

**BUILDING CODE; A COMPILATION OF
BUILDING REGULATIONS COVERING
EVERY PHASE OF MUNICIPAL BUILDING
ACTIVITY WITH SPECIAL EMPHASIS ON
FIRE PREVENTIVE FEATURES**

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Building Code; A Compilation of Building Regulations Covering Every Phase of Municipal Building Activity with Special Emphasis on Fire Preventive Features by F. W. Fitzpatrick

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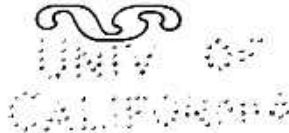
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EVERY PHASE OF MUNICIPAL BUILDING ACTIVITY
WITH SPECIAL EMPHASIS ON FIRE
PREVENTIVE FEATURES

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CHICAGO
AMERICAN SCHOOL OF CORRESPONDENCE
1913

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INTRODUCTION

"FIRE PREVENTION" is a better watchword than "Fire Protection" and a rapidly increasing number of people are beginning to realize it. Town and city councils find that it is better to have buildings in their midst which will not readily catch fire rather than to maintain an expensive fire department to protect fire traps and allow new fire traps to be built in congested localities.

¶ Strange as it may seem, it took years of strenuous effort on the part of the believers in this principle of fire prevention before the movement could gain sufficient headway to become a potential force in the constructive activity of this country. In the end the owner, the architect, and the contractor have had to be compelled by proper municipal legislation to build according to fire prevention specifications before much progress could be made.

¶ The effect of this restrictive legislation is shown in its most complete form in Europe, where the broader area of the congested districts and the scarcity of lumber have forced the problem to its natural solution much earlier than in this country. The wonderfully effective "neighboring risk" idea, by which each owner is made liable for damage to his neighbor's property through fires due to his own carelessness or to the neglect of proper preventive methods, has also helped to stimulate the rapid adoption of the prevention measures, resulting in fire losses per capita in different parts of Europe which are from six to twenty times lower than the figure for this country, and this, too, in the face of a much denser population.

¶ This building code is based upon the best ideas of all the codes heretofore published as well as upon the personal views of the

INTRODUCTION

author, gleaned from a wide experience and a thorough acquaintance with municipal regulations, particularly along fire prevention lines. If in any way the book stimulates the adoption of better municipal regulations and at the same time elevates the standard of building construction from a prevention standpoint, its publication will be amply justified.

City of
California

AN ORDINANCE

ENTITLED

"THE BUILDING CODE OF THE CITY OF _____"

CHAPTER I

ADMINISTRATION AND SUPERVISION

- SECTION 1. The name and title of this ordinance shall be "THE BUILDING CODE," and it shall be known and cited as such.
- SEC. 2. The Building Code is hereby declared to be a remedial ordinance and shall be liberally construed, so as to secure the beneficial interests and purposes intended, and shall apply to all parts of the City of _____, hereafter referred to as the "City."
- SEC. 3. The object and scope of this ordinance are the governing and regulating of the construction and erection, remodeling, alteration, repairing, moving and removal, and securing of buildings of any description in the City, and providing for the safety of all present and future buildings, and the safe use of them, and providing for all other matters pertaining to buildings and building operations in said City.
- SEC. 4. It shall be unlawful and subject to the penalties hereinafter provided for any person, persons, firm, or corporation to construct, erect, repair, alter, add to, move or remove any building or portion thereof, or to carry on any building operations in the City, except in compliance with the terms and provisions of this Code.
- SEC. 5. The Building Department shall consist of a Building Commissioner, Board of Advisors, and such Deputies, Engineers, Clerks, and plan and field Inspectors as may be required to properly carry on the work of the Department.
- ¶The Building Commissioner shall be appointed by the Mayor to serve during the latter's administration or during good behavior. He must be a citizen in good standing; an architect, engineer, or master builder of at least ten years' experience as such, and his name must be submitted by

the Mayor of the Council and approved by a majority vote before he can assume the office. His salary shall be fixed by the Council.

¶The Board of Advisors shall consist of the Building Commissioner and the chairman of the Council Building Committee *ex officio*, and one architect, one civil engineer, one sanitary engineer, one master builder, one lawyer, and one merchant. These latter six shall be appointed by the Mayor from among the names of three eligibles that shall be presented by each of the local chapters of the national or, in the absence of national, then the local societies of architects, of engineers, of sanitarians, of medicine, and by the Board of Trade, or the Chamber of Commerce or Commercial Club.

¶The Building Commissioner shall preside at all Board meetings or, in his absence, one of the members present shall be elected *pro tem*. The six lay members shall serve during the pleasure of the Mayor.

¶The Board shall assemble upon the call of the Building Commissioner.

¶The six lay members shall receive a *per diem* compensation fixed by the Council which shall also fix the limit of that compensation during any calendar year.

¶The Deputies and the Inspectors and the other employes of the Department shall be appointed by the Building Department from eligibles presented by the Civil Service and approved by the Mayor. These employes shall be continued in office under the rules of the Civil Service, and their duties and authority will be as prescribed and directed by the Commissioner of Buildings, hereafter called the "Commissioner."

¶The Commissioner's duties will be the administration of the Department and the enforcing of this Code.

¶If situations arise where the Code rulings are doubtful, or in the event of new construction not herein provided for being proposed, or in disputes between the Commissioner and citizens as to the interpretation of this Code, the Commissioner shall convene the Board and submit the matter to it. In all major matters not specifically provided for in this Code the Commissioner may only act with the approval of the Board. Five members present will constitute a quorum.

¶All appointments and discretionary functions, the preparation of amendments to this Code for presentation to Council, and all such matters will be attended to by the "Department," meaning the Commissioner and the Advisory Board, while the mere routine and administration will be done by the "Department," meaning, in such cases, the Commissioner and his duly authorized Deputies and Inspectors.

¶The Board of Advisors shall convene at least six times a year.