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STATE OF NEW JERSEY

DEPARTMENT OF CONSERVATION AND ECONOMIC DEVELOPMENT
Division of Planning and Development
Bureau of Planning and Commerce

STANDARD BUILDING CODE

OF

NEW JERSEY

974.90
B 923
1954

Prepared pursuant to
Laws of 1946, Chapter 120

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General Provisions and Definitions

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INTRODUCTION

Legislation enacted sometime ago provides that the Department of Conservation and Economic Development shall prepare a code to be known as the STANDARD BUILDING CODE OF NEW JERSEY. A task of monumental proportions, it has taken a number of years to produce the code material. That it was possible to accomplish even this work can only be attributed to the time and effort extended by private individuals and organizational representatives. These public-spirited citizens have served voluntarily on committees organized for this purpose.

The Standard Building Code is being formulated in six parts:

PART A - General Provisions and Definitions.
B - Structural, Fire, and General Safety Requirements.
C - Elevators, Motor Stairways, and Conveyor Equipment.
D - Air Conditioning, Mechanical Ventilation and Refrigeration.
E - Plumbing, Drainage, and Gas Piping.
F - Electrical Equipment and Wiring.

This document is concerned with Parts A and B of the code and includes General Provisions and Definitions, and the Structural, Fire, and General Safety Requirements. The documentary material is composed of a Code and a component Manual. This modern innovation has been approved by the State Standard Building Code Committee. The contemporary procedure has the approbation of many leading professionals interested in the practical utilization of a uniform code, with flexible specification standards. A comprehensive index has been appended to the Code and Manual.

In principle, the Code has been devised to embrace administrative provisions, articles of enforcement, and criteria of required performance. The method of presentation in this form assures a basic, unchanging legal document as a code that will not readily become obsolete. The Manual presents standards of design and construction provisions currently considered reasonable and adequate. It is assembled to readily permit modifications, revisions, and alterations in a manner that will meet contemporary construction demands and best serve the public interests. The distinction is more fully outlined in the forewords to each of these documents.

Generally, the format of the New Jersey Code and Manual follows accepted standards or practices and the technical contents of the Basic Building Code prepared by the Building Officials Conference of America, Inc. Due credit and recognition is given to that organization for permission to use its material.

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The Department of Labor and Industry cooperated extensively with the Department of Conservation and Economic Development. Special thanks are extended to C. George Krueger, Deputy Director of the Labor Division of the Department of Labor and Industry, for valuable assistance in preparing voluminous technical material. The late William T. Vanderlipp, Director, Division of Planning and Development, gave impetus to the early compilation of documentary material, and was assisted by James J. Kane. Geo. E. Strehan, consultant, deserves special mention for valuable and extensive contributions beyond the requirements of his engagement.

It will be noted that this presentation does not include Plumbing, Electrical, and Mechanical portions of the Code. Several committees have been organized and have produced drafts in these categories, and such codes are being refined for adoption in the future.

The purpose in promulgating a State Standard Building Code is to strive for uniform administration and construction standards throughout the State. Recognizing the existence of divergent viewpoints, it is hoped that through harmonious cooperation this uniform code will be adopted. Municipalities may adopt it by reference under the voluntary provisions of existing legislation.

Charles R. Erdman, Jr.

Charles R. Erdman, Jr.
Commissioner

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FOREWORD

The requirements of this Standard Building Code apply to all buildings and other structures constructed within the jurisdiction of municipalities, counties, and agencies of the State where the Code has been legally adopted.

The requirements of this Code shall also apply to all institutional, educational, industrial or other structures, the construction of which is regulated directly or indirectly by the statutes of the State of New Jersey.

The regulations of this Code are expressed, wherever possible, in terms of required performance of the structure and of the materials of which it is constructed; to the end that the structure will be capable of performing the function for which it is built without endangering the public safety and health.

The criteria, by which conformity with its requirements shall be established or tested, are stated in the "Manual." The Manual supplements the Code by presenting those standards of design and construction practice which are currently considered acceptable for that purpose. It also provides the elasticity necessary to keep the Code abreast of new developments in the art of building construction.

The Building Code in this form makes it possible to set down basic, unchanging structural and other physical requirements and limitations in the Code proper. This law establishes the authority, the scope, and extent of the regulations and refers to the Manual for the instruments which may be used to accomplish a building or other structure satisfying those requirements. The Code requirements, being objective and fundamental, do not change. The instruments, however, do change with advancement in knowledge, skill, equipment and science. Therefore, the Manual, not having the rigidity of the basic law, can be adjusted from time to time to meet these changes without going through the cumbersome procedures involved in law revision. This can be accomplished through the functioning of the State Board of Standards, a body to be legally established, whose responsibility will be to maintain the Code and Manual in up-to-date condition and act as consultant to those municipalities and agencies that adopt the Code.

The Code will be administered by the local Building Official or other enforcing Officer or State Agency established by law.

No regulation of zoning is presented in this Code as such matters are properly the prerogative of the local municipality, and as such should be established by enactment of proper local zoning ordinances.

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STANDARD BUILDING CODE OF NEW JERSEY

Part A - General Provisions and Definitions.
B - Structural, Fire, and General Safety Requirements.
C - Elevators, Motor Stairways, and Conveyor Equipment.
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This document embraces those parts adopted; namely, Parts A & B.

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December 23, 1953

(Adopted Pursuant to Laws of 1946, Chapter 120)

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STANDARD BUILDING CODE OF NEW JERSEY

PART A

GENERAL PROVISIONS AND DEFINITIONS

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PART A

GENERAL PROVISIONS

SEC. A-100 GENERAL PROVISIONS

SEC. A-101.0 TITLE. These regulations shall be known as the Standard Building Code of New Jersey and when adopted by any municipality, county, or other governmental area, they may be cited as the Building Code of (Name of municipality, county, or other governmental area); and they are hereafter referred to as this code.

SEC. A-102.0 PURPOSE. This code shall control all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures and their service equipment as herein defined and shall apply to existing or proposed buildings and structures in the (Name of Municipality or applicable governmental area); except as such matters are otherwise provided for in the local municipal charter, or other ordinances or statutes of the municipality, county or state or in the rules and regulations authorized for promulgation by this code.

SEC. A-103.0 SCOPE. The provisions of this code shall apply to all buildings and structures and their appurtenant constructions including vaults, area and street projections and accessory additions, and shall apply with equal force to municipal, county, state and private buildings including buildings or structures that are specifically provided for by the following statutes and as further cited in the manual, but not limited thereto:

SUBJECT	NEW JERSEY REVISED STATUTES
1. CONSTRUCTION SAFETY	34:3-1 to 34:3-23; 34:5-1 to 34:5-165
2. DAMS	58:4-1 to 58:4-5
3. ELEVATORS	34:4-1 to 34:4-9; 34:6-24 to 34:6-46
4. EXPLOSIVES	21:1A-1 to 21:1A-127; 21:2-8 to 21:2-12
5. FACTORIES AND MINES	34:1-1 to 34:1-70; 34:4-1 to 34:4-9; 34:6-1 to 34:6-143
6. FOOD ESTABLISHMENTS	24:10-15; 24:10-16; 24:15-1 to 24:15-3; 24:15-7 to 24:15-9
7. HOSPITALS	30:9-2
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11. MERCANTILE ESTABLISHMENTS	34:2-31 to 34:2-33
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14. SCHOOL BUILDINGS	18:11-3; 18:11-5 to 18:11-12
15. TENEMENTS AND PUBLIC HOUSING	Title 55, Subtitles 1 and 2
16. WATERFRONT AND HARBOR FACILITES	12:5-1 to 12:5-9

SEC. A-104.0 COORDINATION OF AGENCIES. The health, labor, police, and all other administrative agencies of the municipality, county or state, in which authority is vested to approve plans for and inspect buildings and structures shall cooperate with each other in the enforcement of the requirements of this code. They shall each and every one notify the proper enforcing official of any violations of this code, of the fire prevention laws, the health rules, or any other pertinent regulations governing the maintenance of safe conditions of use and occupancy of buildings and structures.

SEC. A-105.0 COMPLIANCE. No building or structure shall be constructed, extended, repaired, removed or altered as herein provided, nor shall any elevator, motor stairway, mechanical equipment, refrigeration, air conditioning or ventilation apparatus, plumbing, gas piping, electrical wiring or equipment, heating system or any other equipment be installed, extended, altered or repaired in violation of the provisions of this code and the approved rules, and approval therefor has been issued by the proper enforcing official; except where specific exemptions are indicated in the appropriate parts of this code.

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SEC. A-105.1 RIGHT OF ENTRY. The enforcing official or his authorized representative when in the discharge of his official duties, upon presentation of his credentials, shall have authority to enter any building or structure, or upon any premises in the area of his jurisdiction to investigate and examine into conditions with respect to compliance thereof with this code, and to enforce the provisions of this code and the approved rules and regulations adopted thereunder.

SEC. A-106.0 MAINTENANCE. All buildings and structures and all parts thereof, both existing and new, shall be maintained in a safe and sanitary condition. All service equipment, devices and safeguards which are required in a building by this code, or which were required by a previous statute or ordinance in a building when erected, altered or repaired, shall be maintained in good working order and a safe and sanitary condition.

SEC. A-106.1 OWNER'S RESPONSIBILITY. The owner or his designated agent shall be responsible for the safe and sanitary maintenance of the building or structure at all times.

SEC. A-107.0 VIOLATIONS. Notice of Violation: The enforcing official shall serve a written notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, use or occupancy of a building or structure or appurtenances or equipment thereof in violation of the provisions or adopted rules and regulations of this code; or in violation of an approved plan, specification or written detailed statement; or in violation of a permit or certificate issued under the provisions of this code; and such notice shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

SEC. A-107.1 STOP WORK ORDER. Notice to Owner: Upon written notice from the enforcing official that work on or in any building or structure is being prosecuted contrary to the provisions of this code or in an unsafe or dangerous manner, according to his information or belief, such work shall be immediately stopped. The stop work order shall be in writing and shall be served either upon (1) the owner of the property involved, or (2) the owner's agent, or (3) the person doing the work. The notice shall state the conditions that must be complied with in order for the stop-work order to be cancelled and the work to be resumed.

SEC. A-107.2 POSTING OF NOTICE. A copy of the notice directing attention to the stop-work order in a readily legible manner shall be conspicuously posted on the premises.

SEC A-107.3 UNLAWFUL CONTINUANCE. Any person who after service of stop-work order shall continue or cause to have continued any work in or about the building, except such work as he is directed to perform by the enforcing official to remove a violation or unsafe condition shall be liable to a fine of not less than fifty dollars or more than two hundred dollars or not more than thirty days in jail, or both.

SEC. A-107.4 PENALTIES. Any person who shall violate any provision of this code or the approved rules and regulations, or shall fail to comply with any of the requirements thereof, or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or specification, or both, or the directive of the enforcing official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred dollars or by imprisonment for a period not exceeding one year, or both. The violation of any one provision and each day that a violation continues shall be deemed to constitute a separate offense.

SEC. A-107.5 ABATEMENT OF VIOLATION. The imposition of the penalties herein prescribed shall not preclude the appropriate legal officer from instituting action to prevent unlawful construction or to restrain, correct, or abate a violation, or to prevent illegal occupancy of a building, structure, or premises, or to stop an illegal act, conduct, business or use of a building or structure in or about any premises, as provided by statute, law or ordinance.

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SEC. A-108.0 CONFLICTING LAWS. Nothing in this code shall be construed to mullify the provisions of the zoning law or any other law or ordinance regulating the location, use, type of construction, yards, courts or other open spaces required for light and ventilation; but where the structural, fire and sanitary requirements of this code are more restrictive, its provisions shall control the erection or alteration of buildings in respect to construction, location, use, permissible area and height.

SEC. A-109.0 CONFLICTING PROVISIONS. If in any specific case there is an apparent difference in the materials, methods of construction or other requirements specified in different sections of this code, or between requirements of this code and of any other applicable law or ordinance, the more restrictive requirement shall govern.

SEC. A-110.0 CODE REMEDIAL. This code shall be construed and interpreted in a manner that will secure its expressed intent and insure public safety, health and welfare insofar as they are affected by building design and construction, through structural strength, adequate egress facilities, sanitary equipment, light and ventilation, and fire safety; suitable electrical equipment and wiring; adequate mechanical equipment; and in general to provide for safety to life and property from all hazards incident to the design, erection, repair, removal, demolition or use and occupancy of buildings, structures or premises.

SEC. A-111.0 MATTERS NOT PROVIDED FOR. Any requirement essential for structural, fire or sanitary safety of an existing or proposed building or structure, or essential for the safety of the occupants thereof and which is not specifically covered by this code, shall be determined by the enforcing official. Appeal from any such determination may be made by the owner or his agent to the Board of Appeals of the municipality or to the State Board of Standards as hereinafter provided and the determination of the latter Board shall be final.

SEC. A-112.0 RULES AND REGULATIONS. As may be necessary in the interest of public safety, health and general welfare, the enforcing official shall have power to adopt and promulgate rules and regulations to interpret and implement the provisions of this code and for the purpose of further securing the intent thereof; provided that the scope and purpose of such rules and regulations shall be limited to the meaning and intent of the relevant provision to be modified; and provided further that such rule and regulation shall have neither the purpose or effect, or both, of waiving or modifying working stresses or waiving practices involving public safety and health as prescribed in the approved standards of accepted engineering practice or the rules of the State Board of Standards.

SEC. A-112.1 EFFECT AND AMENDMENT. Rules and regulations that have been adopted in accordance with the procedure established herein shall have the same force and effect as the provisions of the code; but such rules and regulations may be amended, modified or repealed at any time by the same procedure prescribed herein for adoption.

SEC. A-112.2 EFFECTIVE DATE. No rule or regulation shall become effective until notice of intention to adopt such rule or regulation shall become published in a newspaper with general circulation in the municipality, and only after a public hearing shall have been held on such rule or regulation or such rule or regulation has been adopted and promulgated by the State Board of Standards. Publication of notice of intention to adopt shall be made four weeks before the date set for the public hearing and shall contain copies of the rules and regulations proposed for adoption at such hearing.

SEC. A-113.0 MODIFICATIONS VARIATIONS. When practical difficulties are encountered in complying with any provision or approved rule and regulation of this code, the enforcing official of a state, county or municipal agency may vary or modify such provision upon written request of the owner of the building involved or his authorized representative giving full particulars, and provided further that the spirit and intent of this code and other applicable laws shall be observed and the public safety, health and general welfare be reasonably protected.

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SEC. A-113.1 WRITTEN MODIFICATION. The decision of the enforcing official shall be in writing and shall be officially recorded in the permanent records of the agency of government having jurisdiction.

SEC. A-114.0 NEW MATERIALS AND ALTERNATE METHODS. All new materials, systems, or methods of construction not provided for in this code and any material or system of questioned ability or suitability, proposed for use in the construction and service equipment of a building or other structure shall be submitted to the State Board of Standards for approval under the procedures and requirements established by the said Board.

SEC. A-114.1 BASIS OF ACCEPTABILITY. Acceptability of a material, system, method, device or equipment for the use proposed shall be determined on the basis of its ability to perform the specified or necessary functions without exceeding the performance criteria or other limitations set down in this code for public safety and health.

SEC. A-114.2 DETERMINATION OF SUITABILITY. Suitability of a material, system, or method shall be established through tests or analysis according to generally accepted standards of engineering procedure.

SEC. A-114.3 ACCEPTED ENGINEERING PRACTICE. When test methods or performance criteria are not prescribed in this code or in the rules adopted thereunder, compliance with recognized authoritative standards or test procedures as cited in the Manual shall be deemed to meet the requirements of this code in respect to the material, equipment, system or method of construction therein specified.

SEC. A-114.4 NOTIFICATION. Action upon an application for material approval shall be diligently prosecuted and in all cases of rejection, the applicant shall be informed promptly in writing as to the basis or reason for such rejection.

SEC. A-115.0 STATE BOARD OF STANDARDS. There is hereby established in the Department of Conservation and Economic Development a State Board of Standards. The Board shall consist of ten (10) members, appointed by the Commissioner of the Department for a term of one year. The members of the Board shall serve without compensation but shall be reimbursed for necessary expenses incurred in the performance of their duties from appropriations available to the Department of Conservation and Economic Development.

SEC. A-115.1 CONSTITUTION OF BOARD OF STANDARDS. At least one member of the board shall be a registered architect and one a professional engineer, each of whom shall be duly licensed to practice his respective profession in the State of New Jersey; one member shall be a municipal building official, one a representative of the Department of Labor and Industry, one a representative of the State Department of Health, and one a representative of a building trades union. There shall also be appointed one building contractor, one home builder, one master plumber and one electrical contractor, each of whom shall have had at least ten years' experience in a supervisory position in his respective business or technical work.

SEC. A-115.2 OFFICERS OF BOARD OF STANDARDS

SEC. A-115.2a CHAIRMAN. The Commissioner of the Department shall designate one of the members of the board as chairman thereof. The chairman so designated shall serve as such at the pleasure of the Commissioner and until his successor has been designated. The chairman of the board shall be its presiding officer.

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SEC. A-115.2b VICE CHAIRMAN AND SECRETARY. The members of the board shall elect from their number a vice chairman and a secretary. The vice chairman and secretary so elected shall serve as such at the pleasure of the board and until their successors have been elected.

SEC. A-115.3 PROCEDURE AND ACTION OF THE BOARD. The board shall meet upon call of the chairman. Seven members of the board shall constitute a quorum and a vote of the majority of the members present shall be necessary for any action taken by the board.

SEC. A-115.3a PUBLIC HEARINGS. All hearings shall be public and the official of the municipality and any person whose interests are affected by the matter under consideration shall be notified and given an opportunity to be present.

SEC. A-115.3b RESOLUTION OF THE BOARD. Every action of the board shall be by resolution and certified copies shall be furnished to the building official and to the persons immediately interested in the matter at issue.

SEC. A-115.4 POWERS OF THE BOARD. Subject to the approval of the Commissioner of the Department, the board is hereby authorized to:

a. Interpret any provision of this code to secure its intent and purposes;

b. Formulate, propose, adopt, modify or repeal such rules and regulations as it may deem necessary to effectuate the purposes of this code;

c. Amend, modify, or repeal any portion of this code;

d. Investigate and prescribe tests or accept authoritative tests and establish standards to determine the strength and quality of structural materials and the efficiency and safety of appliances and devices and methods of construction; and

e. Approve the use of structural materials, appliances, devices and methods of construction found to be efficient and safe.

SEC. A-115.5 APPLICATION FOR ACTION OF THE BOARD. Any municipality, local building department, local municipal official, state agency or other officer charged with the enforcement or administration of this code, or any owner, builder or other interested party may make written application to the board for an interpretation, amendment, modification, repeal, appeal from a ruling of the enforcing official, test or use of material in accordance with the aforesaid powers of the board and the Department of Conservation and Economic Development.

SEC. A-115.6 EFFECTIVE DATE. With respect to every rule or regulation of modification, amendment or repeal of a rule or regulation adopted by it, the board, with the approval of the Commissioner, shall state the date upon which the same shall take effect, which shall not be less than ninety days after the filing thereof with the Secretary of State.

SEC. A-116.0 MUNICIPAL BOARD OF APPEALS. Every municipality may establish a Board of Appeals which shall have the power to hear and decide appeals from any act of the enforcing official, and to reverse, modify or affirm the ruling of the enforcing official. The owner of a building or structure or any other citizen of the community affected thereby may appeal from a decision of the enforcing official to the Board of Appeals when it is deemed that the true intent of this code or the rules adopted thereunder have been incorrectly interpreted or the provisions of this code do not apply.

SEC. A-116.1 CONSTITUTION OF BOARD OF APPEALS. The Board of Appeals shall consist of five (5) members appointed by the appointing authority of the municipality. One member of the board shall be a registered architect, and one a professional engineer, each of whom shall be duly licensed to practice his respective profession in the State of New Jersey; one shall be a general building contractor with at least ten (10) years' experience; one shall be a representative of the public residing in the municipality, and one member shall be a municipal official.

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SEC. A-116.1a TERMS OF OFFICE. One member shall be appointed for five (5) years, one for four (4) years, one for three (3) years, one for two (2) years, and one to serve one (1) year; each new member thereafter to serve for five (5) years or until his successor has been appointed.

SEC. A-116.1b COMPENSATION OF MEMBERS. Compensation of appointed members shall be determined by the proper authority of the municipality.

SEC. A-116.1c EXEMPTION OF MEMBERS. No member of the board shall vote on any question in which he has a personal interest, as a contractor, materials dealer, or in the preparation of the plans or specifications.

SEC. A-116.2 OFFICERS OF THE BOARD. The board shall select one of its members to serve as chairman and the building official shall assign a clerk from the Department of Buildings to serve as secretary, who shall keep a detailed record of all proceedings on file in the department.

SEC. A-116.3 PROCEDURE AND ACTION OF THE BOARD. The board shall meet upon notice of the chairman within ten (10) days of the filing of an appeal or at stated periodic meetings if warranted by the volume of the work.

SEC. A-116.3a PUBLIC HEARINGS. All hearings shall be public and the appellant or his representative, the enforcing official and any other person whose interest may be affected by the matter on appeal shall be notified and given an opportunity to attend.

SEC. A-116.3b RESOLUTION OF THE BOARD. Every action of the board shall be by resolution and shall affirm, modify or reverse the decision of the enforcing official by a concurring vote of three (3) members.

SEC. A-116.4 DETERMINING VOTE. Failure to receive three (3) concurring votes shall be deemed a confirmation of the decision of the enforcing official, except that the appellant may request a further hearing before a full board if there were not five (5) qualified members present when the vote was taken.

SEC. A-116.5 ENFORCEMENT OF THE DECISION. The enforcing official may institute immediate action in accordance with the decision of the board unless notified of intent to appeal the decision to the State Board of Standards.

SEC. A-116.6 REVIEW BY THE STATE BOARD OF STANDARDS. Any person aggrieved by a decision of the municipal Board of Appeals, or any municipal officer or board of the municipality, or any state agency vested with authority to approve plans for the construction, inspection or equipment of buildings and structures may apply to the State Board of Standards for a review of the decision of the municipal Board of Appeals, except in cases of emergency involving the safety of the occupants of the building or structure or injurious to the general welfare of the municipality. The enforcing official vested with authority to enforce the decision of the Board of Appeals shall be immediately notified of intent to file such application for review and the application shall be made within ten (10) days of the filing of the Board of Appeals' decision with him.

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SEC. A-117.0 LIABILITY OF ENFORCING OFFICIAL. The enforcing official shall not render himself personally liable when entering in an official legal capacity and he is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his official duties. Any suit instituted against such official because of an act performed by him in the lawful discharge of his duties and under the provisions of this code shall be defended by the legal representative of the State, county or municipality, as the case may be, until the formal termination of the proceedings. In no case shall any such official be liable for costs in any action, suit, or proceeding that may be instituted in pursuance of the provisions of this code; and any such official shall be free from liability for acts performed under any provisions of this code or by reason of any act or omission in the performance of official duties in connection therewith provided that such official is acting in good faith and without malice.

SEC. A-118.0 INVALIDITY. Partial Invalidity: No section or provision of this code shall be invalidated because of the invalidity of any other section or provision.

SEC. A-118.1 SEGREGATION OF INVALID PROVISIONS: Any invalid part of this code shall be segregated from the remainder of the code by the court holding such part invalid, and the remainder shall remain effective.

SEC. A-118.2 DECISIONS INVOLVING EXISTING BUILDINGS: The invalidity of any provision in any section of this code as applied to existing buildings and structures shall not be held to affect the validity of such section in its application to buildings and structures hereafter erected.

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A-200 DEFINITIONS

Unless otherwise expressly stated, the following terms shall, for the purpose of this code, have the meanings indicated in this section. Words used in the present tense include the future; words in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural the singular. Where terms are not defined, they shall have their ordinarily accepted meanings or such as the context may imply.

ACCEPTED ENGINEERING PRACTICE That which conforms to accepted principles, tests or standards of nationally recognized technical or scientific authorities.

ACCESSORY STRUCTURE A buildingthe use of which is incidental to that of the main building and which is located on the same lot.

ACCESSORY USE A use incidental to the principal use of a building as defined or limited by the provisions of the local zoning laws.

ACCREDITED AUTHORITATIVE AGENCIES National technical and testing organizations and industry associations engaged in the formulation of specifications and test procedures to govern the manufacture, quality and use of building materials and their assemblies.

ADDITION An extension or increase in floor area or height of a building or structure.

AIR CONDITIONING The process by which the temperature, humidity, movement and quality of air in buildings and structures used for human occupancy are controlled and maintained to secure health and comfort.

AIR DUCT A tube or conduit, or an enclosed space or corridor within a wall or structure used for conveying air.

AIRPLANE HANGAR, PRIVATE A hangar for the storage of four (4) or less single motor planes and in which no volatile or flammable oil is handled, stored or kept other than that contained in the fuel storage tank of the plane.

AIRPLANE HANGAR, PUBLIC A building for the storage, care or repair of private or commercial airplanes not included in the term "private airplane hangar".

ALLEY A secondary thoroughfare less than thirty (30) feet in width dedicated for the public use of vehicles and pedestrians affording access to abutting property.

ALTERATION As applied to a building or structure, means a change or rearrangement in the structural parts or in the exit facilities; or an enlargement, whether by extending on a side or by increasing in height; or the moving from one location or position to another.

AMUSEMENT DEVICE A device or structure, open to the public, by which individuals are conveyed or moved in an unusual manner for diversion.

APPOINTING AUTHORITY The officer, board, commission or committee authorized by law to appoint the building official or other enforcing official to administer the provisions of this code.

APARTMENT One or more rooms comprising a dwelling unit or serving as the home or residence of an individual, a family or a household.

APARTMENT HOUSE (SEE DWELLINGS)

APPROVED Approved by the building official or other authority having jurisdiction.

APPURTENANT STRUCTURE A device or structure attached to the exterior or erected on the roof of a building designed to support service equipment or used in connection therewith, or for advertising or display purposes, or other similar uses.

ARCHITECT (SEE PROFESSIONAL ENGINEER OR ARCHITECT)

ARCHITECTURAL TERRA COTTA Plain or ornamental hard-burned plastic clay units, larger in size than brick, with glazed or unglazed ceramic finish.

AREA (BUILDING) The maximum horizontal projected area of the building at or above grade, including all enclosed extensions.

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AREA (FLOOR SURFACE MEASUREMENT) The horizontal projected floor area inside of exterior enclosure walls or between exterior walls and firewalls.

AREAWAY An uncovered subsurface space adjacent to a building.

ASHLAR MASONRY Masonry composed of bonded, rectangular units, larger in size than brick, with sawed, dressed or squared beds and mortar joints.

ATTIC The space between the ceiling beams of the top habitable story and the roof rafters.

ATTIC, HABITABLE A habitable attic is an attic which has a stairway as a means of access and egress and in which the ceiling area at a height of seven and one-third (7 1/3) feet above the attic floor is not more than one-third (1/3) the area of the floor next below.

AUTOMATIC As applied to a door, window or other protection for an opening shall mean that such door, window or other protection is so constructed and arranged that if open it will close when subjected to a predetermined temperature or rate of temperature rise.

AUTOMATIC COLLAPSIBLE REVOLVING DOOR A door which is designed, supported and constructed so that the wings will release and fold back in the direction of egress under pressure exterted by persons under panic conditions, providing a legal passageway on both sides of the door pivot.

AUTOMATIC FIRE ALARM SYSTEM (SEE FIRE ALARM)

AUTOMATIC SPRINKLER SYSTEM (SEE SPRINKLER SYSTEM)

BASEMENT A portion of the building partly underground, but having less than half its clear height below the average grade of the adjoining ground . (See CELLAR)

BAY (BUILDING) The part of a building or structure included between two (2) adjacent piers or mullions or between two (2) adjacent lines of columns and extending through all stories of the building.

BAY WINDOW A window projecting beyond the wall line of the building and extending down to the foundations.

BEARING WALL (SEE WALLS)

BILLBOARD (SEE DISPLAY SIGN)

BOARDING HOUSE (SEE DWELLINGS)

BRICK A solid masonry unit having a shape approximating a rectangular prism, not larger than 12 by 4 by 4 inches. A brick may be made of burned clay or shale, of lime and sand, of cement and suitable aggregates, or of fire clay or other approved materials.

BUILDING A structure enclosed within exterior walls or fire walls, built, erected and framed of component structural parts, designed for the housing, shelter, enclosure and support of individuals, animals or property of any kind. (SEE STRUCTURE)

BUILDING LINE The line, established by law, beyond which a building shall not extend, except as specifically provided by law.

BUILDING OFFICIAL The officer or other designated authority charged with the administration and enforcement of PART B of this code, or his duly authorized representative.

BUILDING SERVICE EQUIPMENT The mechanical, electrical and elevator equipment, including piping, wiring, fixtures and other accessories, which provide sanitation, lighting, heating, ventilation, fire-fighting and transportation facilities essential for the habitable occupancy of the building or structure for its designated use and occupancy.

BUILDING SITE The area occupied by a building or structure, including the yards and courts required for light and ventilation, and such areas that are prescribed for access to the street.

BUTTRESS A projecting part of a masonry wall built integrally therewith to furnish lateral stability which is supported on proper foundations.

CAVITY WALL (SEE WALLS)

CELLAR The portion of the building partly underground, having half or more than half of its clear height below the average grade of the adjoining ground.

CENTRAL STATION SYSTEM (SEE FIRE ALARM AND SPRINKLER SYSTEM)

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CERTIFICATE OF USE AND OCCUPANCY The certificate issued by the building official which permits the use of a building in accordance with the approved plans and specifications and which certifies compliance with the provisions of law for the use and occupancy of the building in its several parts together with any special stipulations or conditions of the building permit.

CHANGE OF USE An alteration by change of use in a building heretofore existing to a new use group which imposes other special provisions of law governing building construction, equipment or exits.

CHIMNEY A primarily vertical masonry or reinforced concrete shaft, or one constructed of other approved noncombustible materials enclosing one or more flues. (SEE FLUE)

CLAY MASONRY UNIT A building unit larger in size than a brick composed of burned clay, shale, fireclay or mixtures thereof.

CLOSED SIGN (SEE DISPLAY SIGN)

COMBUSTIBLE This is a general relative term. Its precise meaning is defined in this code for specific applications.

CONFLAGRATION HAZARD The fire risk involved in the spread of fire by exterior exposure to and from adjoining buildings and structures.

CONCRETE A mixture of cement, aggregates and water, of such proportions and manipulation as to meet specific requirements.

CONCRETE, REINFORCED Concrete in which reinforcement other than that provided for shrinkage or temperature changes is combined in such a manner that the two materials act together in resisting forces.

CONCRETE MASONRY UNIT A building unit or block larger in size than 12 by 4 by 4 inches made of cement and suitable aggregates.

CONSTRUCTION EQUIPMENT The construction machinery, tools, derricks, hoists, scaffolds, platforms, runways, ladders and all material handling equipment safeguards and protective devices used in construction operations.

CONSTRUCTION OPERATION The erection, alteration, repair, renovation, demolition or removal of any building or structure; and the excavation, filling, grading and regulation of lots in connection therewith.

CONTROLLED CONSTRUCTION. The construction of a building or structure or a specific part thereof which has been designed and erected under the supervision of a licensed or registered engineer or architect, using controlled materials in compliance with accepted engineering practice under the procedure defined in this code.

CONTROLLED MATERIALS Materials of construction which are identified as to manufacture and stress grade by an accredited authoritative agency and which meet the standards of quality and strength in accordance with accepted engineering practice.

CORNER LOT (SEE LOT, CORNER)

CORRIDOR (SEE PASSAGEWAY)

COURSED RUBBLE (SEE RUBBLE)

COURT An open, uncovered, unoccupied space partially or wholly surrounded by the walls of a structure.

COURT, ENCLOSED OR INNER A court surrounded on all sides by the exterior walls of a structure or by such walls and an interior lot line.

COURT, OUTER A court having at least one side thereof opening on to a street, alley, or yard or other permanent open space.

CURB LEVEL The elevation of the street curb as established in accordance with law.

CURTAIN WALL (SEE WALLS)

DEAD LOAD (SEE LOAD, DEAD)

DELUGE SYSTEM (SEE SPRINKLER SYSTEM)

DIMENSIONS, NOMINAL LUMBER A dimension that may vary from actual dimensions as provided in American Lumber Standard U.S.D.C. R-16-39.

DIMENSIONS, NOMINAL MASONRY A dimension that may vary from actual masonry dimensions by the thickness of a mortar joint but not to exceed one-half (½) inch.

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DISPLAY SIGN A structure that is arranged, intended, designed or used as an advertisement, announcement or direction; and includes a sign, sign screen, billboard, poster panel and advertising devices of every kind.

BILLBOARD (POSTER PANEL) A board, panel or tablet used for the display of printed or painted advertising matter.

CLOSED SIGN A display sign in which the entire area is solid or tightly enclosed or covered.

GROUND SIGN A display sign supported by uprights or braces in or upon the ground surface.

MARQUISE SIGN A display sign attached to or hung from a marquise, canopy or other covered structure projecting from and supported by the building and extending beyond the building wall, building line or street lot line.

OPEN SIGN A display sign in which at least fifty (50) percent of the enclosed area is uncovered, or open to the transmission of wind.

POLE SIGN A display sign supported on a pole not attached to the building proper.

PROJECTING SIGN A display sign which is attached directly to the building wall and which extends more than fifteen (15) inches from the face of the wall.

ROOF SIGN A display sign which is erected, constructed and maintained above the roof of the building.

TEMPORARY SIGN A display sign, banner or other advertising device constructed of cloth, canvas, fabric or other light temporary material, with or without a structural frame, intended for a limited period of display; including decorative displays for holidays or public demonstrations.

WALL SIGN A display sign which is painted on or attached directly to the building wall and which extends not more than fifteen (15) inches from the face of the wall.

DORMITORY (SEE DWELLINGS)

DRAFT HOOD A device placed in, and made part of, the smokepipe or the flue from an appliance, or in the appliance itself, which is designed to (1) insure the ready escape of the products of combustion in the event of no draft, back-draft, or stoppage beyond the draft hood; (2) prevent a back-draft from entering the appliance; and (3) neutralize the effect of stack action of the chimney flue upon the operation of the appliance.

DUCT A tube, pipe, conduit or continuous enclosed passageway used for the conveying of air, gases or vapors.

DUMBWAITER A dumbwaiter is a hoisting and lowering mechanism equipped with a car, which moves in guides in a substantially vertical direction, the floor area of which does not exceed nine (9) square feet, whose compartment height does not exceed four (4) feet, the capacity of which does not exceed 500 pounds, and which is used exclusively for carrying freight.

DWELLINGS

ONE-FAMILY DWELLING A building containing one (1) dwelling unit with not more than five (5) lodgers or boarders.

TWO-FAMILY DWELLING A building containing two (2) dwelling units with not more than five (5) lodgers or boarders per family but not more than twenty (20) individuals.

MULTIFAMILY (APARTMENT HOUSE) A building containing more than two (2) dwelling units.

BOARDING HOUSE (LODGING HOUSE, TOURIST HOME) A building arranged or used for lodging more than five (5) and not more than twenty (20) individuals, with or without meals for compensation.

DORMITORY A building arranged or used for lodging six (6) but not more than twenty (20) individuals and having common toilet and bathroom facilities.

HOTEL A building arranged or used for sheltering, sleeping, or feeding, for compensation, of more than twenty (20) individuals.

DWELLING UNIT One or more rooms arranged for the use of one (1) or more individuals living as a single housekeeping unit, with cooking, living, sanitary and sleeping facilities.

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ELECTRICAL EQUIPMENT All installations of electrical conductors, fittings, devices and fixtures within or on public and private buildings.

ELECTRICAL SERVICE EQUIPMENT The equipment located at point of entrance of supply conductors to a building which constitutes the main control of supply and means of cut-off of electricity, including circuit breaker, switches, fuses and electrical accessories.

ELEVATOR A hoisting and lowering mechanism equipped with a car or platform which moves in guides for the transportation of individuals or freight in a substantially vertical direction through successive floors or levels of a building structure.

AUTO LIFT A mechanized device for raising motor vehicles above the ground or grade level but not through successive floors of the building or structure for maintenance or repair purposes.

FREIGHT ELEVATOR An elevator for the transportation of freight and only such individuals as are necessary for its safe operation or for the handling of the freight.

HAND ELEVATOR A freight elevator that is driven by manual power.

HYDRAULIC ELEVATOR A power elevator in which the motion of the car is obtained through the application of energy from liquid under pressure.

MATERIAL LIFT A power-operated raising or lowering device for transporting freight vertically, operating entirely within one (1) story of the building or structure.

MATERIAL PLATFORM HOIST A power or manually operated suspended platform conveyance operating in guide rails for the exclusive raising or lowering of materials, which is operated and controlled from a point outside the conveyance.

PASSENGER ELEVATOR An elevator for the transportation of individuals.

POWER ELEVATOR An elevator in which the motion of the car is obtained through the application of energy other than by hand or gravity.

SIDEWALK ELEVATOR A freight elevator with the hatch opening located partially or wholly outside of the building and with no opening into the building at its upper terminal landing.

ENFORCING OFFICIAL The officer, board, committee or agency charged by law with the administration and enforcement of the provisions of this code, or the duly authorized representative of such board, committee or agency.

ENGINEER OR ARCHITECT (SEE PROFESSIONAL ENGINEER OR ARCHITECT)

EXISTING BUILDING A building erected prior to the adoption of this code, or one for which a legal building permit has been heretofore issued.

EXIT COURT An exterior unoccupied space which is open to the sky for its entire area, located on the same lot with a theatre or other assembly building which it serves exclusively as an unobstructed exit to the street or other public space.

EXITWAY The exit doorway or doorways, or such doorways together with connecting hallways or stairways, either interior or exterior, or fire escapes, designed to provide means by which individuals may proceed safely from a room or space to a street or to an open space which provides safe access to a street.

FACED WALLS (SEE WALLS)

FIRE ALARM SYSTEM

AUTOMATIC FIRE ALARM SYSTEM A system which automatically detects a fire condition and actuates a fire alarm signal device.

CENTRAL STATION SYSTEM A fire alarm system in which all equipment is supervised by a central or proprietary station to which all alarm signals are transmitted and relayed to the municipal fire department.

FIRE AREA The floor area enclosed and bounded by fire walls or exterior walls of a building to restrict the spread of fire.

FIRE DOOR A door and its assembly, so constructed and assembled in place as to give protection against the passage of fire

FIRE DISTRICT The territories defined and limited by the provisions of this code for the restriction of types of construction.

FIRE DIVISION The interior means of separation of one part of a floor area from another part together with fireresistive floor construction to form a complete fire barrier between adjoining or superimposed floor areas in the same building or structure.

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FIRE DRILL The organized procedure conducted with or without a private fire brigade for vacating the occupants of a building and for operating the first-aid fire appliances and equipment for the extinguishing of fire and safeguarding of life.

FIRE GRADING The fire hazard classification of a building or structure in terms of hours or portions of an hour as established in this code for its Use Group, for the purpose of fixing the fireresistance requirements of fire walls, fire partitions and fire divisions of mixed uses and occupancies.

FIRE HAZARD The potential degree of fire severity existing in the use and occupancy of a building or structure and classified as extreme high, high, moderate, or low hazard.

EXTREME HIGH HAZARD All uses involving the storage, sale, manufacture or processing of live ammunition, explosives, military pyrotechnics, pyrotechnic material, signals and flares, and fireworks.

HIGH HAZARD All uses of buildings involving the storage, sale, manufacture, or processing of highly combustible volatile, flammable or explosive products which are likely to burn with extreme rapidity and produce large volumes of smoke, toxic fumes, gases or explosions in the event of fire.

MODERATE HAZARD All uses of buildings involving the storage, sale, manufacture or processing of materials which are likely to burn with moderate rapidity and a considerable volume of smoke, but which do not produce either toxic fumes or explosions in the event of fire.

LOW HAZARD All uses of building involving the storage, sale or manufacture of noncombustible materials or materials that do not ordinarily burn rapidly, or produce excessive smoke, or toxic fumes, or explosions in the event of fire.

FIRE LOAD The average pounds of combustible content occupying one (1) square foot of floor area in the building during normal use and occupancy.

FIRE PARTITION (SEE WALLS)

FIRE PREVENTION The preventive measure to provide for the safe conduct and operation of hazardous processes, storage of highly combustible and flammable materials, conduct of fire drills and the maintenance of fire alarm, fire detecting and fire extinguishing equipment in buildings to reduce the fire risk and the life hazard.

FIRE PROTECTION The provision of safeguards in the construction of buildings and their exit facilities and the installation of fire alarm, fire detecting and fire extinguishing service equipment to reduce the fire risk and the conflagration hazard.

FIREPROOF CONSTRUCTION Buildings and structures of fireproof construction are those in which the walls, partitions, structural elements, floors, ceilings, and roofs and the exitways are constructed and protected with noncombustible materials of adequate fireresistance specified in this code.

FIRERESISTANCE The property of materials or their assemblies which prevents or retards the passage of excessive heat, hot gases or flames when subjected to fire under conditions of use.

FIRERESISTANCE RATING The time in hours or fractions thereof that the materials or their assemblies will withstand fire exposure as determined by fire tests conducted in conformity to recognized standards.

FIRERESISTIVE PARTITION A partition other than a fire partition which subdivides the floor area of a fireresistive building for the purpose of restricting the spread of fire.

FIRERETARDANT CONSTRUCTION Fabricated units or assemblies of units of construction which have a fireresistance rating specified by this code for their specific use and application.

FIRERETARDANT LUMBER Wood so treated by recognized impregnation process as to reduce its combustibility.

FIRERETARDANT MATERIAL This is a general relative term. Its precise meaning is defined in this code for specific applications.

FIRE SAFETY The measure of protection of a building or structure against interior and exposure fire hazards through fireresistive construction and the provision of safe exitways and fire detecting and extinguishing equipment.

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FIRE SEPARATION The distance in feet measured from any other building on the site, or from an interior lot line, or from the opposite side of a street or other public space to the building.

FIRE TOWER (SEE SMOKE PROOF TOWER)

FIRE WALL (SEE WALLS)

FIRE WINDOW A window constructed and glazed to give protection against the passage of fire.

FLAMERESISTANCE The property of materials or their assemblies which prevents or retards the surface spread of flames when subjected to fire under conditions of use.

FLAME SPREAD The propagation of flame over a surface.

FLAME SPREAD RATING The measurement of flame spread on the surface of materials or their assemblies as determined by tests conducted in compliance with recognized standards.

FLAMMABLE (VOLATILE FLAMMABLE) A liquid mixture or compound which will generate a flammable vapor at a temperature below one hundred and forty (140) degrees F. when tested in a standardized ASTM closed-cup tester and classified as Class I, Class II, or Class III flammable liquids.

CLASS I FLAMMABLE Liquids with a flash point below twenty-five (25) degrees F. closed-cup tester.

CLASS II FLAMMABLE Liquids with a flash point above that for Class I and below seventy (70) degrees F. closed-cup tester.

CLASS III FLAMMABLE Liquids with a flash point above that for Class II and below one hundred and forty (140) degrees F. closed-cup tester.

FLEXIBLE TUBING A conduit other than that formed by a continuous one piece metal tube.

FLOOR FILL The fill between the structural floor arch or slab and the finished flooring.

FLOOR FILLING The type of short-span floor construction in fireproof and fireresistive buildings installed between structural steel framing to serve as a combination structural floor slab or arch and fireproof protection of the framing.

FLOOR FINISH The finish placed on top of the floor arch, slab or other structural floor element.

FLOOR FURNACE A self-contained furnace suspended from the floor of the space which is being heated, with means of observing the flame and lighting the furnace from such space.

FLUE An enclosed passageway used for the removal of the products of combustion. (SEE CHIMNEY)

FORMED STEEL CONSTRUCTION That type of construction used in floor and roof systems consisting of integrated units of sheet or strip steel plates which are shaped into parallel steel ribs or beams with a continuous connecting flange deck; generally attached to and supported on the primary or secondary members of a structural steel or reinforced concrete frame.

FOUNDATION A wall or other structural element below the floor nearest grade serving as a support for a wall, pier, column, or other structural part of a building.

FOUNDATION WALL (SEE WALLS)

FOYER The enclosed space surrounding or in the rear of the auditorium of a theatre or other place of assembly which is completely shut off from the auditorium and is used as an assembly or waiting space for the occupants.

FRAME CONSTRUCTION Buildings and structures of frame construction are those in which the exterior walls, bearing walls, partitions, floor and roof construction are constructed wholly or partly of wood stud and joist assemblies.

FREIGHT ELEVATOR (SEE ELEVATOR)

FUEL OIL A liquid mixture or compound derived from petroleum which does not emit flammable vapor below a temperature of one hundred and twenty-five (125) degrees F. in a Tag closed-cup tester.

GARAGE

PRIVATE GARAGE A garage for not more than four (4) or less passenger motor vehicles with no provision for repairing or servicing such vehicles for profit.

PUBLIC GARAGE A building or structure for the storage, care or repair of motor vehicles not included in the term "Private Garage."

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MOTOR FUEL SERVICE STATION A structure, building, or premise or any portion thereof where a flammable fluid is stored, housed, or sold for supply to motor vehicles.

MOTOR VEHICLE REPAIR SHOP A building, structure or enclosure in which the general business of repairing motor vehicles is conducted including a public garage.

GAS VENT A flue for removing products of combustion from gas appliances.

GAS VENT CONNECTOR (VENT CONNECTOR PIPE) The pipe connecting a gasfired appliance with the vent pipe.

GRADE The mean curb level or, when the curb level has not been established, or when all the walls of the building are more than 15 feet from street lines, "grade" means the mean elevation of the ground adjoining the building on the side under consideration.

GRADE LOBBY (SEE HALLWAY, GRADE)

GRANDSTAND Any structure, except movable seating and sectional benches, intended primarily to support individuals for purpose of assembly, but not applying to the permanent seating in theaters, churches, auditoriums, and similar buildings.

HABITABLE ATTIC (SEE ATTIC, HABITABLE)

HABITABLE ROOM A room or enclosed floor space in a basement, first or upper story arranged for living, eating or sleeping purposes, not including bath or toilet rooms, laundries, pantries, foyers or communicating corridors or cellar recreation rooms.

HABITABLE ROOM, MINIMUM HEIGHT A clear height from finished floor to finished ceiling of not less than eight (8) feet in the basement, seven and one-half (7½) feet in the first story and of not less than seven and one-third (7 1/3) feet in the upper stories.

HABITABLE ROOM, MINIMUM SIZE A room with a minimum dimension of seven (7) feet and a minimum area of seventy (70) square feet, between enclosing walls or partitions, exclusive of closet and storage spaces.

HAND ELEVATOR (SEE ELEVATOR)

HEIGHT

BUILDING The vertical distance measured from the average grade of the lowest side of the building to the average elevation of the roof of the highest story. When expressed in stories, the height shall be taken as the number of stories in the building including any story having more than half its clear height above the grade of the lowest side.

COURT The vertical distance from the lowest level of the court to the mean height of the top of the enclosing walls.

STORY The vertical distance from top to top of two (2) successive tiers of beams or finished floor surfaces; and, for the topmost story, from the top of the floor finish to the top of the ceiling joists, or, where there is no ceiling, to the top of the roof rafters.

WALL The vertical distance from the foundation wall or other immediate support of such walls to the top of the wall.

HEATING APPLIANCE Any device designed or constructed for the generation of heat from solid, liquid or gaseous fuel or electricity.

HEREAFTER After the time this code becomes effective.

HERETOFORE Before the time that this code became effective.

HIGH PRESSURE BOILER A closed vessel in which steam or other vapor to be used externally to itself, is generated at a pressure of more than fifteen(15) poundsper square inch gage by the direct application of heat.

HOLLOW MASONRY UNIT A masonry unit whose net cross-sectional area in any plane parallel to the bearing surface is less than 75 percent of its gross cross-sectional area in the same plane.

HOLLOW WALL OF MASONRY (SEE WALLS)

HOOD A canopy or similar device connected to a flue or vent for the removal of heat, fumes, or gases.

HORIZONTAL EXIT An exitway consisting of protected openings through or around a fire wall, exterior wall, party wall or fire partition connecting two (2) adjacent floor areas of the required size and exit facilities which furnish an area of refuge and escape complying with the provisions of this code.

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HORIZONTAL FIRE LINE A fire line installed around the interior walls and columns of a building, pier or wharf, with hose outlets located so that every part of the floor area is within reach of at least one fire stream.

HOTEL (SEE DWELLING)

HYDRAULIC ELEVATOR (SEE ELEVATOR)

INCOMBUSTIBLE (SEE NONCOMBUSTIBLE)

INFLAMMABLE (SEE FLAMMABLE)

INTERIOR LOT (SEE LOT, INTERIOR)

LIGHT GAGE STEEL CONSTRUCTION That type of construction in which the structural frame consists of studs, floor joists, arch ribs, rafters, steel decks and other structural elements which are composed and fabricated of cold-formed sheet or strip steel members less than three-sixteenths (3/16) inch thick.

LIMIT CONTROL A thermostatic device installed in the duct system to shut off the supply of heat at a predetermined temperature of the circulated air.

LOAD, DEAD The weight of all permanent construction including walls, floors, roofs, partitions, stairways, and of fixed service equipment.

LOAD, EARTHQUAKE The assumed lateral load acting in any horizontal direction on the structural frame due to the kinetic action of earthquakes.

LOAD, IMPACT The load resulting from moving machinery, elevators, craneways, vehicles, and other similar forces and kinetic loads.

LOAD, LATERAL SOIL The lateral pressure in pounds per square foot due to the weight of the adjacent soil, including due allowance for hydrostatic pressure.

LOAD LIVE The load in pounds per square foot superimposed by the use and occupancy of the building, not including the wind load, earthquake load, or dead load.

LOAD, WIND The lateral pressure on the building or structure in pounds per square foot due to wind blowing in any direction.

LOBBY The enclosed vestibule between the principal entrance to the building and the doors to the main floor of the auditorium or assembly room of a theater or place of assembly or to the main floor corridor of a business building.

LODGING HOUSE (SEE DWELLINGS)

LOT A portion or parcel of land considered as a unit.

LOT, CORNER One with two (2) adjacent sides abutting upon streets or other public spaces.

LOT, INTERIOR One which faces on one street or with opposite sides on two (2) streets.

LOT LINE, A line dividing one lot from another, or from a street or any public space.

LOT LINE, INTERIOR Any lot line other than one adjoining a street or public space.

LOT LINE, STREET A lot line dividing a lot from a street or other public space.

LOW PRESSURE BOILER A steel or cast iron heating boiler in which the maximum allowable gage working pressure is limited to fifteen (15) pounds per square inch for steam and thirty (30) pounds per square inch for hot water heating boilers.

