

Commissioners of Works and Buildings to act in that case in conjunction with the other official referees, s. 102.

**ARCHITECT OR BUILDER** of 1st rate buildings of the 2nd class, and of all buildings of the 3rd class, to give notice to the official referees according to the form (No. 6) in the Schedule of Notices, or to the like effect; that all the walls of any building over which they have control are built to their full height, and all the timbers of the floors, roofs, and partitions are fixed:—within 7 days after such notice, the official referees shall survey the same, and shall within 7 days after survey certify to such architect or builder their approval, or if any part of the walls, timbers, roof, or internal supports appear to such official referees defective, insufficient, or insecure, then within the said 7 days after such survey they are to give to such architect or builder notice of such parts as shall so appear to them defective, insufficient, or insecure, which notice must be in writing;—and upon the receipt of such notice it shall be the duty of the said architect or builder to amend and strengthen such defective, insufficient, or insecure parts;—and during or within a period of 7 days after notice has been given to the official referees that such works have been amended or strengthened as aforesaid, it shall be the duty of the official referees and they are hereby required to inspect the same, or in default thereof the said parts may be covered up;—and upon completion of every such building it shall be the duty of the architect or builder to give fresh notice to the official referees, according to the form (No. 7) in the Schedule of Notices, or to the like effect;—and thereupon, or within 7 days after such notice, it shall be the duty of the official referees to survey the same; and if upon such survey it shall appear that such building has been built sufficiently strong, and is sufficiently set to be safe, then within 14 days after such survey it shall be their duty to certify accordingly, which certificate must be under their hands and the seal of office of Registrar of Metropolitan Buildings;—and until such certificate shall have been made, or until 14 days after such survey shall have elapsed without the official referees having given notice in writing that they are not satisfied, it shall not be lawful to use such building for any purpose whatever, without the express authority in writing of the official referees under their hands and the seal of office of the Registrar of Metropolitan Buildings, s. 15. See Penalty for use.

**ARCHITECT OR BUILDER** to give notice to the official referees before the builder begins to build any building comprised in Schedule B, Part I. (See *Supervision, special*); and also, at the same time, to transmit for their inspection the plans, elevations, and other drawings which have been made for the same;—and forthwith the official referees shall proceed to survey the situation of the intended building, to ascertain whether such building can be erected on such situation with due regard to the security of the public;—and from time to time the official referees shall inspect the same to ascertain the sufficiency thereof; and if such building or any part thereof appear to such official referees defective, insufficient, or insecure, then they are to give to such architect or builder notice of such parts as shall so appear to them defective, insufficient, or insecure, which notice must be in writing;—and upon the receipt of such notice the architect or builder shall amend and strengthen such defective, insufficient, or insecure parts;—and within 7 days after such notice has been given to the official referees that such works have been amended or strengthened, the official referees shall inspect the same, or in default thereof the said parts may be covered up;—and upon completion of such building the architect or builder shall give fresh notice to the official referees;—and within 7 days after such notice the official referees shall survey the same; and if upon such survey it shall appear that such building has been built sufficiently strong, then it shall be their duty to certify accordingly under their hands and the seal of office of Registrar of Metropolitan Buildings;—and until such certificate shall have been made, or until 14 days after such survey shall have elapsed without the official referees having given notice in writing that they are not satisfied, it shall not be lawful to use such building for any purpose whatever without the express authority in writing of the official referees under their hands and the seal of office of the Registrar of Metropolitan Buildings; and if before the certificate of satisfaction shall have been made, or if such 14 days shall have elapsed without due notice in writing being given as aforesaid, any such building shall be used for any purpose without such express authority, then, on conviction thereof before two justices of the peace, the occupier or other person by whom such building shall be used shall forfeit for each offence a sum not exceeding 100*l.*, for every day during which such building shall be so used without having obtained such certificate of satisfaction or such express authority as aforesaid, s. 16. See Penalty for use.

**AREA** of building, to be determined by the number of squares contained in the surface of any floor which shall contain the greatest number of squares at or above the principal entrance to such building; including in such surface all the external walls and party-walls belonging to such building, but excluding from such surface the area of any attached building, or office, area, balcony, or open portico, Schedule C, Part I. s. 5.

