office.

Removal of Dangerous Walls, Buildings, Chimneys, Etc., and Unoccupied Buildings to Board of Council

Section 101. Whenever in the judgment of the City Engineer or the committee on fire and water, any building or structure or any part thereof, or any appurtenances or fixtures thereto, or any wall, chimney, smokestack, stove, oven, furnace, or thing connected with such building or premises, shall from any cause whatever be in a situation to be dangerous to persons or property, or when any wooden building within the fire limits shall, in the judgment of the City Engineer or committee on fire and water, be damaged by fire or decay to the extent of sixty percent of its actual value, to be estimated above the line of sidewalk in front of said building, the City Engineer or Committee on fire and water, shall immediately give notice in writing to the owner or owners of such premises, or to his, her, or their agent, or to the person having control thereof, if the owner cannot be found, to remove the same forthwith; and the persons receiving such notice shall within five days after receiving the same comply with the requirements thereof. In the event of a dispute as to the amount of damage caused by the fire between the owner and said City Engineer or committee on fire and water said dispute shall be determined by arbitration of competent mechanics, the owner to select one arbitrator, said City Engineer or committee on fire and water, the other, and in case the arbitrators so chosen cannot agree, they shall select a third, and the decision of the majority shall be final and conclusive. All expenses of the arbitration to be paid by the owner. Whenever any unoccupied building or buildings are not properly secured or inclosed the City Engineer or committee on fire and water shall immediately visit the premises and notify the owner or owners, agent or agents, or the person having control of the same, of the condition of such unoccupied building or buildings, and to have it or them within twenty-four hours properly secured so as to prevent evilly disposed persons from gaining access thereto.

Enforcement.

Section 102. The chief of police, the chief of the Fire Department, the Mayor, and the City Engineer or committee on fire and water are directed to see that the provisions of this ordinance are enforced, and to that end are empowered, whenever any complaint shall be made to them or either of them, of the violation of any of the provisions of this ordinance and they or either of them have reasonable grounds to believe that any of the provisions of this ordinance are being violated by any person to enter any premises or place, or go into any building about which complaint is made, or upon or in which they or either of them have reasonable grounds to believe that any of the provisions of this ordinance are being violated.

Penalty.

Section 103. Any person, firm, company or corporation that violates, disobeys, omits, neglects or refuses to comply with, or that resists or opposes the execution of, or violates any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding one hundred dollars (\$100.00) or by imprisonment for not more than twenty (20) days or by both such fine and imprisonment and every such person, firm, company, or corporation shall be deemed guilty of a separate offense for every ten (10) days such violation, disobedience, neglect or refusal shall continue and shall be subject to the penalty of this section for each and every such separate offense, and any builder or contractor who shall construct any building in violation of any of the provisions of this ordinance, and any architect having charge of such building who shall permit it to be so constructed shall be liable to the penalties provided and imposed by this section.

Section 104. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 105. Whereas existing conditions are such that this ordinance is necessary for the immediate preservation of the public peace, health and safety, an emergency exists and an emergency is hereby declared to exist and this ordinance shall take effect and be in full force from and after its approval by the Mayor.

Passed the council April 28<sup>th</sup> 1913

Approved April 28<sup>th</sup> 1913

Attest:

F. P. Van Tassel  
Recorder of the City of Albany.

O. W. Gieseler  
Mayor.

**CITY RECORDER'S CERTIFICATE**

STATE OF OREGON. }  
COUNTY OF LINN. } ss.

I, F. E. Van Tassel, Recorder of the City of Albany, in Linn County, and State of Oregon, do hereby certify that the foregoing and annexed copy of.....

*Ordinance No. 633*

has been by me carefully compared with the original *Ordinance Bill No. 698* now on file in my office, and that it is a true and correct copy of all and the whole of said *Ordinance Bill No. 698*, as passed by the Council of the City of Albany, Oregon, *April 28<sup>th</sup> 1913*.

Witness, my hand and official signature and the seal of the City of Albany, this

*29<sup>th</sup>* day of *April* 191*3*

*F. E. Van Tassel*

Recorder of the City of Albany.