MANLIFT (SEE ELEVATOR)

MATERIAL LIFT (SEE ELEVATOR)

MANUAL The supplement to the New Jersey State Standard Building Code which sets forth the approved rules and standards of design, construction methods, materials, devices and requirements established as accepted practice under this code.

MASONRY A built-up construction or combination of building units or materials of clay, shale, concrete, glass, gypsum, stone, or other approved units bonded together with mortar, or monolithic concrete. Reinforced concrete is not classed as masonry.

MASONRY, RUBBLE (SEE RUBBLE)

MASONRY, SOLID (SEE SOLID MASONRY)

MASONRY, UNIT, HOLLOW (SEE HOLLOW MASONRY UNIT)

MASONRY UNIT, SOLID (SEE SOLID MASONRY UNIT)

MATERIAL PLATFORM HOIST (SEE ELEVATOR)

MECHANICAL VENTILATION The mechanical process for introducing fresh air or for providing changes of air in a building or structure.

MEMBER, PRIMARY A member of the structural frame of a building used as a column, or a grillage beam or to support masonry walls or partitions; including trusses, isolated lintels spanning an opening of eight (8) feet or more and any other structural member required to brace a column or a truss.

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MEMBER, SECONDARY Any member of the structural framework other than a primary member, including filling-in beams of the floor system.

OPEN WEB STEEL JOIST When used as described hereafter in this code for steel joist construction, any open web steel member made of hot or cold formed sections, strip or sheet steel, riveted or welded together, or by expanding which is used for supporting floors and roofs between girders, trusses, beams or walls in buildings.

LIGHT GAGE STEEL MEMBER A steel structural member cold formed to shape from sheet or strip steel less than three-sixteenths (3/16) inches thick, which is used for load-carrying purposes in buildings.

STRUCTURAL STEEL MEMBER A structural member other than a light-gage steel member or an open web steel joist, made of structural steel shapes or plates, including steel pipe columns.

STEEL JOIST Any secondary steel member of a building or structure made of hot or cold-formed solid or open web sections, or riveted or welded bar, strip or sheet steel members or slotted and expanded or otherwise deformed rolled sections.

MEZZANINE An intermediate floor between the floor and ceiling of any story, and covering less than 33 1/3% of the floor area immediately below.

MORTAR A plastic mixture of cementitious materials, fine aggregates and water used to bond masonry or other structural units.

MOTOR STAIRWAY A power operated stairway for transporting people from one floor level to another.

MOTOR VEHICLE REPAIR SHOP (SEE GARAGE)

MULTIFAMILY HOUSE (SEE DWELLING)

MUNICIPALITY The governmental unit which has adopted this code under due legislation.

NOMINAL DIMENSIONS (SEE DIMENSIONS)

NON-BEARING WALL (SEE WALLS)

NONCOMBUSTIBLE This is a general relative term. Its precise meaning is defined in this code for specific applications.

NONCOMBUSTIBLE CONSTRUCTION Buildings and structures of noncombustible construction are those in which the walls, partitions, structural elements, floors, ceilings and roofs, and the exitways are constructed of approved noncombustible materials meeting the fireresistive requirements specified in this code.

OCCUPANCY LOAD The number of individuals normally occupying a building or any part thereof, for which the exit facilities have been designed under the provisions of this code.

OCCUPATIONAL ROOM A room or enclosed space designed for human occupancy in which large numbers of individuals congregate for amusement, educational or similar purposes, or in which the occupants are engaged at labor, or in business and in which the minimum clear ceiling heights are limited to ten (10) feet for assembly and industrial buildings and nine (9) feet for business buildings.

OCCUPIED As applied to a building, shall be construed as though followed by the words "or intended, arranged, or designed to be occupied".

ONE FAMILY DWELLING (SEE DWELLING)

OPEN WEB STEEL JOIST (SEE MEMBER)

ORDINARY MATERIALS Materials which do not conform to the requirements of this code for controlled materials.

ORIEL WINDOW A window projected beyond and suspended from the wall of the building or cantilevered therefrom.

OUTSIDE FIRE UNITS (SEE FIRE DISTRICT) All areas of the municipality located outside of the fire district or districts.

OWNER Includes his duly authorized agent or attorney, a purchaser, devisee, fiduciary, and an individual having a vested or contingent interest in the property in question.

PANEL (BUILDING) The section of a floor or wall comprised between the structural frame of the building or structure and enclosed by the adjacent columns and primary supporting girders or column bands of the floor construction.

PANEL OR SKELETON WALL (SEE WALLS)

PARAPET WALL (SEE WALLS)

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PARKING DECK (SEE PUBLIC PARKING DECK)

PARTY WALL (SEE WALLS)

PASSAGEWAY (GRADE) An enclosed hallway, exitway, or corridor connecting a required exit to a street or to an open space or court communicating with a street.

PASSENGER ELEVATOR (SEE ELEVATOR)

PENTHOUSE An enclosed structure above the roof of a building, other than a roof structure, extending not more than twelve (12) feet above the roof, and occupying not more than thirty-three and one-half (33½) percent of the roof area.

PERSON Includes corporation and copartnership as well as an individual.

PLACE OF ASSEMBLY A room or space accommodating seventy-five (75) or more individuals for religious, recreational, educational, political, social or amusement purposes or for the consumption of food and drink, including all connected rooms or spaces with a common means of entrance and exit.

PLACE OF OUTDOOR ASSEMBLY Premises used or intended to be used for public gatherings of two hundred (200) or more individuals in other than buildings.

PLASTIC MATERIAL

FLAME RESISTANT PLASTIC A plastic material which will not support flames when tested in accordance with the A.S.T.M. flammability test procedure.

REINFORCED THERMOSETTING PLASTIC A thermosetting plastic reinforced with a fibrous glass mat to increase its structural strength and fireresistance.

SLOW BURNING PLASTIC A plastic material which burns no faster than two and one-half (2½) inches per minute when tested in accordance with the A.S.T.M. standard for flammability.

THERMOPLASTIC A solid plastic material which is capable of being repeatedly softened by increase of temperature and hardened by decrease of temperature.

THERMOSETTING PLASTIC A solid plastic material which is capable of being changed into a substantially infusible and insoluble product when cured under the application of heat or by mechanical means.

PLENUM CHAMBER An air compartment or enclosed space to which one or more distributing air ducts are connected.

POLE SIGN (SEE DISPLAY SIGN)

POSTED USE AND OCCUPANCY The posted classification of a building in respect to use, fire grading, floor load and occupancy load.

POSTED SIGN The tablet, card, or plate which defines the use, occupancy, fire grading and floor loads of each story, floor or parts thereof for which the building or part thereof has been approved.

POWER ELEVATOR (SEE ELEVATOR)

PREFABRICATED Fabricated prior to erection or installation in a building.

PRIMARY MEMBER (SEE MEMBER, PRIMARY)

PRIVATE GARAGE (SEE GARAGE)

PROFESSIONAL ENGINEER OR ARCHITECT An individual technically and legally qualified to practice the profession of engineering or architecture.

PROJECTING SIGN (SEE DISPLAY SIGN)

PUBLIC CORRIDOR An enclosed public passageway with access to and from individual apartments, offices, or rooms leading to a public hallway or to the exitways.

PUBLIC GARAGE (SEE GARAGE)

PUBLIC HALLWAY (SEE HALLWAY, PUBLIC)

PUBLIC PARKING DECK An unenclosed or partially enclosed structure for the parking of motor vehicles, with no provision for the repairing or servicing of such vehicles.

PUBLIC SPACE A plot or area of land outside of a building dedicated or devoted to public use by legal mapping or any other lawful procedure.

PYROXYLIN PLASTIC Any nitro-cellulose product or compound soluble in a volatile, flammable liquid, including such substances as celluloid, pyroxylin, fiberloid, and other cellulose nitrates (other than nitro-cellulose film) which are susceptible to explosion from rapid ignition of the gases emitted therefrom.

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RANDOM RUBBLE (SEE RUBBLE)

REINFORCED CONCRETE (SEE CONCRETE, REINFORCED)

REINFORCED PLASTIC (SEE PLASTICS)

REPAIR The replacement of existing work with equivalent materials for the purpose of its maintenance, but not including additional work that would affect safety, or affect required exit facilities, or a vital element of an elevator, plumbing, gas piping, wiring, ventilating or heating installation, or any work that would be in violation of a provision of this code or any other law governing building construction.

REQUIRED Mandatory by provisions of this code.

ROOF The roof slab or deck with its supporting members not including vertical supports.

ROOF COVERING A top covering applied to the roof.

ROOF STRUCTURE A structure above the roof of any part of a building enclosing a stairway, tank, elevator machinery or ventilating apparatus, or such part of a shaft which extends above the roof.

RUBBLE

RUBBLE MASONRY Masonry composed of roughly shaped stones.

COURSED RUBBLE Masonry composed of roughly shaped stones fitting approximately on level beds and well bonded.

RANDOM RUBBLE Masonry composed of roughly shaped stones laid without regularity of coursing, but well bonded and fitted together to form well-defined joints.

ROUGH OR ORDINARY RUBBLE Masonry composed of unsquared or field stones laid without regularity of coursing but well bonded.

RUNWAY Any aisle or walkway constructed or maintained as a temporary passageway for pedestrians or vehicles.

SCAFFOLD Any elevated platform which is used for supporting workmen, materials, or both.

SECONDARY MEMBER (SEE MEMBER, SECONDARY)

SELF CLOSING As applied to a fire door or other opening protective, means normally closed and equipped with an approved device which will insure closing after having been opened for use.

SERVICE EQUIPMENT (SEE BUILDING SERVICE EQUIPMENT)

SHAFT An enclosed vertical opening or passage through two or more floors of a building or through floors and roof.

COVERED SHAFT An interior enclosed space extending through one or more stories of a building, connecting a series of two or more openings in successive floors, or floors and roof, and covered at the top.

OPEN SHAFT An exterior, enclosed space extending through one or more stories of a building, enclosed with walls of the required weather and fireresistance for exterior walls, and open to the sky at the top.

SIDEWALK ELEVATOR (SEE ELEVATOR)

SIGN (SEE DISPLAY SIGN)

SLOW BURNING This is a general relative term. Its precise meaning is defined in this code for specific applications.

SMOKE DETECTOR A device installed in the plenum chamber or in the main supply air duct of an air-conditioned system to automatically shut off the blower and close a fire damper in the presence of smoke.

SMOKEPIPE A pipe or breaching which is primarily horizontal and which connects a heating appliance to a flue or chimney.

SMOKEPROOF TOWER (SEE FIRE TOWER) An interior enclosed stairway, with access from the floor area of the building either through outside balconies or ventilated fireproof vestibules opening on a street or yard or open court, and with a separately enclosed direct exit passageway to the street at the grade floor.

SMOKESTACK A vertical metal flue to which one or more smokepipes are connected. (SEE CHIMNEY)

SOLID MASONRY (SEE MASONRY) Masonry consisting of solid masonry units laid contiguously with the joints between the units filled with mortar, or consisting of plain concrete.

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SOLID MASONRY UNIT A masonry unit whose net cross-sectional area in every plane parallel to the bearing surface is 75 percent or more of its gross cross-sectional area measured in the same plane.

SPACE HEATER (ROOM HEATER) An above-the-floor device for direct heating of the space in and adjacent to that in which the device is located without external heating pipes or ducts.

SPRINKLERED Equipped with an approved sprinkler system properly maintained.

SPRINKLER SYSTEM

AUTOMATIC SPRINKLER HEAD A device connected to a water supply system that opens automatically at a predetermined fixed temperature and disperses a stream of water.

AUTOMATIC SPRINKLER SYSTEM An arrangement of piping and heat-actuated devices designed to operate automatically by the heat of fire and to discharge water upon the fire.

CENTRAL STATION SYSTEM An automatic sprinkler system in which all equipment is supervised by a central or proprietary station to which all alarm signals are transmitted and relayed to the municipal fire department.

CHEMICAL SPRINKLER SYSTEM A system of automatic sprinklers controlled by thermostatic operating devices for the diffusion of approved fire-extinguishing chemicals or gases.

DELUGE SYSTEM A sprinkler system designed to deliver large quantities of water through open sprinkler heads, in which the water supply is controlled by a valve actuated by a thermostatic device on a predetermined temperature or rate of temperature rise.

DRY PIPE SYSTEM A system in which all pipes and sprinkler heads are filled with air under pressure and the water supply is controlled by an approved automatic dry-pipe valve in the event of fire, actuated either by the release of air or by thermostatic electric control.

NON-AUTOMATIC SPRINKLER SYSTEM A sprinkler system designed for use by the fire department, in which all pipes are maintained dry and which is equipped with a siamese fire department connection.

ONE-SOURCE SPRINKLER SYSTEM An automatic sprinkler system which is supplied from one of the approved automatic sources of water supply.

PARTIAL SPRINKLER SYSTEM An automatic sprinkler system consisting of a limited number of automatic sprinkler heads serviced from the building water supplies with one or more fire department siamese connections as required, for use in exit facilities and isolated hazardous locations when approved by the building officials.

SUPERVISED SPRINKLER SYSTEM A system in which all water supply, valves and accessory equipment is provided with electrical contact devices to transmit signals to an outside central supervisory station.

THERMOSTATIC SPRINKLER SYSTEM An open or closed head sprinkler system operated through an auxiliary thermostatic device which functions at a predetermined rate of termperature rise.

TWO-SOURCE SPRINKLER SYSTEM An automatic sprinkler system which is supplied from a combination of any two (2) of the approved automatic sources of water supply, of from two (2) pressure tanks or by direct connections to the municipal water supply on two (2) streets in which the water mains are separately controlled.

WET PIPE SPRINKLER SYSTEM A system of automatic sprinklers in which all pipes are filled with water at all times.

WATER CURTAIN A system of approved open or closed sprinkler heads or perforated pipes installed on the exterior of a building at eaves, cornices, window openings, and on mansard or peak roofs with water supply under manual control; or installed around openings in floors or walls of a building with water supply under thermostatic control.

STAGE A portion of a place of assembly or building which is used for presentations of plays and other entertainments, wherein scenery, drops, or other effects may be installed or used, and where the distance between the top of the proscenium opening and the ceiling of the stage is more than five (5) feet.

STAIRWAY One or more flights of stairs and the necessary landings and platforms connecting them to form a continuous and uninterrupted passage from one floor to another.

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STANDARD FIRE TEST The controlled fire test, formulated under the procedure of the American Society for Testing Materials to determine the fireresistance of materials and their assemblies.

STANDPIPE A wet or dry fire line installed exclusively for the fighting of fire, extending from the lowest to the topmost story of a building or structure with hose outlets at every floor equipped with reducing valves and designed to operate at required working pressures.

DRY STANDPIPE A standpipe fire line without permanent or automatic water supply with a siamese connection for use of the fire department.

FIRST AID STANDPIPE An auxiliary vertical or horizontal fire line designed primarily for emergency use by the occupants of the building or by the private fire brigade before the arrival of the municipal fire department.

WET STANDPIPE A standpipe fire line having a primary water supply constantly available at every hose outlet, or made available by opening the hose outlet or by automatic functioning of a control station.

STEEL JOIST (SEE MEMBER)

STORY That part of a building comprised between a floor and the floor or roof next above. (SEE ALSO MEZZANINE)

STORY HEIGHT (SEE HEIGHT)

STREET A primary thoroughfare or highway thirty (30) feet or more in width which is dedicated or devoted to public use by legal mapping, user, or other lawful means.

STREET LOT LINE (SEE LOT LINE) A lot line dividing a lot from a street or other public space.

STRUCTURAL CLAY TILE A hollow masonry unit composed of burned clay, shale, fire clay or mixtures thereof and having parallel cells.

STRUCTURE An assembly of materials forming a construction for occupancy or use including among others, buildings, stadiums, gospel and circus tents, reviewing stands, platforms, stagings, observation towers, radio towers, water tanks, trestles, piers, wharves, open sheds, coal bins, shelters, fences, and display signs.

STRUCTURAL STEEL MEMBER (SEE MEMBER)

TOURIST HOME (SEE DWELLINGS)

TWO FAMILY DWELLING (SEE DWELLINGS)

THERMOPLASTIC MATERIALS (SEE PLASTIC MATERIALS)

THERMOSETTING MATERIALS (SEE PLASTIC MATERIALS)

REINFORCED THERMOSETTING PLASTICS (SEE PLASTIC MATERIALS)

TON REFRIGERATION The unit of capacity of refrigeration equivalent to the removal of heat at the rate of twelve thousand (12,000) B.T.U. per hour.

UNFIRED PRESSURE VESSEL A closed metal vessel which contains air, steam, gas or liquid pressure in excess of fifteen (15) pounds per square inch gage which is supplied from an external source.

UNIT HEATER An appliance which consists of an integral combination of heating element and fan within a common enclosure and which is located within or adjacent to the space to be heated.

USE The purpose for which the building or structure is designed, used, or intended to be used.

USED Shall be construed to include the meaning "intended to be used."

USE GROUP . The classification of a building or structure based on the purpose for which it is used.

VENEERED WALL (SEE WALLS)

VENT CONNECTOR PIPE (SEE GAS VENT CONNECTOR)

VENTILATION The process of supplying or removing air by natural or mechanical means to or from any space. Such air may or may not have been conditioned.

VENT PIPE, GAS A pipe for the removal of the products of combustion from a gasfired appliance.

WALL HEATER A unit heater which is supported from or recessed in the wall of the room or space to be heated.

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WALLS.

BEARING WALL A wall which supports any vertical load in addition to its own weight.

CAVITY WALL A wall built of masonry units or of plain concrete, or a combination of these materials, arranged to provide a continuous air space within the wall, and in which the inner and outer parts of the wall are tied together with metal ties.

CURTAIN WALL A non-bearing wall not supported at each story.

FACED WALL A wall in which the masonry facing and backing are so bonded as to exert common action under load.

FIRE PARTITION A partition which subdivides a story of a building to provide an area of refuse or to restrict the spread of fire.

FIRE WALL A wall having adequate fire resistance and structural stability under fire conditions to accomplish the purpose of completely subdividing a building or of completely separating adjoining buildings to resist the spread of fire.

FOUNDATION WALL A wall below the floor nearest grade serving as a support for a wall, pier, column, or other structural part of a building.

HOLLOW WALL OF MASONRY A wall built of masonry units so arranged as to provide an air space within the wall, and in which the facing and backing of the wall are bonded together with masonry units.

NON-BEARING WALL A wall which supports no vertical load other than its own weight.

PANEL OR SKELETON WALL A non-bearing wall supported at each story on a skeleton frame.

PARAPET WALL That part of any wall entirely above the roof line.

PARTY WALL A wall on an interior lot line used or adapted for joint service between two buildings.

VENEERED WALL A wall having a facing of masonry or other weather-resisting noncombustible materials securely attached to the backing, but not so bonded as to exert common action under load.

WATER CURTAIN (SEE SPRINKLER SYSTEM)

WARM AIR FURNACE A solid, liquid or gas-fired appliance for heating air to be distributed, with or without duct systems to the space to be heated.

WIDTH, INNER COURT As applied to an inner court, means its least horizontal dimensions.

WIDTH, OUTER COURT As applied to an outer court, means the shortest horizontal dimension measured in a direction substantially parallel with the principal open end of such court.

WRITING The term shall be construed to include handwriting, typewriting, printing, photo-offset or any other form of reproduction in legible symbols or characters.

WRITTEN NOTICE A notification in writing delivered in person to the individual or to the parties intended or delivered at or sent by registered mail to the last business address known to the party giving the notice.

YARD An open unoccupied space on the same lot with a building extending along the entire length of a street, or rear, or interior lot line.

ZONING The reservation of certain specified areas within a community or city for buildings and structures, or use of land, for certain purposes with other limitations such as height, lot coverage, and other stipulated requirements.

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STANDARD BUILDING CODE OF NEW JERSEY

PART B

STRUCTURAL, FIRE, AND GENERAL SAFETY REQUIREMENTS

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PART B

STRUCTURAL, FIRE, AND GENERAL SAFETY

B-100 ADMINISTRATION AND ENFORCEMENT

SEC. B-101.0 BUILDING DEPARTMENT. To provide for the administration and enforcement of the provisions of this code, there is hereby established the Department of Buildings of (Name of Municipality); and the executive official in charge thereof shall be known as the building official.

SEC. B-102.0 APPOINTMENT OF BUILDING OFFICIAL. The building official shall be appointed by the appointing authority of the municipality as required by law or local ordinances, subject to the provisions of the civil service laws where they apply. He shall not be removed from office except for cause and after full opportunity has been granted him to be heard on specific and relevant charges by and before the appointing authority.

SEC. B-103.0 ORGANIZATION OF DEPARTMENT. The building official shall appoint such number of officers, technical assistants, inspectors, and other employees as shall be necessary for the administration of this code and as authorized by the appointing authority.

SEC. B-104.0 DEPUTY. The building official may designate as his deputy, an employee who shall exercise all the powers of the building official during the temporary absence, or disability, of the building official.

SEC. B-105.0 QUALIFICATIONS OF BUILDING OFFICIAL. To be eligible for appointment other than by civil service, the building official shall have had at least five (5) years' building experience as a licensed professional engineer or architect, building inspector, contractor or superintendent of building construction, for three years of which experience he shall have been in responsible charge of work; and he shall be generally informed on good engineering practice in respect to the design and construction of buildings, the basic principles of fire prevention, the accepted requirements for means of egress and the installation of elevators and other service equipment necessary for the health, safety and general welfare of the occupants.

SEC. B-105.1 REVIEW OF QUALIFICATIONS. At least ten (10) days prior to the appointment of the building official other than by civil service, the appointing authority shall formally submit the qualifications of each candidate to the State Board of Standards for its review and approval.

SEC. B-105.2 QUALIFICATIONS OF ASSISTANTS. Other than by civil service, no person shall be appointed as a technical assistant unless he has had at least three (3) years' practical experience in the technical work which he is appointed to supervise or in responsible charge of building construction, or as a skilled building trades worker; and no person shall be appointed as an inspector of construction who has had less than three (3) years experience in general building construction.

SEC. B-106.0 OATH OF OFFICE. Before entering upon the discharge of their official duties, the building official and his assistants shall take and subscribe to an oath to faithfully and impartially perform the duties of their respective offices.

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SEC. B-107.0 RESTRICTIONS ON EMPLOYEES. Neither the building official nor any of the building department personnel to whom complete or partial enforcement of the provisions of this code has been delegated as a legal responsibility shall be engaged in or directly or indirectly connected with the furnishing of any labor, materials, equipment, appurtenances, or appliances or in the preparation of plans or specifications or both for private building or construction operations within his official jurisdiction, unless he is the owner of the building or is a member of any special board established under the provisions of this code; nor shall any such employee engage in any work that conflicts with his official duties or with the best public interest of such agency. The provisions of this section shall not be construed to prohibit the building official from engaging in activities which do not interfere with the duties of his office or to prevent the qualified incumbent of this office from serving as the building official for two or more adjoining communities under the supervision of the respective civic authorities.

SEC. B-108.0 AGENCY COOPERATION. The assistance and cooperation of all officials and agencies at the various levels of government shall be available to the building official as may be required in the performance of his duties.

SEC. B-109.0 MATTER COVERED. No building or structure shall be constructed, extended, repaired, removed or altered in violation of the provisions of this code except for ordinary repairs as defined in SEC. B-109.1 and except further that the raising, lowering or moving of a building or structure as a unit necessitated by a change in legal grade or widening of a street shall be permitted, provided the building is not otherwise altered or its use or occupancy changed.

SEC. B-109.1 ORDINARY REPAIRS. Ordinary repairs to buildings may be made without application or notice to the enforcing official but such repairs shall not include the cutting away of any fire, bearing or structural wall or portion thereof, the removal or cutting of any beams or other structural supports, or the removal or change of a required means of egress, or re-arrangement of parts of a structure affecting the exit requirements; nor shall ordinary repairs include anything affecting public health or general safety.

SEC. B-110.0 EXISTING BUILDINGS. Except as herein provided, any existing building shall be made to conform to the full requirements of this code for new buildings when alterations or repairs are made as provided in this section:

SEC. B-110.1 ALTERATIONS EXCEEDING FIFTY PERCENT. If alterations, or repairs are made within any period of twelve (12) months, costing in excess of fifty (50) percent of the physical value of the building;

SEC. B-110.2 DAMAGES EXCEEDING FIFTY PERCENT. If the building is damaged by fire, or any other cause, to an extent in excess of fifty (50) percent of the physical value of the building before the damage was incurred.

SEC B-110.3 ALTERATIONS UNDER FIFTY PERCENT. If the cost of alterations, or repairs described herein is between twenty-five (25) and fifty (50) percent of the physical value of the building, the building official shall determine to what degree the portions so altered or repaired shall be made to conform to the requirements for new buildings.

SEC. B-110.4 ALTERATIONS UNDER TWENTY-FIVE PERCENT. If the cost of alterations or repairs described herein is twenty-five (25) percent, or less, of the physical value of the building, the building official shall permit the restoration of the building to its condition previous to damage or deterioriation with the same kind of materials as those of which the building was constructed, provided that such construction does not endanger the general safety.

SEC. B-110.5 EXISTING ROOFS. In no case shall more than twenty-five (25) percent of the roof covering of any building be replaced in a period of twelve (12) months unless the entire roof covering is made to conform to the requirements of this code for new roofing.

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SEC. B-110.6. INCREASE IN SIZE. If the building is increased in floor area by more than thirty (30) percent, or in number of stories, the entire building shall be made to conform to the requirements of of this code in respect to means of egress, light and ventilation, fire and structural safety.

SEC. B-110.7 CHANGE IN USE. It shall be unlawful to make any change in the use or occupancy of a building or structure which would subject it to any specific provision of this code without the approval of the building official and his certification that such structure meets the intent of the provisions governing new buildings for the proposed use and occupancy and that such change does not result in any greater hazard to public safety or welfare.

SEC. B-110.8 PART CHANGE IN USE. If a portion of the building is changed to a new use or occupancy group and that portion is separated from the remainder of the building with the required vertical and horizontal fire divisions as provided in SEC. B-700, then the construction involved in the change shall be made to conform with the requirements for the new use and occupancy and the existing portion shall be made to comply with the exit requirements of this code.

SEC. B-110.9 MOVED BUILDINGS OR STRUCTURES. Buildings or structures moved into or within a municipality from either out of the state or from another municipality shall comply with the provisions of this code, with particular regard to the requirements for fire safety and use classification of the zone into which it is relocated, and the requirements for altered buildings.

SEC. B-110.10 MINOR CHANGES. Changes, alterations, or repairs to the interior of a building and to the front facing a street or other public space may be permitted provided such changes in the opinion of the building official do not increase the size, or the fire hazard of the building, or endanger the public safety and area not specifically prohibited by this code.

SEC. B-110.11 PHYSICAL VALUE. In applying the provisions of this section, the net physical value of the building shall be determined by the building official, based on current replacement costs and with or without the advice of a qualified appraiser.

SEC. B-111.0 CONTINUATION OF UNLAWFUL USE. The continuation of occupancy or use of a building or structure, or of a part thereof, contrary to the provisions of this code shall be deemed a violation and subject to the penalties prescribed in SEC. A-107.4; except that the use of a building or structure for which it had heretofore legally been approved may be continued without change unless specifically covered by the provisions of this code or as may be deemed necessary by the building official for the safety and general welfare of the occupants and the community.

SEC. B-112.0 NEW BUILDINGS. All buildings and structures erected after the effective date of this code shall comply with the requirements of this code for new buildings of the specified use excepting only such proposed buildings or structures, or parts of either, for which plans or specifications or both, have been approved by the building official prior to the effective date of this code.

SEC. B-113.0 DUTIES AND POWERS OF BUILDING OFFICIAL. The building official shall enforce all the provisions of the Building Code and act on any question relative to the mode or manner of construction and materials to be used in the erection, addition to, alteration, repair, removal, demolition, installation of service equipment and the location, use, occupancy, and maintenance of all buildings and structures except as may otherwise be specifically covered by statutory requirements as provided in SEC. A-103.0.

SEC. B-113.1 APPLICATION AND PERMITS. The building official shall receive applications and issue permits for the erection and alteration of buildings and structures, and examine the premises for which such permits have been issued and enforce compliance with the provisions of this code.

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SEC. B-113.2 BUILDING NOTICES AND ORDERS. The building official shall issue all necessary notices, or orders to remove illegal or unsafe conditions, to require the necessary safeguards during construction, and to require adequate exit facilities in existing buildings, and structures, and to assure compliance with all the requirements of this code for the safety and health of the public.

SEC. B-113.3 INSPECTIONS. The building official shall make all the required inspections; or he may accept reports of inspection of authoritative and recognized services or individuals; and all reports of such inspections shall be in writing and certified by a responsible officer of such authoritative service or by the responsible individual; or he may engage such expert opinion as he may deem necessary to report upon unusual technical issues that may arise, subject to the approval of the appointing authority; provided that all reports shall be signed and sealed by either a professional engineer licensed to practice in the State of New Jersey or an architect registered in the State of New Jersey either of which shall attest to the validity of the report to the satisfaction of the building official, or in matters not involving technical issues, the reports shall be signed by the special qualified persons regularly engaged in the building industry.

SEC. B-113.4 NEW RULES AND PROVISIONS. The building official may adopt new rules, or interpretations of existing rules or provisions when deemed necessary or advisable by him or when formally requested in writing by an owner or his agent or other persons concerned with the administration and enforcement of the building regulations in accordance with the procedure set forth in SEC. A-112 and SEC. A-113 of this code.

SEC. B-113.5 ALTERNATE MATERIALS. The building official shall refer all requests for general approval of new materials, devices and methods of design or construction, not provided for in this code or in the construction manual, to the State Board of Standards for test and investigation under the rules of procedure established in SEC. A-114 and SEC. A-115 of this code.

SEC. B-113.6 DEPARTMENT RECORDS. The building official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. File copies of all papers in connection with the building operations shall be retained in the Official Records so long as the building or structure to which they relate remains in existence; or for such length of time as may be determined by rules of the State Board of Standards.

SEC. B-113.6a MONTHLY REPORTS. The building official shall, at least monthly, submit to the appointing authority, a written statement of all permits and certificates issued, fees collected, materials approved and orders promulgated.

SEC. B-113.6b ANNUAL REPORT. The building official shall submit annually to the chief authority of the municipality a written statement of all of the activities of the year, including an accurate accounting of all costs of operation of the department and of all income, fees and penalties collected by him.

SEC. B-114:0 APPLICATION FOR PERMIT. It shall be unlawful to construct, enlarge, alter, remove or demolish or change the occupancy from one use group to another requiring greater strength, exit, or sanitary provisions or to change to a prohibited use, without first filing an application with the building official in writing and obtaining the required permit therefore except that ordinary repairs as defined in SEC. B-109.1 which do not involve any violation of the code shall be exempt from this provision.

SEC. B-114:1 FORM OF APPLICATION. The application for a permit shall be submitted in such form as the building official may prescribe and shall be accompanied by the required fees, except in the case of public works which shall be exempt from fees. If the State Board of Standards prescribes a form of application, then such form shall be used.

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SEC. B-114.2 BY WHOM APPLICATION IS MADE. Applications for a permit shall be made by the owner, or his authorized agent, or by the registered architect, or licensed professional engineer employed in connection with the proposed work. If the application is made by a person other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner that the qualified person making the application is authorized to make such application. The full names and addresses of the owner, applicant, and of the responsible officers if the owner is a corporate body, shall be stated in the application.

SEC. B-114.3 DESCRIPTION OF WORK. The application shall contain a general description of the proposed work, its location, the uses and occupany of all parts of the building and structure and of all portions of the site or lot not covered by the building, and such additional information as may be required by the building official.

SEC. B-114.4 PLANS AND SPECIFICATIONS. The application for the permit shall be accompanied by two copies of plans drawn to scale and specification, with sufficient clarity and detail dimensions, showing the nature and character of the work to be performed. When quality of materials is essential for conformity with the requirements of this code, specific information shall be given to establish such quality; and in no case shall the code be cited or the term "legal", or its equivalent be used as a substitute for specific information. The building official may waive the requirement for filing plans and specifications when the work involved is of a minor nature.

SEC. B-114.5 PLOT PLAN. There shall also be filed a plot plan showing to scale the size of all the new construction and all existing structures on the site, distances from lot lines and the established street grades, and it shall be drawn in accordance with an accurate boundary-line survey. In the case of demolition, the plot plan shall show all construction to be demolished and the location and size of all existing buildings and constructions that are to remain on the site or plot.

SEC. B-114.6 CHANGE IN PLOT PLAN. No lot or plot shall be changed, increased or diminished in area from that shown on the official plot plan, unless a revised diagram showing such changes accompanied by a duly verified affidavit of owner, or applicant, that the proposed changes are authorized by the owner in fee and that the applicant is authorized to make such changes, shall have been filed and approved, except that such revised plot plan will not be required if the change is caused by reason of an official street opening, street widening, or other public improvement.

SEC. B-114.7 ENGINEERING DETAILS. The building official may require adequate details of structural, mechanical and electrical work, including computation, stress diagrams and other essential technical data to be filed. Where the approval of such work is under the jurisdiction of other state agencies the approved plans shall be filed with the building official. All engineering plans and computations shall bear the seal and signature of the New Jersey registered architect or New Jersey licensed professional engineer responsible for the design.

SEC. B-114.8 AMENDMENTS TO APPLICATION. Subject to the limitations of SEC. B-114.9 and SEC. B-119.0 amendments to a plan, application, or other records accompanying same, may be filed with the approval of any other appropriate agency at any time before completion of the work for which the permit is sought, or issued; and such amendments shall be deemed part of the original application and shall be filed therewith.

SEC. B-114.9 TIME LIMITATION OF APPLICATION. An application for a permit for any proposed work shall be deemed to have been abandoned six (6) months after date of filing, unless such application has been diligently prosecuted, or a permit shall have been issued.

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SEC. B-115.0 PERMITS

SEC. B-115.1 ACTION ON APPLICATION. The building official shall examine, or cause to be examined all applications for permits and amendments thereto within a reasonable time after filing. If the application, or the plans do not conform with the requirements of all pertinent laws, he shall reject such application, in writing, with the reasons therefor. If he is satisfied that the work proposed conforms with the requirements of this code and all laws and ordinances applicable thereto, and the applicant has submitted to him such other permits as may be required by local ordinance, he shall issue a permit to construct the building or structure as soon as practicable.

SEC. B-115.2 APPROVAL. No permit shall be issued by the building official nor shall plans or specifications, or both, be approved by him, in all cases where the proposed work requires the approval of a state governmental agency until the applicant shall have submitted to the building official for his observance, a set of plans covering the work and approved by the appropriate state agency.

SEC. B-115.3 APPROVAL IN PART. The building official may issue a permit for the construction of foundations or any part of a building, or structure, before the entire plans and specifications for the whole building have been submitted, provided adequate information and detailed statements have been filed complying with all the pertinent requirements of this code.

SEC. B-115.4 SIGNATURE TO PERMIT. The building official shall attach his signature to every permit; or he may authorize a subordinate to affix such signature thereto.

SEC. B-115.5 COMPLIANCE WITH CODE. The permit shall be a license to proceed with the work and shall not be construed as authority to violate, cancel or set aside any of the provisions of this code, or any other statue or ordinance pertinent thereto, except for such variations legally granted under the provisions of this code.

SEC. B-115.6 COMPLIANCE WITH PERMIT. All work shall conform to the approved application and plans for which the permit has been issued and any approved amendments thereto. All new work shall be located strictly in accordance with the approved plot plan.

SEC. B-115.7 POSTING OF PERMIT. The building permit shall be posted at the site of the operations in a conspicuous place, open to authorized inspection during the entire time of prosecution of the work and until the completion of the same.

SEC. B-115.8 NOTICE OF START. At least twenty-four (24) hours notice of start of work under a building permit shall be given to the building official, by the party responsible for starting the work.

SEC. B-115.9 SUSPENSION OF PERMIT. Any permit issued shall become invalid if the authorized work shall not have been commenced within one (1) year after issuance or is suspended or abandoned for a period of one (1) year after commencing the work.

SEC. B-115.10 REVOCATION OF PERMITS. The building official may revoke a permit or approval issued under the provisions of this code in case of any false statement or misrepresentation of fact in the application or on the plans on which the permit or approval was based, when such revocation is essential in the public interest.

SEC. B-115.11 REFUSAL OF PERMIT. The building official may refuse a permit for any building or structure when there is sufficient evidence from the experience records that the builder or contractor is incompetent or is known to have performed previous building operations in an illegal or unsafe manner. Before such refusal of the permit becomes effective, the building official shall advise the State Board of Standards of the contemplated action and the Board shall make the final determination in respect thereto.

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SEC. B-116.0 CALLED INSPECTIONS. The building official may make the required inspections herein specified or may accept the inspection reports of accredited agencies as provided in SEC. B-113.3 of every building and construction operation within twenty-four (24) hours notification from the applicant or holder of a building permit, excluding Saturdays, Sundays and holidays.

SEC. B-116.1 PRELIMINARY INSPECTION. Except for minor work, before issuing a permit, the building official shall examine, or cause to be examined, all existing buildings or structures on the site for which an application has been filed for permit to construct, enlarge, alter, repair, remove, demolish or change the use thereof; and shall conduct inspections herein required during and upon completion of the work for which he has issued a permit; and he shall maintain a record of all such examinations and inspections and of all violations of this code.

SEC. B-116.2 FOUNDATIONS AND FOOTINGS. After excavation has been made and before any footings are poured, the building official shall approve the foundation bed for the allowable soil capacity.

SEC. B-116.3 STRUCTURAL FRAMEWORK. He shall make an inspection of the framework after all main structural members are secured in place but before any lath, plaster, or other fire protections or finish materials have been installed.

SEC. B-116.4 WOOD FRAME CONSTRUCTION. In the case of wood frame construction, the inspection shall be made after all the framing including the roof tier, bracing and firestopping have been completed and all piping, rough plumbing, electric wiring, chimneys, flues, ducts and vents are in place but before any interior wall or ceiling covering has been applied.

SEC. B-116.5 LATHING AND REINFORCEMENT. He shall inspect all lathing and reinforcement after it has been installed in place and before any plaster has been applied or concrete poured.

SEC. B-116.6 SPECIAL INSPECTIONS. In addition to the inspections herein required, provisions shall be made for the inspection of all special construction and equipment as provided in this code for air-conditioning, electric wiring, elevators, plumbing, refrigeration and mechanical and other installations involving unusual explosion, fire or other life hazards.

SEC. B-116.7 CONTINUOUS INSPECTION. Whenever a building or structure requires more than the normal amount of inspections because of its unusual character or type of construction, he may assign inspectors to constantly supervise the work through such periods which he deems necessary. The cost of such special inspection services shall be paid by the applicant.

SEC. B-116.8 FINAL INSPECTION. Upon completion of the building or structure, and before issuance of the certificate of occupancy, herein required, a final inspection shall be made and all violations of the approved plans and permit shall be noted and the holder of the permit shall be notified of the discrepancies.

SEC. B-117.0 DEMOLITION AND REMOVAL OF BUILDINGS

SEC. B-117.1 NOTICE TO ADJOINING OWNERS. No permit to remove a building or other structure shall be issued until notice of application thereof shall have been given to the owners of property adjoining the property upon or from which said building or structure is to be moved or removed and to the owners of wires or other impediments, the temporary removal of which will be necessary, and an opportunity has been given said owners to be heard upon such application; nor until a bond in an adequate sum or a certificate indicating proper liability insurance coverage by a properly accredited insurance concern has been filed with the officer of proper authority to indemnify and save harmless the municipality for damages.

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SEC. B-117.2 SERVICE CONNECTIONS. All abandoned water, electric, sewer, and other service connections shall be plugged and sealed and releases shall be secured from the utility companies and from the municipal enforcing official having jurisdiction.

SEC. B-117.3 LOT RECONDITIONING. When a building has been demolished and no building operation has been projected or approved or where a permit has been suspended, the lot shall be filled, graded and maintained in conformity to the established street grades at curb level. The lot shall be maintained free from the accumulation of rubbish and all other unsafe or hazardous conditions which endanger the life or health of the public; and provision shall be made to prevent the accumulation of water or damage to any foundations on the premises or on private or public property.

SEC. B-117.4 NOTIFICATION OF TAXING AUTHORITY. Upon receipt of an application for a permit for demolition of a building or other structure, the building official shall notify, in writing, the Taxing Authority having jurisdiction.

SEC. B-118.0 CERTIFICATE OF OCCUPANCY

SEC. B-118.1 NEW BUILDINGS. No building hereafter erected shall be used, or occupied, in whole, or part, until the certificate of occupancy shall have been issued by the building official.

SEC. B-118.2 BUILDINGS HEREAFTER ALTERED. No buildings hereafter enlarged, extended or altered as to change from one use group to another, in whole or in part, and no building hereafter altered for which a certificate of occupancy has not been heretofore issued, shall be occupied or used until the certificate shall have been issued by the building official.

SEC B-118.3 EXISTING BUILDINGS. Nothing in this code shall require the removal, alteration or abandonment of or prevent the continuance of the use and occupancy of a lawfully existing building, unless in the opinion of the building official such use endangers public safety. Upon written request of the owner of an existing building, the building official shall issue a certificate of occupancy, provided there are no violations of law or orders of the building official or other governmental agency pending, and it is established after inspection and investigation that the alleged use of the building has heretofore existed and is safe.

SEC. B-118.4 CHANGES IN USE AND OCCUPANCY. After a change of occupancy has been made in a building, the re-establishment of a prior use that would not have been legal in a new building of the same type of construction is prohibited unless all the applicable provisions of this code are complied with. A change from one prohibited use to another prohibited use shall be deemed a violation of this code.

SEC. B-118.5 TEMPORARY OCCUPANCY. Upon request of a holder of a building permit, the building official may issue a temporary certificate of occupancy for a building, or structure, or part thereof, before the entire work covered by the permit shall have been completed, provided such portion, or portions may be occupied safely prior to full completion of the building.

SEC. B-118.6 CONTENTS OF CERTIFICATE. When a building or structure is entitled thereto, the building official shall issue a certificate of occupancy within ten (10) days after written application. The certificate shall certify compliance with the provisions of this code and the purpose for which the building, or structure may be used in its several parts. The certificate of use and occupancy shall specify: the use group, the fire grading, the maximum live load on all floors, the occupancy load in the building and all parts thereof, and any special stipulations and conditions of the permit.

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SEC. B-118.7 POSTING BUILDINGS. Every building and structure and part thereof designated for high hazard, storage, mercantile, industrial or business use, shall be posted, if directed by the building official, on all floors, by the owner, with a suitably designed placard in a form designated by the building official, which shall be securely fastened to the structure in a readily visible place, stating: the use group, the live load and the occupancy load.

SEC. B-118.7a ASSEMBLY AND INSTITUTIONAL BUILDINGS. Every building and structure and part thereof designed for use as a place of public assembly and as an institutional building, use groups F and H, shall be posted with an approved placard designating the maximum occupancy load.

SEC. B-119.0 FEES. No permit to begin work for new construction, alteration, removal, demolition or other building construction operation shall be issued until the fees prescribed in this section shall have been paid to the building official, nor shall an amendment or a permit necessitating an additional fee because of an increase in the estimated cost of the work involved be approved until the additional fee shall have been paid.

SEC. B-119.1 NEW CONSTRUCTION AND ALTERATIONS. The fee for a building permit shall be based on the volume of the structure, and the building official is authorized to establish by approved rules a schedule of cubic foot rates for buildings and structures of all use groups and types of construction as classified and defined in SEC. B-200 of this code.

SEC. B-119.2 REMOVAL OF BUILDINGS. The fee for a building permit for the removal of a building or structure from one lot to another, or to a new location on the same lot shall be at the rate of ( ) per thousand dollars of the estimated cost of moving, plus the cost of new foundations and all work necessary to place the building or structure in its completed condition in the new location.

SEC. B-119.3 DEMOLITION. The fee for a demolition permit for the demolition of a building, or structure shall be at the rate of ( ) for each ( ) cubic foot of volume of building or structure.

SEC. B-119.4 SIGNS. The fee for signs, billboards and other display structures for which permits are required under the provisions of this code shall be ( ) per square foot of surface.

SEC. B-119.5 INDEMNITY BONDS. When required by local ordinance, the builder, contractor or other such person shall provide an indemnity bond to protect the municipality against all losses and damages which may arise during execution of the building or construction operation because of injury to property or persons.

SEC. B-119.5a SIGN BONDS. The owner of every sign shall be bonded in an amount not less than ( ) dollars, for the erection and maintenance of such sign or billboard in accordance with the provisions of Sec. B-1000 of this code.

SEC. B-119.5b WRECKING BONDS. The owner or person to whom a permit has been issued to wreck or demolish a building shall provide a bond in the amount of ( ) dollars which shall require the completion of the work, the clearing and filling-in of the site and which will protect and indemnify the municipality against loss or damage.

SEC. B-119.5c MOVING BONDS. The owner of a building to be moved shall furnish a bond in the amount of ( ) dollars which shall require the completion of the work and the restoration of the site as provided in SEC. B-117.3 and protect and indemnify the municipality against loss or damage.

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SEC. B-119.6 SPECIAL FEES. The payment of the fee for the construction alteration, removal or demolition and for all work done in connection with, or concurrently with work contemplated by a building permit, shall not relieve the applicant, or holder of the permit from the payment of other fees that may be prescribed by law or ordinance for water taps, sewer connections, plumbing or electrical permits, erection of signs and display structures, marquees, or other appurtenant structures, or fees for inspections, certificates of occupancy, or other privileges or requirements both within and without the jurisdiction of the building department.

SEC. B-120-0 UNSAFE BUILDINGS

SEC. B-120.1 RIGHT OF CONDEMNATION. All buildings, or structures, that are or hereafter shall become unsafe, unsanitary, or deficient in adequate exit facilities, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which by reason of illegal or improper use, occupancy or maintenance, shall be deemed unsafe buildings or structures. All unsafe buildings shall be taken down and removed, or made safe and secure, as the building official may deem necessary and as provided in SEC. B-120.4: A vacant building, unguarded or open at door or window, shall be deemed a fire hazard and unsafe within the meaning of this code.

SEC. B-120.2 EXAMINATION AND RECORD OF DAMAGED BUILDING. The building official shall examine every building or structure reported as collapsed or dangerous, unsafe structurally or constituting a fire hazard; and he shall cause the report to be filed in a docket of unsafe structures and premises, stating the use of the building and the nature and estimated amount of damages, if any, caused by such collapse or failure.

SEC. B-120.3 NOTICE OF UNSAFE BUILDING. If an unsafe condition is found in a building, or structure, the building official shall serve on the owner, agent or person in control of the building or structure a written notice describing the building or structure deemed unsafe and specifying the required repairs or improvement to be made to render the building or structure safe and secure, or requiring the unsafe building or structure or portion thereof to be demolished within a stipulated time. Such notice shall require the person thus notified to immediately declare to the building official his acceptance or rejection of the terms of the order.

SEC. B-120.4 RESTORATION OF UNSAFE BUILDING. A building, or structure, condemned by the building official may be restored to safe condition provided no change of occupancy, or use, is contemplated or compelled by reason of such reconstruction or restoration; except that if the damage or cost of reconstruction or restoration is in excess of fifty (50) percent of its replacement value, exclusive of foundations, such building shall be made to conform in all respects with the requirements for materials and methods of new buildings.

SEC. B-120.5 POSTING UNSAFE NOTICE. All buildings found to be unsafe shall be so posted immediately. If the person addressed with an unsafe notice cannot be found within the municipality, after search, then such notice shall be sent by registered mail to the last known address of such person, and a copy of the unsafe notice shall be posted in a conspicuous place on the premises; and such procedure shall be deemed the equivalent of personal notice.

SEC. B-120.6 DISREGARD OF UNSAFE NOTICE. Twenty-four (24) hours after refusal, failure or negligence of the person served with an unsafe notice to initiate compliance with the requirements of the order to abate the unsafe condition, the proper legal official of the municipality shall be advised of all the facts and he shall institute the appropriate action in the courts to compel compliance.

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SEC. B-121.0 EMERGENCY MEASURES

SEC. B-121.1 VACATING BUILDINGS. When, in the opinion of the building official, there is actual and immediate danger of failure or collapse of a building or structure or any part thereof so as to endanger life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the building, the building official is hereby authorized and empowered to order and require the inmates and occupants to vacate the same forthwith. He shall cause to be posted at each entrance to such building, a notice:

"THIS BUILDING IS UNSAFE AND ITS OCCUPANCY OR USE HAS BEEN PROHIBITED BY THE BUILDING OFFICIAL"

and it shall be unlawful for any person to enter such building, or structure, except for the purpose of making the required repairs, or of demolishing the same.

SEC. B-121-2 TEMPORARY SAFEGUARDS. When, in the opinion of the building official, there is actual and immediate danger of collapse or failure of a building or structure or any part thereof so as to endanger life he shall cause the necessary work to be done to render such building or structure or part thereof temporarily safe, whether or not the legal procedure herein prescribed has been instituted.

SEC. B-121.3 CLOSING STREETS. When necessary for the public safety the building official may temporarily close sidewalks, streets, buildings and structures and placed adjacent to such unsafe buildings, and prohibit the same from being used.

SEC. B-121.4 EMERGENCY REPAIRS. For the purpose of this section, the building official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

SEC. B-121.5 COSTS OF EMERGENCY REPAIRS. Costs incurred in the performance of emergency work shall be paid out of the municipal treasury on certificate of the building official and the legal authority of the municipality shall institute appropriate action against the owner of the premises where the unsafe building or structure was located for recovery of such costs.

SEC. B-122.0 BOARD OF SURVEY

SEC. B-122.1 APPLICATION FOR SURVEY. The owner of a building or structure, or his duly authorized representative who has been served with an unsafe order and notice to make such structure safe, secure or habitable, or to take down and remove such structure shall have the right, except in cases of emergency, to demand the appointment of a Board of Survey if he deems such order to be unnecessary, improper, or unreasonable, and such demand shall be in writing with a statement of the reasons therefor.

SEC. B-122.2 CONSTITUTION OF BOARD OF SURVEY. The Board of Survey shall consist of three persons, one of whom shall be the building official or an assistant designated by him; another shall be the owner, or his legal representative, or a registered architect, or a licensed professional engineer, or a qualified builder designated by the owner; and the third shall be a registered architect or licensed professional engineer; jointly chosen by the other two members, or designated by a Justice of the Court of Record in case of failure of agreement.

SEC. B-122.3 COMPENSATION OF BOARD OF SURVEY. The third member of the Board shall receive for his services a fee of ( ) dollars to be paid out of the treasury of the municipality upon the voucher of the building official; and the municipality shall be reimbursed by deposit of such fee by the owner before the third member of the Board has been chosen, or appointed.