**AREAS**, rates of buildings of the 1st or warehouse class determined by, but become of a higher rate by

increase in altitude or in number of stories, Schedule C, Part II. See *Toll-houses and buildings built for the purposes of trade.*

**AREA.** See *Back-yard.*

**AREAS** required behind houses, Commissioners of Works and Buildings have power to modify the strict letter of the Act relative to, in cases of buildings upon old sites, and upon the report of the official referees therein. s. 12.

**AREAS.** Every lowermost room or cellar in any existing building used or intended to be used as a separate dwelling, must have an area of not less than 3 ft. wide in every part, from 6 in. below the floor of such room or cellar to the surface or level of the ground adjoining to the front, back, or external side thereof, and extending the full length of such side. And such area, to the extent of at least 5 ft. long and 2 ft. 6 in. wide, must be in front of the window of such room or cellar, and must be open, or covered only with open iron gratings, Schedule K.

**ASSISTANT-DISTRICT-SURVEYOR.** If at any time it appear to the official referees that on account of the pressure of business in any district, or on any other account, the surveyor of that district cannot discharge his duties promptly as regards the buildings and others engaged in building operations, and efficiently as regards the purposes of this Act, such official referees shall appoint any other district surveyor to assist the surveyor of such district in the performance of his duties, or if no district surveyor can be spared from his own district, then appoint some other competent person to give such assistance;—and such assistant-surveyor shall make returns and act in all respects as if he had been appointed by the Lord Mayor and aldermen, or by the justices, to be the surveyor of such district; and every such person shall be entitled to receive the fees payable in respect of the services performed by him. s. 75.

**ASSISTANT SURVEYOR** in any county may not act as justice of the peace for the same county. s. 69.

**ATTACHED** buildings and offices now built or hereafter built (except greenhouses, vineries, aviaries, or such like buildings), whether such buildings or offices be attached to or detached from the buildings to which they belong, to be deemed, in respect of the walls thereof, and all other requisites, as buildings of the rate to which they would belong if they had been built separately, Schedule C, Part VII. District-surveyor's fee for attached or detached building, distinctly rated (except any such attached or detached building built at the same time as the building to which it belongs, and carried up and covered in within 21 days after such building shall have been covered in within the meaning of this Act), is such fee as is imposed in respect of additions to or alterations of buildings of the rate to which such attached or detached buildings shall belong.

**ATTENDANCE** of district-surveyor, or of some other person in his behalf, at his office, to be from 10 o'clock in the morning till 4 o'clock in the afternoon, daily, Sundays, Christmas-day, and Good Friday excepted. s. 72.

**ATTIC ROOMS**, in the roof of any building hereafter built or rebuilt, there must not be more than one floor of; and such rooms must not be of a less height than 7 ft., except the sloping part, if any, of such roof, which sloping part must not begin at less than 3 ft. 6 in. above the floor, nor extend more than 3 ft. 6 in. on the ceiling of such room, Schedule K.

**AVIARIES.** See *Attached buildings and offices.*

**AWARD**, official referees', relative to ruinous buildings. See *Ruinous buildings.*

**AWARDS** exempt from stamp-duty. s. 119.

**Awards**, certificates, and other documents, to be deposited in the registrar's office chronologically and in classes, according to their subjects. s. 93.

**Awards**, recovery of money under—Distress—Imprisonment. If any party claim any sum of money by this Act, or by any award or certificate or other proceeding in pursuance of or in accordance with this Act, charged upon any person in respect of any work done in pursuance of or in accordance with this Act, it shall be lawful for any one justice of the peace to summon the person on whom such sum is alleged to be charged, before any two justices, or, if the matter arise within the district of the metropolitan police, then before any police magistrate having jurisdiction within that district; and if such award or certificate be produced, or if such other proceeding be proved by the oath of the party claiming or of any other credible witness, and if it be proved by the oath of such party or other witness that such sum of money is still due, then it shall be lawful for such justices or such police magistrate, and they respectively are hereby required, to issue a warrant to levy the amount thereof, and also the costs of the proceeding, to be levied by distress of the goods and chattels of the person in default; and if such person have no goods and chattels whereon to distress, or if such goods and chattels be insufficient for that purpose, then it shall be lawful for such justices or police magistrate, or for any other justice or police magistrate, to commit the person in default, until the amount of such sum so due, and of such costs, shall have been fully paid, or until the party shall be discharged by or in accordance with the provisions of any Act for the relief and discharge of insolvent debtors. s. 102.