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SEC. B-122.4 SURVEY PROCEDURE. The powers and duty of the Board of Survey shall be: To inspect the building or structure and to confirm, modify or revoke the order of the building official as may seem just and proper in the interest of public safety and to determine the suitable cost of reconstruction, restoration or rehabilitation in the repair of an unsafe building or structure in case of disagreement or dispute in relation thereto.

SEC. B-122.5 SURVEY FINDINGS. The Board of Survey shall determine its findings and submit a report in writing affirming or modifying the order of the building official in whole or in part and the remedial steps to be taken to render the building or structure safe.

The findings and the determinations of any two members of the Board shall be deemed conclusive, and certified copies of the report shall be filed with the building official and with the owner, or his representative, and shall be binding upon the building official and all parties in interest.

SEC. B-123.0 SPECIAL TECHNICAL SERVICES. When applications for unusual designs, or magnitude of construction are filed, the building official may, with the consent of the governing authority, retain a properly qualified registered architect, or a licensed professional engineer at the expense of the municipality, to examine such application for a specific building operation with respect to structural safety and all other statutory requirements.

SEC. B-124.0 WAIVER OF EXAMINATION AND INSPECTION. The building official may waive examination of the plans and field inspection of the construction, in whole or in part, for any buildings or construction operation under the procedure herein described:

SEC. B-124.1 CONTROLLED MATERIALS PROCEDURE. When plans for the erection or alteration of a building are prepared by a registered architect or licensed professional engineer, which contemplate structural work, or changes in service equipment involving public safety or health, and such plans are accompanied by an affidavit of the applicant that he has supervised the preparation of the architectural, structural and mechanical design plans and that he will supervise or check all working drawings and shop details for the construction, and that the structure will be built under his field supervision and in accordance with the approved plans, and that such plans conform to all the provisions of this part of the code, and the legal rules adopted under its provisions, and that all the materials used in the construction will be "Controlled Materials" as defined in this code;

SEC. B-124.2 QUALIFICATIONS OF APPLICANT. The registered architect, or licensed professional engineer shall be qualified by experience and training in the particular field of construction involved in the building project under consideration;

SEC. B-124.3 VERIFIED REPORT. Before the issuance of the certificate of use and occupancy of such a building or structure, the registered architect or licensed professional engineer who prepared and filed the original plans and who supervised the erection of the building shall file a verified report that the structure has been erected in accordance with the approved plans; and as erected, the building complies in all respects with this part of the code and all other laws governing building construction except as to the specific variations legally authorized under the provisions of this code and as specifically noted in the verified report and cited in the certificate of use and occupancy.

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B-200 BUILDING USE AND CONSTRUCTION CLASSIFICATIONS

SEC. B-200.0 SCOPE. The provisions of this section of the code shall regulate the classification of all buildings in respect to Use Group, Type of Construction and Fire Hazard for the purpose of controlling the size and location of buildings as provided in SEC. B-300.

SEC. B-200.1 SPECIAL USES. Special industrial buildings and other structures not covered by the general provisions of this section and buildings involving unusual fire and explosion risks or occupied by large numbers of people subject to life and panic hazards are provided for in SEC. B-800.

SEC. B-200.2 DOUBTFUL USE. When a building or structure is proposed for a use not specifically provided for in this code or the classification of which is doubtful, such building or structure shall be included in the use group which it most nearly resembles in respect to the existing or proposed life and fire hazard and it snall be so classified by the building official.

SEC. B-200.3 INCIDENTAL USE. Where the higher hazard is supplemental to the main use of the building and the area devoted to such use is segregated by fireresistive construction as required in SEC. B-700, the building shall be classified according to the main use.

SEC. B-200.4 MIXED USE AND OCCUPANCY. In case a building is occupied by two (2) or more uses not included in the same use group, the provisions of this code applying to each use shall apply to such parts of the building as come within that group; and if there are conflicting provisions, the requirements securing the greater public safety shall apply.

SEC. B-200.4a FIRE DIVISIONS. When mixed uses are completely separated horizontally and vertically from adjoining occupancies by fire divisions of the highest fire grading prescribed in Table B-203 for the separated uses, each part of the building shall be separately classified as to use.

SEC. B-200.5 CHANGE IN USE. The owner shall be responsible for notifying the building official of any change in use or occupancy or both that shall materially increase the fire hazard. No change in use or occupancy will be permitted without the written permission of the building official who shall not consent to any reduction in fire grading unless and until he has determined that the required conditions for the new use will be provided.

SEC. B-201.0 USE GROUP CLASSIFICATIONS. All buildings and structures shall be classified in one of the use groups specified in Table B-201.

TABLE B-201 USE GROUP CLASSIFICATIONS

CLASS	HAZARD	USE GROUP	
A		Hazardous	
	A-1		Extreme High
	A-2		High
	A-3		Moderate
B		Storage	
	B-1		Moderate Hazard
	B-2		Low Hazard
C		Mercantile	
D		Industrial	
E		Business	
F		Assembly	
	F-1A		Theater with stage
	F-1B		Theater without stage
	F-2		Night clubs and concert halls
	F-3		Recreation centers, lecture halls, terminals, restaurants other than night clubs
	F-4		Churches, schools
G			Outdoor assembly
H		Institutional	
	H-1		Penal
	H-2		Nonpenal
L		Residential	
	L-1		Hotels, lodging houses
	L-2		Multi-family dwellings
	L-3		One-and two-family dwellings

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SEC. B-201.1 HAZARDOUS USE—GROUP A. All buildings and structures or parts thereof shall be classified in the hazardous use group which are used for the storage, manufacture or processing of combustible or explosive products or materials when likely to burn with extreme rapidity or which may produce poisonous fumes or explosions; for storage or manufacturing which involves highly corrosive, toxic or noxious alkalies, acids or other liquids or chemicals producing flame, fume, explosive, poisonous, irritant or corrosive gases; and for the storage or processing of any materials, producing explosive mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.

SEC. B-201.1a EXTREME HIGH HAZARD—GROUP A–1. Extreme high hazard uses shall include all processes, materials, products of manufacture and storage of live ammunition, explosives (as defined by the New Jersey Revised Statutes, Title 21, Explosives Law, see manual), military pyrotechnics, pyrotechnic material, signals and flares, and fireworks, and they shall be classified as extreme high hazard use group A–1.

SEC. B-201.1b HIGH HAZARD—GROUP A–2. High hazard occupancies are those having contents that are liable to burn with extreme rapidity or from which poisonous fumes or extremely rapid pressure rises or explosions are to be expected in the event of fire. Such high hazard uses are not limited to but are indicative of the processes, materials, including their storage, of products or partial products of manufacture as contained in manual Table B-201.1b, and they shall be classified as high hazard use group A–2.

SEC. B-201.1c MODERATE HAZARD—GROUP A–3. Moderate hazard occupancies are those having contents that are liable to burn with moderate rapidity and to give off a considerable volume of smoke but from which neither poisonous fumes nor explosions are to be expected in case of fire. Moderate hazard uses are not limited to but are indicative of the processes, materials or products or partial products of manufacture as listed in manual Table B-201.1c and they shall be classified as moderate hazard use group A–3.

SEC. B-201.2 STORAGE USE—GROUP B. All buildings and structures or parts thereof shall be classified in the storage use group when used primarily for the storage of goods, wares or merchandise except those that involve highly combustible or explosive products or materials; including among others, warehouses, storehouses and freight depots.

SEC. B-201.2a MODERATE HAZARD—GROUP B–1. Buildings used for the storage of moderate hazard contents which are likely to burn with moderate rapidity but which do not produce either poisonous gases, fumes or explosions, including among others the materials listed in manual Table B-201.2a, shall be classified as moderate hazard storage use.

SEC. B-201.2b LOW HAZARD—GROUP B–2. Buildings used for the storage of noncombustible materials, and of low hazard wares that do not ordinarily burn rapidly or with excessive smoke and from which neither poisonous fumes or explosions are to be expected in case of fire shall be classified as low hazard storage use group B–2 unless otherwise classified, including among others the materials listed in manual Table B-201.2b.

SEC. B-201.3 MERCANTILE USES—GROUP C. All buildings and structures or parts thereof shall be classified in the mercantile use group when used for the display and sale of goods, wares or merchandise incidental to such purposes and arranged to be accessible for public inspection; including among others retail stores, shops, salesrooms and markets. Highly combustible goods, such as merchandise made of pyroxylin products, shall be limited to small quantities that do not constitute a high hazard; and if not so limited, the construction shall comply with the requirements of the hazardous use group as required by the provisions of this section, SEC. B-800, and Tables B-301 and B-705.

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SEC. B-201.4 INDUSTRIAL USES—GROUP D. All buildings and structures or parts thereof in which occupants are engaged in performing work or labor in fabricating, assembling or processing of products or materials shall be classified in the industrial use group; including among others factories, assembling plants, industrial laboratories and all other industrial and manufacturing uses, except those involving highly combustible flammable or explosive products and materials of hazardous use (groups A-1, A-2 and A-3). The processes and manufactures listed in manual Table B-201.4 shall be indicative and include the uses permitted in use group D buildings.

SEC. B-201.5 BUSINESS USES—GROUP E. All buildings and structures or parts thereof shall be classified in the business use group when used for the transaction of business, for the rendering of professional and similar services that may involve the incidental storage of stocks of goods, wares, or merchandise in limited quantities only; including among others offices, banks, civic administration activities, professional services, testing and research laboratories, radio stations, telephone exchanges, motor vehicle service stations and similar establishments.

SEC. B-201.6 ASSEMBLY USES—GROUP F. All buildings and structures or parts thereof shall be classified in the assembly use group when used or designed for places of assembly as defined in this code.

SEC. B-201.6a THEATRES WITH FIXED SEATS AND STATE—GROUP F—1A. Such structures shall include all theatres and other buildings used primarily for theatrical or operatic performances and exhibitions, arranged with a raised stage, proscenium curtain, fixed or portable scenery or scenery loft, lights, motion picture booth, mechanical appliances or other theatrical accessories and equipment and provided with fixed seats.

SEC. B-201.6b THEATRES WITH FIXED SEATS AND NO STAGE—GROUP F—1B. Such structures shall include all theatres without a stage and equipped with fixed seats used for motion picture performances.

SEC. B-201.6c NIGHT CLUB AND CONCERT HALLS WITHOUT STAGES—GROUP F—2. Such structures shall include all buildings and places of public assembly, without theatrical stage accessories, designed for use as night clubs and for similar purposes including all rooms, lobbies and other spaces connected thereto with a common means of entrance and exit.

SEC. B-201.6d ART GALLERIES, LECTURE HALLS AND RECREATION CENTERS WITHOUT STAGES—GROUP F—3. Such structures shall include all buildings with or without an auditorium in which persons assemble for amusement, entertainment or recreation, and incidental motion picture, dramatic, theatrical or educational presentations, lectures, or other similar purposes, without theatrical stage other than a raised platform; and principally used without permanent seating facilities, including art galleries, museums, lecture halls, libraries, restaurants other than night clubs and recreation centers; and buildings designed for other similar assembly purposes including passenger terminals.

SEC. B-201.6e CHURCHES AND SCHOOLS—GROUP F—4. Such structures shall include all buildings used as churches, schools, colleges and for similar educational and religious purposes.

SEC. B-201.7 OUTDOOR ASSEMBLY USE—GROUP G. Such structures shall include grandstands, bleachers, coliseums, stadiums, drive-in theatres, tents and similar structures for outdoor assembly use and shall comply with the provisions of SEC. B-800 for special uses and occupancies.

SEC. B-201.8 INSTITUTIONAL BUILDINGS—GROUP H. All buildings and structures or parts thereof shall be classified in the institutional use group in which people suffering from physical limitations because of health or age are harbored for medical or other care or treatment, or in which people are detained for penal or correctional purposes, or in which the liberty of the inmates is restricted.

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SEC. B-201.8a PENAL INSTITUTIONS—H—1. Such structures shall include all buildings designed for the detention of people under restraint including among others, jails, prisons, reformatories, insane asylums and similar institutional uses.

SEC. B-201.8b NONPENAL INSTITUTIONS—GROUP H—2. Such structures shall include all buildings used for housing people suffering from physical limitations because of health or age; including among others day nurseries, hospitals, sanitariums, clinics, infirmaries, orphanages, homes for aged and infirm; and buildings designed for prosecuting public or civic services and activities of emergency character, including among others fire houses, police stations and similar institutional uses.

SEC. B-201.9 RESIDENTIAL BUILDINGS—GROUP L. All buildings and structures or parts thereof shall be classified in the residential use group, in which families or households live or in which sleeping accommodations are provided for individuals with or without dining facilities, excluding those that are classified as institutional buildings.

SEC. B-201.9a HOTELS AND LODGING HOUSES—GROUP L—1 Such structures shall include all buildings arranged for the shelter and sleeping accommodation of more than twenty (20) individuals, including hotels, lodging houses, boarding houses and dormitories.

SEC. B-201.9b MULTI-FAMILY DWELLINGS—GROUP L—2. Such structures shall include all multiple-family dwellings and all dormitories, boarding and lodging houses arranged for sheltering or feeding less than twenty (20) individuals.

SEC. B-201.9c ONE-AND TWO-FAMILY DWELLINGS—GROUP L—3. Such structures shall include all buildings arranged for the use of one-or two-family dwelling units including not more than five (5) lodgers or boarders per family.

SEC. B-201.10 MISCELLANEOUS USES—GROUP M. Structures and buildings of a temporary character and miscellaneous structures not classified in any specific use group shall be constructed, equipped and maintained to meet the requirements of this code commensurate with the fire and life hazard incidental to their use. Miscellaneous uses shall include all accessory buildings and structures used as private garages, sheds, fences and similar purposes.

SEC. B-202.0 CONSTRUCTION CLASSIFICATION. All buildings and structures erected or to be erected, altered or extended in height or area shall be classified in any one or in a combination of the four (4) construction types herein defined: Type 1, Fireproof Construction; Type 2, Noncombustible Construction; Type 3, Exterior Masonry Wall Construction; and Type 4; Frame Construction. The fireresistance ratings for all elements of the construction shall comply with Table B-705.

SEC. B-202.a MINIMUM REQUIREMENTS. When a superior type of construction is used than the minimum herein required for any specified use, height and area of the building, nothing in this code shall be construed to require full compliance with the specifications for the higher type; but the designated construction classification of the building shall be that of the lesser requirement unless all the requirements for the higher type are fulfilled.

SEC. B-202.b FALSE DESIGNATION. No building shall be designated a given type of construction unless it conforms to the minimum requirements for that type and it shall be unlawful to post, or use, or designate, or advertise a building as of a given type of construction unless it complies with the minimum code requirements for that type.

SEC. B-202.1 TYPE 1—FIREPROOF CONSTRUCTION. Buildings and structures of fireproof construction are those in which the walls, partitions, structural elements, floors, ceilings, and roofs, and the exit-ways are constructed and protected with noncombustible materials to afford the fireresistance specified in Table B-705, except as otherwise specifically regulated by the provisions of SEC. B-300. Fireproof buildings shall be further classified as types 1—A and 1—B.

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SEC. B-202.1a TYPE 1—A—FIREPROOF 3-HOUR FLOORS. Structures of type 1-A (fireproof 3-hour floors) shall include all buildings of fireproof construction in which the floors are constructed or protected to furnish 3-hour fireresistance as regulated by Table B-705.

SEC. B-202.1b TYPE 1—B—FIREPROOF 2-HOUR FLOORS. Structures of type 1—B (fireproof 2-hour floors) shall include all buildings of fireproof construction in which the floors are constructed or protected to furnish 2-hour fireresistance as regulated by Table B-705.

SEC. B-202.2 TYPE 2—NONCOMBUSTIBLE CONSTRUCTION. Buildings and structures of noncombustible construction are those in which the walls, partitions, structural elements, floors, ceilings and roofs, and the exitways are constructed of approved noncombustible materials meeting the fireresistive requirements specified in Table B-705, except as modified by the fire district limitations of SEC. B-300. Noncombustible buildings shall be further classified as types 2—A, 2—B and 2—C.

SEC. B-202.2a TYPE 2—A—NONCOMBUSTIBLE 1½ HOUR PROTECTED. Structures of type 2—A (noncombustible 1½ hour protected) shall include all buildings of noncombustible construction in which the structural framework is protected to develop 1½ hour fireresistance as regulated by Table B-705.

SEC. B-202.2b TYPE 2—B—NONCOMBUSTIBLE 3/4 HOUR PROTECTED. Structures of type 2—B (noncombustible 3/4 hour protected) shall include all buildings of noncombustible construction in which the structural framework is protected to develop 3/4 hour fireresistance as regulated by Table B-705.

SEC. B-202.2c TYPE 2—C—NONCOMBUSTIBLE UNPROTECTED Structures of type 2—C (noncombustible unprotected) shall include all buildings of noncombustible construction in which the structural framework is unprotected as regulated by Table B-705.

SEC. B-202.3 TYPE 3—EXTERIOR MASONRY WALL CONSTRUCTION. Buildings and structures of exterior masonry wall construction are those in which the exterior, fire and party walls are constructed of approved masonry or reinforced concrete proportioned for the required strength and stability for the use and occupancy as specified in SEC. B-600, or in which the exterior walls are of protected steel or reinforced concrete skeleton construction of the required fireresistance and structural properties; and the floors, roofs, and interior framing are wholly or partly of wood or of steel or other approved construction; the fire and party walls are ground supported; except that girders and their supports carrying walls of masonry shall be protected to afford the same degree of fireresistance as the walls supported thereon; and all structural elements have the required fireresistance ratings specified in Table B-705.

SEC. B-202.3a TYPE 3—A—HEAVY TIMBER MILL CONSTRUCTION. Structures of type 3—A (heavy timber mill) construction shall include all exterior masonry wall buildings in which the interior structural members consist of heavy timbers with flat surfaces, with all sharp projections and concealed or inaccessible spaces eliminated, with heavy plank floor and roof construction, all having the minimum dimensions herein specified; or in which the interior structural members consist of protected metal, reinforced concrete or other approved construction of the specified fireresistance required in Table B-705.

Columns — not less than eight (8) inches nominal dimension with rounded or chamfered corners;

Beams and girders — not less than six (6) inches nominal width and ten (10) inches nominal depth with wall plates, hangers or selfreleasing boxes of approved type and approved column connections, or of protected steel or reinforced concrete of three-quarter (3/4) hour fireresistance rating;

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Roof framing members — not less than four (4) inches by six (6) inches or composed of double three (3) inch members when blocked solidly or closed with wood cover plates, or reduced to single three (3) inch members when protected with approved automatic sprinklers;

Flooring — splined or tongued and grooved plank not less than three (3) inch nominal dimension in thickness, or four (4) inch laminated plank on edge, covered with a finish flooring of one (1) inch nominal thickness;

Roof decking — two (2) inch nominal matched or splined plank or three (3) inch laminated construction; or of material providing equivalent fireresistance and structural properties.

SEC. B-202.3b TYPE 3—B—ORDINARY PROTECTED CONSTRUCTION. Structures of type 3—B (ordinary protected) construction shall include all exterior masonry wall buildings in which the interior structural elements are wholly or partly of fire-protected wood of not less than two (2) inch nominal thickness, or of other approved protected combustible materials, or of metal, protected and insulated to afford three-quarter (3/4) hour fireresistance as regulated by Table B-705.

SEC. B-202.3c TYPE 3—C—ORDINARY UNPROTECTED CONSTRUCTION. Structures of type 3—C (ordinary unprotected) construction shall include all exterior masonry wall buildings in which the interior structural members are of wood of not less than two (2) inch nominal thickness or consist of other combustible materials with protection of less than three-quarter (3/4) hour fireresistance as regulated by Table B-705.

SEC. B-202.4 TYPE 4—WOOD FRAME CONSTRUCTION Buildings and structures of frame construction are those in which the exterior walls, bearing walls, partitions, floor and roof construction are constructed wholly or partly of wood stud and joist assemblies with a minimum nominal dimension of two (2) inches, or of other approved combustible materials; with fire-stopping at all vertical and horizontal draft openings as regulated by SEC. B-700 and in which the structural elements have the required fireresistance ratings specified in Table B-705. Frame buildings shall be further classified as types 4—A and 4—B.

SEC. B-202.4a TYPE 4—A—WOOD FRAME PROTECTED. Wood structures of type 4—A (wood frame protected) shall include all buildings of frame construction in which the exterior walls and interior structural members are protected to develop a minimum of 1/2 hour fireresistance as regulated by Table B-705.

SEC. B-202.4b TYPE 4—B—WOOD FRAME UNPROTECTED. Structures of type 4—B (wood frame unprotected) shall include all buildings of wood frame construction in which the exterior walls and interior structural members are unprotected as regulated by Table B-705.

SEC. B-202.5 TEMPORARY STRUCTURES. The building official may issue a permit for temporary construction. Such permits shall be limited as to time of service, but in no case shall such temporary construction be permitted for more than one year.

SEC. B-202.5a SPECIAL APPROVAL. All temporary construction shall conform to structural strength, fire safety, egress facilities, light, ventilation and sanitary requirements of this code necessary to insure the public health, and safety.

SEC. B-202.5b TERMINATION OF APPROVAL. The building official is hereby authorized to terminate such special approval and to order the demolition of any such construction when it shall have served its purpose or is required in the interest of public health and safety.

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SEC. B-203.0 FIRE GRADING. For the purpose of regulating construction of buildings with respect to the inherent fire hazard involved in the use and occupancy, all Use Groups as defined in this code shall be classified in accordance with the degree of fire risk in terms of hours and fractions thereof.

TABLE B-203 – FIRE GRADING OF USE GROUPS

USE GROUP AND CLASS	DESCRIPTION	2* FIRE GRADING IN HOURS
1* A–2; A–3	Hazardous	4
B–1	Storage; moderate hazard	3
B–2	Storage; low hazard	2
C	Mercantile	3
D	Industrial	2
E	Business	2
F–1	Assembly; theaters	3
F–2	Assembly; night clubs	3
F–3	Assembly; recreation centers, lecture halls, terminals, restaurants	2
F–4	Assembly; churches, schools	1½
H–1	Institutional; Penal	3
H–2	Institutional; Nonpenal	2
L–1	Residential; hotels	2
L–2	Residential; multi-family	1½
L–3	Residential; 1 & 2 family	3/4

1* For Class A–1 hazardous use group, see SEC. B-800.

2* Minimum Fireresistance rating of principal structural parts (See Table B-705 titled "Fireresistive Ratings – Structural Elements in Hours".)

SEC. B-203.1 APPLICATION. The fire grading specified in Table B-203 shall determine the minimum fireresistance requirements for fire walls and fire divisions both vertical and horizontal which segregate mixed uses.

SEC. B-203.2 MODIFICATION. The building official may modify the fire grading of a building in any use group if it is determined by inspection or certified by adequate supporting data that the existing or proposed fire hazard varies from that established in this code for that use group; but in no case shall there be a decrease in the time-temperature performance requirements for the lead-bearing structural elements prescribed for the specific type of construction in SEC. B-705.

SEC. B-203.3 LOOSELY PACKED OR FINELY DIVIDED MATERIAL. Loosely packed or finely divided material, flammable solids and flammable liquids with a flash point at or below 200 Degrees F. closed cup test, shall not be included in any consideration for reduction of fire-grading unless isolated and protected in an approved manner and provided further that the use of the material does not involve more than 5% of any fire area.

SEC. B-203.4 SPECIAL HAZARDS. When necessary to resist a higher degree of fire severity than provided in this section, the building official may exceed the time-temperature performance requirements for the elements of construction in any building and the fire grading of the use group as provided herein.

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B-300 GENERAL BUILDING RESTRICTIONS

SEC. B-300.0 SCOPE. The provisions of this section of the code shall control the limitations of height and area of all new buildings and extensions to existing buildings, the restriction of use and type of construction in reference to location in fire districts of the municipality and the permissible encroachment of buildings on public property and other legally required open areas.

SEC. B-301.0 GENERAL AREA AND HEIGHT LIMITATIONS. In order to secure equal fire risks in all use groups of buildings and types of construction, the areas and heights of all buildings between exterior enclosure walls or between exterior walls and fire walls shall not exceed the limits established in Table B-301 except as specifically modified by other provisions of this code.

SEC. B-301.1 AREA LIMITS. The areas specified in Table B-301 shall apply to one story buildings facings on a street not less than thirty (30) feet in width, or on a public space accessible to a street.

SEC. B-301.2 HEIGHT LIMITS. The height in feet and the number of stories specified in Table B-301 shall apply to all buildings and to all separate parts of a building enclosed within lawful enclosure and fire walls.

SEC. B-301.3 INCREASE IN HEIGHT AND AREA. It shall be unlawful to increase the height or area of an existing building or structure unless it is of a type of construction permitted for new buildings of the increased height and area, and use group within the fire district in which it is located and as regulated in Table B-301.

SEC. B-301.4 EXISTING EXCESSIVE AREA. Any building heretofore lawfully approved which exceeds the maximum allowable area specified in Table B-301 may be extended if the addition is separated from the existing building by an approved fire wall or fire division meeting the requirements of SEC. B-203.1. Further that the additional area does not exceed the limits for the specific use group and type of construction as set forth in Table B-301.

SEC. B-302.0 AREA EXCEPTIONS. The provisions of this section shall modify the area limits of Table B-301 as herein specified.

SEC. B-302.1 STREET FRONTAGE INCREASE. When a building or structure has more than twenty-five percent of the building perimeter fronting on a street or other accessible unoccupied space not less than thirty (30) feet in width leading to a street, the tabular areas may be increased two (2) percent for each one (1) percent of such excess frontage.

SEC. B-302.2 SPRINKLER INCREASE. When a building of low hazard or moderate hazard storage, mercantile, industrial, business or residential use group is equipped with an approved two-source automatic sprinkler system, unless such sprinkler system is required by the provisions of SEC. B-700 or SEC. B-800 for structures of special use and occupancy, the tabular areas may be increased one hundred (100) percent for multi-story and two hundred (200) percent for one-story buildings.

SEC. B-302.3 MULTI-STORY REDUCTION. In buildings over one (1) story in height, the area limits of Table B-301 shall be reduced for each story of height over one (1) story in all use groups as herein specified:

Type 1—A and 1—B Buildings	No reduction
Type 2—A Buildings	One twentieth (1/20) of area
Types 2—B, 3—A, and 3—B Buildings	One-tenth (1/10) of area
Types 2—C and 3—C Buildings	One sixth (1/6) of area
Types 4—A and 4—B Buildings	One fourth (1/4) of area

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SEC. B-302.3a TOTAL REDUCED AREA. Multi-story buildings may differ in floor area from story to story provided that the aggregate area of all floors of the building does not exceed the total area obtained by multiplying the reduced area conforming to SEC. B-302.3 by the number of stories and provided further that no one floor area exceeds the allowable area of a one-story building in Table B-301.

SEC. B-302.4 MAXIMUM TOTAL AREA. The maximum floor area under the combined provisions of this section shall not exceed three and one-half (3½) times the tabular areas regulated by Table B-301 for multi-story and four and one-half (4½) times for one-story buildings.

SEC. B-302.5 UNLIMITED AREA. In other than frame construction, the area of all buildings of storage (B—2) and business (E) use groups not including any hazardous uses, which do not exceed one story or eighty-five (85) feet in height shall not be limited outside the fire limits; provided the exit facilities comply with the provisions of SEC. B-400, compliance is provided with respect to the automatic sprinkler provisions of SEC. B-700 and the building is isolated as specified in SEC. B-302.5a. In other than ordinary and frame construction, the area of all buildings of industrial (D) use group not including any hazardous uses, which do not exceed one story or eighty-five (85) feet in height shall not be limited outside the fire limits; provided the exit facilities comply with the provisions of SEC. B-400, compliance is provided with respect to the automatic sprinkler provisions of SEC. B-700, the fire load does not exceed ten (10) pounds per square foot and the building is isolated as specified in SEC. B-302.5a.

SEC. B-302.5a FIRE SEPARATION. The minimum fire separation on all sides of one-story buildings of unlimited area shall be determined by the type of construction as herein specified:

Fireproof construction (types 1—A and 1—B)	30 feet
Noncombustible, 1½ hour protected (type 2—A)	30 feet
Noncombustible, 3/4 hour protected (type 2—B)	40 feet
Noncombustible, unprotected (type 2—C)	50 feet
Exterior masonry, heavy timber (type 3—A)	40 feet
Exterior masonry, protected ordinary (type 3—B)	40 feet
Exterior masonry, unprotected ordinary (type 3—C)	50 feet

SEC. B-302.6 SPECIAL BUILDING RESTRICTIONS.

SEC. B-302.6a PETROLEUM BULK STORAGE BUILDINGS. Warehouses for the bulk-storage of not more than fifty thousand (50,000) gallons of lubricating oils with a flash point of not less than three hundred (300) degrees F. in approved sealed containers may be erected outside the fire limits of masonry walls (type 3) construction not more than five thousand (5,000) square feet in area and not more than one (1) story or twenty (20) feet in height; or to proportionate areas in other types of construction as regulated by Table B-301. Not more than one motor vehicle may be stored in such buildings unless separately enclosed with a fire division of two (2) hours fireresistance.

SEC- B-302.6b COMBUSTIBLE FIBER WAREHOUSES. Outside the fire limits, one-story combustible fiber warehouses may be constructed of frame construction with an area of not more than eighty-five thousand (85,000) square feet when separated not less than fifty (50) feet from interior lot lines or other buildings.

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SEC. B-302.6c POWER HOUSES, FOUNDRIES AND OTHER SIMILAR BUILDINGS. All buildings and structures designed to house special industrial processes, including among others the production and distribution of electric, gas or steam power and rolling mills and foundries, requiring large areas and unusual heights to accommodate craneways or special machinery and equipment shall be exempt from the height and area limitations of Table B-301. Such buildings shall comply with the requirements of SEC. B-302.5 except as to height and when constructed of noncombustible (types 2—A, 2—B and 2—C) construction may have balconies and mezzanine floors which do not exceed two-thirds (2/3) the area of the main floor in any one tier. The enclosure walls of such buildings shall be constructed of approved noncombustible and weather resisting materials and when located with a fire separation of less than thirty (30) feet from interior lot lines or any other building shall be protected or constructed to provide a fireresistance rating of not less than two (2) hours. These buildings shall comply with the requirements of SEC. B-700 for auxiliary fire extinguishing equipment except that automatic sprinkler requirements may be waived by the building official when such installations would be detrimental or dangerous to the specific use and occupancy.

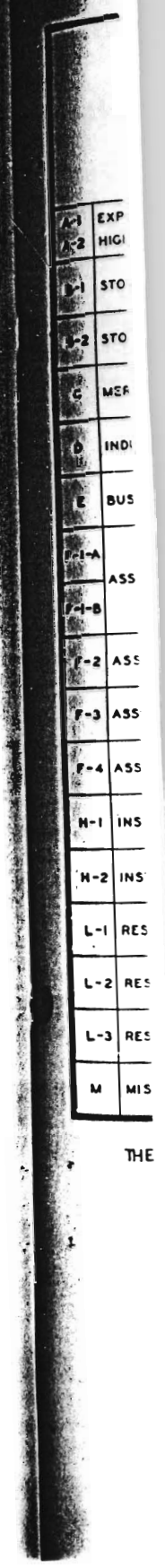
SEC. B-302.6d GRAIN ELEVATORS. All grain elevators and similar structures, unless herein otherwise specifically provided, shall be of fireproof (type 1) noncombustible (type 2), or of laminated planks or lumber sizes qualified for heavy timber mill (type 3—A) construction, within the height and area limits of high hazard uses (use group A) of Table B-301; except that when erected of fireproof 3 hour protected (type 1—A) construction, the height and area of grain elevators and similar structures shall be unlimited, and when of heavy timber mill (type 3—A) construction, the structure may be erected to a height of sixty-five (65) feet; and except further that in isolated areas, the height of type 3—A structures may be increased to eighty-five (85) feet.

SEC. B-302.6e OPEN PARKING DECKS. Public parking decks may be erected without enclosure walls except that an enclosure wall with not less than two (2) hours fireresistance, without openings therein, shall be provided when located within six (6) feet of interior lot lines. When of fireproof (types 1—A and 1—B) construction, the height and area shall not be limited; when of one and one-half (1 1/2) hour protected noncombustible (type 2—A) construction, the structure shall not exceed seven (7) tiers in height above grade nor thirty thousand (30,000) square feet in area, when of three-quarters (3/4) hour protected noncombustible (type 2—B) construction, the structure shall not exceed five (5) tiers in height above grade nor twenty-two thousand (22,000) square feet in area; and when of unprotected noncombustible (type 2—C) construction, the structure shall not exceed three (3) tiers in height above grade nor fifteen thousand (15,000) square feet in area; except further that when the primary members of the noncombustible structural frame are fabricated of hot-rolled structural steel, all type 2 public parking decks may be thirty thousand (30,000) square feet in area and the height limits specified for type 2—C construction may be increased to four (4) tiers above grade.

SEC. B-302.6f PUBLIC GARAGES. All existing buildings and structures altered or converted for use to a garage, motor vehicle repair ship or gasoline service station, more than one (1) story in height, unless of fireproof (type 1) construction, or heavy timber (type 3—A) construction, shall have the partitions, columns and girders and all floor and roof construction protected and insulated with noncombustible materials or assemblies of component materials having a fireresistance rating of not less than three-quarter (3/4) hours; except that existing roof trusses shall be exempt from all fire-proofing requirements.

SEC. B-302.6g PACKING AND SHIPPING ROOMS. Every packing or shipping room located on or below a floor occupied for mercantile uses shall be separated therefrom by fire divisions of not less than the fireresistance of the type of construction of the building but in no case less than three-quarter (3/4) hours fireresistance.

SEC. B-302.6h TRUCK LOADING AND SHIPPING AREAS. Truck loading and shipping areas shall be permitted within any business building provided such areas are enclosed in construction of not less than the fireresistance of the type of construction of the building but in no case less than three-quarter (3/4) hours; and direct access is provided therefrom to the street.



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TABLE B-301. GENERAL HEIGHT AND AREA LIMITATIONS OF BUILDINGS FACING ON ONE STREET OR PUBLIC SPACE NOT LESS THAN 30 FEET WIDE.

AREAS IN SQUARE FEET; HEIGHTS IN NUMBER OF STORIES AND FEET.

N.P. - NOT PERMITT
⊠ - UNLIMIT

USE GROUP		TYPE OF CONSTRUCTION									
		TYPE 1		TYPE 2			TYPE 3			TYPE 4	
		FIRE PROOF		NONCOMBUSTIBLE			EXTERIOR MASONRY WALLS			FRAME	
				PROTECTED		UNPROTECTED	HEAVY TIMBER (MILL)	ORDINARY (JOISTED)		PROTECTED	UNPROTEC
								PROTECTED	UNPROTECTED		
		1A	1B	2A	2B	2C	3A	3B	3C	4A	4B
A-1 A-2	EXPLOSIVES HIGH HAZARD OTHER THAN EXPLOSIVES	5 STY. 65' 14 000	3 STY. 40' 11 000	3 STY. 40' 7 000	2 STY. 30' 6 000	1 STY. 20' 3 500	2 STY. 30' 6 000	2 STY. 30' 5 000	1 STY. 20' 3 500	1 STY. 20' 3 000	N.P.
B-1	STORAGE - MODERATE	⊠	5 STY. 65' 20 000	5 STY. 65' 12 000	4 STY. 50' 9 500	2 STY. 30' 6 500	4 STY. 50' 9 500	3 STY. 40' 8 750	2 STY. 30' 6 500	2 STY. 30' 5 000 (NOTE 'N')	1 STY. 3 50 (NOTE 'N
B-2	STORAGE - LOW	⊠	⊠	7 STY. 85' 21 000	5 STY. 65' 16 500	3 STY. 40' 11 000	5 STY. 65' 16 500	4 STY. 50' 15 000	3 STY. 40' 11 000	3 STY. 40' 9 000 (NOTE 'N')	2 STY. 6 000 (NOTE 'N
C	MERCANTILE	⊠	12 STY. 135' 22 000	6 STY. 75' 14 000	4 STY. 50' 11 000	2 STY. 30' 7 500	4 STY. 50' 11 000	3 STY. 40' 10 000	2 STY. 30' 7 500	2 STY. 30' 6 000	1 STY. 4 000
D	INDUSTRIAL	⊠	12 STY. 135' 22 000	6 STY. 75' 14 000	4 STY. 50' 11 000	2 STY. 30' 7 500	4 STY. 50' 11 000	3 STY. 40' 10 000	2 STY. 30' 7 500	1 STY. 20' 5 000	N.P.
E	BUSINESS	⊠	⊠	7 STY. 85' 21 000	5 STY. 65' 16 500	3 STY. 40' 11 000	5 STY. 65' 16 500	4 STY. 50' 15 000	3 STY. 40' 11 000	3 STY. 40' 9 000	2 STY. 3 6 000
F-1-A	ASSEMBLY THEATRES - WITH STAGE & SCENERY	⊠	6 STY. 75' 11 000	4 STY. 50' 7 000	2 STY. 30' 6 000	1 STY. 20' 4 000	2 STY. 30' 6 000	2 STY. 30' 5 000	1 STY. 20' 4 000	1 STY. 20' 3 000	N.P.
F-1-B	ASSEMBLY THEATRES - WITHOUT STAGE (MOTION PICTURE THEATRES)	⊠	9 STY. 100' 20 000	5 STY. 65' 12 000	3 STY. 40' 10 000	2 STY. 30' 6 500	3 STY. 40' 10 000	3 STY. 40' 8 750	2 STY. 30' 6 500	1 STY. 20' 5 000	1 STY. 2 3 500
F-2	ASSEMBLY - NIGHT CLUBS & SIMILAR USES	⊠	4 STY. 50' 6 000	3 STY. 40' 4 000	2 STY. 30' 3 000	1 STY. 20' 2 000	2 STY. 30' 3 000	2 STY. 30' 2 500	1 STY. 20' 2 000	1 STY. 20' 1 500	1 STY. 2 1 000
F-3	ASSEMBLY - LECTURE HALLS - RECREATION CENTERS TERMINALS - RESTAURANTS OTHER THAN NIGHT CLUBS	⊠	9 STY. 100' 20 000	5 STY. 65' 12 000	3 STY. 40' 10 000	2 STY. 30' 6 500	3 STY. 40' 10 000	3 STY. 40' 8 750	2 STY. 30' 6 500	1 STY. 20' 5 000	1 STY. 2 3 500
F-4	ASSEMBLY - CHURCHES SCHOOLS	⊠	9 STY. 100' 22 000	5 STY. 65' 14 000	3 STY. 40' 11 000	2 STY. 30' 7 500	3 STY. 40' 11 000	3 STY. 40' 10 000	2 STY. 30' 7 500	1 STY. 20' 6 000	1 STY. 2 4 000
H-1	INSTITUTIONAL - RESTRAINED	⊠	6 STY. 75' 14 000	4 STY. 50' 9 000	2 STY. 30' 7 500	1 STY. 20' 5 000	2 STY. 30' 7 500	2 STY. 30' 6 000	1 STY. 20' 5 000	1 STY. 20' 3 500	N.P.
H-2	INSTITUTIONAL - INCAPACITATED	⊠	8 STY. 90' 17 000	4 STY. 50' 10 000	2 STY. 30' 8 000	1 STY. 20' 6 000	2 STY. 30' 8 000	2 STY. 30' 7 500	1 STY. 20' 6 000	1 STY. 20' 4 000	N.P.
R-1	RESIDENTIAL - HOTELS	⊠	12 STY. 135' 22 000	9 STY. 100' 14 000	4 STY. 50' 11 000	3 STY. 40' 7 500	4 STY. 50' 11 000	4 STY. 50' 10 000	3 STY. 40' 7 500	3 STY. 40' 6 000	2 1/2 STY 4 000
R-2	RESIDENTIAL - MULTI-FAMILY	⊠	12 STY. 135' 22 000	9 STY. 100' 14 000	4 STY. 50' 11 000	3 STY. 40' 7 500	4 STY. 50' 11 000	4 STY. 50' 10 000	3 STY. 40' 7 500	3 STY. 40' 6 000	2 1/2 STY 4 000
R-3	RESIDENTIAL - 1 & 2 FAMILY	⊠	22 000	14 000	4 STY. 50' 11 000	3 STY. 40' 7 500	4 STY. 50' 11 000	4 STY. 50' 10 000	3 STY. 40' 7 500	3 STY. 40' 6 000	2 1/2 STY 4 000
M	MISCELLANEOUS & TEMPORARY	SEE SEC. B-201.10									

THESE TABULAR AREAS APPLY TO ONE STORY-BUILDINGS (SEE SEC. B-301.1)

NOTE A - FOR STREET-FRONTAGE INCREASE IN AREA, SEE SEC. B-302.1
NOTE B - FOR SPRINKLER INCREASE IN AREA, SEE SEC. B-302.2
NOTE C - FOR DECREASE IN AREA FOR MULTI-STORY BUILDINGS, SEE SEC. 302.3
NOTE D - FOR MAXIMUM ALLOWABLE AREA, SEE SEC. B-302.4
NOTE E - FOR UNLIMITED AREA, SEE SEC. B-302.5
NOTE F - FOR INCREASE IN HEIGHT WHEN SPRINKLERED, SEE SEC. B-303.2
NOTE G - FOR SPECIAL BUILDING RESTRICTIONS, SEE SEC. B-302.6
NOTE H - FOR INCREASE IN HEIGHT OF CHURCH AUDITORIUMS, SEE SEC. B-303.3
NOTE I - FOR INCREASE IN HEIGHT OF MULTI-FAMILY DWELLINGS, SEE SEC. B-303.4
NOTE J - FOR INCREASE IN OPEN PARKING DECKS, SEE SEC. B-302.6ε
NOTE K - FOR INCREASE IN PETROLEUM STORAGE BUILDINGS, SEE SEC. B-302.6A
NOTE L - FOR INCREASE IN COMBUSTIBLE FIBRE WAREHOUSES, SEE SEC. B-302.6B
NOTE M - FOR INCREASE IN POWER HOUSES, FOUNDRIES AND SIMILAR BUILDINGS, SEE SEC. 302.6C
NOTE N - STORAGE BUILDINGS OF WOOD FRAME CONSTRUCTION WITHIN THE PROPERTY LINES OF INDUSTRIAL PREMISES SHALL BE LIMITED TO THE RESTRICTIONS OF USE GROUP D
NOTE O - FOR BUILDINGS OF OTHER SPECIAL USES AND OCCUPANCY, SEE SEC. B-800

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SEC. B-302.7 GRADE FLOOR PROTECTION.

SEC. B-302.7a NON-FIREPROOF CONSTRUCTION. In all buildings other than one- and two-family dwellings (use group L—3) and other than fireproof (types 1—A and 1—B) construction with habitable or occupiable stories or basements below grade, the ceilings,partitions, and supports below the grade floor shall be protected with noncombustible materials or assemblies of component materials having a fireresistance rating of not less than three-quarter (3/4) hours or shall be of heavy mill (type 3—A) construction, or shall be equipped with automatic sprinklers; but in no case less than the required fireresistance of the use group and type of construction required by this code.

SEC. B-302.7b PROTECTED NONCOMBUSTIBLE CONSTRUCTION. In all buildings of one and and one-half (1 1/2) hour protected noncombustible (type 2—A) construction, more than four (4) stories or fifty (50) feet in height, in other than residential use groups, the floor above the basement or cellar shall be constructed with a fireresistance of not less than two (2) hours.

SEC. B-302.7c BASEMENT ASSEMBLY USES. No dance hall, skating rink or similar places of public assembly for amusement, entertainment, instruction, or service of food or refreshment shall be located in stories or rooms below grade unless the floor construction above and below is of not less than one and one-half (1 1/2) hour fireresistance.

SEC. B-302.7d ONE- AND TWO-FAMILY DWELLINGS. One- and two-family dwellings (use group L—3) not more than two (2) stories and attic or thirty-five (35) feet in height, shall be exempt from the requirements of this section; except that the ceiling immediately above and for at least three (3) feet beyond all sides of any furnace,or other heating equipment shall be protected as required in SEC. B-728.1.

SEC. B-302.8 ATTIC SPACES. The attic spaces of all buildings, except where the roof and attic are of fireproof (types 1—A and 1—B) construction, shall be subdivided into areas not exceeding three thousand (3,000) square feet by means of approved noncombustible firestops. When doors or other openings are provided in such subdividing partitions, they shall be of noncombustible materials and the construction shall be tightly fitted around all ducts or other assemblies piercing such partitions.

SEC. B-303.0 HEIGHT EXCEPTIONS. The provisions of this section shall modify the height limits of Table B-301 as herein specified.

SEC. B-303.1 ROOF STRUCTURES. In applying the provisions of this code governing height limits, the following appurtenent structures shall not be included in the height of the building, roof tanks, and their supports; ventilating, air conditioning and similar building service equipment; roof structures other than penthouses; chimneys, and parapet walls not exceeding four (4) feet in height; unless the aggregate area of such structures including penthouses, exceeds one third (1/3) of the area of the roof of the building upon which they are erected.

SEC. B-303.2 SPRINKLER INCREASE. Except in buildings where automatic sprinkler equipment is a requirement(SEC. B-700 or SEC. B-800)for special uses or occupancies, all structures of fireproof (type 1), noncombustible (type 2) and exterior masonry wall (type 3) construction, designed for business, industrial, mercantile or low hazard storage uses may be erected one story or twenty feet higher than specified in Table B-301 when equipped with an approved two source automatic sprinkler system.

SEC. B-303.3 CHURCH AUDITORIUMS. Church auditoriums of type 3—A construction may be erected to sixty-five (65) feet in height and of type 4 construction to forty-five (45) feet in height.

SEC. B-303.4 MULTI-FAMILY DWELLINGS.

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SEC. B-303.4a ORDINARY PROTECTED CONSTRUCTION. Multi-family dwellings (use group L—2) of ordinary protected (type 3—B) construction may be increased to six (6) stories or seventy-five (75) feet in height when the first floor above the basement or cellar is constructed of not less than three (3) hour fireresistive construction, the floor area is subdivided by two (2) hour fire walls into fire areas of not more than three thousand (3,000) square feet, and the stairways, public hallways and exitways are enclosed in two (2) hour fireresistive construction.

SEC. B-303.4b NONCOMBUSTIBLE 3/4 HOUR PROTECTED. Multi-family dwellings (use group L—2) of noncombustible 3/4 hour protected (type 2—B) construction may be increased to nine (9) stories or one hundred (100) feet in height when separated not less than fifty (50) feet from any other building on the lot and from interior lot lines, the exitways are segregated in a fire area enclosed in a continuous fire wall of two (2) hour fireresistance and the first floor is not less than one and one-half (1 1/2) hours fireresistive construction.

SEC. B-304.0 FIRE DISTRICT LIMITATIONS. For the purpose of control of the use, location and construction of buildings and structures as affected by the fire and life hazard incident to density of development, exterior exposure and accessibility of buildings and structures to fire-fighting facilities and equipment, the municipality shall establish limiting districts designated Fire Limits and Outside Fire Limits.

SEC. B-304.1 OVERLAPPING DISTRICTS. A building or structure located in more than one fire district shall be deemed to be in that one of the three districts which contains the major part of the building area, and in the event of equal distribution in two or more districts, the limitations of the most restricted district shall apply.

SEC. B-304.2 CHANGES IN DISTRICTS. Any changes in the boundries of fire districts or changes of designation of any area from one fire district to another fire district shall be established by the same procedure prescribed for the promulgation of new rules, or by the promulgation of a new ordinance.

SEC. B-305.0 NUMBER OF FIRE DISTRICTS. The number of fire districts to be established will depend upon the prevailing character of construction and typical development of the specific locality. In large cities two (2) fire districts are generally desirable while in cities of moderate size, and in small political subdivisions, one fire district may be adequate to provide for the fire hazard inherent in concentrated commercial and manufacturing occupancies. The fire district should include all those areas of the municipality in which buildings of business, mercantile, industrial, storage, and other use groups of similar fire and conflagration hazard are concentrated. If provision is made for only one fire district, the restrictions herein prescribed for Fire District No. 1 will be applicable to such district.

SEC. B-305.1 FIRE DISTRICT NO. 1. Fire District No. 1 shall comprise the areas housing highly congested business, commercial, manufacturing, and industrial uses, or in which such uses are developing. The limits of such area shall be specifically prescribed and fixed under the legal procedure established by the municipality.

SEC. B-305.2 FIRE DISTRICT NO. 2. Fire District No. 2 shall comprise the areas housing residential uses together with retail stores, business and amusement centers, or in which such uses are developing. The limits of such areas shall be prescribed and fixed under the established legal procedure.

SEC. B-305.3 OUTSIDE FIRE LIMITS. All other areas not included in Fire Districts Nos. 1 and 2 shall be designated as Outside Fire Limits.

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SEC. B-306.0 GENERAL RESTRICTIONS COMMON TO ALL FIRE DISTRICTS.

SEC. B-306.1 HIGH HAZARD USES. Except as specifically approved by the municipal authorities, all buildings of hazardous use (use group A) shall be prohibited from location in Fire District No. 1. Paint spray rooms, drying rooms and rooms for similar incidental uses not exceeding one thousand (1000) square feet in area in industrial buildings shall be permitted when enclosed in fireresistive construction, as specified in SEC. B-800 for special uses and occupancies and when segregated by fire divisions of the required fireresistance specified in Table B-203.

SEC. B-306.2 FRAME CONSTRUCTION. No building of frame construction (type 4) nor any other frame structure shall be erected within the fire districts nor shall such building or structure be moved from without to within, or from one lot to another within the fire districts, except as provided in SEC. B-307 and SEC. B-308; and no building of otherwise lawful construction shall be extended in height or area within the fire districts by frame construction; except that one-and two-family frame dwellings may be extended in area by not more than three hundred (300) square feet and to a height of not more than two and one-half (2½) stories nor more than thirty-five (35) feet.

SEC. B-306.3 PROTECTED EXTERIORS. All buildings of type 2 construction, except one story buildings not more than three thousand (3000) square feet in area in all use groups except assembly and high hazard, within the fire districts shall be constructed with walls of not less than three-quarter (3/4) hour fireresistance when located within eleven (11) feet of interior lot lines or any buildings on the same lot and two (2) hour fireresistance when located within six (6) feet.

SEC. B-306.4 ROOF COVERING MATERIALS. All roof covering materials shall be constructed of Class 1, Class 2, or Class 3 roof covering materials, which shall comply with the provisions of Sec. B-700.

SEC. B-307.0 RESTRICTIONS FIRE DISTRICT NO. 1. All buildings and structures hereafter erected within the boundaries of Fire District No. 1 shall be of fireproof (type 1), noncombustible (type 2) or exterior masonry (type 3) construction as defined in SEC. B-202 and Table B-705. All such buildings and structures shall be constructed within the height and area limitations of Table B-301 except as herein otherwise provided.

SEC. B-307.1 FENCES. Fences not over six (6) feet in height may be erected of frame (type 4) construction.

SEC. B-307.2 STORM ENCLOSURES. Storm enclosures may be erected of frame construction not more than ten (10) feet in height and not more than three (3) feet wider than the entrance doors which they serve, provided they do not project more than six (6) feet beyond the building line.

SEC. B-307.3 OUTBUILDINGS. Out-buildings and parking lot offices not more than ten (10) feet in height and one hundred (100) square feet in area may be erected of frame (type 4) construction when accessory to a one-and two-family dwelling on the same lot, or accessory to a lot approved for motor vehicle parking, when located not less than six (6) feet from the lot line or any building.

SEC. B-307.4 GREENHOUSES. Greenhouses and similar accessory structures may be erected of frame (type 4) construction when accessory to a one-and two-family dwelling on the same lot and when located not less than six (6) feet from interior lot lines or any building.

SEC. B-307.5 SHEDS. Sheds open on the long side not more than fifteen (15) feet in height nor more than five hundred (500) square feet in area may be erected of frame (type 4) construction when located not less than six (6) feet from lot lines.

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SEC. B-307.6 BUILDERS' SHANTIES AND REVIEWING STANDS. Temporary builders' shanties erected in connection with approved building operations, platforms, reviewing stands, and other similar miscellaneous structures may be erected of frame (type 4) construction for a limited period of time as approved by the building official.

SEC. B-307.7 PRIVATE GARAGES. Private garages not more than one story nor more than fifteen (15) feet in height when accessory to a one-and two-family dwelling may be erected of protected frame (type 4—A) construction not more than seven hundred and fifty (750) square feet in area, or of unprotected frame (type 4—B) construction not more than five hundred (500) square feet in area, when located not less than six (6) feet from interior lot lines or any building.

SEC. B-307.8 ROOF STRUCTURES. Aerial supports not more than twelve (12) feet in height, water tanks and flag poles may be erected of wood on buildings not more than three (3) stories nor more forty (40) feet in height, and drip bars in cooling towers may be constructed of wood not less than one (1) inch thick.

SEC. B-307.9 BINS AND TANKS. Coal and material bins, water towers, tank structures, and trestles may be erected of mill type heavy timber construction with dimensions not less than required for type 3—A construction, not over thirty-five (35) feet in height, when located thirty feet from the interior lot lines or from any building, except when located on lot lines along a railroad right of way or waterfront.

SEC. B-307.10 MOTOR VEHICLE SERVICE STATIONS. Gasoline service stations, and structures of similar business uses, not including high hazard uses, may be erected of unprotected noncombustible (type 2—C) construction within the height and area limits of use group E of Table B-301 provided they are located not less than eleven (11) feet from the lot line or any building unless the exterior walls are protected as required in SEC. B-306.3.

SEC. B-307.11 BUS AND PASSENGER TERMINALS. Roofs over parking lots, bus and passenger terminals may be erected one story and not over twenty (20) feet in height and not more than eleven thousand (11,000) square feet in area of noncombustible (type 2—C) construction or of heavy timber mill (type 3—A) construction.

SEC. B-308.0 RESTRICTIONS FIRE DISTRICT NO. 2. All buildings and structures hereafter erected within the boundaries of Fire District No. 2, shall be fireproof (type 1) noncombustible (type 2) or exterior masonry wall (type 3) construction as regulated by Table B-705 and shall be constructed within the height and area limitations of Table B-301, except that all the variations permitted in Fire District No. 1 shall apply to permissible construction in Fire District No. 2 with the additional exceptions as herein provided.

SEC. B-308.1 DWELLINGS. One-and two-family dwellings (use group L-3) may be erected of protected frame (type 4—A) construction when not less than three (3) feet from interior lot lines and of unprotected frame (type 4—B) construction when not less than six (6) feet from interior lot lines within the height and area limitations of Table B-301. Roof coverings shall be of Class 1, 2, or 3 roofings, as regulated by SEC. B-700.

SEC. B-308.2 VERANDAS. Verandas, balconies, entrance porticos and similar appurtenant structures on dwellings, not exceeding ten (10) feet in depth nor projecting more than two (2) feet above the second story floor beams may be erected of frame (type 4—B) construction provided they do not extend nearer than five (5) feet to the lot line. When connected to a similar structure of an adjoining building, they shall be separated therefrom by walls of two (2) hour fireresistance.

SEC. B-308.3 BOAT HOUSES. Boat houses not more than two (2) stories nor more than thirty (30) feet in height nor more than one thousand (1,000) square feet in area may be erected of frame (type 4—B) construction.

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SEC. B-308.4 EXTERIOR TRIM. Wood cornices and half timbering may be erected on residence (use group L) and business (use group C, D, and E) buildings; and existing openings in exterior walls of masonry enclosed buildings (type 3—A, 3—B and 3—C) which are not required for ventilation or access purposes, may be filled in with wood studs, metal lath, and stucco or other approved construction of equal fireresistance.

SEC. B-309.0 RESTRICTIONS OUTSIDE FIRE LIMITS. Outside the fire limits all types of construction except as herein specifically prohibited or for which special approval is required in connection with high hazard uses and occupancies in SEC. B-800 shall be permitted within the height and area limitations of Table B-301.

SEC. B-309.1 LOT LINE SEPARATION. The exterior walls of all frame buildings erected less than six (6) feet from interior lot lines shall be of three-quarter (3/4) hour fireresistive construction, including opening protectives except for store fronts and window and door openings in one- and two-family dwellings, but in no case shall such walls be located less than three (3) feet from interior lot lines.

SEC. B-309.2 ROOF COVERINGS. Roof covering materials shall conform to the fireresistive requirements for Class 1, 2, 3, or 4 roof covering materials as regulated by SEC. B-700.

SEC. B-310.0 USE OF PUBLIC PROPERTY AND ENCROACHMENTS ON LEGAL OPEN AREAS. Except as herein provided no part of any building hereafter erected and no additions to an existing building heretofore erected shall project beyond the lot lines or beyond the building line when such line is otherwise established by law or over any other legally required open areas for light and ventilation or over any other public spaces.

SEC. B-310.1 BELOW GRADE. No part of a building hereafter erected below grade that is necessary for structural support of the building shall project beyond the lot lines except that the footings of street walls or their supports located at least eight (8) feet below grade may project not more than twelve (12) inches beyond the street lot line.

SEC. B-310.2 ABOVE GRADE. All projections hereafter permitted beyond the street lot line or the building line above grade, shall be so constructed that their removal may be done without causing the building to become structurally unsafe.

SEC. B-310.3 EXCEPTIONS FOR SAFETY. In any specific application, the building official may designate by approved rules such architectural features and accessories which are deemed desirable or necessary for the health or safety of the public and the extent to which they may project beyond the street lot line or the building line where such is established by statute, subject to all provisions and restrictions that may be otherwise prescribed by law, ordinance or rule of the authorities having jurisdiction over streets or public spaces.

SEC. B-310.4 PERMITS REVOCABLE. Any permit granted or permission expressed or implied in the provisions of this code to construct a building so as to project beyond the street lot line or building line shall be revocable by the municipality at will.

SEC. B-310.5 EXISTING ENCROACHMENTS. Parts of existing buildings and structures which already project beyond the street lot line or building line may be maintained as constructed until their removal is directed by the proper municipal authorities in the interests of public safety.

SEC. B-310.6 CHANGES TO EXISTING ENCROACHMENTS. No change or enlargement shall be made to an existing part of a building now projecting beyond the street lot line or building line where such is established by law, except in conformity to the provisions of SEC. B-110, governing new construction.

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SEC. B-311.0 PERMISSIBLE STREET PROJECTIONS. Subject to such provisions as may be otherwise prescribed by law or ordinance, or by rule of the municipal authorities having jurisdiction over streets, highways, and public spaces, at the time of issuance of the building permit, the following projections shall be permitted beyond the street lot line or the building line, as the case may be.

SEC. B-311.1 CORNICES AND EAVES. Main cornices or roof eaves located at least twelve (12) feet above the curb level shall not project more than three (3) feet.

SEC. B-311.2 BELT COURSES, LINTELS, SILLS, ARCHITRAVES AND OTHER DECORATIONS. Belt courses, lintels, sills, architraves, pediments and similar architectural decorations shall not project more than four (4) inches when less than ten (10) feet above the curb level, and not more than ten (10) inches when ten (10) feet or more above the curb level.

SEC. B-311.3 ORNAMENTAL COLUMNS. Ornamental columns or pilasters including the bases and moldings which emphasize the main entrance of the building shall not project more than twelve (12) inches.

SEC. B-311.4 ENTRANCE STEPS. Entrance steps shall not project more than twelve (12) inches and shall be guarded by cheek pieces not less than three (3) feet high or shall be located between ornamental columns or pilasters.

SEC. B-311.5 ORIEL WINDOWS. Oriel windows with the lowest portion at least ten (10) feet above the curb level shall not project more than two and one half (2½) feet.

SEC. B-311.6 BALCONIES. Balconies located at least ten (10) feet above the curb level shall not project more than three (3) feet except that when the balcony is required in connection with a fire escape or exterior stairway as a means of egress on existing buildings, the projection may be increased, but not to exceed four (4) feet.

SEC. B-311.7 AWNINGS. Movable awnings with the lowest portion at least eight (8) feet above the curb level shall not project closer than twelve (12) inches to the curb line. Fixed awnings and marquees located at least eight (8) feet above the sidewalk shall not project closer than two (2) feet to the curb line, but if the lowest portion of such marquee or fixed awning is located thirteen and one-half (13½) feet or more above the sidewalk, it may project to the vertical plane through the curb. Awning covers or boxes located at least eight (8) feet above the curb level shall not project more than one (1) foot.

SEC. B-311.8 VAULTS. Vaults below the sidewalk level shall not extend closer than three (3) feet to the curb line, and the construction and use of such vaults shall be subject to the terms and conditions of the municipal authority or legislative body having jurisdiction.

SEC. B-312.0 PERMISSIBLE ALLEY PROJECTIONS. The permissible projections beyond street lot lines shall apply in general to building projections into alleyways except as may be modified by the local administrative authority having jurisdiction or by special deed restriction.

SEC. B-313.0 PERMISSIBLE YARD AND COURT ENCROACHMENTS. No part of any building or structure shall extend into side courts, inner courts or yards required for light and ventilation of habitable and occupiable rooms by the provisions of SEC. B-500, or of the zoning law or other statutes controlling building construction, except as hereinafter provided; but in no case shall the encroachment exceed twenty (20) percent of the legal area of yard or court required for light and ventilation purposes.

SEC. B-313.1 ROOF EAVES. Roof eaves shall not project more than three (3) feet beyond the face of the wall.

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SEC. B-313.2 ARCHITECTURAL FEATURES. Belt courses, window sills and similar architectural features shall not project more than one (1) foot beyond the face of the wall.

SEC. B-313.3 EXTERIOR STAIRWAYS AND FIRE ESCAPES. Outside stairways, fire tower balconies, fire escapes, or other required means of egress shall not project more than four (4) feet beyond the face of the wall.

SEC. B-313.4 CHIMNEYS. Chimneys shall not project more than two (2) feet beyond the face of the wall.

SEC. B-313.5 STEPS. Steps shall not project more than one (1) foot beyond the face of the wall.

SEC. B-313.6 RAIN LEADERS. Rain leaders shall not project more than one (1) foot beyond the face of the wall.

SEC. B-314.0 SPECIAL PERMITS. When authorized by special permit, vestibules and storm doors may be erected for periods of time not exceeding seven months in any one (1) year, and shall not project more than three (3) feet, or more than one fourth (¼) the width of the sidewalk beyond the street lot line. Temporary entrance awnings may be erected with a minimum clearance of seven (7) feet to the lowest portion of the hood or awning when supported on removable steel or other approved noncombustible supports.

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SEC. B-400 MEANS OF EGRESS

SEC. B-400.0 SCOPE. The provisions of this section of the code shall control the design, construction and arrangement of exit facilities to insure safe means of egress from all new buildings, all buildings hereafter altered to a new occupancy load, manner of use or inherent fire hazard and all existing buildings and uses as herein provided.

SEC. B-400.1 MODIFICATION OF EXIT REQUIREMENTS. When strict compliance with the provisions of this section is impractical, the building official may approve alternate means of egress which will accomplish the same purpose by the procedure established in SEC. A-112 and SEC. A-113 for adoption of approved rules or written modifications.

SEC. B-400.2 MINIMUM REQUIREMENTS. It shall be unlawful to alter any building or structure in any manner that will reduce the means of egress below the requirements of this code for the proposed use and occupancy of new buildings.

SEC. B-400.3 ARRANGEMENT OF EXITS. All required exits should be visible and shall be so located as to be readily accessible with unobstructed access thereto and so arranged as to lead directly to the street or to an area of refuge with supplemental means of egress to the street that will not be obstructed or impaired by fire, smoke or other causes.

SEC. B-400.3a TYPES AND LOCATIONS. All approved exitways including doorways, passageways, corridors, hallways, interior stairways, exterior stairways, motor stairways, smoke-proof towers, ramps, horizontal exits, bridges, balconies, elevators and fire escapes shall be arranged and constructed as provided in this code and the manual and in compliance with SEC. B-700 for fireresistive enclosures and PART C for elevators and motor stairways.

SEC. B-400.3b REMOTE LOCATION. Whenever more than one means of exit is required from any room, space or floor of a building, they shall be placed as remote from each other as practicable.

SEC. B-400.4 MIXED USE GROUPS. In buildings classified in more than one use group, the occupancy of the greatest fire hazard shall govern the number, capacity, size and construction of all exitways. When places of assembly, night clubs and rooms and spaces for similar uses are provided in a building, the exitways shall be adequate for the combined occupancy.

SEC. B-400.5 MULTIPLE TENANTS. When more than one tenant occupies any one floor of a building or structure, each tenant shall be provided with separate direct means of egress to approved exitways.

SEC. B-401.0 NATIONAL EXITS CODE. Except as specifically required in this code and where more restrictive provisions of state statutes govern exit requirements, compliance with the provisions of the Building Exits Code cited in the Manual shall be deemed to meet the requirements of this code.

SEC. B-402.0 UNLIMITED ONE STORY BUILDINGS. In one-story business, industrial and storage buildings of unlimited area when permitted under the provisions of SEC. B-302.5, sufficient exitways shall be provided so that the unobstructed length of travel to a street exit, or to a horizontal exit, or to the entrance of an enclosed fireresistive tunnel or other enclosed fireresistive exitway leading to a street exit shall not exceed four hundred (400) feet for type 1, or type 2 construction nor one hundred and fifty (150) feet for other types of construction.

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SEC. B-403.0 AIR-CONDITIONED BUILDINGS

SEC. B-403.1 LOCATION OF STAIRWAYS. In all buildings, without exterior window openings in all stories, that are artificially ventilated and air-conditioned as provided in SEC. B-500, the exit stairways shall be located as to be accessible to the fire department either through the access openings specified in SEC. B-700 or as otherwise approved in at least alternate stories of the building.

SEC. B-403.2 EXHAUST DUCTS. No exhaust ducts or vents of air conditioning systems shall discharge into stair or elevator enclosures nor shall corridors or other exitways in hotel, institutional and office buildings be used as the return exhaust from air-conditioned spaces through louvres or other devices in the doors or partitions enclosing such air-conditioned spaces; unless such passageways are equipped with approved devices to automatically stop the supply and exhaust fans and close the louvres when such use is approved by the building official.

SEC. B-404.0 MAINTENANCE OF EXITWAYS.

SEC. B-404.1 OWNER RESPONSIBILITY. The owner or lessee of every existing building and structure shall be responsible for the safety of all persons in or occupying such premises with respect to the adequacy of means of egress therefrom.

SEC. B-404.2 OBSTRUCTIONS. It shall be unlawful to obstruct, or reduce in any manner the clear width of any doorway, hallway, passage or any other exitway required by the provisions of the basic code.

SEC. B-404.3 EXTERIOR EXITWAYS. Exterior stairways and fire escapes shall be kept clear of all flower boxes, pots and other obstructions; and no display sign or other obstruction shall be attached to the building as to interfere with the free operation and use of such means of egress. They shall be kept free of snow and ice and shall be properly painted before and after erection and scraped and painted as often as necessary to maintain them in safe condition.

SEC. B-405.0 EXISTING BUILDINGS.

SEC. B-405.1 UNSAFE EXIT ORDERS. In any existing building or structure, not now provided with exit facilities as herein prescnbed for new buildings and in which the exits are deemed inadequate for safety by the building official, such additional provision shall be made for safe egress as he shall order. Within seven (7) days after the service of the exit order of the building official, the owner may file a written appeal therefrom, and the building official shall appoint a board of survey as required in SEC. B-122 to make a final determination.

SEC. B-405.2 NO CHANGE IN USE. When there is no change in use group or occupancy load, the minimum exitway requirements shall be as follows:

SEC. B-405.2a NEW EXITWAYS. If new or altered exit facilities are installed or constructed they shall comply with all the requirements for new buildings;

SEC. B-405.2b EXISTING EXITWAYS. In buildings of the industrial use group (use group D) exceeding two stories, all existing unenclosed stairways shall be enclosed with partitions and opening protectives of three-quarter (3/4) hour fireresistance rating complying with SEC. B-700. All other buildings except one- and two-family dwellings, exceeding three (3) stories or forty (40) feet in height, or having more than seventy-five (75) occupants above or more than forty (40) occupants below the grade floor, all existing unenclosed stairways shall be enclosed with partitions and opening protectives of three-quarter (3/4) hour fireresistance rating complying with SEC. B-700 or such exitways may be protected with a partial sprinkler system operated on the house water supply when approved by the building official and complying with SEC. B-700. Existing enclosures of substandard fireresistive construction shall be covered on the stair side only with the component materials required for a three-quarter (3/4) hour fireresistance.

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SEC. B-405.3 FIRE ESCAPES. In industrial buildings (use group D) not over four (4) stories or forty-five (45) feet in height and in all other buildings not over five (5) stories or sixty-five (65) feet in height, fire escapes complying with the requirements of SEC. B-417 may be accepted as a secondary means of egress when deemed adequate by the building official and when approved access to the street is provided from the termination of the fire escape.

SEC. B-405.4 EXISTING USE CHANGED. In every building or structure in which there is a change from one use group to another with special requirements or when there is an increase in occupancy load, the exit facilities serving the new use and occupancy shall be made to comply with all the provisions of this article for buildings hereafter erected.

SEC. B-406.0 OCCUPANCY LOAD.

SEC. B-406.1 DESIGN OCCUPANCY LOAD. In determining exit facilities, the number of persons to be provided for on any given floor area shall be the actual normal occupancy for which the floor area or part thereof is designed; but in no case less than the number which can be accommodated on the net floor area within the perimeter of the building, not including elevator, stair or other shaft enclosures, at the rate of one person per unit of area as established in Table B-406.

TABLE B-406 OCCUPANCY ALLOWANCES

USE GROUP	FLOOR AREA IN SQUARE FT. PER OCCUPANT
Assembly with fixed seats	6
Assembly without fixed seats	15
Business buildings	100
Court rooms	40
Dance halls, lodge rooms,	15
Hotels, lodging houses, multi-family dwellings	125
Industrial	100
Institutional buildings	150
Mercantile buildings, first floor	30
Mercantile buildings, basement, sales floor	30
Mercantile buildings, other floors	60
Schools	40
Storage buildings	300
Bowling alleys, allow 5 persons for each alley, including 15 feet of runway, and for additional areas.	10

SEC. B-406.2 GRADE FLOOR EXITS. From the first or grade floor, direct exits shall be provided to the street consisting of one unit width for each fifty (50) occupants on the grade floor in buildings of the high hazard use group and for each one hundred (100) occupants in all other use groups, in addition to the exits from upper and lower floor exitways.

SEC. B-406.3 MEZZANINE FLOORS. The occupancy load of a mezzanine floor discharging through a floor below shall be added to the main floor occupancy and the capacity of the exits shall be designed for the total occupancy load thus established.

SEC. B-406.4 ROOFS. Roof areas occupied as roof gardens or for assembly, storage, or other purposes shall be provided with exit facilities to accommodate the required occupancy load, but in no case shall there be less than two (2) approved means of egress for assembly uses from such roof areas.

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SEC. B-406.5 SPECIAL USES. For areas in other use groups not specified in this code, the building official shall establish the occupancy load to be assumed in the design.

SEC. B-406.6 CONFLICTS. When there are special requirements for specific occupancies and uses in SEC. B-800 which differ from general requirements herein prescribed, such special provisions shall take precedence.

SEC. B-407.0 CAPACITY OF EXITS.

SEC. B-407.1 UNIT OF EXIT WIDTH. The unit of exit width for all approved types of exit and exitway facilities specified in SEC. B-400.3 shall be twenty-two (22) inches with a credit of one-half (½) unit for each twelve (12) inches clear width in addition to one or more twenty-two (22) inch units.

SEC. B-407.2 DESIGN ALLOWANCE FOR USE GROUPS. Except as may be specifically modified in SEC. B-800 the design capacity per unit of exit width shall be computed in accordance with Table B-407 for the specified use groups.

TABLE B-407 CAPACITY PER UNIT EXIT WIDTH

USE GROUP	NUMBER OF OCCUPANTS	
	STAIRWAYS	DOORS
High hazard	25	40
Storage	50	75
Mercantile	50	75
Industrial	60	90
Business	50	75
Assembly	60	90
Institutional	25	75
Residential	25	75

SEC. B-407.3 SPRINKLER ALLOWANCE. Except for industrial occupancy, when the building is protected with an approved automatic sprinkler system complying with the requirements of SEC. B-700, and such sprinkler protection is not specifically required by this code, the capacity per story per unit exit width of stairways may be increased fifty (50) per cent above the values specified in Table B-407.

SEC. B-407.4 HORIZONTAL EXIT ALLOWANCE. When an approved horizontal exit complying with the provisions of SEC. B-413 is provided in buildings of storage, mercantile, business and assembly uses, the capacity per story per unit exit width of stairways may be increased fifty (50) per cent above the value specified in Table B-407 and in buildings of institutional use groups, the capacity per unit exit width may be increased one hundred (100) per cent.

SEC. B-407.5 COMBINED TOTAL ALLOWANCE. Except for industrial occupancy, when both approved automatic sprinklers and horizontal exits are provided as specified in this code, the capacity per unit exit width of stairways may be double the values specified in Table B-407.

SEC. B-407.6 AREA OF REFUGE ALLOWANCE. The capacity of required areas of refuge enclosed within fire partitions or fire walls shall be computed on a net floor area allowance of three (3) square feet for each occupant to be accommodated therein, not including areas of stair, elevator and other shafts or courts.

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SEC. B-408.0 LENGTH OF TRAVEL. Except as may be modified by the provisions of SEC. B-409 for number of exitways, all exits shall be so located that the maximum length of travel, measured from the most remote point to an approved stairway or horizontal exit along the natural and unobstructed line of travel shall not exceed the distances given in Table B-408; except that in buildings of other than high hazard use where the area is subdivided into rooms or compartments, the distance shall be measured from the corridor entrance to the nearest exit.

TABLE B-408 LENGTH OF TRAVEL TO EXITS IN FEET

USE GROUP	TYPES 1 & 2 CONSTRUCTION	TYPES 3 & 4 CONSTRUCTION	
		PROTECTED	UNPROTECTED
High Hazard	75	75	75
Storage	100	100	100
Mercantile	100	100	100
Industrial	100	100	100
Business	150	150	100
Places of Assembly	100	100	100
Institutional	75	75	75
Residential	75	75	75

SEC. B-408.1 FLOORS BELOW GRADE. In buildings of all use groups the permissible length of travel to the stairway on any floor more than one (1) story below grade shall not exceed seventy-five (75) feet.

SEC. B-408.2 SPRINKLERED BUILDINGS. In storage, mercantile and industrial buildings classified as low hazard occupancy and equipped with an approved two-source automatic sprinkler system, the permissible length of travel to the exit may be increased to one hundred and fifty (150) feet.

SEC. B-409.0 NUMBER OF EXITWAYS. Except as hereinafter specifically provided there shall be not less than two (2) approved exitways serving every floor area above and below the first or grade floor, at least one of which shall be an interior enclosed stairway, except in one- and two-family dwellings and as modified in SEC. B-409.1.

SEC. B-409.1 BUILDINGS WITH ONE STAIRWAY. Only one exitway consisting of an interior enclosed stairway shall be required in buildings of the uses and occupancies herein specified:

SEC. B-409.1a RESIDENTIAL BUILDINGS. In multi-family dwellings (use group L—2) not over three (3) stories and attic in height for not more than six (6) families nor more than three thousand (3000) square feet in area of fireproof construction (type 1) or protected noncombustible construction (types 2-A and 2—B or two thousand four hundred (2400) square feet in area for other types of construction, or not over two (2) stories and attic in height for not more than eight (8) families nor more than four thousand (4000) square feet in area. The distance of travel to the one required exit shall not exceed fifty (50) feet and the stairway shall be enclosed with partitions of noncombustible construction of two (2) hour fireresistance with three-quarter (3/4) hour fire doors at the openings complying with SEC. B-700;

SEC. B-409.1b BUSINESS BUILDINGS. In business buildings (use group E) not over three (3) stories in height or four thousand (4000) square feet in area of fireproof (type 1) construction or protected noncombustible (type 2—A) construction and in other types of construction not more than two (2) stories in height nor more than three thousand (3000) square feet in area. The distance of travel to the exit shall not exceed seventy-five (75) feet in such cases nor shall the occupancy load be more than fifty (50).

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SEC. B-409.2 BASEMENT RECREATION ROOMS. In residential buildings (use groups L—1 and L—2), the basements of which are used as playrooms or for similar recreation purposes, with an occupancy load of twelve (12) or more, such areas and the interior stairway shall be enclosed with partitions and ceilings of not less than three-quarter (3/4) hour fireresistive construction with direct access to the main street exit. A direct secondary exit from the basement to streets, yards, or courts leading to the street shall be acceptable in lieu of the requirements for an enclosed stairway.

SEC. B-410.0 PASSAGEWAYS AND CORRIDORS.

SEC. B-410.1 ACCESS PASSAGEWAYS. Direct access shall be provided to stairways or other required means of egress through continuous passageways, aisles or corridors, conveniently accessible to all occupants and maintained free of obstruction.

SEC. B-410.2 DEAD ENDS. Exit corridors and hallways in all stories above the first which serve more than one exit stairway, shall provide direct connection to such stairways in opposite directions from any point in the corridor. Dead ends in corridors shall be avoided insofar as practicable; where permitted in buildings of industrial use (use group D), the length of travel to a stairway or other approved exit shall not be more than one half (½) the distance prescribed in Table B-408.

SEC. B-410.3 WIDTH. The unit exit width and occupancy allowance of aisles and corridors, unless otherwise provided for special uses and occupancies in SEC. B-800, shall be the same as for stairways (Table B-407), with a minimum width of thirty-six (36) inches in buildings of industrial and storage use. forty four (44) inches in buildings of business and assembly use groups, sixty (60) inches in school buildings; except that in churches and chapels, side aisles may be one-half (½) these widths but in no case less than twenty-four (24) inches.

SEC. B-410.4 OPENING PROTECTIVES. All doors from rooms opening on a public corridor in buildings more than two (2) stories in height or with more than twenty-five (25) occupants above the first floor used as hotel or institutional buildings shall be three-quarter (3/4) hour fire doors or one and three-quarter (1-3/4) inch thick solid core wood doors or their approved equivalent complying with SEC. B-700. The use of transoms and louvres shall be prohibited.

SEC. B-411.0 GRADE PASSAGEWAYS AND LOBBIES.

SEC. B-411.1 ENCLOSURE OF PASSAGEWAYS. Every required interior and exterior stairway which does not adjoin a street shall be directly connected to the street or to an open court leading to the street by an enclosed passageway, hallway, lobby or other unobstructed exitway constructed as provided in this section and in SEC. B-700.

SEC. B-411.2 WIDTH AND HEIGHT. The effective width of the lobby or other enclosed passageway shall be not less than three-quarters (3/4) of the aggregate width of all exit stairways leading thereto and all required exit doorways opening into the passageway, provided that such passageway shall have a minimum width of forty-four (44) inches and a minimum clear ceiling height of eight (8) feet.

SEC. B-411.3 MAXIMUM STAIRWAY LIMITATIONS. Not more than two (2) required stairways shall discharge through the same passageway; except that in school and factory buildings and other use groups in which the occupants are regularly trained in supervised fire drills for rapid dismissal, a common corridor or lobby may be arranged to accommodate four (4) stairways, providing no more than one half (½) the required stairways discharge into the common passageway.

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SEC. B-411.4 CONSTRUCTION. In all buildings more than three (3) stories in height or with more than seventy-five (75) occupants above or more than forty (40) occupants below the grade floor, the enclosure of grade passageways and lobbies connecting required means of egress to the street shall be of two (2) hour fireresistance with openings protected as herein required. In all other buildings except one- and two-family dwellings and buildings of high hazard uses, such enclosures shall be of not less than three-quarter (3/4) hour fireresistance. The following additional requirements shall apply except in cases involving uses which are incidental to the main use and which are designed to serve the convenience of occupants in hotels, office buildings and buildings of similar uses.

SEC. B-411.4a DOOR OPENINGS. All required exit door openings shall be protected with fire doors complying with SEC. B-700.

SEC. B-411.4b SHOW WINDOWS. Show windows shall be protected with automatic sprinklers or shall be backed with fire partitions of two (2) hour fireresistance rating.

SEC. B-411.4c TRIM AND FINISH. All architectural trim and finish and decorative material in grade floor lobbies shall comply with the requirements of SEC. B-700.

SEC. B-411.5 SPRINKLERED BUILDINGS. When the grade floor lobbies, passageways or other public hallways are equipped with an approved automatic sprinkler system complying with SEC. B-700, the requirements of SEC. B-411.4b and SEC. B-411.4c shall be waived.

SEC. B-411.6 SALES SPACES. Sales spaces not exceeding one hundred (100) square feet in area for the retail sale of merchandise shall be permitted in grade floor lobbies provided the required clear width of the exit corridor is not reduced thereby.

SEC. B-412.0 EXIT DOORS.

SEC. B-412.1 NUMBER OF DOORWAYS. Where practical every room with an occupancy load of more than twenty-five (25) or which exceeds seven hundred and fifty (750) square feet in area shall have at least two exit doorways. In no case shall a room with an occupancy load of seventy-five (75) or which exceeds fifteen hundred (1500) square feet have less than two exit doorways. The doors shall be hung to swing in the direction of exit travel without obstructing the required width of exit passageway. Grade exit doors shall not project more than twelve (12) inches beyond the street lot line complying with SEC. B-311.4.

SEC. B-412.1a ROOMS IN INDUSTRIAL BUILDINGS. Doors from individual rooms in industrial buildings (use group D) shall swing with the exit travel where the occupancy load is more than ten (10) and there is but one doorway. Where the occupancy load of a room is less than twenty-five (25) and there are two (2) or more doorways, the doors may swing into the room.

SEC. B-412.2 LOCATION OF DOORS. The exit doorways opening from a building and from each room or space within a building leading to an exit corridor, street or a passageway to a street shall be located as remote as practicable from each other and distance of travel from any point to a required door shall not exceed the limitations of SEC. B-408.

SEC. B-412.3 DOOR CONSTRUCTION. All required exit doors shall be self-closing fire doors complying with SEC. B-700, except for grade floor exit doors and as herein provided for approved collapsible revolving doors and where one and three-quarter (1-3/4) inch solid core wood doors are permitted.

SEC. B-412.3a GRADE EXIT DOORS. Exit doors at grade may be glazed with plate glass not less than seven thirty-second (7/32) inches thick, or with any other approved glazing materials of equal fireresistance and flameresistance. Plate glass doors having one or more unframed edges may be used provided they are constructed of tempered glass not less than three-quarter (3/4) inches thick.

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SEC. B-412.4 SIZE OF DOORS. The minimum width of single exit doors shall be thirty-six (36) inches and the maximum width shall be forty-four (44) inches; except that interior room doors in industrial building (use group D) and single exit doors in one- and two-family dwellings and from retail stores and similar spaces on the grade floor to the street may be not less than thirty (30) inches wide. When the doorway is subdivided into two (2) or more separate openings, the minimum clear width of each opening shall be not less than twenty-eight (28) inches and each opening shall be computed separately in determining the number of required units of exit width. A door forty (40) inches in width shall be deemed the equivalent of two (2) full units of exit width. The height of exit doors shall in no case be less than six and two-thirds (6-2/3) feet. In applying the provisions of this code, the nominal door dimensions shall be used for computing required size of doors.

SEC. B-412.5 DOOR HARDWARE.

SEC. B-412.5a OPERATION. Locks and fastenings on required exit doors shall be readily opened from the inner side without the use of keys. Draw bolts, hooks and similar devices shall be prohibited on all required exit doors.

SEC. B-412.5b PANIC PROOF. In rooms of the assembly use group (use group F—2) with an occupancy load of more than seventy-five (75), in rooms, floors, and buildings of the industrial use group (use group D) with an occupancy load of more than two hundred (200) and in all other rooms and places of public assembly with an occupancy load of more than three hundred (300), exit doors shall be equipped with approved panic proof latches or bolts which release under a pressure of fifteen (15) pounds.

SEC. B-412.5c REMOTE CONTROL. In rooms of the institutional use group (use group H—1) occupied as places of detention, approved releasing devices with remote control shall be provided for emergency use.

SEC. B-412.5d FIRERESISTANCE OF HARDWARE. Fire door opening protectives of specified fireresistance rating shall include approved hardware in the assembly to comply with SEC. B-700.

SEC. B-412.6 REVOLVING DOORS

SEC. B-412.6a WHERE PERMITTED. Except in places of assembly with an occupancy load of more than two hundred (200), in buildings of the institutional use group (use group H) and in buildings of the industrial use group (use group D), approved automatic collapsible revolving doors when constructed and installed as provided in the manual shall be accepted in required exit doorways from the first floor to the street but not to exceed fifty (50) per cent of the total required grade floor exits.

SEC. B-412.6b PROHIBITED CONSTRUCTION. Braces or other devices that prevent normal operation of the automatic releasing mechanism shall be prohibited.

SEC. B-412.6c SUPPLEMENTAL EXITS. Where revolving doors are permitted, approved swinging doors shall be provided to furnish one-half (½) the required exit width in accordance with provisions of SEC. B-412 and at least one swinging door shall be located immediately adjacent to each revolving door.

SEC. B-412.6d UNIT EXIT WIDTH. Automatic collapsible revolving doors approved as required exitways shall provide a minimum clear unit exit width of passageway through the vestibule when the leaves are in a collapsed position.

SEC. B-412.6e MINIMUM DIAMETER. The minimum diameter of approved revolving doors shall be adequate to provide the required clear exit width when collapsed, but in no case less than six and one-half (6½) feet in diameter.

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SEC. B-412.6f SPEED CONTROL. All approved automatic collapsible revolving doors shall be equipped with an approved speed control governor adjustable to safe traffic speed as required by the approved rules, but in no case more than fifteen (15) nor less than ten (10) revolutions per minute.

SEC. B-413.0 HORIZONTAL EXITS. Horizontal exits as herein defined shall be accepted as an approved means of exit when complying with the requirements of this section. The connection between the areas of refuge as herein specified may be accomplished by protected openings in a fire wall, or fire partition, by a vestibule, or by an open-air balcony or bridge.

SEC. B-413.1 OPENING PROTECTIVES. One side of the opening in fire walls or fire divisions shall be protected with a self-closing fire door , swinging in the direction of exit travel, and on the opposite side with an approved automatic fire door, fire curtain or water curtain. When serving as a dual exitway, there shall be adjacent openings with swinging fire doors opening in opposite directions; except that in school buildings where supervised fire drills are conducted a double-acting fire door may be substituted for the pair of doors herein specified.

SEC. B-413.2 SIZE OF DOORS. Size of openings in fire walls shall comply with the provisions of SEC. B-700, but in no case shall the width of one opening used as a required exit be greater than eighty-eight (88) inches nor shall the area exceed eighty (80) square feet.

SEC. B-413.3 AREA OF REFUGE. The areas connected by the horizontal exit shall be either public areas occupied by the same tenant and each such area of refuge shall be adequate to house the total occupancy load of both connected areas as provided in SEC. B-407.6.

SEC. B-413.3a UNLOCKED DOORS. Horizontal exit doors shall be kept unlocked and unobstructed whenever the premises on either side of the exit are occupied.

SEC. B-413.3b STAIRWAY EXIT. There shall be at least one interior enclosed stairway or fire tower on each side of the horizontal exit and any fire area not having a stairway accessible thereto shall be considered as part of an adjoining section with such stairway; but in no case shall the length of travel exceed the requirements of SEC. B-408.0.

SEC. B-413.3c AUXILIARY ELEVATOR. When horizontal exits are provided in floors located twelve (12) or more stories above grade, the required stairway shall be supplemented by at least one (1) passenger elevator complying with SEC. B-420, maintained ready for use during normal occupancy of the building.

SEC. B-414.0 RAMPS. Ramps with a gradient of not more than one (1) in ten (10) may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure, capacity, and limiting dimensions; except in existing buildings and where specified in SEC. B-800 for special uses and occupancies, larger gradients may be permitted but in no case greater than one and three-quarter (1-3/4) inches per foot. For all slopes exceeding one (1) in ten (10) and wherever the use is such as to involve danger of slipping, the ramp shall be surfaced with approved non-slip materials.

SEC. B-415.0 INTERIOR STAIRWAYS. The capacity of exit stairs and doors per unit exit width shall be computed in accordance with SEC. B-407.

SEC. B-415.1 WIDTH. All interior required stairways shall be not less than forty-four (44) inches in width except that such width may be reduced to thirty-six (36) inches in one- and two-family dwellings (use group L—3), or in business buildings (use group E) with an occupancy load of not more than forty (40) below or seventy-five (75) above grade, or in exitways from boiler rooms and similar service spaces not open to the public or in general use by employees. Except in buildings of industrial use (use group D), when the boiler room is less than three hundred (300) square feet in area, housing a low pressure boiler, and is completely enclosed in two (2) hour fireresistive construction with approved opening protective and an iron ladder or other approved direct exit is furnished to the street, the primary stairway may be omitted. No stairways shall reduce in width in the direction of exit travel.

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SEC. B-415.1a HEADROOM. The minimum headroom in all parts of the stair enclosure shall be not less than six and two-thirds (6-2/3) feet.

SEC. B-415.2 LANDINGS AND PLATFORMS. The least dimensions of landings and platforms shall be not less than the required width of stairway and the height of rise between landings and intermediate platforms shall not exceed eight (8) feet in industrial (use group D), business (use group E), assembly (use group F) and institutional (use group H) buildings. In all other buildings, no stairway shall have a height of rise of more than twelve (12) feet between landings, nor shall any single flight of stairs have less than three (3) risers.

SEC. B-415.3. TREADS AND RISERS. The height of risers and width of treads in inches shall be as follows:

USE GROUP	MAXIMUM RISER	MINIMUM TREAD
A. One- and two-family dwellings (use group L—3)	8¼"	9" plus 1" nosing
B. All other residential (use groups L—1 and L—2)	8 "	9" plus 1" nosing

C. In other than residential buildings, the sum of two risers and a tread shall not be less than twenty-four (24) nor more than twenty-five (25) inches.

SEC. B-415.3a WINDERS. No winders shall be permitted in required stairways except that in one- and two-family dwellings and in ornamental stairways not required as a means of exit, treads with a minimum width of four (4) inches and an average width of nine (9) inches may be permitted.

SEC. B-415.4 HANDRAILS. Unless otherwise specifically provided, all stairways not exceeding eighty-eight (88) inches in width shall have continuous walls, guards or handrails on both sides, projecting not more than three and one-half (3½) inches into the required stair width; and when the width exceeds eighty-eight (88) inches, the stairways shall be provided with intermediate handrails dividing the stairway in approximately equal widths with a maximum lateral spacing of sixty-six (66) inches. The height of the handrail shall be not less than thirty (30) inches nor more than thirty-three (33) inches above the nosing of treads and shall be returned to the enclosure walls or posts at the ends of the stairs.

SEC. B-415.5 STAIRWAY DOORS. The width of every exit door to a stairway shall be not less than the number of units of exit width required for the capacity of the stairway which services the floor or area from which the exit door leads; but in no case shall such door be less than thirty (30) inches nominal width in one- and two-family dwellings and thirty-two (32) inches nominal width in business buildings.

SEC. B-415.5a DIRECTION OF SWING. All doors shall swing on a landing in the direction of exit travel. When open, stair exit doors shall not reduce the width of landings to less than the minimum required for its capacity and in no case to less than thirty-six (36) inches.

SEC. B-415.5b CONSTRUCTION. All required stair exit door opening protectives, including the frames and hardware, shall be approved self-closing swinging fire doors complying with SEC. B-700 except in one- and two-family dwellings.

SEC. B-415.6 SPIRAL STAIRWAYS. Except in buildings of industrial use (use group D) spiral stairways of noncombustible construction may be used as exits from mezzanine floors not more than two hundred and fifty (250) square feet in area nor more than one-third (1/3) the area of the floor below. The minimum width shall be twenty-two (22) inches for the accommodation of not more than ten (10) persons.

SEC. B-415.7 SUPPLEMENTAL STAIRWAYS. Monumental or ornamental stairways, extending from the grade floor to basement or to second floor, in buildings of other than industrial, assembly and institutional use groups, when not required as means of egress may be erected without an enclosure, but not to connect more than two (2) adjoining stories. Such ornamental stairways shall be additional to and shall not obstruct or interfere with required exit facilities.

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SEC. B-415.8 STAIR CONSTRUCTION. Unless herein otherwise provided, all required interior stairways shall be built entirely of noncombustible materials with solid risers, treads and landing platforms and all finish floor surfaces of non-slip noncombustible materials except that wood handrails shall be permitted, complying with the requirements of SEC. 415.4.

SEC. B-415.8a STRENGTH. All stairways, platforms, landings and exitways in other than one- and two-family dwellings, shall be adequate to support a live load of one hundred (100) pounds per square foot.

SEC. B-415.8b NONCOMBUSTIBLE ENCLOSURES. Unless otherwise specifically required in this code, all required interior stairways shall be enclosed in partitions of two (2) hour fireresistance, except in one- and two-family dwellings not exceeding three (3) stories in height; and except further that in industrial buildings (use group D) not more than two (2) stories or thirty (30) feet in height and in buildings of all other use groups not more than three (3) stories or forty (40) feet in height, with an occupancy load of not more than seventy-five (75) above nor more than forty (40) below the grade floor, the enclosures shall be of not less than three-quarter (3/4) hour fireresistance. At the top of every stairway enclosure, in buildings more than two (2) stories in height, metal frame and sash skylights shall be provided with an area at least equal to seventy-five (75) per cent of the horizontal cross sectional area of the enclosure. Glazing shall be plain glass or other approved materials protected by a substantial wire screen beneath. In lieu of the skylight, equivalent window openings glazed with plain glass may be provided in penthouse walls but the window sill must be at least eighteen (18) inches above the top of the roof, on the side of the enclosure adjoining the building.

SEC. B-415.8c COMBUSTIBLE CONSTRUCTION. The stairways and their enclosures in all buildings of type 3 or 4 construction in all use groups other than industrial assembly and institutional buildings, not over three (3) stories or forty (40) feet in height with not more than seventy-five (75) occupants above nor more than forty (40) occupants below the grade floor may be constructed of wood or other approved materials of similar combustible characteristics and of not less than three-quarter (3/4) hour fireresistance; except that in no case shall combustible construction be permitted in school buildings.

SEC. B-415.8d ENCLOSURES FOR COMBUSTIBLE CONSTRUCTION. The enclosure and underside of stairways of combustible construction, except in one- and two-family dwellings, shall be protected with fireresistive partitions and ceilings herein required, fire stopped as specified in SEC. B-700; and the space below the stairs shall be kept open or shall be solidly enclosed with fireresistive partitions.

SEC. B-416.0 EXTERIOR STAIRWAYS. Exterior stairways conforming to the requirements for interior stairways in all respects, except as to enclosures and except as herein specifically modified, may be accepted as required means of egress in industrial buildings not exceeding three (3) stories or forty (40) feet in height and in other buildings not exceeding five (5) stories or sixty-five (65) feet in height for other than institutional use (use group H), provided there is at least one additional approved interior stairway. Exterior stairways which are accepted as a secondary exit in residential buildings of use group L—2 and L—3 shall be relieved from requirements for screens and fire doors.

SEC. B-416.1 SCREENS. Screens shall be provided on all exposed sides of required exterior stairways to a height of five (5) feet, constructed of wire or other noncombustible weather resisting mesh having a maximum opening of one and one-half (1½) inches. The top of the stairway shall be protected with a hood or canopy of metal or other approved noncombustible material.

SEC. B-416.2 OPENING PROTECTIVES. Access shall be provided at each story through a three-quarter (3/4) hour self-closing fire door of the required number of unit exit widths except as provided in SEC. B-416 for residential buildings.

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SEC. B-416.2a WINDOWS. In buildings more than three (3) stories or forty (40) feet in height, or with an occupancy load of more than seventy-five (75) above or more than forty (40) below grade, the openings below and within ten (10) feet horizontally of the stairway shall be protected with approved three-quarter (3/4) hour automatic fire windows.

SEC. B-416.3 ACCESS TO STREET. All exterior required stairways shall be located so as to lead directly to a street or open space with direct access to a street; or when located on the rear of the building they may exit through a passageway at grade complying with SEC. B-411.

SEC. B-416.4 ENCROACHMENT. In no case shall exterior stairways project beyond the street lot line.

SEC. B-416.5 CONSTRUCTION. Exterior stairs shall be constructed entirely of steel or other approved noncombustible materials with pipe handrails on both sides of stairways and platforms. Except for industrial occupancy, on buildings of type 3 or type 4 construction, not more than three (3) stories or forty (40) feet in height, exterior stairways may be constructed of wood members not less than two (2) inches in thickness outside the fire limits.

SEC. B-417.0 FIRE ESCAPES

SEC. B-417.1 WHERE PERMITTED. Except in one- and two-family and multi-family dwellings (use groups L—2 and L—3) and industrial buildings (use group D), fire escapes shall not in general be accepted as a required means of egress and only by special order of the building official in existing buildings or structures of other use groups not exceeding five (5) stories or sixty-five (65) feet in height, when constructed in accordance with the approved rules and when more adequate exit facilities cannot be provided.

SEC. B-417.2 LOCATION. When accepted as a required means of egress on new buildings and located in the front of the building, they shall not project beyond the street lot line. When constructed on the front of existing buildings and projecting beyond the front lot line, the lowest platform shall be not less than ten (10) nor more than fourteen (14) feet above grade equipped with a counterbalanced stairway to the street and with a fixed ladder to the roof.

SEC. B-417.3 VERTICAL RISE. The height of the vertical rise shall not exceed twelve (12) feet between landings and intermediate platforms.

SEC. B-417.4 CONSTRUCTION. The fire escape shall be designed to support a live load of one hundred (100) pounds per square foot and shall be constructed of metal or other approved incombustible materials to meet the specifications set forth in the Manual.

SEC. B-417.5 DIMENSIONS. Stairs shall be at least twenty-two (22) inches wide with risers not more than and treads not less than eight (8) inches and platforms at foot of stairs not less than forty (40) inches wide by thirty-six (36) inches long, located not more than eight (8) inches below the access window or door.

SEC. B-417.6 OPENING PROTECTIVES. Doors and windows below and within ten (10) feet horizontally of the fire escape shall be protected with three-quarter (3/4) hour opening protectives in other than residence buildings of use groups L—2 and L—3.

SEC. B-417.7 OUTSIDE FIRE LIMITS. On buildings not over three (3) stories or forty (40) feet in height, accommodating not more than twenty-five (25) persons, except buildings of industrial use (use group D), fire escapes may be constructed of wood or other approved combustible material complying with the approved rules, when located outside the fire limits.

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SEC. B-418.0 SMOKEPROOF TOWERS. In all industrial buildings (use group D) other than low hazard occupancy over three (3) stories in height, and in every mercantile (use group C), business (use group E), and assembly buildings other than theatres (use groups F–2, F–3 and F–4), over six (6) stories or seventy-five (75) feet in height, at least one (1) required means of egress shall be a smokeproof tower.

SEC. B-418.1 ACCESS. Access to the stairway at each story shall be through a vestibule, balcony or landing, with an unobstructed width not less than the required stairway width, but not less than forty-four (44) inches in any case, open to a street, alley, yard or court with four (4) feet high guard railings across the open side. Outside vestibules or balcony floors shall be level with or installed below the building floor where climatic conditions involve possibility of door obstruction by snow or ice. No step shall be permitted into the stair enclosure.

SEC. B-418.2 COURT SIZE. The yard or court shall have a minimum area of two hundred (200) square feet and a minimum dimension of ten (10) feet and the exterior vestibule opening shall have a minimum area of eighteen (18) square feet and a minimum width of thirty (30) inches.

SEC. B-418.3 OPENING PROTECTIVES.

SEC. B-418.3a WINDOWS. All window openings facing on the yard or court within thirty (30) feet below or to the side of any access balcony or vestibule shall be protected with three-quarter (3/4) hour opening protectives complying with SEC. B-700.

SEC. B-418.3b DOORS. Door openings from building to vestibules or balconies and to the stairways shall be not less than forty-four (44) inches wide. The doors shall be capable of being opened from both sides without a key, complying with all the requirements of exit doors for stairways, except that the fireresistive rating shall be not less than one and one-half (1½) hours or the approved labeled equivalent complying with SEC. B-700.

SEC. B-418.4 TERMINAL EXIT CORRIDOR. The fire tower shall terminate at grade level and shall exit to the street independently of all other stairways. When exit passageways are used, they shall comply with the requirements of SEC. B-410; except that there shall be no openings in the exit corridor other than the fire tower and street exit doorways and the enclosure walls shall be constructed of four (4) hour fireresistance and the floor and roof construction of three (3) hour fireresistance.

SEC. B-418.5 CONSTRUCTION. The enclosure of fire towers shall be constructed of walls with four (4) hour fireresistance without openings other than the exit doorways and with platforms, landings and balconies of not less than three (3) hour fireresistance complying with all the applicable construction details specified for interior stairways.

SEC. B-418.6 SKYLIGHTS. At the top of every smoke tower, metal frame and sash skylights shall be provided with an area at least equal to seventy-five (75) percent of the horizontal cross sectional area of the enclosure. Glazing shall be plain glass protected by a substantial wire screen beneath. In lieu of the skylight, equivalent window openings glazed with plain glass may be provided in pent house walls but the window sill must be at least eighteen (18) inches above the top of the roof, on the sides of the enclosure adjoining the building.