**B.**

**BACK-YARD.** Every house hereafter built or rebuilt must have an inclosed or open space of at least one

square, exclusive of any building thereon, unless the rooms of such house can be lighted and ventilated from the street, or from an area of the extent of at least three-quarters of a square above the level of the second story, into which the owner of the house to be rebuilt is entitled to open windows for every room adjoining thereto. And if any house already built be hereafter rebuilt, then, unless all the rooms of such house can be lighted and ventilated from the street, or from an area of the extent of at least three-quarters of a square, into which the owner of the house to be rebuilt is entitled to open windows for every room adjoining thereto, there must be above the level of the floor of the third story an open space of at least three-quarters of a square, Schedule K.

**BALCONIES.** See *Roof-coverings.*

**BANK OF ENGLAND** is under special supervision, Schedule B, Part I.

**BARONS OF THE EXCHEQUER**, one of, to administer declaration of official fidelity to official referees, s. 87; and Registrar, s. 90.

**BASEMENT.** See *Lowermost rooms.*

**BETHLEHEM HOSPITAL** is under special supervision, Schedule B, Part I.

**BODIES OF PERSONS** to be understood as meant by the Act, although an individual only be mentioned, s. 2.

**BOILER-FURNACES.** See *Chimney-shafts.*

**BOOK** for registering all notices, informations, and complaints, district-surveyor to keep at his office, and to enter therein every notice, information, or complaint which shall be delivered or made to him, and any proceeding thereon by him taken. s. 60.

**BOUNDARY-WALL.** s. 32. See *Party fence-wall.*

**BREAST-SUMMERS** fixed to carry any front wall of a building, if bearing at one end upon a party wall, must be laid upon a template or corbel of stone or iron tiled at least two-thirds through such wall; and such end must not be fixed into, and must not have its bearing solely upon, such party wall, but must be supported by a sufficient pier built of brick or stone, or by an iron column, or iron or timber story-post fixed on a solid foundation. And if any such breast-summer have its bearing at each end upon a party-wall, it must be supported by at least two sufficient piers built of brick or stone, or by iron columns, or by iron or timber story-posts fixed on solid foundations, and standing within and clear of the party-walls. Or any such breast-summer may bear upon constructed returns in the direction of its length of 4 ins. at least, coursed and bonded with the substance of the party-wall or party-walls; and such constructed returns must be increased 1 in. at least for every 6 ft. in length that the breast-summer may be otherwise unsupported. And if the height of the under side of any breast-summer laid from party-wall to party-wall to carry any external wall exceed 15 ft. from the surface of the public foot pavement in front of the building, there must be constructed returns in the direction of the length of the breast-summer from the inside of each party-wall of 4 ins. at least, and at the least of the full thickness of such breast-summer; and every such return must be increased 1 in. at the least for every foot or part of a foot the breast-summer may be in height from the surface of the public foot pavement more than 16 ft., whether otherwise supported or not, Schedule D, Part II.

**BREWERY.** See *Chimney-shafts.*

**BRIDGES** are under special supervision, Schedule B, Part I.

**BRITISH MUSEUM** is under special supervision, Schedule B, Part I.

**BROMLEY PARISH** (Middlesex) included within the operation of the Act. s. 3.

**BUILDER** whose duty it shall be to give two days' notice to the district-surveyor at his office before commencing or altering any building is to be understood, both in this provision and elsewhere throughout this Act, as the master builder or other person employed to execute any work; or if there be no master builder or other person so employed, then the owner of the building or other person for whom or by whose order such work is to be done. s. 13.

**Builder**, in relation to special supervision of first-rate buildings of the second class and of buildings of the third or public building class, See *Architect or builder, Official referees, and Penalties for use.*

**Builders** who shall refuse to cut into or pull down any work for the inspection of district-surveyors are to be required by the official referees to open and amend the same. See *District-surveyor*, s. 14.

**BUILDINGS**, streets, and other matters regulated according to this new Act, from 1st January, 1845, s. 1.

**Building**, new and old. And upon sites of former buildings, and the enlarging and altering of all buildings of what nature soever, within the limits of the Act, hereafter to be built (except the buildings comprised in schedule (B)), and except sewers made by or under the direction of any Commissioners of Sewers), so far as relates to building the same, and with regard to every such building either already or hereafter built (except the said buildings comprised in the said schedule (B)), and except the said sewers, so far as relates to the rebuilding and the enlarging or altering the same, and whether such buildings be built or rebuilt on old or new foundations, notwithstanding any thing contained to the contrary in any Act of Parliament now in