SEC. B-419.0 MOTOR STAIRWAYS AS EXITS. Motor stairways of the horizontal non-slip tread type moving in the direction of egress may be accepted as an approved exitway in buildings of all use groups except industrial, assembly and institutional uses, when constructed and approved in accordance with the requirements of this section and the provisions of PART C of this code. When accepted as a required means of egress, they shall be enclosed with fireresistive partitions as specified in SEC. B-415.

SEC. B-419.1 WIDTH. The width shall be not less than forty (40) inches between balustrades and the moving tread shall be not less than thirty-six (36) inches in width, and fifteen and three-quarter (15¾) inches in depth.

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SEC. B-419.2 CAPACITY. The occupancy capacity shall be computed as provided in SEC. B-407 for approved stairway exits.

SEC. B-419.3 LANDINGS AND PLATFORMS. Landings and platforms shall be provided at the top and bottom of each unit as required for interior approved stairways.

SEC. B-419.4 RAILINGS. Railings shall be of the balustrade type surmounted by moving handrails traveling at the same speed as the stairway.

SEC. B-419.5 CONSTRUCTION. Approved motor stairways shall be constructed of noncombustible materials except for step wheels, handrails, electrical equipment, and wood veneers not more than one twenty-eighth (1/28) inches thick directly attached to metal or other noncombustible backing with a nonvolatile and non-flammable cement.

SEC. B-419.5a ENCLOSURES The enclosure shall afford the fireresistance required for approved interior stairway exits as specified in Table B-705.

SEC. B-419.5b EXTENSION TO ROOF. The construction shall comply with all the applicable requirements of this code for interior stairway exits except that a legal fixed stairway may be substituted for the extension to the roof when required.

SEC. B-419.5c HEIGHT OF TRAVEL PER UNIT. No single motor stairway unit shall have a vertical travel of more than two (2) stories nor more than thirty-five (35) feet.

SEC. B-420.0 ELEVATORS AS EXITS. Passenger elevator installations complying with the requirements of PART C of this code may be accepted as approved means of egress as follows:

SEC. B-420.1 AUXILIARY EXIT. As a required auxiliary exit when used in connection with horizontal exits as provided in SEC. B-413.3c;

SEC. B-420.2 SUPPLEMENTARY EXIT. In business building of fireproof construction (type 1), as a substitute for one of two (2) or more required stairways provided the capacity in number of occupants per elevator is computed as one-third (1/3) of that allowed for a twenty-two (22) inch stairway unit.

SEC. B-420.3 LIMITING NUMBER. Not more than two (2) elevators shall be counted for exit purposes and shall be separately enclosed from the stairway.

SEC. B-420.4 GRADE EXIT CORRIDOR. The width of grade exit corridor into which stairways and elevators discharge shall be not less than three-quarters (3/4) of the combined required width for stairways and elevators; but in no case shall the width of corridor be less than five (5) feet when accommodating the discharge from five (5) or less elevators; and not less than one-half (½) foot additional for each additional elevator.

SEC. B-421.0 ACCESS TO ROOF.

SEC. B-421.1 BY STAIRWAY. In buildings more than two (2) stories in height with roofs having a slope of less than twenty (20) degrees, at least one (1) stairway shall extend to the roof, and when the roof is used as a roof garden or for other habitable purposes, sufficient additional stairways shall be extended to provide the necessary exit facilities required for such use and occupancy.

SEC. B-421.2 BY SCUTTLE. All other roofs, except pitched roofs with a slope of more than twenty (20) degrees and uninhabitable attic spaces without stairways, shall be provided with access scuttles and ladders. Roof trap doors shall be not less than two (2) feet by three (3) feet in area.

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SEC. B-421.3 ROOF ENCLOSURES. Stairways extending through roofs shall be enclosed in roof structures of fireresistive construction meeting the requirements of SEC. B-700.

SEC. B-422.0 EXITWAY LIGHTING.

SEC. B-422.1 ARTIFICIAL LIGHTING. All stairways, exitways and passageways appurtenant thereto other than in one- and two-family dwellings shall be equipped with artificial lighting facilities to provide the intensity of illumination herein prescribed continuously during the time that conditions of occupancy of the building require that the exitways be available.

SEC. B-422.2 EXIT SIGNS. In other than one- and two-family and multiple family dwellings all required means of egress shall be indicated with approved metal signs reading "EXIT" in red letters at least six (6) inches high on a white background or in other approved distinguishable colors; illuminated by an electric light of not less than twenty-five (25) watts, visible from the exit approach and when necessary supplemented by directional signs in the access corridors indicating the direction and way of egress. Or such signs may be internally illuminated with an enclosing noncombustible case through ruby glass. The letters of internally illuminated signs shall be not less than four and one-half (4½) inches high.

SEC. B-422.3 LOCATION. All exit signs shall be generally located at doors or exitways so as to be readily visible and not subject to obliteration by smoke.

SEC. B-422.4 POWER SOURCE. All exit signs shall be illuminated at all times when the building is occupied from an independently controlled electric circuit or other source of power. In department stores, industrial buildings and other mercantile buildings of over five thousand (5000) square feet area, places of public assembly, schools, institutional buildings, and hotels with sleeping accommodations for more than twenty-five (25) persons above the second story, the lighting shall be from an independent source to assure continued illumination of all exitways in case of emergency in accordance with the approved rules.

SEC. B-422.5 INTENSITY OF ILLUMINATION. The intensity of floor lighting in all exitways shall be not less than three (3) foot candles except that in places of assembly for the exhibition of motion pictures or other projections by means of directed light, the illumination of floors of exitways may be reduced during such period of projection to not less than one (1) foot candle.

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SEC. B-500 LIGHT AND VENTILATION REQUIREMENTS

SEC. B-500.0 SCOPE. The provisions of this section of the code shall govern the means of light and ventilation required in all habitable and occupiable rooms. Every building and structure hereafter erected and every building, room or space which is changed in use shall be constructed, arranged and equipped to conform to the requirements for light and ventilation and the applicable standards cited in the manual.

SEC. B-500.1 CONFLICTING LAWS. Nothing in this section shall be construed to nullify the provisions of any other law or ordinance regulating yards, courts, or other space required for light or ventilation; but the provisions specifying the greater requirements shall control the construction.

SEC. B-500.2 BUILDINGS ON SAME LOT. If more than one building is hereafter placed on a lot, or if a building is placed on the same lot with existing buildings, the several buildings may be treated as a single structure for the purpose of this section, provided equivalent uncovered lot area or other adequate sources of light and ventilation are furnished for all habitable and occupiable spaces and rooms.

SEC. B-500.3 PLANS AND SPECIFICATIONS. Plans for all buildings and structures other than one- and two-family and multi-family dwellings, which are designed for human occupancy shall designate the number of occupants to be accommodated in the various rooms and spaces and when means of artificial lighting and ventilation are required, the application shall include sufficient details and description of the mechanical system to be installed as herein required or as specified in PART D of this code.

SEC. B-500.4 EXISTING UNSAFE CONDITION. In all existing rooms or spaces in which the provisions for light and ventilation do not meet the requirements of this code and which in the opinion of the building official are dangerous to the health and safety of the occupants, he shall order the required repairs or installations to render the building or structure livable for the posted use and occupancy load.

SEC. B-500.5 ALTERATIONS. No building shall hereafter be altered or rearranged so as to reduce either the size of a room, or the fresh air supply, or the amount of available natural light to less than that required for buildings hereafter erected; or to create an additional room unless made to conform to the requirements of SEC. B-503. The building official may permit new rooms to be of the same height as existing rooms in the same story unless in his opinion greater provision of artificial light and ventilation is deemed necessary to insure healthful living conditions.

SEC. B-500.6 UNCOVERED YARD AND COURT AREA. No building shall be hereafter enlarged, nor shall the lot on which it is located be diminished so as to decrease the required courts or yards to less than that prescribed in this code for the lighting and ventilation of new buildings.

SEC. B-501.0 NATIONAL STANDARD. Except as may be specifically required by this code or by statutory laws governing the lighting or ventilation of special use groups, compliance with the National Standard for Light and Ventilation listed in the manual shall be deemed to meet the requirements of this code.

SEC. B-502.0 STANDARDS OF NATURAL LIGHT AND VENTILATION.

SEC. B-502.1 NATURAL LIGHT. In the application of the provisions of this section, the standard of natural light for all habitable and occupiable rooms, unless otherwise specifically required by the provisions of SEC. B-800 for special uses and occupancies, shall be based on two hundred and fifty (250) foot candles of illumination on the vertical plane adjacent to the exterior of the light transmitting device in the enclosure wall and shall be adequate to provide an average illumination of six (6) foot candles over the area of the room at a height of thirty (30) inches over the floor level.

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SEC. B-502.2 NATURAL VENTILATION. In the application of the provisions of this section, the standard of natural ventilation for all habitable and occupiable rooms shall be based on a minimum of four hundred (400) cubic feet of air volume per occupant with ventilating skylights, monitors, louvres, windows, transoms, doors or other alternate ventilating devices located in the exterior walls or on the roof of the building as provided hereafter.

SEC. B-503.0 NATURAL LIGHTING AND VENTILATION OF ROOMS.

SEC. B-503.1 WINDOWS AND SKYLIGHTS. Excepting as permitted by this section and SEC. B-509 all habitable and occupiable rooms or spaces shall contain windows, skylights, monitors, glazed doors, transoms, glass block panels or other light transmitting media opening to the sky or on a public street, yard or court complying with the provisions of this section. The light transmitting properties and the area of the devices used shall be adequate to meet the minimum daylighting and ventilating requirements specified herein and in the approved rules.

SEC. B-503.2 WINDOW SIZE. Windows for required light and ventilation shall have an aggregate size not less than one-tenth (1/10) of the floor area served, and with not less than one-half (½) of the required glass area available for unobstructed ventilation. In lieu of windows, the glass area in exterior doors may be accepted for one hundred (100) per cent of the light requirement but not more than twenty-five (25) per cent of the ventilation requirement.

SEC. B-503.3 OPENINGS ON YARDS AND COURTS. In order to comply as a source of natural light or ventilation under the provisions of this section, a window or any other approved device shall open directly on a public street, alley or other open public space, or on a yard or court located on the same lot or plot complying with the requirements of SEC. B-509, SEC. B-510, and SEC. B-511.

SEC. B-503.4 ALTERNATE DEVICES. In place of the means for natural light and ventilation herein prescribed, alternate arrangement of windows, louvres, or other methods and devices that will provide the equivalent minimum performance requirements shall be permitted when complying with the approved rules.

SEC. B-504.0 ARTIFICIAL LIGHT AND VENTILATION.

SEC. B-504.1 WHEN REQUIRED. When natural light and ventilation do not meet the minimum requirements of this code, or when rooms, which by use or occupancy, involve the presence of dust, fumes, gases, vapors or other noxious or deleterious impurities that create a fire or health hazard, or when required by the provisions of SEC. B-800 for special uses, the building shall be equipped with artificial light and mechanical means of ventilation under the conditions and of the minimum capacity herein prescribed. The minimum amount of fresh air required for various uses and occupancies shall be based on the minimum requirements of Table B-504.

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TABLE B-504 REQUIRED MINIMUM FRESH AIR SUPPLY

USE OF ROOM OR SPACE	NUMBER OF AIR CHANGES PER HOUR	CUBIC FEET PER MINUTE PER SQUARE FOOT
Auditoriums and public assembly	6– 8	1½–2
Bath and toilet rooms		
private	4–10	2
public	4–10	3
industrial	6–12	5
Convention halls	6– 8	2
Dance halls	6– 8	2
Interior cooking spaces	8–10	2–3
Institutional		
ward and class rooms	4– 6	2
operating rooms	10–12	5
Kitchens		
private	6– 8	1–2
public	8–10	4
Living and bed rooms	3– 4	
Locker and rest rooms	6– 8	3
Offices and jails	3– 4	
Work rooms		
under 1000 cubic feet per individual	8–10	3
1000 cubic feet or more per individual	4– 6	2
Underground Garages	10–12	4

SEC. B-504.2 OPERATION OF VENTILATING SYSTEMS. Where mechanical ventilation is accepted as an alternate for natural means of ventilation or is required under the conditions herein prescribed, the system, equipment and distributing ducts shall be installed in accordance with the provisions of SEC. B-700 and PART D of this code. Ventilating systems shall be kept in operation at all times during normal occupancy of the building or space so used.

SEC. B-505.0 LIGHTING AND VENTILATION OF EXITWAYS.

SEC. B-505.1 RESIDENTIAL AND INSTITUTIONAL BUILDINGS.

SEC. B-505.1a WINDOWS. In all multi-family dwellings (use group L–2) and in institutional buildings for the care or treatment of people (use group H–2) required interior stairways shall be provided with windows to the outer air having a glass area of not less than ten (10) square feet which opens on a required street, alley, yard or court, or with the equivalent source of light for each story through which the stairway passes; and such additional artificial lighting to provide the equivalent illumination at all times that the building is occupied as specified in SEC. B-422.0.

SEC. B-505.1b SKYLIGHTS. When the building is not more than three (3) stories in height, a ventilating skylight of the required area may be used in lieu of windows.

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SEC. B-505.1c HALLWAYS. Hallways shall have at least one window opening directly on a street or on a required yard or court in each story, located so that light penetrates the full length of the hallway, with additional windows for each change of direction of the hallway; or the equivalent artificial lighting shall be provided. Every recess or return with a depth or length which exceeds twice the width of the hall, and every corridor separately shut off by a door, shall be treated as a separate hall in applying the provisions of this section.

SEC. B-505.2 BUSINESS AND ASSEMBLY BUILDINGS. All stairway enclosures shall conform to the requirements of SEC. B-400 and SEC. B-700 for construction and with the means of artificial illumination to meet the requirements of SEC. B-505.4.

SEC. B-505.3 INDUSTRIAL BUILDINGS.

SEC. B-505.3a SKYLIGHTS. At the top of every stairway enclosure, in industrial buildings more than two (2) stories or thirty (30) feet in height metal frame and sash skylights shall be provided with an area at least equal to seventy-five (75) percent of the horizontal cross sectional area of the enclosure. Glazing shall be plain glass protected by a substantial wire screen beneath.

SEC. B-505.3b WINDOWS. In lieu of the skylight indicated in SEC. B-505.3a, equivalent window openings glazed with plain glass may be provided in pent house walls provided that the window sill is at least eighteen (18) inches above the top of any wall opening into the building but the top of the window opening shall not be more than nine (9) inches below the underside of the roof over the enclosure. For windows on sides of the enclosure adjoining the building, the bottom of the sill must be eighteen (18) inches above the top of the roof.

SEC. B-505.4 INTENSITY OF ILLUMINATION. In all required exitways, except in one- and two-family dwellings, and wherever natural lighting is not available, artificial lighting shall be provided to furnish not less than three (3) foot candles at the floor level of all required exitways.

SEC. B-506.0 LIGHTING AND VENTILATION OF SPECIAL SPACES.

SEC. B-506.1 ALCOVE ROOMS. When alcove rooms open without obstruction into adjoining rooms, the required window openings to the outer air shall be based on the combined floor area of room and alcove. No such alcove space shall be more than sixty (60) square feet in area and the opening to the adjoining room shall be not less than eighty(80) percent of the superficial area of the dividing wall, unless provided with separate means of light and ventilation.

SEC. B-506.2 ATTIC SPACES. All attic spaces and spaces between roofs and top floor ceiling shall be ventilated by not less than two (2) opposite windows, louvres, or vents with a total clear area of opening not less than one-third (1/3) of one (1) percent of the horizontally projected roof.

SEC. B-506.3 CRAWL SPACES. In buildings and structures constructed without basements, in which the first floor construction does not bear directly on the ground, a space shall be provided under the first floor not less than eighteen (18) inches in depth; and such space shall be vented with screened openings having a clear area of not less than one-third (1/3) of one (1) percent of the enclosed building area, or shall be provided with other means of ventilation approved by the building official. When floating mat foundations are provided in accordance with SEC. B-600, the requirements for ventilation shall not apply.

SEC. B-506.4 BASEMENTS AND CELLARS. Except as may be otherwise specified for habitable or occupiable rooms or specifically required in SEC. B-800 for special uses, the glass window area in basements and cellars shall not be less than one-fiftieth (1/50) of the floor area served, and provision shall be made for the fresh air supply prescribed for specific uses in Table B-504.

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SEC. B-506.5 ASSEMBLY ROOMS. In addition to the requirements of SEC. B-800 for special uses, the required windows or other approved devices for natural ventilation should be distributed as equally as practicable on at least two (2) sides of the room; and artificial lighting shall comply with the requirements of this section.

SEC. B-506.6 ROOMS OF INSTITUTIONAL BUILDINGS. In buildings of the institutional use group, every habitable and occupiable room shall be provided with light and ventilation as herein provided, except that in buildings used for enforced detention of people (use group H–1) indirect openings to the street or court may be permitted through intermediate corridors or by other approved means of light and ventilation.

SEC. B-507.0 BATH AND TOILET ROOMS. Every toilet, bath and wash room shall be lighted and ventilated as herein required:

SEC. B-507.1 INDUSTRIAL BUILDINGS:

SEC. B-507.1a WINDOWS. By windows as provided in SEC. B-503 which shall open easily and upon a street, yard or open space; the yard or open space shall be uncovered at the top and in least horizontal dimension shall be a minimum of one-tenth (1/10) of the highest abutting wall but in no case less than six (6) feet. Windows shall be not less than twelve (12) inches wide and not less than six (6) square feet in area, one-half (½) of which can be opened for one water closet or urinal. For each additional such fixture, the window area shall be increased by one (1) square foot, one-half (½) of which can be opened;

SEC. B-507.1b SKYLIGHTS. By skylights which shall be considered to be the equivalent of windows provided they have fixed or movable louvres with the net openable area prescribed for windows;

SEC. B-507.1c MECHANICAL VENTILATION. Only in buildings equipped with mechanical ventilating systems or sections of buildings so equipped and housing occupancies other than employee service areas, may new toilet room installations be ventilated with tempered clean air supplied at the rate of at least twelve (12) air changes per hour, provision being made to vent an equal amount of air to outdoors;

SEC. B-507.1d ARTIFICIAL ILLUMINATION. Illumination shall be provided in all toilet and wash rooms to afford an average intensity of five (5) foot candles measured at a level thirty (30) inches above the floor.

SEC. B-507.2 MERCANTILE BUILDINGS:

SEC. B-507.2a WINDOWS. By windows as prescribed in SEC. B-507.1a.

SEC. B-507.2b SKYLIGHTS. By skylights as prescribed in SEC. B-507.1b;

SEC. B-507.2c MECHANICAL VENTILATION. Mechanical ventilating systems may be used in place of natural ventilation in mercantile buildings if they supply tempered fresh air at the rate of at least ten (10) air changes per hour and provision is made to vent an equal amount of air to out doors;

SEC. B-507.2d ARTIFICIAL ILLUMINATION. Illumination shall be provided as prescribed in SEC. B-507.1d.

SEC. B-507.3 BATH AND TOILET ROOMS IN ALL OTHER BUILDINGS:

SEC. B-507.3a EXTERIOR WINDOWS. By windows opening to the outer air as provided in SEC. B-503 but in no case less than three (3) square feet in area;

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SEC. B-507.3b VENT SHAFT WINDOWS. By windows as provided in SEC. B-503 but in no case less than three (3) square feet in area opening on a vent shaft with a cross-sectional area of one (1) square foot for every foot in height but not less than nine (9) square feet in area, open to the outer air at top or constructed with equivalent side louvre openings;

SEC. B-507.3c VENTS AND DUCTS. By individual vents or ducts constructed of approved noncombustible materials complying with SEC. B-700 with a minimum cross-sectional area of one-half (½) square foot and one-third (1/3) additional square foot for each additional water closet or urinal above two (2) in number. Such ducts shall be of adequate height and so located as to insure a minimum supply of two (2) cubic feet of fresh air per square foot of room area;

SEC. B-507.3d SKYLIGHTS. By a skylight of approved noncombustible construction complying with SEC. B-700 not less than three (3) square feet in area with ventilating openings;

SEC. B-507.3e MECHANICAL VENTILATING SYSTEMS. By any system of mechanical or gravity ventilation capable of exhausting forty (40) cubic feet of air per minute per water closet or urinal in public bathrooms and not less than twenty-five (25) cubic feet of air per minute in private bathrooms, but in no case shall the fresh air supply be less than specified in Table B-504;

SEC. B-507.3f ARTIFICIAL LIGHTING. Illumination shall be provided in all toilet rooms to afford an average intensity of three (3) foot candles measured at a level thirty (30) inches above the floor.

SEC. B-507.4 EXISTING ROOMS. In existing toilet rooms of industrial and mercantile buildings where windows or skylights meeting the requirements of this section are not provided an exhaust ventilation system shall be provided which has a capacity of at least forty (40) cubic feet per minute per toilet fixture but in no case shall the system provide less than the air changes per hour regulated by Table B-504

SEC. B-508.0 VENTILATION OF ELEVATOR HOISTWAYS AND OTHER SHAFTS. All enclosed vertical shafts extending through more than one (1) story of every building or structure shall be vented at the top or sides to the outer air with skylights or windows constructed as herein provided or as specified in SEC. B-700 or with other approved and adequate means of ventilation.

SEC. B-508.1 EXTENDING TO ROOF. Shaft enclosures extending to the roof shall be provided with a metal skylight constructed to comply with SEC. B-700 or with windows of equivalent area or with other approved automatic means of removing hot air and gases. The skylights may be thermostatically controlled to open with a rise in temperature.

SEC. B-508.2 THERMOSTATIC CONTROL. The automatic operation of fire shutters, skylights and other vent relief devices may be controlled by fusible links designed to operate at a fixed temperature of not more than one hundred and sixty (160) degrees F., or by other approved methods.

SEC. B-508.3 NOT EXTENDING TO ROOF. Shaft enclosures not extending to the roof shall be provided with gas and smoke relief vents or adequate mechanical means of ventilation in conformity to the provisions of SEC. B-700 and PART D of this code.

SEC. B-508.4 ELEVATOR MACHINE ROOMS. The platforms of machine rooms located at the top of elevator shafts, when of solid construction, shall be pierced with one or more vent openings as provided in PART C of this code.

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SEC. B-509.0 UNPIERCED ENCLOSURE WALLS.

SEC. B-509.1 AIR CONDITIONING. When light and ventilation yards, courts or other required open spaces are not provided as herein specified, buildings may be erected for industrial and commercial uses within the height and area limitations of SEC. B-300 and Table B-301 provided such buildings and structures are equipped with approved artificial lighting, ventilating and air conditioning systems furnishing the equivalent light and ventilation. The installation of all such systems shall comply with the provisions of PART D of the code.

SEC. B-509.2 FIRE PROTECTION. Buildings and structures without exterior window openings in all stories which are provided with approved mechanical ventilating and air conditioning systems shall be equipped with the fire protection and fire-extinguishing media herein prescribed complying with the requirements of SEC. B-700.

SEC. B-510.0 LIGHT AND VENTILATION COURTS. All courts required to serve rooms for light and ventilation purposes shall comply with the requirements of this section.

SEC. B-510.1 SIZE OF COURT. Every court shall have a minimum width of three (3) inches for each foot of height or fraction thereof but not less than five (5) feet for outer courts and twice these values for inner courts; in the case of irregular or gore-shaped courts, the required minimum width may be deemed to be the average width, provided that no such court shall be less than five (5) feet at any point. The cross-sectional area of a required court shall be not less than one and one-half (1½) times the square of its width; nor shall the length of any court be more than twice its width.

SEC. B-510.2 ACCESS TO COURT. A door or other means of access shall be provided at the bottom of every court that is not otherwise conveniently accessible for purposes of cleaning.

SEC. B-510.3 AIR INTAKES TO COURT. Every court serving one or more habitable rooms that does not open for its full height on one or more sides to a street or legal yard shall be connected at or near the bottom with a street or yard by a horizontal intake or passage of fireresistive construction complying with SEC. B-700, as specified in the manual. Such intake or passage shall have a cross-sectional area of not less than twenty-one (21) square feet, and shall remain fully open at both ends and unobstructed for its full size and length, except that grilles of noncombustible construction complying with the approved rules may be permitted at the ends of the intake.

SEC. B-510.4 COURT WALLS. When in the opinion of the building official, windows facing on courts do not receive adequate direct light by reason of peculiar arrangement or orientation, he may require the walls to be constructed of light colored masonry, or to be painted and maintained a light color to furnish additional reflected light.

SEC. B-510.5 COURT DRAINAGE. The bottom of every court shall be properly graded and drained to a public sewer or other approved disposal system complying with PART E of the code and shall be paved with concrete or other nonabsorbent material when required by the building official.

SEC. B-511.0 YARDS.

SEC. B-511.1 REAR YARDS – RESIDENTIAL AND INSTITUTIONAL BUILDINGS. At the rear of every building hereafter erected to be occupied as a one- and two-family or multi-family dwelling (use groups L–2 and L–3) or institutional building (use group H), there shall be maintained a yard of the minimum dimensions herein prescribed. When such yard serves as a required light and ventilation court, its minimum dimensions shall be those required for a court in this section.

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SEC. B-511.2 REAR YARDS – BUILDINGS OF OTHER USE GROUPS. In buildings of other use groups, rear yards shall be provided to serve all habitable and occupiable rooms requiring light and ventilation from such source. The lowest level of such yards may begin at the sill level of the second story windows, with a depth of not less than ten (10) feet for a height of thirty-five (35) feet and shall increase three (3) inches for each additional foot of height above that level.

SEC. B-511.3 DEPTH OF YARDS. The depth of a required yard between the extreme rear of the building and rear lot line shall be not less than fifteen (15) feet at any point for a height of thirty-five (35) feet, and shall increase four (4) inches in depth for each additional foot of height above that limit; except that for a corner lot the minimum depth shall be not less than ten (10) feet. When the lot is less than sixty-five (65) feet in depth, the required yard may be diminished six (6) inches in depth for each foot less than sixty-five (65) feet.

SEC. B-512.0 OBSTRUCTION OF VENTILATING COURTS AND YARDS.

SEC. B-512.1 PERMISSIBLE PROJECTIONS. Every required court and yard shall remain unobstructed for its required area and full height, except for the projections permitted in SEC. B-313.0. In residential and institutional buildings, clothes poles, arbors, garden trellises and other such accessories shall not be prohibited in the open spaces at ground level.

SEC. B-512.2 MOTOR VEHICLE PARKING. When approved by the building official, required court and yard areas may be used for automobile parking spaces or private garages not exceeding one story in height when accessory to and only for the use of the occupants of a residential building, provided required windows for light and ventilation are not obstructed thereby.

SEC. B-513.0 FIRE VENTILATION OF OPEN WELLS. Exhaust systems for the fire ventilation of unenclosed well openings for motor stairs as required in SEC. B-705.5 1 and PART C of the code shall meet the requirements of this section.

SEC. B-513.1 OPERATION. The approved automatic exhaust system may be a separate unit or integrated with an approved air conditioning system and shall be thermostatically controlled to operate simultaneously with the detection of fire.

SEC. B-513.2 CAPACITY. The exhaust system shall be of adequate capacity to create a down draft in the open well with sufficient velocity of flow over the entire area of the well opening under normal conditions of window and door openings in the building. In air conditioned buildings the system shall operate satisfactorily to the building official with the normal air conditioning fans shut off.

SEC. B-513.3 POWER CONTROL. The power lines to all parts of the exhaust system and fresh air intake shall be furnished from an independent power supply complying with PART F of the code for the control of automatic fire pumps and blower and exhaust systems.

SEC. B-513.4 AIR CONDITIONED BUILDINGS. The exhaust system herein required when installed in an air conditioned building, shall be so arranged as to automatically stop the operation of the mechanical air conditioning and ventilating systems and close the dampers of the return air duct connection in the event of fire.

SEC. B-514.0 WINDOW CLEANING SAFEGUARDS. All buildings and structures over fifty (50) feet or four (4) stories in height, other than one- and two-family and multi-family dwellings (use groups L–2 and L–3), in which the windows are cleaned from the outside shall be provided with anchors or other approved safety devices for all window openings. Such anchors, belt terminals or other devices shall be of approved design, constructed of corrosion-resistive materials securely attached to the window frames or anchored in the enclosure walls of the building. Cast iron or cast bronze anchors shall be prohibited.

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SEC. B-600 ENGINEERING REGULATIONS

SEC. B-600.0 SCOPE. The provisions of this section shall govern the structural design of all buildings and structures and their foundations and the quality, workmanship, and requirements for all materials and methods of construction used in new buildings and structures.

SEC. B-600.1 GENERAL STRUCTURAL REQUIREMENTS. All structures and their component parts shall be designed and constructed so as to be capable of sustaining safely all superimposed live and special loads to which they may be subjected in addition to their own dead load.

SEC. B-600.2 PROTECTION FROM DETERIORATION. Wherever structural material or assemblies may deteriorate and become structurally unsound under the proposed condition of use, approved protection shall be provided to prevent such deterioration.

SEC. B-600.3 STABILITY. All structures shall be constructed and integrated so that loads are transmitted to the ground without unsafe deformation or movement, including uplift and overturning of the structure or of any structural part.

SEC. B-600.4 DRAINAGE. Portions of structures erected on soil, which is not adequately drained and is water-bearing at any season of the year, shall be constructed so as to prevent ground water from entering into basements, cellars, and habitable spaces.

SEC. B-601.0 STRUCTURAL DESIGN PROCEDURES.

SEC. B-601.1 DESIGN LOADS. In addition to dead loads, all buildings and other structures shall be capable of sustaining the minimum design live, snow and wind loads herein prescribed.

SEC. B-601.2 STRUCTURAL ANALYSIS. The capability of any structural member, assembly, or system of construction to safely sustain dead loads and design loads shall be determined by engineering analysis according to generally accepted standards of procedure to establish that stresses in all component structural materials will not exceed safe working stresses.

SEC. B-601.3 WORKING STRESSES. Safe working stresses for use in design shall be those specified in standards of accepted engineering practice cited in the manual under their respective titles for the various construction materials except as provided in SEC. B-601.3a and SEC. B-601.4.

SEC. B-601.3a ORDINARY MATERIALS. The allowable working stresses for structural materials which are used without controlled inspection and supervision and without identification as to manufacture and stress grade by tests acceptable to the building official shall be limited to the average values specified in the manual for ordinary materials. Such working stresses shall not exceed the values given in the standards of accredited authoritative agencies for the lowest stress grade of the specific material.

SEC. B-601.4 TEST SAFE LOAD. When not capable of design by accepted engineering analysis, any system of construction or structural unit and its connections shall meet the performance criteria specified in this code in accordance with the test procedures prescribed in the manual.

SEC. B-601.5 MATERIAL STANDARDS. All building materials used under this code shall comply with the standards of quality and performance of accredited authoritative agencies, as required by and set forth in the approved standards of accepted engineering practice cited in the manual for design of that particular construction medium.

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TABLE B-602 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

OCCUPANCY OR USE	LBS. PER SQ. FT.
Apartments (see Residential)	
Armories and drill rooms	150
Assembly halls and other places of assembly	
Fixed seats	60
Movable seats	100
Balcony (exterior)	100
Bowling alleys, pool rooms and similar recreational areas	75
Cornices	75
Corridors (other than those specifically designated):	
Public	100
Private (Same as occupancy served)	
Dance Halls	100
Dining rooms and restaurants	100
Dwellings (see Residential)	
Garages	*100
*Floors shall be designed to carry 150% of the maximum wheel load anywhere on the floor.	
Gymnasiums, main floors and balconies	100
Hospitals	
Operating rooms	60
Private rooms and Wards	40
Hotels (see Residential)	
Libraries*	
Reading rooms	60
Stack rooms(but not less than actual weight)	150
Manufacturing	125
Marquees	75
Office Buildings	
Offices	50
File Rooms	80
Lobbies	100
Penal institutions: cell blocks	40
Corridors	100
Residential	
Multi-family dwellings	
Private apartments	40
Public rooms	100
Corridors	60
One-and Two-family dwellings	
First floor	40
Second floor and habitable attics	30
Uninhabitable attics	20
Hotels	
Guest rooms	40
Public rooms	100
Corridors serving public rooms	100
Public corridors	60
Private corridors	40
Reviewing stands and bleachers	100
Roofs(See SEC. B-603.0 and SEC. B-604.0)	
Schools	
Classrooms with fixed seats	60
Classrooms with movable seats	100
Corridors	100
Sidewalks, vehicular driveways and yards	250
Skating rinks	100
Stairs, fire escapes and exitways	100
Storage warehouse, light	125
Storage warehouse, heavy	250
Stores	
Retails stores and shops; banking rooms	
Grade floor	100
Upper floors	75
Wholesale stores and shops	125
Theatres	
Aisles, corridors and lobbies	100
Orchestra and balcony floors	60
Stage floors	150
Yards and terraces, pedestrian	100

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SEC. B-602.0 DESIGN LIVE LOAD. The plans for all buildings and structures intended for other than residential uses shall specify the live loads for which each floor or part thereof has been designed. The live loads to be assumed in the design of buildings and structures shall be the greatest load produced by the intended use and occupancy, but in no case less than the minimum uniformly distributed live loads required in Table B-602.

SEC. B-602.1 LOADS NOT SPECIFIED. The building official shall determine the required live load for any use not specifically provided for in Table B-602.

SEC. B-602.2 PARTITION LOADS. In office and other buildings, in which subdividing partitions may be subsequently erected, rearranged or relocated, provision shall be made to support the actual weight of such partitions where they occur or for an equivalent uniform load, which shall be assumed not less than twenty (20) pounds per square foot of floor area in addition to the specified uniformly distributed live loads.

SEC. B-602.3 CONCENTRATED LOADS. Floors of buildings shall be designed to support the uniformly distributed live loads specified in Table B-602 or the following concentrated loads in pounds, whichever produce the greater stresses. Unless otherwise specified, the indicated concentration shall be assumed to occupy an area of two and one-half (2½) feet square, and shall be so located as to produce the maximum stress conditions in the structural members; except that in steel joist construction, bridged in accordance with generally accepted good practice, the specified concentration shall be assumed as distributed over three (3) of the secondary members and each individual joist shall be capable of sustaining a concentrated load of eight hundred (800) pounds at the panel point.

LOCATION	POUNDS
Elevator machine room grating (on area of 4 sq. in.)	300
Finish light floor plate construction (on area of 1 sq. in.)	200
Garages, pleasure cars	2000
Garages, trucks (not less than 150% maximum wheel load)	...
Office floors	2000
Scuttles and skylight ribs	200
Sidewalks	8000
Stair treads (on center of tread)	300

SEC. B-602.4 IMPACT LOADS. The specified unit live loads indicated in Table B-602 shall be assumed to include adequate allowance for ordinary impact conditions. Provision shall be made in the structural design for special uses and loads which involve greater vibration and impact forces.

SEC. B-602.4a ELEVATORS. All moving elevator loads shall be increased one hundred (100) percent for impact and the structural supports shall be designed within the limits of deflection prescribed in PART C of this code.

SEC. B-602.4b HEAVY MACHINERY. Unless otherwise specified, all heavy machinery and other moving loads shall be increased not less than twenty-five (25) percent for impact.

SEC. B-602.4c CRANEWAYS. All craneways shall be designed to resist a lateral transverse force equal to twenty-five (25) percent of the crane capacity plus the weight of the trolley applied one-half (½) at the top of each runway rail; and a lateral longitudinal force equal to twelve and one-half (12½) percent of the maximum wheel loads applied at the top of each rail.

SEC. B-602.4d OUTDOOR ASSEMBLY STRUCTURES. Grandstands, stadiums and similar outdoor assembly structures shall be designed to resist a horizontal swaying load applied parallel to the rows of seats, in addition to the wind loads, of not less than twenty-four (24) pounds per lineal foot of seats, and of not less than ten (10) pounds per lineal foot of seats applied transversely.

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SEC. B-602.5 SPECIAL LOADS. Provision shall be made for all special loads herein prescribed and all other special loads to which the building or structure may be subjected by its use.

SEC. B-602.5a BELOW GRADE. All retaining walls and other walls below grade shall be designed to resist lateral soil pressures with due allowance for hydrostatic pressure and for all superimposed vertical loads.

SEC. B-602.5b HYDROSTATIC UPLIFT. All foundation slabs and other footings subjected to water pressure shall be designed to resist a uniformly distributed uplift equal to the full hydrostatic pressure.

SEC. B-602.5c RAILINGS. Railings around stairwells and other floor openings shall be designed to resist a lateral force applied horizontally at the top of the railings of twenty-five (25) pounds per lineal foot and railings at the front of balconies of theatres and similar locations, a lateral force of fifty (50) pounds per lineal foot. In addition to the lateral loads, railings and guards of grandstands and similar outdoor assembly structures shall be capable of sustaining a vertical load of one hundred (100) pounds per lineal foot.

SEC. B-602.6 CONSTRUCTION LOADS. Provision shall be made for temporary construction and wind loads which may occur during the erection of the building; and all structural members and connections shall be designed and erected so as to prevent overstressing during construction.

SEC. B-602.7 LIVE LOAD REDUCTION. In all buildings and structures except in places of assembly, the design live load may be reduced on girders, trusses, piers, walls and columns and their foundations, but in no case shall roof live loads be reduced; as provided in the manual and herein specified:

SEC. B-602.7a LIVE LOADS 100 POUNDS OR LESS. On any structural member which supports a floor area of one hundred and fifty (150) square feet or more; and

SEC. B-602.7b LIVE LOADS MORE THAN 100 POUNDS. On columns of multi-story buildings but not to exceed twenty (20) percent;

SEC. B-602.7c FOUNDATIONS AND COLUMN SUPPORTS. The foundations of walls, piers and columns or girder or truss supports of columns shall be designed for the above reduced live loads plus the full dead load as provided in SEC. B-612.1.

SEC. B-602.8 COMBINED LOADS. The structural frame of all buildings shall be investigated for the combined effect of all lateral and vertical loadings and the individual members shall be proportioned for the combined stress as regulated by the accepted engineering practice standards for the specific material as cited in the manual.

SEC. B-603.0 SNOW LOADS. The structural supports of the roof shall be designed to resist snow and wind loads in addition to the dead load of the construction and any special loads to which they may be subjected.

SEC. B-603.1 FLAT AND PITCHED ROOFS. Flat and pitched roofs shall be designed for a live load of not less than thirty (30) pounds per square foot of horizontal projection. When used for incidental promenade purposes, roofs shall be designed for a minimum live load of sixty (60) pounds per square foot; and one hundred (100) pounds per square foot when designed for roof-garden or assembly uses.

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SEC. B-603.2 CURVED ROOFS. Roofs with a radius of curvature not less than the half-span nor more than the three-quarter span of the roof shall be designed to resist fifteen (15) pounds per square foot of horizontally projected area. When alleys are formed by a multiple series of curved roofs, special provision shall be made for the increased load at the intersections.

SEC. B-603.3 SHAPE OF ROOF. When the effect of the shape of roof structure as determined by actual test indicates lesser or greater snow retention value than specified herein, the roof load shall be modified accordingly.

SEC. B-604.0 WIND LOADS. Buildings and other structures shall be designed and constructed to withstand the horizontal pressures shown in Table B-604, allowing for wind from any direction. The height is to be measured above the average level of the ground adjacent to the building or structure. No allowance shall be made for the shielding effect of other buildings or structures unless approved by the building official.

TABLE B-604 DESIGN WIND LOADS FOR VARIOUS HEIGHT ZONES OF BUILDINGS AND OTHER STRUCTURES

HEIGHT ZONE (ft.)	WIND PRESSURE (lb. per sq. ft.)
30 or less	15
31 to 49	20
50 to 99	25
100 to 499	30
500 to 999	35
1000 and over	40

SEC. B-604.1 UNUSUAL EXPOSURE. When located in unusually exposed positions subject to higher wind loads than specified in Table B-604, the design wind load shall be adjusted for the prevailing conditions.

SEC. B-604.2 WIND LOAD ON ROOFS. The roofs of all buildings and other structures shall be designed and constructed to withstand pressures, acting outward normal to the surface, equal to one and one-fourth (1¼) times those specified for the corresponding height zone in which the roof is located. The height is to be taken as the mean height of the roof structure above the average level of the ground adjacent to the building or structure and the pressure shall be assumed on the entire roof area.

SEC. B-604.2a SLOPED ROOFS. Roofs or sections of roofs with slopes greater than thirty (30) degrees shall be designed and constructed to withstand pressures, acting inward normal to the surface, equal to those specified for the height zone in which the roof is located, and applied to the windward slope only.

SEC. B-604.2b CURVED AND IRREGULAR ROOFS. The effect of wind on curved or irregular shaped roofs may be determined by wind tunnel or equivalent tests. In determining the effect of shape, the assumed wind velocity shall be the maximum average for a five (5) minute period in the records of the U. S. Weather Bureau during the last fifteen (15) year period. The prescribed wind forces in Table B-604 shall be modified accordingly.

SEC. B-604.3 WIND LOAD ON WALLS. On buildings or parts thereof that are fifty (50) feet or less in height, the wind load on walls may generally be neglected unless the height exceeds four (4) times the minimum width or when inadequate transverse bracing is provided; and except further as specified for roof anchorage to walls and walls to foundations and for the design of overhanging eaves, cornices and other projections as required in SEC. B-604.4 and SEC. B-604.5.

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SEC. B-604.3a DISTRIBUTION OF WIND FORCE. The wind force shall be distributed between opposite walls, two-thirds (2/3) as a normal pressure on the windward side and one (1/3) as a normal outward suction on the leeward side.

SEC. B-604.3b ALLOWANCE FOR WINDOWS. In buildings provided with one-third (1/3) or more wall openings, internal wind forces of ten(10) pounds per square foot shall be assumed to occur simultaneously with the above external forces both in pressure and suction.

SEC. B-604.4 ANCHORAGE OF ROOFS AND WALLS. Roof framing shall be anchored to wall framing and walls to foundations so as to resist wind uplift and sliding in excess of sixty-six and two-thirds (66-2/3) percent of the dead load resistance.

SEC. B-604.5 UPLIFT ON EAVES. Overhanging eaves, cornices and other wall and roof projections shall be designed and constructed to withstand an upward pressure of forty (40) pounds per square foot.

SEC. B-604.6 GROUND SIGNS AND TOWERS. The wind pressure on ground signs and towers, shall be assumed at fifteen (15) pounds per square foot of net exposed area of the structure normal to the direction of the wind, for structures up to fifty (50) feet in height and twenty (20) pounds for structures over fifty (50) feet in height.

SEC. B-604.7 ROOF STRUCTURES. The wind pressure on roof signs, tank towers, stacks, chimneys and other exposed roof structures with plane surfaces shall be assumed at thirty (30) pounds per square foot applied to the net projected area of the structure normal to the direction of the wind except as provided hereinafter.

SEC. B-604.7a SHIELDING EFFECT. The shielding effect of one element by another shall be considered when the distance between them is less than four (4) times the projected smallest dimension of the windward element.

SEC. B-604.7b EFFECT OF SHAPE. The wind pressure on circular tanks, stacks or other circular structures shall be assumed effective on two-thirds (2/3) of the projected area; and for hexagonal or octagonal structures on seven-eighths (7/8) of the projected area.

SEC. B-604.8 RADIO AND TELEVISION TOWERS. All radio and television towers shall be designed to resist a wind of not less than thirty (30) pounds per square foot on the net area of both sides of latticed construction and on the projected area of the antenna plus the wind on ice-covered sections in localities where subject to freezing temperatures. Where subject to winds of unusual velocity, the loads shall be increased accordingly. Due allowance shall be made for the effect of shape of individual elements and contour of the tower as provided in SEC. B-604.7b in computing wind loads.

SEC. B-604.8a UPLIFT. Adequate foundations and anchorage shall be provided to resist two (2) times the calculated wind uplift.

SEC. B-604.8b ICE LOAD. Antennae and towers shall be designed for the dead load plus ice load in areas where ice formation is likely to occur.

SEC. B-605.0 EARTHQUAKE LOADS. All buildings and structures which are braced and anchored to resist the wind and racking loads specified in this code shall be considered adequately designed to resist the lateral forces due to earthquake shocks except that parapet walls, ornamentation and other wall projections shall be adequately anchored to resist a lateral static load equal to the full dead load of the wall or other projection.

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SEC. B-606.0 STRUCTURAL LOAD TESTS. All required tests of structural assemblies and units shall be conducted in accordance with the standard procedures listed in the manual. In the absence of pertinent test procedures, the building official shall accept authenticated reports from authoritative sources which meet the requirements of this code.

SEC. B-606.1 DURABILITY AND ENDURANCE TESTS. Whenever required by the building official or specified in this code or in the approved rules, the material or construction shall be subjected to sustained and repetitive test loading to determine its resistance to fatigue, and to tests for durability and weather resistance.

SEC. B-606.2 MAINTENANCE TESTS. In addition to durability and endurance tests, tests of all materials shall be made to assure the maintenance of the standards of approved materials when reasonable doubt exists as to quality and when required by the building official.

SEC. B-606.3 WORKMANSHIP TESTS. Whenever there is reasonable doubt as to the stability or structural safety of a completed building or structure or part thereof for the intended use, the building official may require a load test of the building unit or portion of the structure in question. Such existing structure shall be subjected to the test procedures specified in the manual; but in no case shall the structure be considered safe for the design live load unless it withstands one and one-half (1½) times the live load without evidence of failure and recovers not less than seventy-five (75) percent of the maximum deflection upon removal of the test load.

SEC. B-606.4 TESTS OF SERVICE EQUIPMENT AND DEVICES. Whenever required by the enforcing official or specified in this code, service equipment, accessories and devices shall be subjected to the test procedures prescribed in the manual to ascertain adequacy to meet the provisions of the pertinent requirements of this code.

SEC. B-606.5 TEST SPECIMENS. The selection and construction of all test specimens and the details of test procedure shall conform to the recognized test standards listed in the manual. All test specimens and constructions shall be truly representative of the materials, workmanship and details to be normally applied in practice. When structural or fireresistive properties of the material are dependent upon adequate curing, the age of the specimen shall be not less than seven (7) nor more than twenty-eight (28) days, unless otherwise approved by the building official.

SEC. B-607.0 CONDITIONS OF ACCEPTANCE FOR LOAD TESTS. The physical properties of new materials and methods of construction when evaluated by tests shall meet the following performance criteria:

SEC. B-607.1 WORKING LOAD. Under the approved superimposed live load, the deflection of floor and roof assemblies shall be not greater than one-three hundred-and-sixtieth (1/360) of the span for plastered construction, one-two-hundred- and fortieth (1/240) of the span for unplastered floor construction and one-one-hundred- and eightieth (1/180) of the span for unplastered roof construction.

SEC. B-607.2 1½ TIMES DESIGN LIVE LOAD. Under one and one-half (1½) times the superimposed working load, the construction shall show no signs of structural damage and shall recover not less than seventy-five (75) percent of the maximum deflection after removal of the test load, to be followed by a second application of the one and one-half (1½) times test load without structural damage or increase in the residual deflection.

SEC. B-607.3 2½ TIMES DESIGN LIVE LOAD. The test assembly shall sustain without ultimate failure two and one-half (2½) times the superimposed live load for which approval is requested.

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SEC. B-607.4 WALL AND PARTITION TESTS. Bearing wall and partition assemblies shall sustain the compression and racking load test without failure under two and one-half (2½) times the design live load both with and without window framing.

SEC. B-607.5 COMPARATIVE TESTS. When not available from existing authoritative test data, the building official may require comparative tests of assemblies of standard traditional forms of construction used for similar purposes to assist in determining the adequacy of the new construction.

SEC. B-608.0 PREFABRICATED CONSTRUCTION. Prefabrication as permitted under this code shall include all forms of prefabricated building elements and assembled construction units intended for basic or incidental structural purposes in all buildings of all use groups.

SEC. B-608.1 MATERIALS. The use of all materials or methods of construction which meet the specified strength, durability, sanitary, and fire resistive requirements of this code and accepted engineering practice shall be permitted in prefabricated construction.

SEC. B-608.2 INSPECTION. Where prefabricated units or assemblies are made in a shop, outside the jurisdiction of the local building official, shop reports covering the quality of the material and workmanship shall be submitted to him at, or before delivery to the site. Such reports shall be based on records or tests made on the material or assembly before, during, or after fabrication as may be required. These records or tests shall be such as are required by the approved plans and specifications and by this code or the manual for the particular construction materials involved, and shall be submitted through the architect or engineer in charge of the work.

SEC. B-608.3 CERTIFICATION. A verified report shall be furnished to the building official for each prefabricated building by the licensed engineer or architect who supervised the fabrication and erection of the building or by a qualified representative of the manufacturer, certifying that the prefabricated building as constructed and erected complies with the approved plans and the requirements of this code.

SEC. B-609.0 PLASTIC CONSTRUCTION. All plastic materials and their assemblies shall be of adequate strength and durability to withstand the loads and forces specified in the pertinent design load requirements of this code and shall comply with the fireresistance and flameresistance requirements of SEC. B-700 and the approved rules cited in the manual for their specific use in the building.

SEC. B-609.1 CONNECTIONS AND SUPPORTS. All fastenings, connections and supports shall be proportioned to transmit two and one-half (2½) times the design live load. Adequate allowance shall be made in the fastenings and supports for differential expansion and contraction of the connected materials.

SEC. B-609.2 APPROVED USES. All applications for a building permit involving the use of thermoplastic or thermosetting materials shall be accompanied by the manufacturer's certificate identifying the product and certifying that the material or assembly has been approved for the specific use.

SEC. B-610.0 FOUNDATIONS. All buildings and other structures shall be erected upon properly designed foundations capable of transmitting the required loads imposed by the structure to the ground in such a manner as not to exceed the unit bearing capacity of the soil at any point.

SEC. B-610.1 ADEQUATE BEARING. When soil of adequate bearing power is not found, such buildings and other structures shall be supported on piles or ranging timbers properly designed to transmit the imposed loads to adequate bearing.

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SEC. B-610.2 DISTRIBUTION OF LOAD. Except when supported on hardpan, leveled rock, piles, mats, or ranging timbers, all foundation walls, piers ,and other permanent supports shall be provided with spread footings of adequate size designed to resist frost action and to properly distribute the imposed loads so as not to exceed the bearing values of the soil prescribed by this code.

SEC. B-610.3 BEARING SOIL. Wall, pier and column footings shall bear on undisturbed solid ground or leveled rock and no footing shall be founded on frozen or filled ground except as provided in SEC. B-610.5.

SEC. B-610.4 FROST DEPTH LINES. Except when erected upon hardpan or solid rock or when properly designed to resist the effects of frost action, the bottom of all foundation walls, piers, footings, or other permanent supports shall be carried below the frost line but in no case less than three (3) feet below finished grade line except as herein provided for light-weight structures. Greater or less depths may be approved by the enforcing official when supported by adequate confirming information.

SEC. B-610.5 EXCEPTIONS. Temporary one-story buildings, one-story buildings of wood frame or unprotected metal construction not exceeding seven hundred and fifty (750) square feet in area shall not be subject to the requirements for permanent foundations.

SEC. B-611.0 NATIONAL STANDARDS. Unless specifically provided for in this code, compliance with the provisions of the American Standard Building Code Requirements for Excavations and Foundations and the supplemental rules for pile foundations cited in the manual shall be deemed to meet the requirements of this code.

SEC. B-612.0 FOUNDATION DESIGN PROCEDURE.

SEC. B-612.1 LOADS TO BE SUPPORTED. In the design of footings, the full dead load including the weight of the footings, foundations, and overlying fill and the reduced required live loads specified in SEC. B-602.7c on the lowest walls, piers, or columns shall be used. If the increased pressure on any footing due to wind or other lateral loads does not exceed one-third (1/3) of the full dead and the required live load pressures alone, such loads may be disregarded. When such increased pressure is more than one-third (1/3), the lateral loads shall be considered in the design with a one-third (1/3) increase in the allowable soil pressure under the combined load.

SEC. B-612.2 LOAD DISTRIBUTION. The areas of footings shall be so proportioned that the unit soil pressure under the full dead load alone shall be as uniform as possible under all parts of the structure. Where varying soil conditions exist, reasonable variations may be permitted in the unit pressures under different footings in accordance with accepted engineering practice. In no case shall the total design loads on a footing cause pressures in excess of the allowable bearing capacity of the soil except as specifically permitted above for combined loads.

SEC. B-612.3 TEST BORINGS. All applications for permits for the construction of new buildings or other structures, and for the alteration of permanent structures which require changes in foundation loads or distribution, shall be accompanied by a statement describing the soil strata supporting the foundation or footings. Such statement shall include records of borings or tests showing the character and load bearing capacity of the soil. In the absence of satisfactory data from immediately adjacent areas or other authentic sources, the owner or applicant shall make borings, test pits, or other soil investigations at such locations and to sufficient depths of the bearing materials to establish its character and thickness as required by the building official.

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SEC. B-612.3a EXPLORATORY BORING TESTS. For structures more than three (3) stories or forty (40) feet in height, or for any structure having an average load exceeding one thousand (1000) pounds per square foot over the entire area, at least one exploratory boring in every five thousand (5000) square feet of built-over area shall be made and carried to a depth which shows twenty-five (25) continuous feet of material of Class 7 or better in Table B-612, or to a depth of five (5) feet into ledge rock. Samples of the strata penetrated in test borings or test pits showing the natural disposition and conditions at the site shall be available for examination by the building official. Wash or bucket samples shall not be acceptable.

SEC. B-612.4 PRESUMPTIVE SOIL VALUES AT SURFACE. Except when determined by field loading tests and approved by the building official, the maximum allowable pressure on supporting soils under spread footings shall not exceed the presumptive values given in Table B-612 at the surface. The soil bearing values shall be adjusted for deep footings and distribution of loads under piles and caissons.

TABLE B-612 PRESUMPTIVE SOIL VALUES AT SURFACE

CLASS OF MATERIAL	TONS PER SQ. FT.
1. Massive crystalline bed rock	100
2. Foliated rock	40
3. Sedimentary rock	25
4. Soft or broken bed rock and soft limestone	10
5. Compacted, partially cemented gravels, sand and hardpan overlying rock	10
6. Gravel and sand-gravel mixtures	6
7. Loose gravel, hard dry clay, compact course sand and soft shales	4
8. Loose coarse sand and sand-gravel mixtures and compact fine sand (confined)	3
9. Loose medium sand (confined) stiff clay	2
10. Soft broken shale, soft clay	1.5

SEC. B-612.5 SOIL TESTS. When the safe-sustaining power of the soil is in doubt, or it is desired to exceed the presumptive bearing capacities specified in Table B-612, soil tests in accordance with accepted engineering practice shall be made by and at the expense of the owner to determine the sustaining power of the soil. A complete record of the tests, together with a record of the soil profile shall be filed by the licensed professional engineer or registered architect who shall have a fully qualified representative on the site during all test operations.

SEC. B-613.0 PILE FOUNDATIONS. All pile foundations shall conform to the requirements of this code and to the approved standards specified in the manual for the regulation of foundation design and construction.

SEC. B-613.1 EVALUATION OF SUPPORTING MATERIALS. The bearing value of soils supporting pile foundations shall be evaluated by driving resistance or loading tests, or by other approved methods complying with the foundation standards cited in the manual.

SEC. B-613.2 SATISFACTORY BEARING. The foundation loads of buildings and other structures on pile foundations shall be carried down to satisfactory bearing materials so that the entire transmitted load is supported without causing damaging vertical or lateral movement.

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SEC. B-613.3 LIMITING PILE LOADS. In no case shall the approved load on any single pile exceed the following values:

Open-ended concrete-filled steel piles on rock	200 tons
All other piles bearing on rock except timber piles	120 tons
Piles other than timber piles bearing on or in materials of Classes 3, 4, or 5 in Table B-612	80 tons
When bearing on or in other materials	60 tons
Timber piles with ten (10) inch or larger point	30 tons
Timber piles with eight (8) inch point	25 tons
Timber piles with six (6) inch point	20 tons

SEC. B-613.4 PROTECTION OF PILES. Where the boring records or conditions of use at the site indicate possible deleterious action on the material of the pile because of soil constituents, or changing water levels, the pile shall be adequately protected by approved preservatives or impervious incasements which will not be rendered ineffective by driving and which will prevent such deleterious action; or the pile shall be protected with a jacket of concrete or other protection method.

SEC. B-614.0 FOUNDATION WALLS. Foundation walls which are wholly or partially below grade shall be capable of supporting the imposed vertical loads and resisting the lateral pressure of adjacent soil with due allowance for water pressure and possible surcharge from fixed or moving loads.

SEC. B-614.1 TYPES OF CONSTRUCTION. Such foundation walls or similar structures shall be constructed of masonry, concrete, or other approved forms of construction. Materials which are subject to corrosion or deterioration for any reason, shall be treated with an approved preservative, or encased in a qualified protective material of a kind and in a manner acceptable to the building official.

SEC. B-614.2 DESIGN OF WALLS. The thickness and other physical properties of all foundation walls shall comply with the applicable standards for design and construction specified in the manual for the particular material or materials to be used in construction of the wall.

SEC. B-615.0 MAT, RAFT, AND FLOAT FOUNDATIONS. Mat, raft, and float foundations shall be used only when the applied loads of the building or structure are so arranged as to approximate uniformly balanced loading and the soil immediately below the mat is of uniform bearing capacity. The characteristics of the bearing soil shall be considered in the analysis of loading on mats and other continuous footings and due allowance shall be made for possible concentrated soil pressures under heavily loaded columns.

SEC. B-615.1 LIGHT-WEIGHT STRUCTURES. One-story, light-weight wood or unprotected steel frame buildings and one- and two-family dwellings may be erected on a continuous foundation mat located directly on undisturbed ground. The mat shall be insulated from the ground and damp-proofed and shall be reinforced to distribute the load of the building uniformly over the area. The foundation mat shall be floated on a layer of broken stone or its equivalent with wall trenches where necessary to provide adequate sub-soil drainage. The reinforcement shall be in addition to any embedded piping installed for heating purposes. Wood frame walls erected on such floating mats shall be located sufficiently above grade to insure protection from water, snow, and termites and where necessary, a rat-proof apron shall be provided.

SEC. B-616.0 SPECIAL PILES AND FOUNDATION SYSTEMS. Types of piles and foundation methods not specifically covered by the provisions of this code and the rules and regulations prescribed in the manual may be approved after submission of test data, design and construction information to the State Board of Standards for approval. Complete test demonstrations for new types of piles or soil consolidation methods shall be made on the site to determine the adequacy and suitability of the foundation system.

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SEC. B-700 FIRE SAFETY REQUIREMENTS

SEC. B-700. – SEC. B-744.

SEC. B-700.0 The provisions of this section of the code shall govern the use and design of all materials and methods of construction in respect to required fireresistance and flameresistance as determined by the potential fire hazard of the use and occupancy of the building or structure in SEC. B-701 through SEC. B-710; the installation of heating and other hazardous service equipments in SEC. B-711 through SEC. B-730; and the provision of fire-alarm, fire-detecting and fire-extinguishing systems in SEC. B-731 through SEC. B-744 to control the fire risk and fire conflagration hazard.

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SEC. B-701.0 FIRERESISTANCE STANDARDS. The fireresistance requirements for all structural and other building elements shall constitute the minimum functional performance standards for fire-protection purposes; and shall not be deemed to decrease or waive any strength provisions or in any other manner decrease the requirements of this code in respect to structural safety.

SEC. B-701.1 USE OF COMBUSTIBLES. All materials and forms of construction that develop the fireresistance required by this code shall be acceptable for fireproofing and structural purposes; except that the use of combustible component materials in structural units or structural assemblies shall be limited in types of construction as specified in SEC. B-202 and as herein modified.

SEC. B-701.1a COMBUSTIBLE COMPONENTS. Combustible aggregates may be incorporated in concrete mixtures approved for fireresistive construction as provided in the manual for gypsum concrete and cinder concrete; and any other approved component material or admixture may be used in assemblies that meet the fireresistance test requirements of this code. Wood nailing strips or any other material of similar combustible characteristics may be embedded in concrete and masonry construction for securing trim and finish.

SEC. B-701.1b FILLER UNITS. When not included in strength calculations, filler units that contain component combustible materials may be used in all fireresistive floor construction provided the complete assembly meets the required fire test performance.

SEC. B-701.2 REINFORCED CONCRETE. All reinforced concrete mixtures which meet the requirements of Table B-705 for time-temperature performance shall be accepted in fireresistive construction and shall be classified in accordance with the degree of fireresistance developed in the standard fire test.

SEC. B-701.2a PLASTER ALTERNATES FOR CONCRETE. In reinforced concrete construction, gypsum or portland cement plaster may be substituted for one-half (½) inch of the required poured concrete protection, except that a minimum thickness of three-eighth (3/8) inches of poured concrete shall be provided in all reinforced concrete floors and one (1)inch in reinforced concrete columns in addition to the plaster finish and the concrete base shall be prepared in accordance with the requirements of the manual.

SEC. B-701.3 LABELED MATERIALS AND DEVICES. In place of the test procedures prescribed in this code for fire doors, fire windows, fireretardant wood and other trim, finish and decorative materials, the building official shall accept such materials and assemblies that conform to the inspection service and bear the approval label of accredited, authoritative testing agencies which comply with the provisions of this code and standards of accepted engineering practice.

SEC. B-702.0 FIRERESISTANCE OF BUILDING MATERIALS. All building elements and built-up assemblies of structural materials including walls, partitions, columns, girders, beams and slabs shall be rated in accordance with performance under the standard fire test procedures for full-size specimens cited in the manual and as herein provided.

SEC. B-702.1 COLUMNS, GIRDERS AND BEAMS. To evaluate column, beam, and girder protection for structural units when the fireproofing is not a structural part of the element, in lieu of full-size tests of loaded specimens, the structural sections encased in the material proposed for use as insulation and fire protection may be subjected to the standard test procedure without load.

SEC. B-702.2 CEILINGS. Ceiling specimens shall include all the structural members and component details used in normal construction and the conduct of the test shall conform to approved procedure for ceiling fire tests cited in the manual.

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SEC. B-702.3 OPENING PROTECTIVES. Fire window and fire door assemblies shall be constructed of any material or assembly of materials including the hardware that meet the test requirements cited in the manual and as provided in SEC. B-705.9

SEC. B-702.4 ROOF COVERINGS. Roof coverings shall be tested in a complete assembly of roof deck and roof covering constructed as applied in practice to determine resistance to weather, ignition, flame spread and transmitted temperature and shall be classified as herein specified. The standards of the Underwriters' Laboratories governing Class A, B and C coverings shall be deemed to meet the requirements of this code for their recommended use.

SEC. B-702.4a CLASS 1 ROOFINGS. Class 1 roofings shall be effective against severe fire exposure and shall be permitted for use on fireproof (type 1), noncombustible (type 2) and heavy timber mill (type 3-A) buildings and structures;

SEC. B-702.4b CLASS 2 ROOFINGS. Class 2 roofings shall be effective against moderate fire exposure and shall be permitted as the minimum for use on fireproof (type 1) buildings and structures;

SEC. B-702.4c CLASS 3 ROOFINGS. Class 3 roofings shall be effective against light fire exposure and shall be permitted as the minimum for use on noncombustible (type 2), masonry enclosed (type 3) and protected frame (type 4-A) buildings and structures;

SEC. B-702.4d CLASS 4 ROOFINGS. Class 4 roofings shall be limited to use in areas outside of the fire limits where the exterior fire exposure hazard is reduced by required fire separations and on frame (type 4-B) construction.

SEC. B-703.0 FLAMERESISTANCE OF BUILDING MATERIALS. The noncombustible, fireretardant, slow-burning and combustible properties of materials and assemblies of component materials used for trim and finish, where required to restrict the spread of flame in exitways and rooms or spaces involving high occupancy loads shall be determined by the flame-spread test procedures prescribed in the manual and the following criteria.

SEC. B-703.1 CLASS I MATERIALS. All materials with a flame spread rating of twenty-five (25) or less, or which meet the Federal test specification as noncombustible shall be graded as Class I.

SEC. B-703.2 CLASS II MATERIALS. All materials with a flame spread rating of more than twenty-five (25) but not exceeding fifty (50), or which meet the Federal test specification as fireretardant shall be graded as Class II.

SEC. B-703.3 CLASS III MATERIALS. All materials with a flame spread rating of more than fifty (50) but not exceeding one hundred (100), or which meet the Federal test specification as slow-burning shall be graded as Class III.

SEC. B-703.4 CLASS IV MATERIALS. All materials with a flame spread rating of more than one hundred (100) but not exceeding two hundred (200), or which meet the Federal test specification as combustible and under that test exposure no flame reaches the frame of the test specimen in five (5) minutes or less shall be graded as Class IV.

SEC. B-703.5 CLASS V MATERIALS. All materials with a flame spread rating of more than two hundred (200) but not exceeding two hundred and fifty (250), or which meet the Federal test specification as combustible and under that test exposure no flame reaches the frame of the test specimen in three and one-half (3½) minutes or less shall be graded as Class V.

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SEC. B-704.0 TRIM AND FINISH. All accessory materials attached or applied to the walls, floors and ceilings of buildings and structures including interior trim, interior finish, insulating and decorating materials and exterior trim shall conform to the test requirements of SEC. B-703.0 governing flameresistance and the provisions of this section.

SEC. B-704.1 INTERIOR TRIM. Interior trim shall be construed to include floor sleepers, flooring, interior doors, bucks, trim and casings, nailing blocks and grounds, window sash and frames, freestanding moldings, chair-rails, baseboards and all other interior nonload-bearing trimming elements.

SEC. B-704.1a COMBUSTIBLE TRIM. In all buildings and structures of fireproof (types 1—A and 1—B) or noncombustible (types 2—A, 2—B and 2—C) construction, except in stair enclosures and required exitways as provided in SEC. B-707.0; the use of combustible trim shall be permitted as herein provided; and except as specified in the manual for theatres and similar places of public assembly (use group F—1 and F—2)

SEC. B-704.1b SLEEPERS, BUCKS AND GROUNDS. Floor sleepers, bucks, nailing blocks and grounds may be constructed of combustible materials, provided the space between the fireresistive floor construction and the flooring is solidly filled with noncombustible materials, or the space under the flooring shall be firestopped in areas of not more than one hundred (100) square feet, provided no such open spaces shall extend under or through permanent partitions or walls.

SEC. B-704.1c FLOORING ON SLEEPERS. Wood finish floorings may be attached directly to the embedded or firestopped wood sleepers.

SEC. B-704.1d FLOORING ON FIRERESISTIVE ARCHES. One (1) inch wood finish flooring, and wearing surfaces of other approved materials including cork, rubber composition, linoleum, asphalt and composition tile and other materials of similar combustible characteristics one-half (½) inch or less thick shall be permitted when cemented directly to the top surface of approved fireresistive construction or cemented directly to a sub-floor of wood backed up solidly with noncombustible materials. Combustible insulating boards not more than one-half (½) inch thick may be used for sound deadening or heat insulating when attached directly to a noncombustible floor assembly or to wood sub-flooring which is backed up solidly with fireresistive construction and covered with approved finish flooring.

SEC. B-704.1e INTERIOR TRIM, DOORS AND WINDOW SASH. Where approved fire doors or fire windows are not required under the provisions of this code, interior doors and trim and window sash and their frames, trim and casings and other interior trim of wood or other materials of similar combustible characteristics when applied directly to or backed up solidly with fireresistive construction meeting the requirements of this section shall be permitted.

SEC. B-704.1f CARPETS. Carpets of wool pile or other material of similar combustible characteristics directly applied to noncombustible bases may be used as wearing surfaces in public corridors of fireproof (type 1) or noncombustible (type 2) building construction, provided no volatile or flammable oils or other highly combustible materials are used for cleaning or disinfecting purposes.

SEC. B-704.2 INTERIOR FINISH. Interior finish shall be construed to include all wall and ceiling coverings directly applied thereto, for acoustical correction, surface insulation or decorative treatment and similar usages, including paneling and wainscoting, but not including surface finishes of paper or of materials having no greater fire hazard than paper, which are not more than one twenty-eighth (1/28) inches thick.

SEC. B-704.2a PLASTER FINISH. The required thickness of fireresistive plaster protection shall be determined by the prescribed fire tests for the specified use and type of construction and in accordance with the provisions of the manual for interior plastering and exterior plastering. The thickness in all cases shall be measured from the face of the lath when applied to fiber board, wood or gypsum lath and from the back of metal lath.

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SEC. B-704.2b PLASTER EQUIVALENTS. When used for fireresistive purposes, one-half (½) inch of unsanded gypsum plaster shall be deemed equivalent to three-quarter (¾) inches of one (1) to three (3) sanded gypsum or one (1) inch portland cement plaster.

SEC. B-704.2c NONCOMBUSTIBLE FURRING. In fireproof (type 1) and noncombustible (type 2) construction, plaster shall be applied directly on masonry or on an approved noncombustible plastering base and furring.

SEC. B-704.2d DOUBLE REINFORCEMENT. Except in solid plaster partitions, or when the assembly is approved in the standard fire test procedure, plaster protections more than one (1) inch in thickness shall be reinforced with an additional layer of approved lath embedded at least three-quarter (¾) inches from the outer surface and fixed securely in place.

SEC. B-704.3 DECORATIVE MATERIALS. Decorative materials shall be construed to include all decorative draperies, hangings and similar furnishings not included in the construction of the building but generally attached to or suspended from the interior walls, partitions and ceilings for such purposes.

SEC. B-704.4 INORGANIC MATERIALS. For the purposes of this code, asbestos, gypsum, fibrous glass, mineral wool and similar approved inorganic materials which do not contribute to the spread of flame nor generate smoke or toxic fumes shall be deemed to be noncombustible and not subject to any restrictions for use as trim, finish or decoration. Paint or other coatings applied to such inorganic bases shall be subject to the requirements of this code governing flame spread and toxic gas generation.

SEC. B-704.5 EXTERIOR TRIM. Exterior trim shall be construed to include exterior window frames, sash and trim, cornices, gutters, balconies and all exterior ornamental and decorative elements accessory to the structural building frame.

SEC. B-704.6 SURFACE FINISHES. No pyroxylin or similar surface finishes shall be applied to interior trim and finish materials when restricted by the provisions of this code which as dry films produce excessive smoke or toxic fumes when exposed to fire.

SEC. B-705.0 FIRERESISTANCE RATINGS. The fireresistance ratings of structural and other building elements for all types of construction classified in SEC. B-200 shall be regulated by Table B-705.

SEC. B-705.1 ENCLOSURE WALLS. All exterior masonry and other enclosure walls shall comply with the structural provisions of SEC. B-600 and the fireresistance ratings of Table B-705 for the specific type of construction.

SEC. B-705.1a EXTERIOR WALL EXCEPTION. The provisions of this code shall not be deemed to prohibit the omission of enclosure walls for all or part of a story when required for special uses and occupancies; except that when so omitted, the open areas shall be separated from the rest of the area and from the upper and lower stories of the building by wall and floor construction of the fireresistance required in Table B-705; and except as otherwise specifically permitted in this code, the piers, columns and other structural supports within the open portion shall be constructed with the fireresistance required for exterior walls, but in no case less than the firegrading of the use group as defined in Table B-203.

SEC. B-705.1b OPENING PROTECTIVES. In all buildings other than churches (use group F—4), residential buildings (use groups L—2 and L—3) and buildings of wood frame (type 4) construction, exterior openings shall have approved fire windows, fire shutters, water curtains, fire doors or other approved protective assemblies as provided in this code.

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SEC. B-705.1c HORIZONTAL EXPOSURE. Approved protectives shall be provided in every opening facing a street less than thirty (30) feet in width, or within thirty (30) feet horizontally in a direct line not in the same plane of any unprotected noncombustible (type 2–C) or unprotected frame (type 4–B) structure or within thirty (30) feet horizontally of any opening in another building regardless of type of construction.

SEC. B-705.1d VERTICAL EXPOSURE. Approved protectives shall be provided in every opening which is less than fifty (50) feet vertically above the roof of an adjoining structure within a horizontal distance of thirty (30) feet of the wall in which the opening is located, unless such roof construction affords a fireresistance of not less than one and one-half (1½) hours.

SEC. B-705.1e INTERIOR LOT LINE EXPOSURE. Approved opening protectives shall be provided in every permissible wall opening in buildings of high hazard (use groups A–1, A–2) within eleven (11) feet of an interior lot line; in buildings of moderate hazard (use group A–3) within six (6) feet of such lot lines; and in wall openings of frame buildings which are erected within six (6) feet of interior lot lines, except for store fronts and window and door openings in dwellings of use groups L–2 and L–3.

SEC. B-705.1f FIRST STORY OPENINGS. The required fireresistive opening protectives may be omitted in first story openings facing on a street or other public space not less than thirty (30) feet wide, when not extending more than twenty-five (25) feet above grade.

SEC. B-705.1g NON–AUTOMATIC PROTECTIVES. Required protective assemblies in exterior openings, unless self-closing or provided with approved automatic closing devices, operative from either side, shall be closed at the end of business hours and at all times when not required for light and ventilation under the provisions of SEC. B-500.

SEC. B-705.1h SEPARATION OF WINDOWS. In all buildings and structures designed for storage, mercantile, industrial and business uses (use groups A, B, C, D and E) exceeding three (3) stories or forty (40) feet in height, openings located vertically above one another in exterior walls which are required to have a fireresistance rating of more than three-quarter (3/4) hours shall be separated by apron or spandrel walls not less than three (3) feet in height extending between the top of any opening and the bottom of the opening next above.

SEC. B-705.1i SPANDREL WALL SECTION. The apron or spandrel walls shall be constructed with the same fireresistance required for the exterior wall in which located as specified in Table B-705; except that when such required rating exceeds three-quarter (3/4) hours, approved wired glass construction in fixed noncombustible sash and frames not exceeding one-third (1/3) of the area of such apron or spandrel may be located therein, and except further that in exterior nonbearing enclosure walls which are not required to be of more than three-quarter (3/4) hour fireresistance, the provisions of this section in respect to apron or spandrel walls shall not apply.

SEC. B-705.1j WALL LINTELS. Unless supported or suspended from structural wall girders protected with insulating materials of the required fireresistance, or when the opening is spanned by a masonry arch of the required strength, all lintels over openings in masonry walls more than eight (8) feet in length shall be protected as required for wall girders of the specified type of construction. The use of stone lintels on spans exceeding four (4) feet shall be prohibited unless supplemented by fireproofed structural members or masonry arches of the required strength to support the superimposed wall load, unless approved in controlled material procedure by the building official.

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SEC. B-705.1k FIRE ACCESS OPENINGS. Completely enclosed buildings without openings in the exterior walls or enclosure walls of glass block or continuous window sash, shall be provided with access panels in the first to sixth stories. Such access panels shall be not less than thirty-two (32) by forty-eight (48) inches in size, spaced not more than fifty (50) feet apart in each story with a sill height of not more than thrity-six (36) inches; or such other access panels shall be provided as approved by the building official.

SEC. B-705.1l GUTTERS AND LEADERS. All gutters and leaders on exterior walls of buildings and structures other than frame (type 4) buildings, one- and two-family dwellings and private garages and similar accessory buildings shall be constructed of noncombustible materials.

SEC. B-705.1m CORNICES AND HALF-TIMBERING. All cornices, including those on show windows on the exterior of any building or structure, except buildings of frame (type 4) construction, shall be constructed of metal or metal-covered wood or other approved noncombustible materials and shall be secured to the wall with metal or other approved noncombustible anchors and brackets; except that outside the fire limits, such cornices may be of frame construction when the building does not exceed three (3) stories or forty (40) feet in height.

SEC. B-705.1n COMBUSTIBLE CORNICES. Continuous exterior cornices, constructed of wood or other materials of similar combustible characteristics shall be fire-stopped as required in SEC. B-706.0 at maximum intervals of twenty (20) feet.

SEC. B-705.1o COMBUSTIBLE HALF–TIMBERING. In buildings of masonry enclosed (type 3) construction that do not exceed three (3) stories or forty (40) feet in height, exterior half-timbering and similar architectural decorations may be constructed of wood or other equivalent combustible materials, provided such trim is backed up solidly with approved noncombustible materials.

SEC. B-705.1p BALCONIES AND BAY WINDOWS. All balconies, bay and oriel windows attached to or supported by walls of other than frame construction shall be of noncombustible construction, framed with brackets of steel, concrete or other approved noncombustible material, unless specifically exempted in SEC. B-306.0, SEC. B-307.0 and SEC. B-308.0.

SEC. B-705.1q EXISTING COMBUSTIBLE CONSTRUCTION. Any existing cornice or other exterior architectural elements constructed of wood or similar combustible materials may be repaired with the same material to the extent of fifty (50) per cent of its area in any one year if the public safety is not thereby endangered.

SEC. B-705.2 FIRE WALLS AND PARTY WALLS. Fire walls shall be constructed of solid or hollow masonry units or of mass or reinforced concrete or any other approved noncombustible materials or form of construction of the required strength and fireresistance rating specified in Table B-705 for the type of construction, but not less than the fire grading of the use group specified in Table B-203; except as herein provided for frame construction. The construction shall comply with all the structural provisions for bearing or non-bearing walls as required in this code.

SEC. B-705.2a FRAME DWELLINGS. In one- and two-family dwellings (use group L–3), of frame (type 4) construction, party walls shall have not less than three-quarter (3/4) hour fireresistance and shall extend through intersecting walls of frame construction to the outside of all combustible wall and roof sheathing.

SEC. B-705.2b OTHER FRAME BUILDINGS. In frame buildings, in use groups other than one- and two-family dwellings, all party and fire walls shall have not less than two (2) hour fireresistance, but in no case less than the equivalent fire grading of the use group as specified in Table B-203.

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SEC. B-705.2c FIRE WALL OFFSET. If fire walls are offset at intermediate floor levels in fire-protected skeleton frame construction, the offset floor construction and the intermediate wall supports shall be constructed of noncombustible materials with a fireresistance rating not less than that required for the fire wall.

SEC. B-705.2d FIRE WALL CONTINUITY. In all buildings and structures of other than fireproof (types 1—A and 1—B) construction, fire walls and party walls shall be continuous from foundation to two (2) feet, eight (8) inches above the roof surface; except that in residential buildings (use groups L—1, L—2, and L—3), fire walls may be stopped six (6) inches above the top of the roof framing if thoroughly firestopped and no combustible materials extend through the wall. Walls extending through the roof shall be coped as provided in SEC. B-600 and separate flashing shall be provided on each side.

SEC. B-705.2e CUTTING FIRE WALLS. No fire wall, eight (8) inches or less in thickness, shall be cut for chases or socketed for insertion of structural members subsequent to erection.

SEC. B-705.2f HOLLOW FIRE WALLS. When combustible members frame into hollow fire walls or fire walls of hollow units, all hollow spaces shall be solidly filled for the full thickness of the wall and for a distance of not less than four (4) inches above, below and between the structural members, with non-combustible materials approved for firestopping in SEC. B-706.

SEC. B-705.2g COMBUSTIBLE INSULATION. The building official may permit the application of cork or fibre board or other combustible insulation if laid up without intervening air spaces and cemented or attached directly to the face of the fire wall and protected on the exposed surface with an approved noncombustible veneer anchored to the base without intervening air spaces.

SEC. B-705.2h FIRE WALL OPENINGS. Except in sprinklered buildings, as provided in SEC. B-705.2i, no opening through a fire wall shall exceed one hundred and twenty (120) square feet in area, and the aggregate width of all openings at any floor level shall not exceed twenty-five (25) percent of the length of the wall.

SEC. B-705.2i FIRST STORY EXCEPTIONS. In buildings of all types of construction, when the entire areas on both sides of a fire wall are protected with an approved automatic sprinkler system complying with SEC. B-736.0, openings designed for the passage of trucks may be constructed not more than two hundred and forty (240) square feet in area with a minimum distance of three (3) feet between adjoining openings. Such openings shall be protected with approved automatic opening protectives of three (3) hour fireresistance and shall be provided with an approved water curtain in addition to all other requirements.

SEC. B-705.2j OPENING PROTECTIVES. Except as provided above and when approved as a horizontal exit, every opening in a fire wall shall be protected on both sides with an approved automatic protective assembly having a combined three (3) hour fireresistance complying with SEC. B-705.9 or the approved labeled equivalent.

SEC. B-705.2k HORIZONTAL EXIT. Door openings in a fire wall serving as horizontal means of egress shall be protected with an approved one and one-half (1½) hour self-closing swinging fire door or its labeled equivalent when designed as an exitway from one side. When serving as a dual exitway, there shall be adjacent openings with swinging fire doors opening in opposite directions. Signs shall be provided indicating as an exit, the door which swings in the direction of travel from that side. The size of openings shall comply with requirements of SEC. B-413.0. An automatic fire door, fire curtain, or water curtain shall be provided on the opposite side of each such opening.

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SEC. B-705.3 FIRE PARTITIONS. Fire partitions required for the enclosure of exitways and areas of refuge shall be constructed of approved masonry, reinforced concrete or other approved noncombustible materials having the minimum fireresistance prescribed by Table B-705 except that partitions constructed of combustible materials to provide the required fireresistance may be accepted for use in exitways of buildings of types 3 and 4 construction as regulated by the provisions of SEC. B-415.8.

SEC. B-705.3a BEARING PARTITIONS. When fire partitions are used as bearing walls, they shall comply with all the structural provisions of SEC. B-600 for height and thickness.

SEC. B-705.3b FIRE PARTITION CONTINUITY. When fire partitions around vertical shafts are not continuous from floor to floor, the offset in the floor construction shall be of construction having a fireresistance rating not less than that of the partition construction, nor less than that of the fire grading of the use group defined in Table B-203 .

SEC. B-705.3c COMBUSTIBLE STAIR ENCLOSURES. Stair enclosures constructed of approved combustible assemblies protected with component materials to afford the required fireresistance ratings shall be continuous through combustible floor construction and shall provide an unbroken fire barrier in combination with protected floors, ceilings and fire doors, separating the exitways from the unprotected areas of the building. Such enclosures shall be firestopped to comply with SEC. B-706.0 and the provisions of the manual.

SEC. B-705.3d SHAFT OPENINGS. No openings other than necessary for the purpose of the shaftway shall be constructed in shaft enclosures; and all openings shall be protected with approved fire doors, curtains, shutters, or fixed metal sash with wired glass complying with the provisions of this code.

SEC. B-705.3e OPENINGS FOR LIGHTING. Openings for the purpose of providing light in such enclosures may be protected with wired glass with single panes not more than three hundred and sixty (360) square inches in area and a total area in one story of not more than seven hundred and twenty (720) square inches. Such light panels shall comply with the provisions of the manual and shall be contained in stationary sash and frames of steel or other approved noncombustible materials.

SEC. B-705.3f OPENING PROTECTIVES. All opening protectives in fire partitions in other than one- and two-family dwellings shall comply with the provisions of SEC. B-705.9.

SEC. B-705.4 FIRERESISTIVE PARTITIONS. All permanent partitions designated as fireresistive for subdividing purposes other than providing required areas of refuge shall be constructed of noncombustible materials when designed for use in buildings and structures of fireproof or noncombustible (types 1 and 2) construction, except as herein provided.

SEC. B-705.4a NONFIREPROOF CONSTRUCTION. In buildings and structures of masonry enclosed (type 3) and frame (type 4) construction, protected wood studs or other combustible assemblies constructed with component materials to afford the required fireresistance specified in Table B-705 shall be approved for enclosures of exitways and for all nonbearing partitions where permitted in SEC. B-415.8.

SEC. B-705.4b FIREPROOF CONSTRUCTION. In all buildings and structures of fireproof (type 1) or of protected noncombustible (type 2) construction, partitions of wood and glass or other approved materials of similar combustible characteristics may be erected to subdivide rooms or spaces not exceeding five thousand (5000) square feet in area when such areas are occupied by a single tenant and are enclosed in fireresistive or fire partitions, fire walls and fireresistive floors. Larger areas may be subdivided with fireretardant wood or with materials of similar combustible characteristics when complying with provisions governing fireretardant wood in the manual, but not to exceed fifty (50) percent increase in area.

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TABLE B-705—FIRE-RESISTANCE RATINGS OF STRUCTURAL ELEMENTS IN HOURS.

	STRUCTURAL ELEMENT		TYPE OF CONSTRUCTION										
			TYPE 1		TYPE 2			TYPE 3			TYPE 4	
					NONCOMBUSTIBILE			EXTERIOR MASONRY WALLS			FRAME	
			FIREPROOF		PROTECTED		UNPROTECTED	HEAVY TIMBER (MILL)	ORDINARY		PROTECTED	UNPROTECTED
									PROTECTED	UNPROTECTED		
			1A	1B	2A	2B	2C	3A	3B	3C	4A	4B
1	EXTERIOR WALLS											
	ON STREET LOT LINES OR WITH FIRE SEPARATION OF 30' OR MORE FROM INTERIOR LOT LINES OR ANY BUILDING.	BEARING	4	3	2	3/4	0	2	2	2	1/2	0
		NON-BEARING	3/4	3/4	3/4	3/4	0	3/4	3/4	3/4	1/2	0
	ON INTERIOR LOT LINES OR LESS THAN 6' THEREFROM OR FROM ANY BUILDING.	BEARING	4	3	2	1-1/2	3/4	2	2	2	3/4	3/4
		NON-BEARING	2	2	1-1/2	3/4	3/4	2	2	2	3/4	3/4
	6' OR MORE BUT LESS THAN 11'	BEARING	4	3	2	3/4	0	2	2	2	1/2	0
		NON-BEARING	2	2	1-1/2	3/4	0	2	2	2	1/2	0
	11' OR MORE BUT LESS THAN 30'	BEARING	4	3	2	3/4	0	2	2	2	1/2	0
		NON-BEARING	1-1/2	1-1/2	3/4	3/4	0	1-1/2	1-1/2	1-1/2	1/2	0
2	INTERIOR BEARING WALLS AND PARTITIONS.		4	3	2	3/4	0	2	3/4	0	1/2	0
			← IN NO CASE LESS THAN FIRE GRADING OF USE GROUP (SEE TABLE B-203) →									
3	FIRE WALLS		4	3	2	2	2	2	2	2	2	2
			← IN NO CASE LESS THAN FIRE GRADING OF USE GROUP (SEE TABLE B-203) →									
4	FIRE DIVISIONS.		← FIRE RESISTANCE RATING CORRESPONDING TO FIRE GRADING OF USE GROUP (SEE TABLE B-203) →									
5	FIRE ENCLOSURE OF EXITWAYS, ELEVATOR HOIST-WAYS, PUBLIC HALLWAYS AND STAIRWAYS.		2	2	2	2	2	2	2	2	3/4	3/4
			← NONCOMBUSTIBLE →									
6	SHAFTS OTHER THAN STAIRWAYS.		2	2	2	2	2	2	2	2	3/4	3/4
			← NONCOMBUSTIBLE →									
7	CORRIDOR PARTITIONS AND VERTICAL SEPARATION OF TENANT SPACES.		3/4	3/4	3/4	3/4	0	3/4	3/4	0	1/2	0
			← NONCOMBUSTIBLE →									
	OTHER NON-BEARING PARTITIONS. (SEE SEC. B-800).							0	0	0	0	0
			← NONCOMBUSTIBLE →									
8	COLUMNS, GIRDERS, TRUSSES, (OTHER THAN ROOF TRUSSES) AND FRAMING.	SUPPORTING ONE FLOOR.	3	2	1-1/2	3/4	0	3/4	3/4	0	1/2	0
		SUPPORTING MORE THAN ONE FLOOR.	4	3	2	3/4	0	3/4	3/4	0	1/2	0
9	STRUCTURAL MEMBERS SUPPORTING WALL.		← REQUIRED FIRERESISTANCE OF WALL SUPPORTED BUT NOT LESS THAN FIRERESISTANCE RATING FOR TYPE OF CONSTRUCTION →									
10	FLOOR CONSTRUCTION INCLUDING BEAMS.		3	2	1-1/2	3/4	0	SEE SEC. B-202.3A	3/4	0	1/2	0
11	ROOF CONSTRUCTION INCLUDING BEAMS - 15' OR LESS IN HEIGHT.		2	1-1/2	3/4	3/4	0	SEE SEC. B-202.3A	3/4	0	1/2	0
12	ROOF TRUSSES AND FRAMING INCLUDING ARCHES AND ROOF DECK.	MORE THAN 15' BUT LESS THAN 20' IN HGT. TO LOWEST MEMBER.	3/4	3/4	3/4	0	0	SEE SEC. B-202.3A	0	0	1/2	0
		20' OR MORE IN HGT. TO LOWEST MEMBER.	0	0	0	0	0	SEE SEC. B-202.3A	0	0	0	0

Note a. - Structural members supporting walls shall have the required fireresistance of the walls supported but not less than the rating for the structural elements of the type of construction.

Note b. - Protected exteriors shall be required for type 2-C construction within the Fire Limits when less than eleven (11) feet from interior lot lines with not less than three-quarter (3/4) hour fireresistance and not less than two (2) hour fireresistance for high hazard uses. See SEC. B-306.3.

Note c. - One-story buildings of type 2-C construction not more than three thousand(3000) square feet in area in all use groups except high hazard, assembly and institutional uses shall be exempt from the requirements for protected exteriors. See SEC. B-306.3.

Note d. - Party walls in type 4 construction shall have not less than three-quarter (3/4) hour fireresistance in one- and two-family dwellings and not less than two (2) hour fireresistance in all other use groups. See SEC. B-705.2a.

Note e. - Fireresistance ratings of enclosure walls from interior exposure, fire and fire division walls shall not be less than the fire grading of the use group as regulated by the Fire Hazard Classification. See SEC. B-203.

Note f. - Fire walls in the lowest story of buildings in high hazard, storage, mercantile, industrial and business use groups of type 2 and type 3 construction shall have not less four (4) hour fireresistance. For this purpose, a basement shall be considered a story.

Note g. - In industrial buildings not more than two (2) stories or thirty (30) feet in height and in buildings of other use groups not more than three (3) stories or forty (40) feet in height, with an occupancy load of not more than seventy-five (75) above nor more than forty (40) below the grade floor, stair enclosures shall have not less than three-quarter (3/4) hour fireresistance. See SEC. B-415.8b.

Note h. - Roof slabs and decking may be noncombustible without fireresistance ratings in all buildings in which the roof framing may be unprotected. See SEC. B-705.8.

Note i. - For special requirements regulating buildings in the high hazard use group see SEC. B-500.

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SEC. B-705.4c SUPPORTS. All fireresistive partitions shall extend from the top of the fireresistive floor below to the fireresistive ceiling above, and shall be securely attached thereto. They shall be supported on fireproofed steel or reinforced concrete construction; except that the supporting beams and girders of fireresistive partitions constructed of combustible materials shall be protected with component materials or assemblies to afford the required fireresistance of the partitions supported. All hollow vertical spaces shall be firestopped at every floor level as required in SEC. B-706.

SEC. B-705.5 VERTICAL SHAFTS AND HOISTWAYS. The provisions of this section shall apply to all shaft enclosures used for light and ventilation and other purposes, except as provided for stairway enclosures in SEC. B-400, flue enclosures in SEC. B-711, duct shafts and pipe shafts in SEC. B-718.0 and incinerator chutes in the manual.

SEC. B-705.5a OPEN SHAFT ENCLOSURES. The enclosing wall of shafts that are open to the outer air at the top shall be constructed of materials complying with SEC. B-600 for exterior walls of buildings and structures of the required fireresistance specified in Table B-705.

SEC. B-705.5b COVERED SHAFT ENCLOSURES. The enclosing walls and the top of interior covered shafts shall be constructed of approved masonry, reinforced concrete or other approved construction with a fireresistance rating of not less than two (2)hours except that in one- and two-family dwellings of other than fireproof or noncombustible construction, shafts may be supported on and constructed of combustible materials or assemblies having a fireresistance rating of not less than three-quarter (3/4) hours, and shall extend not less than three (3) feet above the roof.

SEC. B-705.5c NOT EXTENDING TO ROOF. A shaft that does not extend into the top story of the building shall be enclosed with top construction of the same strength and fireresistance as the floors of the building or structure in which it occurs, but in no case less than that of the fireresistance rating of the shaft enclosure. Such shafts shall be provided with noncombustible vents for the relief of smoke and gases in the event of fire, with an area not less than ten (10) percent of the shaft area.

SEC. B-705.5d EXTENDING TO ROOF. All shafts that extend to the roof of the building shall be covered at the top with a skylight of not less than three-fourths (3/4) of the area of the shaftway, constructed in accordance with the requirements of SEC. B-710.2 ventilated as required in SEC. B-500.

SEC. B-705.5e ALTERNATE SHAFT VENTILATION. The skylight herein required may be replaced by a window of equivalent area in the side of the shaft, provided the sill of such window is not less than two (2) feet above the adjoining roof and is equipped with an automatic vent opening, does not face on an interior lot line or within ten (10) feet thereof, and is not located within twenty (20) feet of an opening in adjacent walls.

SEC. B-705.5f BOTTOM ENCLOSURE. All shafts that do not extend to the bottom of the building or structure shall be enclosed at the lowest level with construction of the same strength and fireresistance as the lowest floor through which it passes, but in no case with a fireresistance rating less than that of the shaft enclosure.

SEC. B-705.5g EXISTING SHAFTWAYS. In all existing shaftways of buildings which are not already enclosed as required in this code, the enforcing official shall direct such construction as he may deem necessary to insure the safety of the occupants.

SEC. B-705.5h ELEVATORS AND HOISTWAYS. All passenger and freight elevator and other hoistway enclosures shall be constructed to provide at least two (2) hours fireresistance.

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SEC. B-705.5i DUMBWAITERS. Shaft enclosures of dumbwaiters having a car area of less than nine (9) square feet which travel through more than one (1) story and serve two (2) or more adjacent floors shall be enclosed with construction of two (2) hour fireresistance.

SEC. B-705.5j SPECIAL DUMBWAITERS. Shaft enclosures of dumbwaiters not more than three (3) square feet in area having a load capacity of not more than twenty-five (25) pounds per square foot serving not more than two (2) adjacent floors shall be constructed of approved noncombustible materials without fireresistance rating.

SEC. B-705.5k OPENING PROTECTIVES. All elevator, dumbwaiter and hoistway shafts shall have approved opening protectives complying with SEC. B-705.9.

SEC. B-705.5l UNENCLOSED MOTOR STAIRWAYS. Unenclosed well openings for motor stairways constructed in accordance with the provisions of PART C of this code and not accepted as required means of egress shall be permitted in mercantile buildings when equipped with an approved two-source supervised automatic sprinkler system and protected on every floor pierced by the opening with an approved automatic exhaust system, complying with PART D of this code and with a water curtain conforming to SEC. B-737.4 or by other approved methods to prevent the passage of fire, smoke, and gases to the story above. When not protected as herein specified, the stairwell shall be equipped with an approved automatic power-controlled fire shutter conforming to the provision of PART C.

SEC. B-705.6 BEAMS AND GIRDERS. All beams and girders shall be protected with noncombustible materials or assemblies of component materials to afford the fireresistance specified in Table B-705.

SEC. B-705.6a FIRERESISTIVE CEILING PROTECTION. When a ceiling is used to fire-protect noncombustible floor and roof assemblies, floor beams and girders need not be individually fire-protected, except when such members support loads from more than one floor or are used as main bracing members of the structural frame. Such fireresistive ceilings shall be continuous except as provided in SEC. B-705.6b.

SEC. B-705.6b INSTALLATION OF CEILING FIXTURES. Fireresistive ceilings which constitute an essential part of a floor or roof assembly to meet a required fireresistance rating shall be installed as tested and may have openings to accommodate noncombustible piping, ducts, lighting fixtures and other electric outlets. The aggregate area of such openings in the ceiling shall be not greater than the area of openings in the test assembly for determining the fireresistance rating and the fixtures and attachments shall be installed so as not to decrease the fireresistance of the assembly. All duct openings shall be protected with approved noncombustible fire dampers.

SEC. B-705.6c FIRESTOPPING OF CEILING SPACES. Floor and roof construction in which the secondary structural members are not individually encased in fireresistive materials or assemblies of component materials, shall be firestopped in areas of not more than three thousand (3000) square feet with noncombustible materials. Such firestopping shall comply with SEC. B-706 and the detail specifications in the manual or solid web structural members may be substituted for such firestops.

SEC. B-705.6d FIRESTOPPING OF WOOD JOIST CONSTRUCTION. Where the ceilings are suspended below wood joist floor construction, the space between the ceiling and the floor above shall be firestopped in areas of not more than one thousand (1000) square feet with materials meeting the requirements of SEC. B-706.

SEC. B-705.7 COLUMNS. All steel, iron and other approved metal columns and reinforcement in concrete columns shall be protected with noncombustible materials or assemblies of component materials to afford the fireresistance specified in Table B-705 and as herein modified.

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SEC. B-705.7a EXTERIOR COLUMNS. Columns located in exterior walls or along the outer lines of a building or structure shall be fireproofed as required for exterior bearing walls in the type of construction as regulated by Table B-705 and shall be protected against corrosion by cement parging, waterproofing, or other approved methods complying with the manual. The interior faces of exterior columns shall be protected and insulated with coverings of the required fireresistance rating specified for interior columns.

SEC. B-705.7b LUGS AND BRACKETS. The extreme outer edge of brackets, wind bracing angles, gussets and other connection details may extend to within one (1) inch of the outer face of the required fireprotective covering.

SEC. B-705.7c EMBEDDED MECHANICAL FACILITIES. Plumbing and heating pipes and vent ducts and similar service equipment shall be installed outside of the required protective column covering; except that plumbing pipes, wires, conduits and cables may be embedded in the required fireproof protection when they occupy not more than one-quarter (1/4) of the fireproofed surface of a rectangular column face nor more than one-quarter (1/4) of the perimeter of a round column.

SEC. B-705.7d FIRST STORY COLUMNS. In buildings of exterior masonry wall (type 3) construction, required fire protection may be omitted from first story columns supporting enclosure walls located on the street lot line.

SEC. B-705.7e REINFORCED CONCRETE COLUMNS. The thickness of protection required outside of reinforcing steel in concrete columns shall be proportioned by test to meet the fireresistive requirements of Table B-705 based on the fireresistive classification of concrete aggregates.

SEC. B-705.7f INTERIOR STONE MASONRY PIERS. In buildings of fireproof (types 1—A and 1—B) construction, stone masonry shall not be used for interior isolated piers, columns, arches or vaultings, that support loads in addition to their dead weight except in church and similar monumental buildings; but this shall not prohibit the use of stone facings on load-bearing piers installed in accordance with the provisions of SEC. B-600.

SEC. B-705.7g MECHANICAL PROTECTION. Where the fireresistive covering on columns is subject to injury from moving vehicles or handling of merchandise, the fireproofing shall be jacketed for a height of not less than five (5) feet from the finished flooring with an approved metal or other noncombustible covering of adequate strength.

SEC. B-705.7h CONCRETE REINFORCEMENT. Concrete fire protection on structural metal columns shall be reinforced and anchored by wire mesh, metal caging, metal clips or spirally wound wire of approved types. Wire fabric shall be not less than No. 12 U. S. gage, four (4) by four (4) inch mesh or its equivalent spirally wound wire shall be not less than No. 10 U. S. gage with not over four (4) inch pitch or equivalent heavier wire at a maximum pitch of eight (8) inches.

SEC. B-705.7i GYPSUM CONCRETE REINFORCEMENT. Poured-in-place gypsum fire protection shall be reinforced and anchored by wire fabric of not less than No. 16 U. S. gage, two (2) by two (2) inch mesh or No. 14 U. S. gage, four (4) by four (4) inch mesh.

SEC. B-705.8 TRUSSES. Where trusses are required to be protected in Table B-705, the individual truss members shall be entirely encased in materials or assemblies having the specified fireresistance ratings; except that individual protective coverings may be omitted, including the protection of roof beams and purlins, when a continuous ceiling of the specified fireresistance rating is provided below the lower chord of the truss. The enclosed truss space shall have an access doorway, with maximum dimensions of three (3) by three (3) feet, equipped with an opening protective of the same fireresistance rating as the required truss protection. When the trusses or the roof decking are permitted to be constructed of combustible materials, the space above the required fireresistive ceiling shall be subdivided into maximum areas of three thousand (3000) square feet as required for attic spaces in SEC. B-302.8.

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SEC. B- 705.8a ONE STORY BUILDINGS. In all one (1) story buildings required to be of fire-resistive construction, no protection shall be required for the members of roof trusses, purlins or roof beams when the height to the lowest chord is twenty (20) feet or more from the floor except that when the truss construction is continuous to the floor level, the structural portions shall be protected to a height of twenty (20) feet as required for the type of construction in Table B-705.

SEC. B-705.8b ROOFS LESS THAN 20 FEET IN HEIGHT. In multi-story buildings of types of construction in which fire protected coverings of the structural framework are required by Table B-705 and the provisions of this code, the fire protection of individual members of the roof truss may be omitted when the clear height of the lower chord of the truss is more than fifteen (15) and less than twenty (20) feet above the floor, gallery or balcony immediately below and a three-quarter (3/4) hour continuous ceiling is installed.

SEC. B-705.8c ROOFS 20 FEET OR OVER IN HEIGHT. When every part of the structural framework is twenty (20) feet or more above the floor immediately below, all fire protection of the structural members may be omitted, including the protection of roof beams and purlins.

SEC. B-705.8d ROOF SLABS AND ARCHES. Where the omission of fire protection from roof trusses and purlins is permitted, the horizontal or sloping roofs in fire-proof (type 1) and noncombustible (type 2) constructions, immediately above such trusses, shall be constructed of noncombustible materials of the required strength without a specified fireresistance rating, or of mill type construction in buildings not over five (5) stories or sixty-five (65) feet in height.

SEC. B-705.9 OPENING PROTECTIVE ASSEMBLIES. Approved assemblies of fire windows, fire doors and fire shutters shall meet the test requirements of SEC. B-702.3 and the procedures specified in the manual except as herein modified.

SEC. B-705.9a FIRE DOOR ASSEMBLIES. Approved fire door assemblies as defined in this code shall be constructed of any material or assembly of component materials which meet the test requirements and the fireresistance ratings herein required:

LOCATION	FIRERESISTANCE RATING IN HOURS
Fire walls and fire divisions of 3 or more hour construction	3
Fire walls and fire divisions of 2 hour construction	1½
Shaft enclosures and elevator hoistways of 2 hour construction	1½
Stairway and exitway enclosures except fire towers and grade passageways	¾

SEC. B-705.9b SOLID WOOD DOORS. Doors in exitways of residential and business use buildings not more than three (3) stories or forty (40) feet in height with an occupancy load of not more than forty (40) below or seventy-five (75) above grade and doors from hotel rooms (use group L—1), from hospital rooms (use group H—2), and from school rooms (use group F—4) to public corridors may be of noncombustible construction or of one and three-quarter (1—3/4) inch solidcore wood doors. Plywood face veneers not more than one twenty-eighth (1/28) inch thick shall be permitted on such doors.

SEC. B-705.9c MULTIPLE DOORS IN FIRE WALLS. Two (2) doors of one and one-half (1½) hour fireresistance each installed on opposite sides of the same opening, shall be deemed equivalent in fireresistance to a three (3) hour door.

SEC. B-705.9d MULTIPLE DOORS IN FIRE PARTITIONS. Two (2) doors of three-quarter (3/4) hour fireresistance each installed on opposite sides of the same opening shall be deemed equivalent in fireresistance to a one and one-half (1½) hour fire door; except that when permitted by this code in exitways and as required for vision panels, the use of wired glass panels shall be limited to one hundred (100) square inches.

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SEC. B-705.9e WIRED GLASS PANELS. Wired glass panels shall be permitted in fire doors within the limitations of the manual and as specifically prescribed in this code.

SEC. B-705.9f CLOSING DEVICES. Except as may be otherwise provided for openings in fire division walls, all fire doors shall be self-closing and shall be closed during occupancy of the building or part thereof; except that the building official may accept the use of rate of rise heat actuated devices meeting the requirements of the approved rules on doors that are normally required to be open for ventilation or other specified purposes when the safety of the occupants is not endangered thereby.

SEC. B-705.9g SWINGING FIRE SHUTTERS. When fire shutters of the swinging type are used in exterior openings, not less than one (1) row in every three (3) vertical rows shall be arranged to be readily opened from the outside and shall be identified by distinguishing marks or letters not less than six (6) inches high.

SEC. B-705 9h ROLLING FIRE SHUTTERS. When fire shutters of the rolling type are used, they shall be of approved counterbalanced construction that can be readily opened from the outside.

SEC. B-705.9i FIRE WINDOWS AND SHUTTERS. Window and shutter assemblies may be constructed of solid or hollow metal section, metal-covered wood, fireretardant wood or any other type of approved noncombustible construction meeting the requirements of SEC. B-701.3 or SEC. B-702.3.

SEC. B-705.9j WINDOW MULLIONS. All metal mullions which exceed a nominal height of twelve (12) feet shall be protected with insulating materials to afford the same fireresistance as required for the wall construction in which the protective is located.

SEC. B-706.0 FIRESTOPPING. Firestopping shall be designed and constructed to close all concealed draft openings and to form effectual fire barriers against the spread of fire between stories of every building and in all open structural spaces therein, including the following locations: combustible wall, partition and floor framing; ceiling spaces and open spaces behind acoustical and other finishes; floor sleeper spaces; pipe, duct and flue openings and fire dampers and curtains. All firestopping shall comply with the details of installation prescribed in the manual.

SEC. B-706.1 MATERIALS. All firestopping shall consist of noncombustible materials including asbestos, brick, terra cotta, concrete, fibrous glass, gypsum, mineral wool, rockwool, steel, iron, metal lath and cement or other approved noncombustible materials, securely fastened in place; except that firestops of two (2) thicknesses of one (1) inch lumber with broken lap joints or of two (2) inch lumber installed with tight joints shall be permitted in open spaces of wood framing.

SEC. B-706.2 INSPECTION. No firestopping shall be concealed or covered from view until inspected and approved by the building official.

SEC. B-707.0 TRIM AND FINISH IN EXITWAYS. All materials for interior finish and trim on walls and ceilings of required exitways of all buildings, except one- and two-family dwellings shall comply with the provisions of this section.

SEC. B-707.1 EXIT STAIRWAYS. In required interior stairways and fire towers, interior wall and ceiling finishes shall be restricted as follows:

SEC. B-707.1a CLASS I MATERIALS. In assembly buildings (use group F), institutional buildings (use group H), hotel buildings (use group L—1) more than two (2) stories in height or which have sleeping accommodations for more than twenty-five (25) individuals, mercantile buildings (use group C), industrial buildings (use group D), business buildings (use group E) which are more than four (4) stories in height, and in all multi-family dwellings (use group L—2) which are more than six (6) stories in height, Class I materials shall be used;

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SEC. B-707.1b CLASS II MATERIALS. In institutional buildings (use group H) and hotels (use group L—1) which are not more than two (2) stories in height with sleeping accommodations for not more than twenty-five (25) individuals, mercantile buildings (use group C), industrial buildings (use group D) and business buildings (use group E) which are four (4) stories in height, and all multi-family dwellings (use group L—2) which are four (4) or more but not exceeding six (6) stories in height, Class II materials or better shall be used;

SEC. B-707.1c CLASS III MATERIALS. In all other buildings which are not more than three (3) stories in height, Class III materials shall be used.

SEC. B-707.2 PUBLIC HALLWAYS AND GRADE LOBBIES. In hotels and multi-family dwellings (use groups L—1 and L—2) and institutional buildings (use group H), two (2) stories or more in height or having sleeping accommodations for more than twenty-five (25) individuals and in buildings of other use groups more than three (3) stories or forty (40) feet in height, all finish materials shall be Class II or better and all trim materials shall be Class III or better; except that Class IV materials may be used in grade floor lobbies when applied directly to a noncombustible base or on furring strips as provided in SEC. B-708.6.

SEC. B-708.0 GENERAL INTERIOR FINISH RESTRICTIONS. Except as provided in SEC. B-707 for exitways and except in one- and two-family dwellings, the requirements of this section shall apply to general interior finish on ceilings and walls for the specific use group.

SEC. B-708.1 CLASS I MATERIALS. In assembly buildings or spaces (use groups F—1, F—2 and F—3) with an occupancy load of more than three hundred (300); schools and church buildings (use F—4) more than three (3) stories in height; and institutional buildings (use group H) more than two (2) stories in height or with sleeping accommodations for more than twenty-five (25) individuals, Class I materials shall be used;

SEC. B-708.2 CLASS II MATERIALS. In assembly buildings or spaces (use groups F—1, F—2 and F—3) with an occupancy load of more than two hundred (200) and not exceeding three hundred (300); institutional buildings (use group H) two (2) stories in height or which have sleeping accommodations for not more than twenty-five (25) individuals; and in hotel buildings (use group L—1) which are more than three (3) stories in height and hotel rooms with an occupancy load of seventy-five (75) or more, Class II materials or better shall be used;

SEC. B-708.3 CLASS III MATERIALS. In assembly buildings and spaces (use groups F—1, F—2 and F—3) with an occupancy load of seventy-five (75) or more but not exceeding two hundred (200); rooms of school buildings (use group F—4) and institutional buildings (use group H) with an occupancy load of seventy-five (75) or more regardless of height of building; hotel buildings (use group L—1) not more than three (3) stories in height and with sleeping accommodations for more than twenty-five (25) individuals; and all rooms of mercantile (use group C), industrial (use group D) and business (use group E) buildings with an area greater than five thousand (5000) square feet or an occupancy load of seventy-five (75) or more, Class III materials or better shall be used.

SEC. B-708.4 CLASS IV MATERIALS. In assembly buildings (use groups F—1, F—2 and F—3) with an occupancy load of less than seventy-five (75); church buildings (use group F—4) not more than one story in height; school rooms with an occupancy load of less than seventy-five (75); residential buildings (use groups L—1 and L—2) not more than three (3) stories in height; and all rooms of mercantile (use group C), industrial (use group D) and business (use group E) buildings which are less than five thousand (5000) square feet in area or with an occupancy load of less than seventy-five (75), Class IV materials or better shall be used.

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SEC. B-708.5 CLASS V MATERIALS. In one- and two-family dwellings (use group L—3) except in enclosed stairways of two-family dwellings two (2) stories or more in height and except in rooms housing furnaces and direct fired heating equipment, Class V materials or better shall be used.

SEC. B-708.6 APPLICATION OF INTERIOR FINISHES. All wall and ceiling finish of Classes I, II and III where required under the provisions of this code shall be applied directly to a noncombustible base or to furring and nailing strips not exceeding one (1) inch nominal thickness attached to a noncombustible base with all concealed spaces firestopped when in excess of ten (10) square feet area or in excess of eight (8) feet in any dimension, or hung by means of noncombustible mechanical suspension systems with all concealed spaces firestopped as herein provided. In buildings of heavy timber mill construction (type 3—A), the finish may be applied to wood furring strips directly attached to the wood decking and the concealed spaces firestopped as herein provided.

SEC. B-708.7 EXEMPTIONS. In business buildings (use group E) of fireproof (types 1—A and 1—B) or protected noncombustible (types 2—A and 2—B) construction, Class III materials may be used in rooms or spaces not exceeding seventy-five hundred (7500) square feet in area and Class IV materials may be used in rooms or spaces not exceeding five thousand (5000) square feet in area, provided such rooms or spaces are enclosed in walls, partitions and floor construction of not less than three-quarter (3/4) hour fireresistance, the occupancy load of the enclosed area does not exceed seventy-five (75) and all hollow spaces are firestopped as specified in SEC. B-708.6.

SEC. B-708.8 SPRINKLERED BUILDINGS. In buildings of all types of construction and all use groups, which are equipped with an automatic sprinkler system complying with SEC. B-730 and as regulated by the manual, interior wall and ceiling finish may be one class lower in grade, but in no case less than Class IV, provided such sprinkler protection is not otherwise specifically required by this code.

SEC. B-709.0 DECORATIVE MATERIAL RESTRICTIONS. In places of public assembly, all draperies, hangings, light diffusion media and other decorative materials suspended from walls or ceilings shall be noncombustible or flameresistant meeting the requirements of the manual for flameresistance of interior hanging and decorative material.

SEC. B-709.1 NONCOMBUSTIBLE DECORATIONS. The permissible amount of noncombustible decorative hangings shall not be limited.

SEC. B-709.2 FLAMERESISTANT DECORATIONS. The permissible amount of flameresistant decorative hangings shall not exceed ten (10) per cent of the total wall and ceiling area in any room or space.

SEC. B-710.0 ROOF STRUCTURES. All construction, other than aerial supports, clothes dryers and similar structures less than twelve (12) feet high, water tanks and cooling towers as herein provided and flag poles, erected above the roof of any part of any building or structure located within the fire limits or of any building or structure more than forty (40) feet in height outside the fire limits shall be constructed of noncombustible materials.

SEC. B-710.1 SCUTTLES. Unless provided with other approved means of access to the roof, every building and structure more than two (2) stories in height, except dwellings with peak roofs and all other buildings having roofs with a pitch greater than twenty (20) degrees, shall have an access trap door not less than two (2) by three (3) feet in area, securely attached or anchored to the roof framing, with ladder leading thereto from the top story. The trap door or scuttle shall be of fireresistive construction in fireproof (types 1—A and 1—B), and noncombustible (types 2—A, 2—B and 2—C) buildings; and of approved noncombustible materials, or of wood covered on top and edges with sheet metal in masonry enclosed (type 3) and protected frame (type 4—A) buildings.

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SEC. B-710.2 SKYLIGHTS. Skylights which are inclined more than thirty (30) degrees from the vertical hereafter constructed on all buildings and structures except frame (type 4—B) buildings and all skylights on fireproof and noncombustible (types 1 and 2) buildings shall have the sash and frames thereof constructed of metal or other approved noncombustible materials. In foundries or buildings where acid fumes, deleterious to metal are incidental to the use of the building, treated wood or other approved noncorrosive materials shall be permitted.

SEC. B-710.2a PLAIN GLASS. Skylights placed over shaftways shall be glazed with plain glass not more than three-sixteenths (3/16) inches thick; and the top of the shaft shall be vented as required in SEC. B-508.0.

SEC. B-710.2b WIRED GLASS. Skylights in all locations other than over shafts shall be glazed with wired glass, approved glass block construction, or other approved glazing materials conforming to the requirements in the manual. No single pane of wired glass shall exceed seven hundred and twenty (720) square inches in area or forty-eight (48) inches in any dimension.

SEC. B-710.2c SCREENS. Plain glass skylights shall be protected by substantial corrosion-resistive metal or other approved noncombustible screens having a mesh not less than three-quarter (3/4) by three-quarter (3/4) inches nor larger than one (1) by one (1) inches, constructed of not lighter than No. 12 B and S gage wires. The screen shall be erected at a distance of not less than four (4) nor more than ten (10) inches above all glazed portions of the skylight and shall project on all sides for a distance of not less than the height of the screen above the glass. A similar screen shall be placed below the skylight to afford protection to the occupants of the building. The provisions for wired glass or screen protection shall not apply to glass block skylights or to green house construction.

SEC. B-710.3 PENTHOUSES. Penthouses occupying more than one-third (1/3) of the roof area shall be considered a story of the building and the enclosure shall conform to the requirements for exterior walls of the building type as regulated by the manual.

SEC. B-710.3a RECESSED WALLS. When the exterior wall of a penthouse is recessed five (5) feet or more from the exterior wall of the next lower story which is required to have a greater fireresistance, it may be constructed with a fireresistance rating of not less than one and one-half (1½) hours, covered on the outside with noncombustible, waterproof material and supported on protected steel, reinforced concrete or other approved fireresistive construction.

SEC. B-710.3b DOORS, FRAMES AND SASH. Doors, frames and window sash in penthouses except where otherwise specifically required to be fireproof or fireresistive under this code, shall be constructed the same as other similar elements in the building or structure.

SEC. B-710.4 OTHER ROOF STRUCTURES. All other roof structures unless constructed of masonry or reinforced concrete or erected on buildings and structures of fireproof and noncombustible (types 1 and 2) construction shall be enclosed in walls of noncombustible materials having a fireresistance rating of not less than three-quarter (3/4) hours, protected with weather-resistive roof and wall coverings complying with this code.

SEC. B-710.4a COMBUSTIBLE MATERIAL EXCEPTIONS. Roof structures erected on the roof of masonry enclosed buildings (type 3) and protected frame (type 4—A) may be constructed of combustible materials protected to afford a three-quarter (3/4) hour fireresistance rating covered on the outside with approved roofing materials.

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SEC. B-710.5 MANSARDS AND SLOPING ROOFS. Every mansard or other sloping roof having a pitch of more than sixty (60) degrees to the horizontal hereafter erected on any building or structure over forty (40) feet in height shall be constructed of noncombustible materials with a fireresistance rating of not less than three-quarter (3/4) hours; except that when the building is more than seven (7) stories or eighty-five (85) feet in height, such mansards shall afford the same fireresistance required for the exterior walls of the building but need not exceed one and one-half (1½) hour fireresistance.

SEC. B-710.5a COMBUSTIBLE MATERIAL EXCEPTIONS. When the pitch is less than sixty (60) degrees to the horizontal, the mansard or sloping roof located on any non-fireproof building may be constructed of the same materials as the roof of the building and the face and back of the mansard may be protected with approved roof coverings.

SEC. B-710.6 DORMER WINDOWS. All dormer windows hereafter erected shall be of the same type of construction as the roof and side walls of the building on which they are located. They shall be protected with approved roof coverings of the same type and fireresistance as the roofing of the building.

SEC. B-710.7 WATER TANKS. Water tanks having a capacity of more than five hundred (500) gallons placed in or on a building for the storage of potable water supplies and for use in the building services including air conditioning and fire prevention purposes, shall be supported on masonry, reinforced concrete, steel or other approved noncombustible framing or on timber conforming to heavy timber mill construction (type 3—A); provided that when such supports are located within the building, they shall be fireprotected as required for fireproof (type 1—A) construction.

SEC. B-710.7a EMERGENCY DISCHARGE. A pipe or outlet shall be located in the bottom, or in the side close to the bottom, or the tank shall be fitted with a quick-opening valve to enable the contents to be discharged in an emergency to a suitable drain complying with PART E of this code.

SEC. B-710.7b LOCATION. No tank shall be located over or near a stairway, elevator or other interior shaft unless a solid roof or floor deck of the necessary strength is constructed underneath the tank.

SEC. B-710.7c TANK COVER. All unenclosed roof tanks exposed to the weather shall have approved covers sloping toward the outer edges.

SEC. B-710.7d HOOP AND STRAP PROTECTION. When metal hoops are used in the construction of wood tanks, they shall be protected with acceptable corrosion-resistive coatings or shall be manufactured from approved corrosion-resistive alloys.

SEC. B-710.8 COOLING TOWERS. Within Fire Districts Nos. 1 and 2, cooling towers erected on the roofs of buildings shall be constructed of noncombustible materials, except that drip bars may be of wood not less than one (1) inch in thickness.

SEC. B-710.8a COMBUSTIBLE MATERIAL EXCEPTIONS. Outside the fire limits cooling towers may be constructed of wood or other approved materials of similar combustible characteristics; except that when the tower is located on a building and the base of the tower is more than fifty-five (55) feet above grade, the drip bars only may be fabricated of combustible materials as provided in SEC. B-710.8.

SEC. B-710.9 ROOFING AND MISCELLANEOUS ROOF STRUCTURES. Except as herein specifically provided, all towers, spires, or cupolas shall be erected of the type of construction and fireresistance rating required for the building to which they are accessory as regulated by Table B-203 and Table B-705; except that when the height of such appurtenant structures exceeds eighty-five (85) feet above grade or when the area at any horizontal section of the tower, spire, or cupola exceeds two hundred (200) square feet or when it is used for any purpose other than as a belfry or for architectural embellishment, the structure and its supports shall be of fireproof (type 1) construction or noncombustible (type 2) construction. Radio and television towers and antennae shall be constructed to comply with SEC. B-800.

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SEC. B-710.9a EXISTING ROOFS. The repair of existing roofs shall comply with the provisions of SEC. B-110.0 but in no case shall more than twenty-five (25) per cent of the roof covering of any building be replaced in a period of twelve (12) months unless the entire roof covering is made to conform to the requirements for new roofing.

SEC. B-710.9b ROOFING WITHIN THE FIRE LIMITS. Within the limits of Fire Districts Nos. 1 and 2, all roof coverings shall be of asbestos, brick, concrete, metal, slate, tile, prepared asphalt, asbestos felt or laminated felt roofing finished with asphalt, slag, gravel or similar noncombustible, moisture-resistant materials or approved combinations of materials, complying with the requirements of class 1, 2 or 3 roof coverings or their approved equivalent.

SEC. B-710.9c ROOFING OUTSIDE THE FIRE LIMITS. Roof coverings which are classified as class 4 under the approved rules including wood shingle, as specified in SEC. B-702.4 shall be deemed to meet the requirements for use on all one- and two-family dwellings of frame (type 4—B) construction, not exceeding two (2) stories and attic or thirty-five (35) feet in height and four thousand (4000) square feet in area when the distance of the building from any other building is not less than twelve (12) feet; and on private garages or airplane hangars and structures for similar accessory uses outside the fire limits and in Fire District No. 2 located on the same lot with the dwelling, not exceeding one (1) story or twenty-five (25) feet in height and twenty-five hundred (2500) square feet in area and with a fire separation of not less than twelve (12) feet; and on storage buildings of moderate or low fire hazard (use groups B—1 and B—2) not exceeding one (1) story or twenty-five (25) feet in height and six thousand (6000) square feet in area when separated not less than twenty (20) feet from any other building.

SEC. B-710.9d ROOF DECKING AND SHEATHING. Unless attached directly to noncombustible framework, all roof covering shall be applied to a closely fitted deck; except as provided for wood shingles in the manual.

SEC. B-710.9e FIRE AND PARTY WALL RESTRICTIONS. No wood planking, sheathing, or other combustible decking when used in roof construction shall extend through or over any party wall or fire wall or across any lot line.

SEC. B-710.9f ROOF INSULATION. The use of cork, fiber board, and other combustible roof insulation shall be permitted provided it is covered with approved roof coverings directly applied thereto.

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HEATING EQUIPMENT, APPLIANCES AND INSTALLATION
SEC. B-711 – SEC. B-730

SEC. B-711.0 All heating and power equipment and fire-operated refuse disposal systems shall be installed as herein provided and as regulated by the provisions of the manual for the specific device, equipment or system. Fuel storage systems shall comply with the requirements of SEC. B-800.

SEC. B-711.a CHIMNEYS AND FLUES. The structural plans and specifications shall describe in sufficient detail, the location, size and construction of all chimneys, smokestacks, smokepipes, fireplaces, flues, vents and ducts and their connections to boilers, heating and gas appliances. The thickness and character of all insulation materials, clearances from walls, partitions and ceilings and proximity of heating devices and equipment to wall openings and exitways shall be clearly shown and described.

SEC. B-711.b HEATING APPLIANCES. The plans and specifications for the installation, repair, extension or removal of any heating appliance herein defined or of a heating, blower or exhaust system shall be submitted to the building official and a permit shall be secured prior to the commencement of any installation unless exempted by the provisions of this code.

SEC. B-711.c MINOR REPAIRS. Minor repairs for the purpose of maintenance and upkeep which do not increase the capacity of heating apparatus or appliances or which do not involve structural changes in the permanent chimneys and flues of a building may be made without a permit.

SEC. B-711.1 CHIMNEY CLASSIFICATION. The thickness of walls and materials of construction shall comply with the detail requirements in the manual for the type of chimney as herein classified.

SEC. B-711.1a LOW TEMPERATURE CHIMNEY. A chimney in which the products of combustion at the point of entrance to the chimney during normal operation have a temperature of six hundred (600) degrees F. or less shall be classified as low temperature.

SEC. B-711.1b MEDIUM TEMPERATURE CHIMNEY. A chimney in which the products of combustion at the point of entrance to the chimney during normal operation have a temperature between six hundred (600) and one thousand (1000) degrees F. shall be classified as medium temperature.

SEC. B-711.1c HIGH TEMPERATURE CHIMNEY. A chimney in which the products of combustion at the point of entrance to the chimney during normal operation have a temperature in excess of one thousand (1000) degrees F. shall be classified as high temperature.

SEC. B-711.2 HEATING APPLIANCE CLASSIFICATION. All heating appliances shall be mounted and installed as regulated by the degree of fire hazard involved and as provided in the manual for the specific type as herein classified.

SEC. B-711.2a LOW HEAT APPLIANCES. A steam boiler which operates at fifteen (15) pounds per square inch gage or less; or a steam boiler of six (6) horsepower or less regardless of operating pressure; or any equipment otherwise classified as a medium heat appliance, but not larger than one hundred (100) cubic feet in size, in which the products of combustion at the point of entrance to the flue under normal operating conditions have a temperature of six hundred (600) degrees F. or less shall be classified as a low heat appliance.

SEC. B-711.2b MEDIUM HEAT APPLIANCES. A steam boiler which operates at not more than fifteen (15) pounds per square inch gauge; or a steam boiler of six (6) horsepower or less, regardless of operating pressure, or any heat appliance, in which the products of combustion at the point of entrance to the flue have a temperature of between six hundred (600) degrees and one thousand (1000) degrees F. under normal operating conditions shall be classified as a medium heat appliance.

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SEC. B-711.2c HIGH HEAT APPLIANCES. Any boiler or other heating appliance or equipment which operates at higher temperatures or pressures than herein specified for a low or medium heat appliance shall be classified as a high heat appliance.

SEC. B-711.3 CHIMNEY CONSTRUCTION. Chimneys, flues and smokestacks for all solid and liquid fuel fired equipment and appliances shall be constructed of masonry, reinforced concrete, steel or other approved noncombustible materials; and may be erected as free standing or as constituting an integral part of a wall, or may be enclosed within a structure without constituting a component part thereof. In every case a chimney shall be wholly supported on fireresistive construction or on approved foundations complying with SEC. B-600 and shall not be designed to support any direct load other than its own weight.

SEC. B-711.3a STANDARDS. Unless otherwise specifically required by this code or the rules adopted thereunder, conformity to the applicable standards for chimney construction cited in the manual shall be deemed to meet the requirements of this code.

SEC. B-711.4 CHIMNEY SUPPORTS. All masonry chimneys shall rest on a foundation located on permanently undisturbed soil or shall be supported on fireresistive construction; and no such chimney shall rest on or be hung or otherwise supported from combustible floor or wall construction except as provided in SEC. B-712. No chimney shall be corbeled from hollow or cavity wall construction, nor from a wall built of hollow masonry units; and the corbeling of chimneys shall conform to the requirements of the manual. Masonry chimneys erected outside of frame dwellings shall be anchored to the stud walls at each floor level or at vertical intervals of not more than ten (10) feet.

SEC. B-711.5 HEIGHT OF CHIMNEY. All chimneys shall extend at least three (3) feet above the adjacent roof, and at least two (2) feet above any roof ridge within ten (10) feet thereof and shall be capped with concrete, terra cotta or other approved noncombustible material. If the height above the roof is more than four (4) times the minimum dimension, the chimney shall be braced and anchored to the roof framing.

SEC. B-711.6 CHIMNEY CLEARANCES FROM COMBUSTIBLES. Combustible framing shall be trimmed away from all flues and chimneys, and no combustible material shall be placed within two (2) inches of any chimney, nor within six (6) inches of any inlet opening to such chimney. Finished flooring shall have not less than one-half (½) inch clearance from the chimney walls; except such flooring may be in contact with a low temperature masonry chimney for a distance of not more than three (3) inches from the corner.

SEC. B-711.7 TESTS. The building official may require a test or tests of any chimney, duct, flue, or vent to insure, gas, smoke and flame tightness as provided in the approved rules.

SEC. B-712.0 ALTERNATE CHIMNEY CONSTRUCTION. Chimney assemblies tested and approved by the Underwriters' Laboratories, Inc., or by other accredited authoritative agencies and which meet the requirements of this code shall be accepted for use with the specific fuel.

SEC. B-712.1 SOLID AND LIQUID FUEL-FIRED ALTERNATES. In lieu of masonry chimneys in one- and two-family dwellings for solid and liquid fuel-fired equipment, chimney assemblies of approved acid, weather and heat-resisting materials may be constructed as herein provided. Such assemblies shall be designed and constructed so as to prevent a temperature greater than two hundred and fifty (250) degrees F. on the exterior exposed surface. All combustible construction shall be maintained with a clearance of not less than two (2) inches from the outside surface of the insulation. Chimney assemblies tested and approved by accredited authoritative testing agencies and which meet the requirements of this code shall be accepted for use with solid and liquid fuel-fired equipment.

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SEC. B-712.2 GAS FUEL-FIRED ALTERNATES. In lieu of masonry construction chimneys in one- and two-family dwellings for flues and vents from gas fuel-fired appliances may be constructed with a lining of approved corrosion-resistive materials enclosed in an insulating wall of acid and heat-resisting metal. The enclosure shall be so constructed and designed as to prevent a temperature greater than two hundred and fifty (250) degrees F. on the exterior exposed surface. Clearances shall be maintained from combustible construction as provided in the manual. Flue assemblies which have been tested and labeled by accredited authoritative agencies which meet the requirements of this code shall be accepted for use with gas fuel-fired heating equipment.

SEC. B-712.3 ONE- AND TWO-FAMILY DWELLINGS. In one- and two-family dwellings which are not more than two (2) stories and attic in height, alternate chimney construction as herein described may be supported on concrete-filled pipe columns or hung from attic or ceiling joists of adequate strength protected with component materials to afford a fireresistance of not less than three-quarter (¾) hours provided all clearances are maintained as specified in the manual and the vents are supported on corrosion-resistive metal brackets of not less than No. 16 U.S. gage.

SEC. B-713.0 SMOKESTACKS. All metal smokestacks shall be of riveted or welded construction and all exterior stacks shall be securely guyed, braced, anchored and supported to resist all wind loads. They shall be galvanized, painted with an approved paint, or constructed of approved corrosion-resistive alloys and the installation shall comply with all the detail requirements of the manual.

SEC. B-713.1 SMOKESTACK SUPPORT. A smokestack erected on the exterior of a building or structure shall be supported on an independent substantial masonry or reinforced concrete foundation. Interior smokestacks may be supported on fireproof (type 1—A) construction at intermediate levels.

SEC. B-713.2 SMOKESTACK HEIGHT. All metal smokestacks shall extend to a height of not less than four (4) feet above any roof within twenty-five (25) feet, or any roof ridge within ten (10) feet horizontally thereof, except that cupolas of blast furnaces or similar high heat industrial devices shall extend not less than twenty-five (25) feet above any roof of other than fireresistive construction within a radius of fifty (50) feet.

SEC. B-713.3 INTERIOR SMOKESTACK ENCLOSURES. Every interior metal stack, or part thereof, erected within a multi-story building shall be enclosed with walls of not less than three (3) hours fireresistance in all stories above that in which the appliance served thereby is located. Where the stack passes through a combustible roof, it shall be guarded by a galvanized metal or other approved noncombustible, ventilating thimble that extends at least nine (9) inches below and above the roof construction. The thimbles shall be of a size to provide clearance on all sides of the stack of not less than six (6) inches for low heat appliances and not less than eighteen (18) inches for medium and high heat appliances as defined in SEC. B-711.2 unless the smokestack is insulated and protected to prevent a temperature of more than two hundred and fifty (250) degrees F. on the exterior surface.

SEC. B-713.4 SMOKESTACK CLEARANCES. Every metal smokestack or part thereof erected on the exterior of a building, shall have a clearance from a wall of frame or combustible construction of not less than twenty-four (24) inches and of not less than four (4) inches if the wall is of noncombustible construction. No such stack shall be located less than twenty-four (24) inches in any direction from a wall opening or required exitway or fire escape.

SEC. B-713.5 PROHIBITED SMOKESTACK LOCATION. No interior smokestack shall be carried up inside of a ventilating duct unless such ducts are constructed as required by this section for smokestacks or smoke flues; and only when such duct is used solely for venting the room or space in which the appliance served by the smokestack is located.

SEC. B-714.0 SMOKEPIPES AND CONNECTIONS. The smokepipe or breeching from every heating appliance, except for vent connector pipes from gas appliances, shall connect to a smoke flue conforming to the provisions of this section and the detailed specifications of the manual.

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SEC. B-714.1 THICKNESS OF METAL. The minimum thickness of metal for smokepipes shall comply with the requirements of the manual for high temperature duct and vent construction.

SEC. B-714.2 LENGTH OF SMOKEPIPE. All smokepipes shall be as short and as straight as possible consistant with their use and the required draft conditions. No smokepipe shall pass through a floor or ceiling construction except as provided in SEC. B-714.7b.

SEC. B-714.3 SOLID OR LIQUID FUEL SMOKEPIPES. A smokepipe from a furnace, boiler or any apparatus which burns solid or liquid fuel shall be constructed of galvanized iron, or of masonry or other approved noncombustible, corrosion-resistive materials with a melting point of not less than two thousand (2000) degrees F. No tile pipe shall be used as a smokepipe.

SEC. B-714.4 CONNECTION TO CHIMNEY. The smokepipe shall enter the side of chimneys through a fire clay or metal thimble or flue ring of masonry, but shall not project beyond the inside face of the flue. A flue shall not have smokepipe connections in more than one (1) story of a building unless provision is made for effectively closing the smokepipe openings with noncombustible devices whenever their use is temporarily discontinued, or for completely closing them with approved masonry when permanently discontinued. All smokepipes shall fit tightly into the chimney.

SEC. B-714.5 MULTIPLE SMOKEPIPES. Two (2) or more smokepipes may be joined to a single flue connection provided that the smokepipes and flues are of sufficient aggregate size to serve all of the appliances thus connected.

SEC. B-714.6 CONNECTIONS TO INCINERATOR FLUE. The smokepipe of a heating appliance shall not be connected to the flue of an incinerator which has a rubbish chute identical with the flue.

SEC. B-714.7 CLEARANCES FROM COMBUSTIBLE CONSTRUCTION. Unless a smokepipe is covered on the exterior with at least one (1) inch of approved insulating noncombustible material, the following clearances shall be maintained from all combustible material or construction except as provided in SEC. B-714.7a:

Diameter Inches	Clearance Inches
0—12	12
12—36	20
More than 36	36

SEC. B-714.7a REDUCED SMOKEPIPE CLEARANCES. The clearances specified herein may be reduced one half (½) when an approved metal or other approved noncombustible enclosing shell is installed so as to provide a continuous one (1) inch ventilated air space around the smokepipe with access openings for inspecting purposes; or the exposed combustible construction shall be protected with metal or other noncombustible materials as provided in the manual. In no case shall the smokepipe of a medium or high heat appliance pass through any wall or partition of combustible construction.

SEC. B-714.7b LOW HEAT SMOKEPIPE CLEARANCE. Smokepipes from a low heat appliance may pass through combustible walls or partitions when protected at the point of passage by approved thimbles, firestopped with noncombustible material; or when such partition is constructed of noncombustible materials to afford a fireresistance of not less than three-quarter (3/4) hour for a distance corresponding to the required clearance in SEC. B-714.7.

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SEC. B-715.0 FIREPLACES.

SEC. B-715.1 CONSTRUCTION. The back and jambs of fireplaces shall be constructed of solid masonry or reinforced concrete not less than eight (8) inches thick, with a lining of fire brick, cast iron or other approved noncombustible material not less than two (2) inches thick. Such lining may be omitted when the solid masonry or reinforced concrete is not less than twelve (12) inches thick, or the equivalent insulation is provided integrally in approved heating equipment or firing devices installed in the fireplaces. In one- and two-family dwellings (use group L—3), when approved steel fireplace units which are equipped with an air circulating chamber are installed integrally with the fireplace construction, the back and jambs of the fireplace may be reduced to four (4) inches of approved masonry.

SEC. B-715.2 FIREPLACE HEARTH. Every fireplace shall be constructed with a hearth of brick, stone, tile or other noncombustible material which extends not less than twenty (20) inches in front and not less than eight (8) inches on each side of the fireplace opening. The hearth shall be supported on trimmer arches of brick, stone, tile or concrete or other equally strong and fireresistive construction not less than four (4) inches thick. All combustible forms or centering shall be removed after completion of the supporting construction.

SEC. B-715.3 FIREPLACE DAMPERS. Every fireplace shall be equipped with an approved damper, except that no manually operated damper shall be used when serving as a vent flue from gas-fired appliances unless exempted by the provisions of SEC. B-716.1.

SEC. B-715.4 FIREPLACE CLEARANCES.

SEC. B-715.4a FLOOR FRAMING. All header and trimmer beams of combustible floor construction shall be located at least four (4) inches from the face of chimneys and backs of fireplaces and the spaces shall be firestopped with approved noncombustible materials.

SEC. B-715.4b COMBUSTIBLE TRIM. Wood or other combustible material shall not be installed on or about a fireplace less than six (6) inches from the fireplace opening; and combustible materials, located within the twelve (12) inch boundary of the opening shall project not more than one-eighth (1/8) inch from the face of the masonry for each one (1) inch distance from the opening.

SEC. B-715.5 FIREPLACE HEATERS. No heater shall be placed in a fireplace unless the device is labeled for such use and the fireplace is vented; except for an approved electric or gas-fired heater which is exempted from vent requirements.

SEC. B-715.6 IMITATION FIREPLACES. The depth of an imitation fireplace or recess for heating equipment shall be not more than six (6) inches, unless such recess meets all the construction requirements for fireplaces. The surfaces of the recess shall be of masonry or fireresistive plaster and all combustible materials shall have the clearances or shall be fire-protected as specified herein. No flue other than an approved gas vent shall be installed within such imitation fireplaces.

SEC. B-716.0 FLUES AND VENTS FOR GAS FUELS. All gas-fired equipment including boilers, furnaces, incinerators and all appliances which can be readily converted to the use of solid or liquid fuels and all other gas-fired appliances, except approved devices which produce flue gas temperatures not exceeding five hundred and fifty (550) degrees F. under normal operation at the outlet of the draft hood when burning gas at the manufacturer's normal input rating, shall be provided with chimneys, metal smokestacks or flues as specified in this section and the detail provisions of the manual.

SEC. B-716.1 EXEMPTIONS. Connections by flue or vent shall not be required for electric, gas and industrial appliances of such size or character that the absence of the connection does not constitute a hazard to the fire safety of the building or its occupants.

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SEC. B-716.2 GAS VENTS. Vents for gas fired appliances shall be constructed as herein provided and the installation shall comply with the details in the manual.

SEC. B-716.2a TYPE A VENTS. Type A vents shall be constructed the same as masonry flues or metal smokestacks for use with boilers, warm-air furnaces and incinerators unless special approval is granted by the building official for a type B vent.

SEC. B-716.2b TYPE B VENTS. Type B vents shall be constructed of noncombustible, corrosion-resistive materials sufficient to prevent a temperature of not more than two hundred and fifty (250) degrees F. on adjacent construction and when approved for use with gas-fired appliances which produce flue gas temperatures not more than five hundred and fifty (550) degrees F. at the outlet of the draft hood.

SEC. B-716.2c TYPE C VENTS. Type C vents shall be constructed of not less than No. 24 U.S. gage sheet copper, or No. 20. U.S. gage galvanized steel or of other approved noncombustible corrosion-resistive materials of equivalent strength and durability. Type C vents may pass directly through the roof or exterior wall to the outer air; but shall not pass through any attic or other concealed space nor through any intermediate floor construction.

SEC. B-717.0 METAL DUCTS AND VENTS. All metal vents, ducts and duct systems required under the provisions of this code for heating systems and equipment, and under the provisions of SEC. B-500 and PART D for ventilating and air-conditioning systems shall be constructed and installed in accordance with the requirements of this section and the provisions of the manual.

SEC. B-718.0 DUCT AND PIPE SHAFTS. In all buildings other than one- and two-family dwellings, vertical ducts or pipes arranged in groups of two or more which extend through two (2) or more stories and occupy an area of more than one (1) square foot shall be enclosed in construction of not less than three-quarter (3/4) hour fireresistance.

SEC. B-719.0 SPARK ARRESTORS. All chimneys, stacks, flues, including incinerator stacks and all other fired equipment which emit sparks that create a fire-hazard, shall be provided with a spark arrestor of approved noncombustible construction.

SEC. B-720.0 HEATING SYSTEM REQUIREMENTS. The provisions which control the construction, mounting, inspection and maintenance of all heating, blower and exhaust systems in all buildings and structures in respect to structural strength, fire safety and operation, shall be as specifically set forth in the manual.

SEC. B-720.1 COOPERATING AGENCIES. Nothing herein contained shall be deemed to nullify the provisions of other legal statutes or regulations of the municipality or state governing the construction, inspection, installation, operation and maintenance of boilers, pressure vessels, refrigerating systems and other heating appliances or equipment nor the acceptance of the certificates and labels of inspections, licenses and prescribed fees payable to the authoritative Federal, State or Municipal agencies.

SEC. B-720.2 LABELED HEATING AND COOKING APPLIANCES. Approved gas and oil-fired warm air furnaces, floor furnaces, unit heaters, domestic incinerators, cooking and heating stoves and ranges and other heating equipment, inspected and approved by accredited national testing authorities and contained in the published listings of such nationally recognized agencies shall be accepted by the building official when installed with the clearances and details of installation therein recommended, provided they comply with the requirements of this code for fire protection.

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SEC. B-720.3 CLEARANCE FROM COMBUSTIBLE CONSTRUCTION. All heating and cooking appliances shall be installed with adequate clearances from combustible construction or shall be provided with integral insulation of the appliance of fire-protection of the structural members so that continued or intermittent operation shall not raise the temperature on the surface of combustible floors, walls or partitions above two hundred and fifty (250) degrees F.

SEC. B-721.0 PLANS AND SPECIFICATIONS. Plans and specifications for the installation, repair extension or removal of any heating appliance or of a heating, blower or exhaust system shall be submitted to the building official and a permit shall be secured prior to the commencement of any installation, except as herein provided.

SEC. B-721.1 MATTER COVERED. The plans and specifications shall show in sufficient detail all pertinent features and clearances of the appliances and systems including size and type of apparatus, construction of flue, stack or chimney, stack connections, kind of fuel, method of operation and the method of preventing the emission with the products of combustion of solids and gasses detrimental to health.

SEC. B-721.2 PERMIT. Upon arrival of the plans, a permit shall be secured from the building official before any work is started on the installation; and the permit or a copy thereof shall be posted at the site at all times during the course of installation.

SEC. B-721.3 EXEMPTION FROM PERMIT. No permit shall be required for the installation, alteration, extension or removal of a heating boiler, or furnace in a one- or two-family dwelling (use group L—3), nor for any heating furnace which burns less than fifteen (15) pounds of anthracite coal per square foot of grate surface per hour; or for gas ranges, space heaters or similar domestic gas appliances.

SEC. B-722.0 OPERATION AND MAINTENANCE OF BOILERS. No boiler or unfired pressure vessel subject to the provisions of this article shall be placed in operation until a certificate of inspection has been issued or approval has been granted by the Mechanical Engineering Bureau, Labor Division, Department of Labor & Industry.

SEC. B-722.1 BOILER OPERATOR CERTIFICATE OF FITNESS. It shall be unlawful for any person to operate a steam boiler of more than six (6) horsepower with the safety valves set over fifteen (15) pounds per square inch gage without a licensed Certificate of Fitness received from the Mechanical Engineering Bureau of the Division of Labor of the Department of Labor and Industry.

SEC. B-722.1a RENEWAL OF CERTIFICATE OF FITNESS. The licensed certificate shall concontinue in force for a period of one (1) year, unless revoked or suspended for cause. The fees for renewal are payable to the Mechanical Engineering Bureau, Labor Division, Department of Labor and Industry.

SEC. B-722.2 LICENSED OPERATOR. Boilers having over four hundred and ninety-nine (499) square feet of heating surface regardless of operating pressure when used in a building of public assembly shall be under the care of a properly licensed operator.

SEC. B-722.3 OPERATION OF PRESSURE VESSELS. Unfired pressure vessels of over five (5) cubic feet internal volume, used as containers of air, gas or volatile liquids and carrying a pressure in excess of fifteen (15) pounds per square inch gage shall be registered with the Mechanical Engineering Bureau, Labor Division, of the Department of Labor and Industry. Annual inspection of pressure vessels is not required. The building official or the Mechanical Engineering Bureau, or both, may order inspection where same is found necessary.

SEC. B-722.3a INSPECTION. No owner or user shall permit the operation of a steam boiler of ten (10) square feet of heating surface, or more, having a safety valve set over fifteen (15) pounds per square inch gage, until such installation has been inspected and approved by an authorized insurance company or a State Steam Boiler Inspector.

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SEC. B-722.3b CERTIFICATE. Upon receipt of the inspector's report a certificate of approval shall be issued by the aforesaid state agency. The certificate of approval shall be valid for a period of one (1) year and shall state the maximum pressure which may be maintained in the boiler.

SEC. B-722.3c IDENTIFICATION LABEL. Every approved pressure vessel shall be assigned a serial number for the purpose of identification, which shall be stamped or otherwise permanently and prominently indicated thereon as required by the regulations of the aforesaid state agency.

SEC. B-722.4 OPERATION OF FIRE EXTINGUISHING EQUIPMENT. Licensed steam boiler operators may also qualify for a certificate of fitness to operate and control the standpipe and fire-extinguishing equipment required by SEC. B-731.6 when approved by the authorizing agency.

SEC. B-722.5 UNSAFE BOILERS. All existing steam boilers and pressure vessels shall be maintained and operated in accordance with the regulations of the Mechanical Engineering Bureau of the Labor Division of the Department of Labor and Industry. Any such equipment which does not comply with the regulations and the operation of which is deemed unsafe to the building occupants, operators or immediate public, shall be repaired or altered under order of the building official to secure adequate safety. All such repairs and alterations shall be under the supervision of an inspector authorized by the aforementioned state agency.

SEC. B-723.0 BOILER RECORD. All boilers and pressure vessel constructional data and inspection reports shall be filed with the prescribed fees, in the Mechanical Engineering Bureau, Labor Division of the Department of Labor and Industry.

SEC. B-724.0 TESTS OF HEATING EQUIPMENT. Whenever a dispute arises as to the safety of operation of a heating device or in respect to unhealthful emission of smoke, the building official may require tests to be made at the owner's expense to determine the structural and fire safety or the amount of solids discharged with the products of combustion. When a boiler or unfired pressure vessel is found unsafe the building official shall order it withdrawn from service, until necessary repairs have been made, and approved by the inspector.

SEC. B-725.0 INDUSTRIAL FURNACES AND POWER BOILERS. Industrial furnaces and power boilers shall be designed and installed to provide fire and structural safety based on their character, size, temperature and explosion hazard in accordance with accepted engineering practice and within the limitations of this code for high heat appliances.

SEC. B-725.1 BOILER FOUNDATIONS. Foundations for high heat boilers, furnaces and other appliances shall be isolated and insulated from floor slabs, foundations and footings of the building. The foundation bed shall be properly insulated to avoid disintegration or other structural injury of the foundation due to high temperatures.

SEC. B-725.2 STRUCTURAL INSULATION. The furnace setting shall not be located in direct contact with unprotected structural steel or reinforced concrete framing, but shall be insulated or separated therefrom by a clearance of not less than six (6) inches.

SEC. B-725.3 HEAT INSULATION. Steel or reinforced concrete framing adjacent to a boiler or furnace in industrial plants and subject to temperatures in excess of seven hundred and fifty (750) degrees F. shall be protected with fire-proofing of not less than four (4) hour fireresistance, or the design stress shall be reduced to provide structural safety.

SEC. B-725.4 AIR SUPPLY. Sufficient air supply for combustion shall be provided in conformity to SEC. B-727.0.

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SEC. B-726.0 BOILER ROOMS. Boiler rooms shall not be located immediately below exitways; nor shall any space heater, floor furnace or other similar equipment be located in any aisle or passageway used as a required means of egress from the building or structure.

SEC. B-726.1 BOILER ROOM ENCLOSURES. Except in one- and two-family dwellings and as specifically required for industrial furnaces and accessory equipment or for high hazard uses in SEC. B-800, all heating boilers installed in a building or structure shall be located in a separate room or compartment completely enclosed by floors, walls and ceilings of the required fireresistance. In no case shall the enclosure of boiler rooms have less than two (2) hour fireresistance for high pressure boilers and not less than three-quarter (3/4) hours for low pressure boilers.

SEC. B-726.2 BOILER ROOM EXITS. Primary and emergency exits from all boiler rooms shall be provided to comply with SEC. B-415.1.

SEC. B-726.3 BOILER ROOM VENTILATION. Boiler rooms which contain a medium or high heat appliance shall be provided with gravity or mechanical ventilation complying with PART D of this code to prevent the accumulation of hot air over or near the appliance. All other rooms containing heating appliances shall be provided with gravity or mechanical ventilation.

SEC. B-727.0 AIR SUPPLY FOR COMBUSTION. All rooms and spaces in which boilers, furnaces and other than gas and electric-fired heating appliances are located shall be provided with sufficient fresh air supply to insure proper combustion.

SEC. B-727.1 AIR SUPPLY FOR SOLID AND LIQUID FUEL. The direct connection of air inlets to ashpits or combustion chambers of boilers or furnaces shall be prohibited. The air supply inlets for solid or liquid fuel-fired equipment shall have a net area of not less than two (2) square inches for each one thousand (1000) B.T.U. of input rating up to one hundred thousand (100,000) B.T.U. per hour, plus an additional one (1) square inch for each additional one thousand (1000) B.T.U. of input rating or fraction thereof.

SEC. B-727.2 AIR SUPPLY FOR GAS FUEL. For gas-fired equipment located in enclosed spaces, openings shall be provided near floor and ceiling of the enclosing wall or partition of not less than one (1) square inch net clear area for each one thousand (1000) B.T.U. input per hour when adequate air supply cannot be provided from adjacent spaces within the building. Openings to the outer air shall be installed and protected with approved corrosion-resistive screens with not larger than one-half (½) inch mesh.

SEC. B-728.0 ONE- AND TWO-FAMILY DWELLINGS. In one- and two-family dwellings central heating warm air or floor furnaces may be located in utility rooms in the basement or first floor provided the appliances are mounted on noncombustible floor construction of not less than three-quarter (3/4) hour fireresistance, insulated on top with not less than one-quarter (1/4) inch asbestos mill board, covered with No. 24 U.S. gage metal or the equivalent. The enclosure of utility rooms on the first floor shall be of noncombustible construction with clearances and ventilation as herein provided. Heating furnaces shall not be installed in attics except of an approved type complying with the mounting and clearances provisions of this chapter and equipped with type B vents complying with SEC. B-716.2b.

SEC. B-728.1 BASEMENT CEILING PROTECTION. In one- and two-family dwellings, basement ceilings over all heating equipment shall be protected for a distance of three (3) feet on all sides of heating equipment with not less than No. 16 U.S. gage sheet metal, one-eighth (1/8) inch asbestos wall board or three-sixteenth (3/16) inch asbestos lumber, except when the entire ceiling is protected with three-quarter (3/4) hour noncombustible fireresistive construction.

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SEC. B-729.0 SMOKE ABATEMENT. All furnaces and heating appliances fired with solid, liquid or gas fuels which are subject to the provisions of SEC. B-711, including all rubbish burners and incinerators, shall be so designed that they will not discharge under normal conditions of operation excessive smoke, soot, cinders, fly-ash or other materials which are deleterious to the safety or health of the public.

SEC. B-729.1 SOLID FUEL FIRED EQUIPMENT. When solid fuel is used, the maximum amount of cinders discharged with the gases of combustion into the free air and the maximum amount of fly-ash shall comply with the approved rules but in no case shall any such impurity exceed a concentration of four hundred (400) grains per one thousand (1000) cubic feet of combustion gases.

SEC. B-729.2 OIL FIRED EQUIPMENT. When oil is used as fuel, the maximum amount of measured carbon discharged with the gases of combustion shall not exceed four hundred (400) grains per one thousand (1000) cubic feet of such gases.

SEC. B-730.0 EXISTING BUILDINGS.

SEC. B-730.1 RAISING EXISTING CHIMNEYS. Whenever a building is hereafter erected, enlarged or increased in height so that a wall along an interior lot line, or within three (3) feet thereof, extends above the top of an existing chimney, flue or vent of an adjoining existing building, the owner of the building so erected, enlarged or increased in height shall carry up at his own expense, with the consent of the adjoining property owner, either independently, or in his own building, all chimneys, flues and vents of such adjoining buildings which are within fifteen (15) feet of any portion of the wall extending above such adjoining chimney, flue or vent. The extension shall be carried up simultaneously with the new walls.

SEC. B-730.2 SIZE OF EXTENDED FLUES. The construction of an extended flue shall conform to the requirements of this section for new flues, but in no case shall the internal area of such extension be less than that of the existing flue.

SEC. B-730.3 NOTICE TO ADJOINING OWNER. It shall be the duty of the owner of the building which is erected, enlarged or increased in height to notify in writing and to secure the consent of the owner of the existing chimneys and flues affected at least ten (10) days before starting such work.

SEC. B-730.4 PROXIMITY OF WALL OPENINGS TO FLUES. It shall be unlawful to construct new wall openings in any lot line wall or other wall which are within twelve (12) feet vertically at the top of any existing chimney or flue of an adjoining structure, unless such openings are distant not less than fifteen (15) feet horizontally from the top of such chimneys or flues; and except further that approved fixed fire window assemblies complying with SEC. B-705.1 and SEC. B-705.9 shall not be considered wall openings within the meaning of this section.

SEC. B-730.5 ALTERNATE FLUE CONSTRUCTION. In place of extending existing flues to a height above the level of the new higher building, the owner of the new wall or structure may equip such stacks, chimneys or flues with a mechanical device or other means to insure adequate updraft and prevent harmful downdraft in operation.

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SEC. B-731.0 SCOPE. The installation of fire alarm and fire communication systems, fire-extinguishing and fire-detecting equipment and the organization of private fire brigades and fire drills in all buildings and structures shall be regulated by the provisions of this section and as specifically set forth in the manual. All electrical equipment and the details of wiring for fire-protection installations shall comply with the provisions of PART F of this code.

SEC. B-731.1 APPROVED DEVICES. The building official shall accept the label or listing in the publications of tests of inspected fire protection equipment and materials of the Underwriters' Laboratories, Inc., or other accredited testing laboratories. When installed in accordance with the limitations of the approval, such systems, devices and equipment shall be deemed to comply with the requirements of this code for the purposes specified.

SEC. B-731.2 AUXILIARY EQUIPMENT. Where required by this section, or by the provisions of SEC. B-800 for special uses and occupancies, readily available auxiliary, first-aid fire-extinguishing equipment, including hand hose, water barrels, buckets, hand fire-extinguishers, chemical engines, axes, hooks, ladders and other appliances and tools for controlling and fighting fires shall be installed as regulated by the manual.

SEC. B-731.3 PLANS AND SPECIFICATIONS. Before any standpipe or sprinkler equipment is installed or existing equipment which involves twenty-five (25) % or more of the sprinkler heads in any one fire area or on any one floor is remodeled, or before the installation or extension of any interior fire alarm signal system, a preliminary set of plans, drawn to suitable scale, shall be filed with the building official or other enforcing official with specifications in sufficient detail showing essential features of of the construction, heights of stories, location, size and arrangements of all required piping and accessories for each proposed standpipe fire line and sprinkler installation, and layout and wiring of the fire alarm signal system. After acceptance of the preliminary plans, three (3) final sets of plans shall be filed for final approval of every installation of standpipe fire line, sprinkler and fire alarm signal system.

SEC. B-731.4 ACCEPTANCE TESTS. Before final approval and acceptance of fire-extinguishing equipment in any building, pier, wharf or other structure, the installation shall be subjected to the tests prescribed herein or in the approved rules. It shall be unlawful to cover up or permanently conceal piping, wiring and accessory devices in any portion of a newly constructed system until it has been tested and approved. All required tests shall be conducted in accordance with the procedures prescribed in the manual by and at the expense of the owner or his representative, unless otherwise directed by the building official or other municipal agency having jurisdiction. Before any test is made, not less than forty-eight (48) hours notice shall be given to the enforcing official.

SEC. B-731.5 MAINTENANCE. All fire-fighting and fire extinguishing service equipment and appliances, including valves, hose, tools and accessories shall be maintained readily available and in good working order at all times for immediate use of the occupants of the building and the fire department. The owner or operator, as appropriate, of every building and structure shall be responsible for the care and maintenance of all fire-extinguishing equipment and devices to insure the safety and welfare of the occupants. When installations of required automatic extinguishing equipment or fire alarm signal systems are interrupted for repairs or other necessary reasons, the owner shall immediately advise the enforcing official and shall diligently prosecute the restoration of the protection.

SEC. B-731.6 CERTIFICATE OF FITNESS. In all buildings other than one-and two-family dwellings (use group L-3) when required by the enforcing official, the fire extinguishing service equipment and systems shall be under the supervision of a person holding a certificate of fitness issued by such official; and day or night watchman service or both shall be provided as directed by him in places of assembly, amusement parks and other buildings of high human occupancy.

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SEC. B-731.7 PERIODIC INSPECTIONS AND TESTS. Inspections and field tests of fire-extinguishing equipment shall be made by the owner, his authorized representative, and the fire department of the municipality as required herein or in the approved rules to enforce the maintenance of all service equipment in operating condition and to familiarize the fire-fighting force with existing conditions in all buildings and structures. The periodic tests shall demonstrate the suitability of the system for fire department use. Records of required inspections and tests shall be available for examination by or filed with the administrative official as he may direct.

SEC. B-731.8 SUPERVISORY SERVICE. Where central station supervisory service or automatic fire department communication is maintained, immediate notification shall be given to the administrative official before operating any supply valve or disturbing the system in any manner.

SEC. B-732.0 FIRE EXIT DRILLS AND FIRE BRIGADES. The owner or tenant of all manufacturing buildings shall provide for the organization of a fire brigade and fire exit drills in accordance with the requirements of the Department of Labor and Industry and in all other buildings required by law to be equipped with interior fire alarm signal systems and where required in connection with yard fire-fighting equipment as provided in SEC. B-800 and the manual, the owner or tenant shall conduct systematic supervised fire exit drills and shall organize a fire brigade for the manual operation of all first-aid and emergency fire-extinguishing equipment and appliances and for the orderly vacating of the occupants. All fire exit drills shall be conducted under the supervision of the enforcing official of the appropriate agency.

SEC. B-732.1 FREQUENCY OF DRILLS. Fire exit drills shall be conducted simultaneously throughout the building at least once every thirty (30) days at varied hours of the day.

SEC. B-732.2 SUPERVISORY DRILL ORGANIZATIONS. All professional organizations engaged in the practice of establishing, conducting and supervising fire drills shall be registered with the administrative authorities.

SEC. B-732.3 FIRE DRILL RECORDS. It shall be the duty of the owner or his authorized representative in charge of the drill to make a complete report and written record of the procedure in accordance with the rules of the administrative official.

SEC. B-732.4 DUTIES OF FIRE BRIGADE. All drills shall be conducted in accordance with the requirements of the administrative official. The fire brigade shall be instructed in the operation of all auxiliary fire-fighting apparatus to insure minimum interference with the use of exitways while occupants are discharging from the building.

SEC. B-733.0 STANDPIPE FIRE LINES. Plans for the standpipe installation shall show the size and location of water supplies, feed lines, risers, connections and valves, size and location of siamese connections, tanks and pumps, hose stations and length of hose, stairways, stair sections and all subdividing partitions and walls.

SEC. B-733.1 BUILDINGS REQUIRING STANDPIPE FIRE LINES. All buildings and structures hereafter erected other than one- and two-family dwellings (use group L-3) and all buildings heretofore erected which are not already equipped with two and one-half (2½) inch or larger standpipes, shall comply with the provisions of this section and of SEC. B-800 for special uses and occupancies.

SEC. B-733.2 SIZE OF STANDPIPES.

SEC. B-733.2a BUILDINGS OVER TWO STORIES. All buildings more than two (2) stories or thirty (30) feet in height and more than ten thousand (10,000) square feet in area shall be equipped with not less than two and one-half (2½) inch standpipes.

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SEC. B-733.2b BUILDINGS OVER FOUR STORIES. All buildings more than four (4) stories or fifty (50) feet in height shall be equipped with not less than four (4) inch standpipes.

SEC. B-733.2c BUILDINGS OVER SIX STORIES. All buildings more than six (6) stories or seventy-five (75) feet and not more than two hundred and fifty (250) feet in height shall be equipped with not less than six (6) inch standpipes.

SEC. B-733.2d BUILDINGS OVER 250 FEET HIGH. All buildings more than two hundred and fifty (250) feet in height shall be equipped with not less than eight (8) inch standpipes.

SEC. B-733.3 HORIZONTAL FIRE LINES. In one-story buildings of moderate or high fire hazard more than seven thousand five hundred (7500) square feet in area and on wharves and piers which are not equipped with an approved automatic sprinkler system, there shall be provided a horizontal fire line complying with the requirements of SEC. B-800 and the manual.

SEC. B-733.4 FIRE PROTECTION OF PIERS. When not protected with an approved two-source automatic sprinkler system, both substructure and superstructure shall be equipped with an approved standpipe fire line complying with the provisions of this section.

SEC. B-733.5 EXEMPTION FROM STANDPIPE REQUIREMENTS. Unless otherwise specifically required by this code or other statute, buildings of fireproof construction (types 1-A and 1-B) not exceeding six (6) stories or seventy-five (75) feet in height when not of a high hazard use (use group A) and equipped with an approved two-source automatic sprinkler system shall be exempt from the standpipe requirement.

SEC. B-733.5a EXEMPTION FROM FIREPROOF CONSTRUCTION. When the area of buildings of types 2, 3 and 4 construction which are not more than two (2) stories or thirty (30) feet in height, designed for use as a storage garage, or for industrial uses which are not deemed unusually hazardous by the building official, but in which a considerable amount of combustible contents are stored or processed, does not exceed the tabular limits by more than fifty (50) percent, a horizontal fire line as herein described shall be accepted in lieu of fireproof construction.

SEC. B-733.5b OPEN PARKING DECKS. Open parking decks complying with the provisions of SEC. B-302.6e when not more than five (5) tiers in height shall be exempt from the standpipe requirements.

SEC. B 733.6 NUMBER OF STANDPIPE RISERS.

SEC. B-733.6a BASED ON FLOOR AREA. The number of standpipe risers shall be such that all parts of every floor area can be reached by a thirty (30) foot stream from a nozzle attached to one hundred and twenty-five (125) feet of hose connected to the riser outlet.

SEC. B-733.6b BASED ON STREET FRONTS. There shall be at least one (1) riser for each street front on which the building or structure faces; except that a corner building need not be considered as facing on more than one (1) street when approved by the enforcing official.

SEC. B-733.7 LOCATION OF STANDPIPES. Insofar as practicable standpipes shall be located with outlets within stairway enclosures; but when stairway enclosures are not available, the standpipes shall be located in a public corridor or accessible from an interior or exterior stairway or a smokeproof tower; but in any case, one riser shall be located in the main stairway or smokeproof tower.

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SEC. B-733.8 FIRE DEPARTMENT CONNECTION.

SEC. B-733.8a LOCATION. Every standpipe fire line shall be equipped with an approved siamese fire department inlet connection constructed of approved corrosion-resistive metal, located on a street front of the building not less than eighteen (18) nor more than thirty-six (36) inches above the grade.

SEC. B-733.8b PROJECTION. The fire department connection shall not project beyond the street lot line or legal building line.

SEC. B-733.8c IDENTIFICATION. The fire department connection shall be suitably marked with raised letters not less than one (1) inch high reading "TO STANDPIPE" or otherwise identified for dry standpipes, automatic or open sprinkler systems as provided in this code and the manual.

SEC. B-733.9 EXISTING STANDPIPES. Existing standpipe fire lines heretofore approved shall not be required to be altered to conform to the provisions of this code except when the building is extended in height or area, or the occupancy is changed to a use requiring superior protection; except that the minimum requirements cited in the manual for existing buildings shall apply to all installations.

SEC. B-734.0 DRY STANDPIPE FIRE LINES. When in the opinion of the administrative official, the fire hazard involved in the use of the building and type of construction does not warrant a constant, automatic water supply to insure fire safety, he may accept a dry standpipe fire line in buildings not more than seventy-five (75) feet in height. One riser shall be provided for each ten thousand (10,000) square feet of fire area or fraction thereof.

SEC. B-734.1 SIZE AND CAPACITY OF DRY STANDPIPES. Dry standpipes shall have a minimum diameter of four (4) inches and shall be capable of delivering two hundred and fifty (250) gallons of water per minute simultaneously from each of any three (3) outlets under the operation of one (1) fire engine or pumper; except that in existing installations, the administrative official may accept a smaller size when deemed adequate by him.

SEC. B-734.2 FIRE DEPARTMENT CONNECTION FOR DRY STANDPIPES. Siamese fire department connections shall be provided as herein specified; two-way connection on two and one-half (2½) and four (4) inch fire lines three-way connection on five (5) inch fire lines; and four-way connection on six (6) inch or larger fire lines.

SEC. B-734.3 IDENTIFICATION OF FIRE DEPARTMENT CONNECTION. Fire department connections shall be suitably marked with raised letters at least one (1) inch in height reading "TO DRY STANDPIPE."

SEC. B-735.0 FIRST-AID STANDPIPE FIRE LINES. First-aid standpipe fire lines for use of the occupants of a building or of the trained fire brigade shall comply with the provisions of this section. Such systems can be combined with the main standpipe fire lines by direct connection to the standpipe riser.

SEC. B-735.1 SIZE OF FIRST-AID STANDPIPES. The minimum size of first-aid standpipe fire lines shall be two and one-half (2½) inches in buildings which are not more than six (6) stories nor more than seventy-five (75) feet in height.

SEC. B-735.2 NUMBER OF FIRST-AID RISERS. The number and location of risers shall be such that all parts of every floor area requiring protection can be reached within twenty (20) feet by a three-eighth (3/8) inch nozzle attached to not more than seventy-five (75) feet of one and one-half (1½) inch hose connected to the standpipe outlet mounted on a rack or in a cabinet at each outlet.

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SEC. B-735.3 FIRST–AID WATER SUPPLY. The water supply for first-aid protection shall be sufficient to service two (2) hose streams for a period of thirty (30) minutes with a flow of seventy (70) gallons per minute at the topmost outlet at a minimum pressure of fifteen (15) pounds per square inch.

SEC. B-735.4 HIGH HAZARD BUILDINGS. First-aid standpipes shall be provided in storage buildings of moderate fire hazard (use group A-3) and in mercantile (use group C) industrial (use group D), and business (use group F) buildings, in which flammable materials, products or other hazardous conditions are present and which are more than thirty (30) feet or two (2) stories in height and with more than three thousand (3000) square feet of undivided floor area; except that such buildings shall be exempt from this provision when equipped with an approved two-source automatic sprinkler system with supervisory service.

SEC. B-735.5 INSTITUTIONAL BUILDINGS. First-aid standpipes shall be provided in hospitals, asylums, places of detention and other institutional buildings (use groups H-1 and H-2) and hotels, boarding houses and dormitories (use group L-1) with sleeping accommodations for more than twenty-five (25) persons and which are more than thirty (30) feet or two (2) stories in height.

SEC. B-735.6 ASSEMBLY BUILDINGS. First-aid standpipes shall be provided in theatres and night clubs (use groups F-1 and F-2); and in assembly halls, lecture halls and recreation centers (use group F-3); with an occupancy load of more than three hundred (300) as required in SEC. B-800 and the manual.

SEC. B-736.0 AUTOMATIC SPRINKLER SYSTEMS. Plans for the sprinkler installation shall show the location and capacities of water supply, connecting piping, feed lines and risers, all gate, check, alarm and dry-pipe valves, location and number of all heads, location and number of all actuating devices, and standpipe fire lines, if any.

SEC. B-736.1 BUILDINGS REQUIRING SPRINKLERS. Approved automatic sprinkler systems shall be provided in all buildings herein specified or as required for special uses and occupancies in SEC. B-800.

SEC. B-736.1a PARTIAL PROTECTION. A one-source system shall be provided in all portions of residential (use groups L-1 and L-2) institutional (use groups H-1 and H-2) and assembly buildings (use groups F-1, F-2, F-3 and F-4) occupied for storage or workshop purposes which involve highly combustible and flammable contents.

SEC. B-736.1b PUBLIC GARAGES. A one-source system shall be provided in all basement and sub-basement public garages and in all garages more than ten thousand (10,000) square feet in area or more than four (4) stories high used for the storage of loaded commerical trucks, when of other than fireproof or protected non-combustible construction (types 1-A or 1-B and 2-A or 2-B) and in all garages located in buildings of which the upper stories are designed for other uses, when such garages have a storage capacity of twenty (20) or more automobiles; except that when such buildings are more than seventy-five (75) feet in height, a two-source system shall be provided.

SEC. B-736.1c BUS GARAGES. A one-source system shall be provided in all bus garages which are more than thirty (30) feet or two (2) stories in height, or which are designed as passenger terminals for four (4) or more buses, or for the storage or loading of four (4) or more buses.

SEC. B-736.1d ASSEMBLY USES. A two-source system shall be provided in such parts of all theatres and assembly halls (use groups F-1 and F-3), designated in SEC. B-800 and the manual.

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SEC. B-736.1e MERCANTILE BUILDINGS. A one-source system shall be provided in all mercantile buildings (use group C) which are more than twenty-thousand (20,000) square feet in area on any story above or below grade when of types 1-A, 1-B or 2-A construction;or more than ten thousand (10,000) square feet when of types 2-B or 3-A construction; or more than seven thousand five hundred (7500) square feet when of types 2-C, 3-B and 3-C construction;and more than six thousand (6000) square feet when of type 4-A construction.

SEC. B-736.1f UNPIERCED ENCLOSURES. All completely enclosed buildings designed for industrial occupancy which are provided with artificial means of light and ventilation as specified in SEC. B-509.0 shall require a two-source automatic sprinkler system protected with central supervisory service; except in refrigerating plants and buildings or parts thereof used for cold storage of meats and other food products.

SEC. B-736.1g UNLIMITED AREA BUILDINGS. One-story buildings of unlimited area in conformity to SEC. B-302 shall be equipped with an approved two-source automatic sprinkler system.

SEC. B-736.1h UNENCLOSED EXITWAYS. In existing multi-family and other residential buildings, existing exitways not now enclosed as provided in SEC. 405.2b may be protected with water curtains or partial sprinkler systems when approved by the building official.

SEC. B-736.1i PARTIAL SPRINKLER SYSTEM. In isolated hazardous locations, incidental to the general use of the building, the building official may accept a partial sprinkler system serviced from the building water supplies complying with the manual.

SEC. B-736.1j EXEMPTION FROM SPRINKLER PROTECTION. Open parking decks and special industrial buildings complying with SEC. B-302.6 and all other buildings in which such equipment would be dangerous or detrimental to the specific use and occupancy shall be exempt from the requirement for automatic sprinkler systems when approved by the building official.

SEC. B-736.1k EXISTING SPRINKLERS. Sprinkler systems and devices heretofore approved shall not be required to conform to the provisions of this section except when the fire hazard due to construction and use of the building is increased, or when substantial additions are made to the building or when additional protection is deemed necessary for the safety of the occupants by the enforcing official.

SEC. B.737.0 CHEMICAL AND SPECIAL EXTINGUISHING SYSTEMS. All buildings and structures and parts thereof designed for uses subject to fires of extreme severity and explosion hazards as provided in SEC. B-800 shall be protected with approved automatic extinguishing systems installed and maintained in accordance with accepted engineering standards.

SEC. B-737.1 SPECIAL FLOODING INSTALLATIONS. In buildings equipped with automatic sprinkler systems, the enclosures housing special hazardous processes or used for storage of flammable or highly combustible materials may be protected with an open pipe sprinkler installation equipped with jumbo or deluge heads with such control as may be directed by the administrative official having jurisdiction.

SEC. B-737.2 DRY PIPE AUTOMATIC SYSTEMS. When a building or structure requiring an automatic sprinkler system under the provisions of this code is subject to temperatures below freezing, an automatic dry pipe system or other approved thermostatically controlled open or closed sprinkler system shall be installed in accordance with the approved rules.

SEC. B-737.2a THERMOSTATIC CONTROL. In such automatic dry pipe system the thermostatic control shall be arranged to admit water to the system and simultaneously give an alarm.

SEC. B-737.2b AUXILIARY MANUAL CONTROL. All such thermostatically controlled systems shall also be provided with auxiliary manual controls.

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SEC. B-737.3 WATER CURTAINS FOR WALL OPENINGS. In all buildings and structures designed for high hazard (use group A—1, A—2) storage (use group B), mercantile (use group C), and industrial (use group D), uses involving the storage, sale or processing of flammable materials or products, the exterior wall openings located on or within six (6) feet of interior lot lines shall be protected with an approved water curtain.

SEC. B-737.4 WATER CURTAINS FOR FLOOR OPENINGS. Unenclosed floor openings shall be protected with automatically controlled water curtains as specified in PART C of this code and the approved rules for unenclosed motor stairways.

SEC. B-737.4a WATER CURTAINS FOR MOTOR STAIRWAYS. An approved water curtain with baffles shall be located to form a continuous water barrier extending from floor to ceiling on all exposed sides of the well opening. Such water curtain shall be formed and operated automatically, either with open sprinklers or spray nozzles or with approved automatic sprinklers, or other approved thermostatically controlled devices.

SEC. B-737.5 NON—AUTOMATIC SPRINKLER SYSTEMS. When approved by the building official a dry sprinkler system with fire department connection may be accepted in buildings and structures which involve low fire and life hazard and in which adequate heat is not provided, in place of an automatic sprinkler system. Such systems shall be provided with an approved automatic heat-actuated alarm with an outside alarm gong or connection to the fire department, or to the central station of an approved supervisory service.

SEC. B-737.5a RISERS OF NON—AUTOMATIC SYSTEMS. Each riser of non-automatic systems shall be provided with a control valve as required for automatic systems.

SEC. B-738.0 MAIN CONTROL VALVE. Every sprinkler system shall be provided with a readily accessible outside screw and yoke valve or an indicator gate valve to control all sources of water supply except that from the fire department connection.

SEC. B-739.0 FIRE DEPARTMENT CONNECTION. Every sprinkler system shall be equipped with one (1) or more approved fire department connections as required by the manual. The size, threads and accessories shall be uniform with the equipment of the local fire department. Each such connection shall be suitably marked with raised letters "FIRE DEPARTMENT CONNECTION—AUTOMATIC SPRINKLERS"; or when only stories below grade are equipped, "FIRE DEPARTMENT CONNECTION—BASEMENT SPRINKLERS" or "CELLAR SPRINKLERS" as the case may be. Fire department connection shall be located as provided in SEC. B-733.8.

SEC. B-739.1 NON—AUTOMATIC SPRINKLER FIRE DEPARTMENT CONNECTIONS. In all non-automatic sprinkler systems, at least one (1) siamese connection shall be provided on each street front with an exposure of two hundred and fifty (250) feet in length and one (1) additional connection for each additional two hundred and fifty (250) feet or part thereof.

SEC. B-740.0 INTERIOR FIRE ALARMS. Plans for the interior fire alarm signal system shall show the location and number of all sending stations and signals with specifications of the type, construction and operation of the system.

SEC. B-740.1 BUILDINGS REQUIRING INTERIOR FIRE ALARM SYSTEMS. All buildings and structures herein specified shall be protected with an approved fire alarm system, or by approved watchman supervisory and manual fire alarm services.

SEC. B-740.1a RESIDENTIAL BUILDINGS. All hotels, lodging houses, dormitories and bath houses (use group L—1) having more than fifteen (15) sleeping rooms above the first floor or with an occupancy load of fifty (50) or more shall be equipped with an approved fire alarm system.

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SEC. B-740.1b INSTITUTIONAL BUILDINGS. All hospitals, asylums, nursing homes and similar institutional buildings (use group H—2) accommodating more than twenty (20) occupants above the first floor shall be equipped with an approved fire alarm system.

SEC. B-740.1c NURSERY BUILDINGS. All nurseries accommodating more than thirty (30) children above the first floor shall be equipped with an approved fire alarm system.

SEC. B-740.1d SCHOOL BUILDINGS. All school buildings (use group F—4) with provision for more than thirty (30) children above the first story shall be equipped with an approved fire alarm system.

SEC. B-740.1e MERCANTILE BUILDINGS. All department stores (use group C) with two (2) or more sales departments above the second floor not provided with a complete automatic sprinkler system shall be equipped with an approved fire alarm system.

SEC. B-740.1f INDUSTRIAL BUILDINGS. All factory buildings (use group D) exceeding two (2) stories in height not equipped with an approved automatic sprinkler system, in which more than twenty-five (25) individuals are employed, above the first or ground floor shall be equipped with an approved manual fire alarm system designed and installed in accordance with the standards and requirements of the New Jersey Department of Labor and Industry. For industrial use groups A—1, A—2, A—3 an approved manual fire alarm system shall be installed in addition to the automatic sprinkler systems.

SEC. B-740.1g UNPIERCED INDUSTRIAL BUILDINGS. All fully enclosed industrial buildings more than one (1) story in height without exterior wall openings shall be equipped with an approved fire alarm system in accordance with the standards and requirements of the New Jersey Department of Labor and Industry.

SEC. B-740.1h BUSINESS BUILDINGS. All office buildings more than six (6) stories or seventy-five (75) feet in height with an occupancy load of more than one hundred (100) above the first floor which are not equipped with an automatic sprinkler system shall be equipped with an approved fire alarm system.

SEC. B-740.1i HIGH HAZARD USE. All motion picture studios and film laboratories and similar high hazard uses (use group A) shall be equipped with an approved fire alarm system.

SEC. B-740.1j CENTRAL STATION ALARM SYSTEMS. When required under the provisions of this code in buildings designed for special hazard uses, including film studios and pyroxylin manufacturing (use group A), large public assembly buildings (use group F) with an occupancy load of more than three hundred (300) and hospitals and similar institutional buildings (use group H—2) requiring automatic fire extinguishing equipment under the provisions of this code, protective signaling equipment shall be provided with connections to a local central station, or with direct fire department connection over private wire.

SEC. B-741.0 FIRE ALARM STATIONS. Fire alarm stations shall be located as herein provided.

SEC. B-741.1 NUMBER OF STATIONS PER STORY. At least one (1) sending station shall be located in each story in an accessible position in a natural path of escape or exitway.

SEC. B-741.2 LENGTH OF TRAVEL. All stations shall be located so that no point on any floor of the building is more than one hundred and fifty (150) feet distant from a station.

SEC. B-742.0 EXISTING FIRE ALARMS. Fire alarm signal systems heretofore installed in buildings and structures in accordance with the rules then in force shall be accepted so long as they are maintained in good working order satisfactory to the administrative official.

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SEC. B-743.0 MANUAL FIRE–EXTINGUISHING EQUIPMENT. All hand operated auxiliary fire-extinguishing equipment shall be of an approved type suitable to the occupational use of the building and shall be installed in corridors or other locations, visible and readily accessible to the occupants of the building in accordance with the requirements of the building official and as herein specified.

SEC. B-743.1 THEATRES. Theatres (use group F–1) shall be provided with at least two (2) approved fire extinguishers in the stage area behind the proscenium wall where movable scenery is installed; not less than one (1) fire extinguisher on stages or platforms without scenery or stage equipment; one (1) in each tier of dressing rooms, and one (1) immediately outside the entrance to every motion picture booth.

SEC. B-743.2 OTHER ASSEMBLY BUILDINGS. Schools, assembly and lecture halls (use groups F–3 and F–4) shall be provided with one (1) fire extinguisher for each twenty-five hundred (2500) square feet of floor area or fraction thereof but not less than one (1) on each occupied floor, including basements, and not less than one (1) fire extinguisher in each laboratory, shop or other vocational room.

SEC. B-743.3 INDUSTRIAL BUILDINGS. Buildings in the industrial use group (use group D) shall be provided with manual fire extinguishing equipment in accordance with the requirements of the Department of Labor & Industry.

SEC. B-743.4 RESIDENTIAL BUILDINGS. In hotels, dormitories and lodging houses (use group L–1) not equipped with standpipes, at least one (1) fire extinguisher shall be provided on each floor at the stairway landing and in the corridor at each elevator or bank of elevators.

SEC. B-743.5 CONSTRUCTION OPERATIONS. All building operations during construction shall be protected as provided in SEC. B-900 but not less than one (1) approved fire extinguisher shall be provided in each storage shed and on each run of combustible scaffolding forty (40) feet or more in height.

SEC. B-743.6 CABINETS. When auxiliary emergency equipment is enclosed in cabinets, they shall be of an approved type of noncombustible construction equipped with readily-openable keyless doors or with readily-broken glass access panels.

SEC. B-743.7 PARTIAL SPRINKLER SYSTEM. In isolated hazardous locations, incidental to the general use of the building, the building official may accept a partial sprinkler system serviced from the building water supplies complying with the manual as a substitute for portable fire extinguishers.

SEC. B-744.0 SPECIAL FIRE PROTECTION.

SEC. B-744.1 ELEVATOR SERVICE. In every building or structure exceeding one hundred and fifty (150) feet in height and in buildings during the course of construction exceeding seventy-five (75) feet in height, at least one elevator shall be available at all times for fire department use.

SEC. B-744.2 TELEPHONE SERVICE. In every building or structure exceeding two hundred and fifty (250) feet in height, a telephone system for fire department use shall be installed and maintained in accordance with the approved rules.

SEC. B-744.3 YARD SYSTEMS. All shipyards, oil storage plants, lumber yards, amusement or exhibition parks and similar occupancies and uses involving high fire and life hazards, when required by the provisions of SEC. B-800 or when deemed necessary by the administrative official shall be provided with an installation of properly placed fire hydrants, piped to an adequate water supply and equipped with sufficient hose housed in accordance with the approved rules and supervised by a trained fire brigade.

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SEC. B-800 SPECIAL USE AND OCCUPANCY REQUIREMENTS

SEC. B-800.0 SCOPE. The provisions of this section of the code shall govern the construction, location and equipment of buildings and structures designed for special uses and occupancies which involve extreme fire, smoke, explosion or toxic gas risks and to places of assembly in which people congregate in large numbers and which are susceptible to panic incidental to crowds.

SEC. B-800.1 SPECIAL USE AND OCCUPANCY REQUIREMENT. Special industrial buildings including among others chemical plants, grain elevators, refineries, flour mills and all other special structures, when not covered by the specific provisions of this code may be constructed in accordance with the recognized practices and requirements of the specific industry. The building official may vary specific requirements of this code in respect to types of construction and height and area restrictions to secure reasonable and economical structural, fire and life safeguards with special reference to isolation of the building and reduction of the fire risk to and from adjoining property.

SEC. B-800.2 EXPLOSION HAZARDS. Special provision shall be made in the design of buildings which involve the storage, manufacture, handling, sale or filling of flammable and volatile solids, liquids or gases which generate combustible and explosive air-vapor mixtures or toxic gases including among others: nitro-cellulose film, pyroxlin plastics; grain and other combustible dusts and pulverized fuels; combustible fibers; liquified petroleum gases; alcohol, ether and gasoline; flammable dusts and residues from fabricating, grinding and buffing operations, and all other explosion hazards.

SEC. B-801.0 GENERAL REQUIREMENTS.

SEC. B-801.1 EXIT FACILITIES. The exit facilities of buildings for hazardous uses and occupancies shall conform to the requirements of SEC. B-400, except as may be modified by more restrictive provisions of the manual for specific uses.

SEC. B.801.2 HEATING AND VENTING. The requirements herein prescribed for the installation of heating and venting appliances and equipment for high hazard uses and occupancies shall be construed as being supplemental to the provisions of SEC. B-711 to SEC. B-730 inclusive.

SEC. B-801.3 LIGHTING AND ELECTRIC WIRING. All wiring and electric lighting fixtures in locations involving flash fires or explosion hazards shall be installed with rigid metal conduit in accordance with the provisions of PART F of this code for wiring and electric equipment in explosive atmospheres and hazardous locations.

SEC. B-801.4 BOILER AND HAZARDOUS EQUIPMENT ROOMS. Boilers and other equipment or devices, including breechings, which involve flame or spark producing apparatus shall not be exposed to fire or explosive-hazard gases, vapors or volatile flammable liquids. Such rooms shall be segregated by construction of not less than two (2) hour fireresistance except as may be required for specific uses, without openings other than exitways in the separating walls; or such equipment shall be located in accessory structures segregated from the main building.

SEC. B-801.5 FIRE FIGHTING AND EXTINGUISHING EQUIPMENT. All buildings designed for specific hazardous uses shall be protected with approved automatic sprinkler systems or such other fire extinguishing and auxiliary equipment in accordance with the requirements of SEC B-731 to SEC. B-744 inclusive and as provided in the manual.

SEC. B-801.6 SEGREGATION OF HAZARDOUS SPACES. All rooms and spaces used for the storage of volatile and flammable materials shall be separately enclosed and segregated with fireresistive construction as required for the specific use and occupancy.

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SEC. B-801.7 RESTRICTED LOCATIONS. Except as otherwise specifically provided in SEC. B-304.0 no high hazard uses shall be located in Fire Districts No. 1 and No. 2, nor in any case within two hundred (200) feet of the nearest wall of a building classified in a public assembly or institutional use group, (use groups F and H).

SEC. B-801.8 EXPLOSION RELIEF SYSTEMS. Every structure, room or space occupied by uses involving explosion hazards shall be equipped and vented with explosion relief systems and devices arranged for automatic release under predetermined increases in pressure in accordance with accepted engineering practice and as specified in the manual.

SEC. B-801.8a VENTING DEVICES. Venting devices to relieve the pressure resulting from explosive air-vapor mixtures shall consist of windows, skylights, vent flues or releasing roof or wall panels which discharge directly to the open air or to a public place or other unoccupied space not less than twenty (20) feet in width on the same lot. Such releasing devices shall be so located that the discharge end shall be not less than ten (10) feet vertically and twenty (20) feet horizontally from window openings or exterior exit stairs or balconies on the same or adjoining buildings or structures. The exhaust shall always be in the direction of least exposure to other buildings or structures and never into the interior of the building and so located and guarded to prevent the creation of a nuisance and never less than twelve (12) feet above grade.

SEC. B-802.0 SPECIFIC REQUIREMENTS. Provisions in the manual shall be construed to supplement this section of the code and to establish specific requirements for special uses and occupancies therein prescribed.

SEC. B-803.0 SPECIAL PERMITS AND CERTIFICATES OF FITNESS

SEC. B-803.1 SPECIAL PERMITS. No hazardous or dangerous industry, trade, occupation or use which involves the transportation, storage or handling of explosives, flammable, combustible or other substances involving fire or life hazards shall be conducted without a permit from the enforcing official prescribing the conditions and requirements which are deemed necessary to secure the public safety.

SEC. B-803.2 CERTIFICATE OF FITNESS. Before any equipment involving fire or life hazard is placed in operation, the supervisor and operator shall secure a certificate of fitness from the proper administrative official certifying to the qualifications of the person to whom such certificate is issued. A certificate of fitness, or its equivalent, shall be required for the operation of boilers and unfired pressure vessels as required by the laws of the State of New Jersey (R.S.34:1—30 et seq.) and administered by the Mechanical Engineering Bureau of the Department of Labor and Industry; for the operation and care of standpipe, fire pump and other fire protection equipment as specified in SEC. B-731.6 and for the conduct of all high hazard uses involving the storage, use or handling of flammable volatile liquids, materials and mixtures, liquified gases and compressed gases under a pressure of more than fifteen (15) pounds per square inch and all acid and liquid chemicals of a combustible and explosive character. Certificates of fitness may be terminated for cause at any time, and shall be renewed at intervals of not more than one (1) year.

SEC. B-804.0 EXISTING USES. Any existing hazardous use which was heretofore authorized by a permit issued under the provisions of law or the regulations of the Labor Department or the fire official may be continued by special permit provided the continuance of such use or occupancy does not endanger the public safety in the opinion of the enforcing official.

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SEC. B-805.0 INSPECTION OF HAZARDOUS USES AND PLACES OF ASSEMBLY.

SEC. B-805.1 OPERATION AND MAINTENANCE. All buildings and structures involving the use and handling of flammable materials, liquids and gases and other hazardous uses shall be inspected at intervals of not more than three (3) months by the Labor Department or the fire official to check the operation, equipment, and general fire safety conditions and to determine proper fire fighting procedure in the event of fire. Such inspection shall be made to insure compliance with the provisions of this code, exclusive of all structural requirements, in respect to protection against fire and panic; first aid and fire extinguishing devices; standpipe; hydrant and sprinkler systems; fire alarm signaling, supervisory and central station alarm systems; conduct of fire drills and fire brigades; and all special fire extinguishing equipment in accordance with the approved rules and regulations.

SEC. B-805.2 HOUSEKEEPING. Periodic inspections of existing uses and occupancies shall be made in accordance with the approved rules to insure maintenance of good housekeeping conditions including the daily removal of waste and rubbish; safe arrangement and storage of merchandise and other contents; proper segregation of hazardous processes; handling of volatile flammables; avoidance of dangerous congestion and maintenance of required exitways clear of obstructions; and the safe operation of all places of public assembly while open to the public in which hazardous machines and combustible scenery and equipment are in use.

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SEC. B-900 SAFEGUARDS DURING DEMOLITION AND CONSTRUCTION

SEC. B-900.0 SCOPE. The provisions of this section of the code shall apply to all construction operations in connection with the erection, alteration, repair, removal or demolition of buildings and structures. The execution of the detail requirements shall be regulated by the approved rules and the safety code for building construction as set forth in the manual.

SEC. B-900.1 OTHER LAWS. Nothing herein contained shall be construed to nullify any rules, regulations or statutes of state agencies governing the protection of the public or workmen from health or other hazards involved in manufacturing, mining and other processes and operations which generate toxic gases, dust or other elements dangerous to the respiratory system, eyesight or health.

SEC. B-900.2 COMBUSTIBLE AND EXPLOSIVE HAZARDS. The provisions of this code which apply to the storage, use or transportation of explosives, highly flammable and combustible substances, gases and chemicals shall be construed as supplemental to the requirements of the Federal laws, the regulations of the interstate Commerce Commission and the rules and regulations of the municipality.

SEC. B-901.0 PLANS, SPECIFICATIONS AND SPECIAL PERMITS. Before any construction operation is started, plans and specifications shall be filed with the building official showing the design and construction of all sidewalk sheds, truck runways, trestles, foot bridges, guard fences and other similar devices required in the operation; and the approval of the enforcing official shall be secured before the commencement of any work.

SEC. B-901.1 SPECIAL PERMITS. All special licenses and permits for the storage of materials on sidewalks and highways, for the use of water or other public facilities and for the storage and handling of explosives shall be secured from the administrative authorities having jurisdiction.

SEC. B-901.2 TEMPORARY ENCROACHMENTS. Subject to the approval of the building official, sidewalk sheds, underpinning and other temporary protective guards and devices may project beyond the interior and street lot lines as may be required to insure the safety of the adjoining property and the public. When necessary, the consent of the adjoining property owner shall be obtained.

SEC. B-901.3 LOADING OF CONSTRUCTION EQUIPMENT. It shall be unlawful to load any structure, temporary support, scaffolding, sidewalk bridge, sidewalk shed or any other device or construction equipment during the construction or demolition of any building or structure in excess of its safe working capacity as provided in SEC. B-600 for allowable loads and working stresses.

SEC. B-901.4 UNSAFE CONSTRUCTION EQUIPMENT. When the strength and adequacy of any scaffold or other device or construction material or equipment is in doubt, or when any complaint is made, the building official shall inspect such equipment and shall prohibit its use until tested as herein required, or until all danger is removed and the unsafe material or equipment has been replaced.

SEC. B-901.5 TESTS OF CONSTRUCTION MATERIAL. The building official may accept a strength test to two and one-half (2½) times the superimposed live load to which the material or structural member is to be subjected. The member shall sustain the test load without failure.

SEC. B-901.6 MAINTENANCE. All construction equipment and safeguards shall be constructed, installed and maintained in a substantial manner and shall be so operated as to insure protection to the workmen engaged thereon and to the general public. It shall be unlawful to remove or render inoperative any existing structural, fire-protective or sanitary safeguard or device required by this code except when necessitated by the installation and prosecution of the new work.

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SEC. B-902.0 REGULATION OF LOTS. When a building has been demolished and no building operation has been projected or approved, or when a building permit has been suspended, the vacant lot shall be filled, graded and maintained in conformity to the established street grades at curb level. The lot shall be maintained free from the accumulation of rubbish and all other unsafe or hazardous conditions which endanger the life or health of the public; and provision shall be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

SEC. B-902.1 UTILITY CONNECTIONS. All service utility connections shall be discontinued and capped in accordance with the approved rules and the requirements of the municipal authority having jurisdiction.

SEC. B-902.2 RETAINING WALLS AND PARTITION FENCES. When the adjoining grade is not higher than the legal level, the person causing an excavation to be made shall erect when necessary, a retaining wall at his own expense and on his own land. All retaining walls shall be built to a height sufficient to retain the adjoining earth, shall be properly coped as required in SEC. B-600 and shall be provided with a guardrail or fence not less than four (4) feet in height.

SEC. B-902.3 PROTECTION OF ADJOINING PROPERTY. Adjoining property shall be completely protected from any damage incidental to the building operation when the owner of the adjoining property permits free access to his building at all reasonable times to provide the necessary safeguards in accordance with SEC. B-117.0.

SEC. B-903.0 EXISTING BUILDING PROTECTION. All existing and adjoining public and private property shall be protected from damage incidental to construction operations.

SEC. B-903.1 CHIMNEY, SOIL AND VENT STACKS. Whenever a new building or structure is erected to greater or less heights than an adjoining building, the construction and extension of new or existing chimneys shall conform to the provisions of SEC. B-730.0 and of soil and vent stacks and the location of window openings shall conform to the provisions of PART E governing plumbing, drainage and gas-piping.

SEC. B-903.2 ADJOINING WALLS. The owner of the new or altered structure shall preserve all adjoining independent and party walls from damage as provided herein. He shall underpin where necessary and support the adjoining building or structure by proper foundations to comply with SEC. B-600.

SEC. B-903.3 PARTY WALLS. In case an existing party wall is intended to be used by the person who causes an excavation to be made, and such party wall is in good condition and sufficient for the use of both the existing and proposed building, such person shall preserve the party wall from injury and support it by proper foundations at his own expense, so that it shall be and shall remain as safe and useful as it was before the excavation was commenced. During the demolition, the party wall shall be maintained weather-proof and structurally safe by adequate bracing until such time as the permanent structural supports shall have been provided.

SEC. B-903.4 BEAM HOLES. When a structure involving a party wall is being demolished, the owner of the demolished structure shall, at his own expense, bend over all wall anchors at the beam ends of the standing wall and shall brick-up all open beam holes and otherwise maintain the safety and usefulness of the wall.

SEC. B-903.5 PARTY WALL EXITWAYS. No party wall balcony or horizontal fire exit shall be destroyed unless and until a substitute means of egress has been provided and approved by the building official.

SEC. B-903.6 ADJOINING ROOFS. When a new building or demolition of an existing building is being prosecuted at a greater height, the roof, roof outlets and roof structures of adjoining buildings shall be protected against damage with adequate safeguards by the person doing the work.

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SEC. B-904.0 UNSAFE NOTICE. When inspection of any construction operation reveals that any unsafe or illegal conditions exist, the building official shall notify the owner and direct him to take the necessary remedial measures to remove the hazard or violation as provided in SEC. A-107.0 and SEC. B-120.0.

SEC. B-904.1 FAILURE TO COMPLY WITH ORDERS. Unless the owner so notified proceeds to comply with the orders of the building official within twenty-four (24) hours, the building official shall have full power to correct the unsafe conditions as provided in SEC. B-121.4 and SEC. B-121.5. All expenses incurred in the correction of such unsafe conditions shall become a lien on the property.

SEC. B-905.0 FIRE HAZARDS. The provisions of this code and the fire prevention regulations governing fire safety requirements shall be strictly observed to safeguard against all fire hazards attendant upon construction operations.

SEC. B-905.1 STEAM BOILERS. All temporary or permanent high pressure steam boilers shall be operated only by licensed operating engineers in accordance with the provisions of SEC. B-722.0. When located within a building or within ten (10) feet thereof, all such boilers shall be enclosed with approved non-combustible construction.

SEC. B-905.2 STORAGE OF FLAMMABLES. Storage of gasoline for hoists, oils, paints and other highly flammable materials shall be permitted only as specified in SEC. B-800 and when stored in approved safety containers. The storage of larger quantities may be approved by the administrative official when stored in separate compartments or enclosures of approved noncombustible construction.

SEC. B-905.3 FLAME CUTTING AND WELDING. The use of oxyacetylene torches for cutting or welding shall be permitted only in accordance with the applicable standards for air and gas welding in building construction.

SEC. B-905.3a WELDING ENCLOSURES. All welding and flame-cutting operations shall be performed in protected areas with full consideration to safety and fire hazards. Such closed spaces shall be properly ventilated while welding or cutting is being done. Suitable protection against the rays of the electric arc shall be maintained by the contractor where arc-welding operations might be viewed within harmful range by persons other than the welding operators and inspectors.

SEC. B-905.3b FLAMMABLE MATERIALS. Proper precautions shall be taken to avoid all risks of fire or explosion and no flammable or explosive materials shall be stored in the vicinity of welding or cutting operations.

SEC. B-905.4 CONCRETE FORMS. No combustible materials shall be stored on any floor of a building under construction until all combustible concrete forms are removed from the tier immediately above.

SEC. B-905.5 FIRE-EXTINGUISHING EQUIPMENT. Required fire extinguishers, water buckets, auxiliary fire-fighting tools or other portable extinguishing equipment shall be installed and maintained on all floors of a construction operation in accessible locations as required in SEC. B-743.5.

SEC. B-905.5a STANDPIPES AND FIRE LINES. Where standpipes are provided as a permanent part of the building, they shall be installed and made ready for instant use of the fire department as the structure progresses in accordance with the provisions of SEC. B-733.0. Free access from the street to such standpipes shall be maintained at all times; and no materials shall be stored within five (5) feet of any fire hydrant or in the roadway between such hydrant and the center line of the street.

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SEC. B-905.6 HOUSEKEEPING. Rubbish and trash shall not be allowed to accumulate on the site and shall be removed as fast as conditions warrant; combustible rubbish shall be removed daily, and shall not be disposed of by burning on the premises or in the immediate vicinity and the entire premises and area adjoining and around the operation shall be kept in a safe and sanitary condition and free of accumulations of trash, rubbish, nuts, bolts, small tools and other equipment.

SEC. B-906.0 HEALTH HAZARDS. Every construction or maintenance operation which results in the diffusion of dust, stone and other small particles, toxic gases or other harmful substances in quantities hazardous to health shall be safeguarded by means of local ventilation or other protective devices to insure the safety of the public as required by the regulations of the enforcing official.

SEC. B-906.1 REMOVAL OF DUST. Dust, sand blasts or other harmful agents when employed or occurring in construction operations shall be disposed of at or near the point of origin to prevent their diffusion over adjoining premises or streets.

SEC. B-906.2 PROTECTIVE EQUIPMENT. Facilities shall be provided for housing the necessary vision, respiratory and protective equipment required in welding operations in approved closed containers and in accordance with the regulations of the administrative official.

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SEC. B-1000 SIGNS AND OUTDOOR DISPLAYS STRUCTURES

SEC. B-1000.0 SCOPE. The provisions of this section of the code shall govern the construction, erection, and maintenance of all signs and outdoor display structures with respect to safety, size, and attachment or anchorage, but not with respect to appearance and location in the municipality as established by the zoning laws.

SEC. B-1000.1 ALTERATIONS. No sign erected before the adoption of these requirements shall be rebuilt or relocated without conforming to these requirements.

SEC. B-1000.2 INSPECTION. It shall be the duty of the building official to inspect every sign for which a permit is required, and reinspect such signs at least every two years.

SEC. B-1000.3 MAINTENANCE. All signs together with their supports, braces, and anchors, shall be kept in repair and in the proper state of preservation. The building official may order the removal of any sign that is not maintained in accordance with the provisions of this code.

SEC. B-1001.0 PERMITS. Except as provided in SEC. B-1001.1, no sign shall hereafter be erected, constructed, and maintained until a permit for the same has been issued by the building official. An application for the permit shall be submitted on the required form and shall include all information required for a complete understanding of the proposed work. No permit shall be issued until a bond has been filed in the amount specified in SEC. B-119.0.

SEC. B-1001.1 EXEMPTIONS. No permit shall be required for the following:

SEC. B-1001.1a WALL SIGNS. Wall signs not more than ten (10) square feet in area;

SEC. B-1001.1b PROJECTING SIGNS. Projecting signs not exceeding two and one-half (2½) square feet of display surface;

SEC. B-1001.1c GROUND SIGNS. Ground signs advertising either the sale or rental of premises upon which it is maintained, when such sign does not exceed twenty-five (25) square feet of display surface.

SEC. B-1001.2 SAFE CONSTRUCTION. The foregoing exemptions shall apply only to the requirement for a permit and shall not be construed as relieving the owner of the sign from the responsibility for its erection and maintenance in a good and safe condition.

SEC. B-1002.0 LOCATION OF SIGNS. No sign shall be erected, constructed, or maintained so as to obstruct any fire escape, or any window, or door, or access opening used as a means of egress or for fire-fighting purposes, or as to prevent free passage from one part of a roof to any other part thereof. No sign shall be attached in any form, shape, or manner to a fire escape, or be so placed as to interfere with any required opening for ventilation.

SEC. B-1003.0 USE OF APPROVED PLASTICS. Approved plastics may be used as facing material and as letters and decorations on signs and outdoor display structures as specified in the standard for the regulation of signs and outdoor display structures cited in the manual.

SEC. B-1004.0 STRUCTURAL, FIRE-PROTECTIVE AND OTHER REQUIREMENTS. All structural, fire protective, erection, type, height, and projection limitations, electrical equipment and other requirements shall be in accordance with the requirements of SEC. B-600, SEC. B-700 and the rules prescribed in the manual for the regulation of signs and outdoor display structures.

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