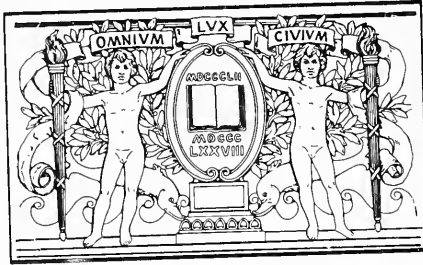


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CITY OF BOSTON

DIGEST

OF THE

STATUTES

AND OF THE

ORDINANCES

RELATING TO THE

CONSTRUCTION, MAINTENANCE AND INSPECTION
OF BUILDINGS IN THE CITY OF BOSTON

1901



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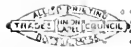
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ORGANIZATION
OF THE
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Clerk of Department.

CHARLES S. DAMRELL 47 Hancock street.

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ARTHUR G. EVERETT (*Secretary*) 60 Devonshire street, Boston.
WILLIAM H. SAYWARD 166 Devonshire street, Boston.

Examining Board for Plumbers.

DR. S. H. DURGIN, Chairman of Board of Health (*Chairman*).
Building Commissioner, JOHN S. DAMRELL. Practical Plumber, WM. H. MITCHELL.

Examining Board for Gasfitters.

DR. S. H. DURGIN, Chairman of Board of Health (*Chairman*).
Building Commissioner JOHN S. DAMRELL. Practical Gasfitter, MARCUS C. POOR.

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FOR PLUMBERS — Tuesdays, 2 P.M. FOR GASFITTERS — Mondays, 1.45 P.M.
In Room 10, Old Court House.

Applications for examination and registration made at
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Department office hours	9 A.M. to 5 P.M.
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JAMES A. O'NEILL	20 Roosevelt street, Boston.

A BRIEF HISTORY OF THE BUILDING LAWS OF BOSTON.

In early times the town of Boston suffered greatly from fires, and the building laws of early date seem to have been passed wholly with a view of preventing the spread of fire. After the first great fire, in August, 1679, an Act was passed at the October session of the General Court, ordering and enacting "that henceforth no dwelling-house in Boston shall be erected and set up, except of stone or brick, and covered with slate or tile, on penalty of forfeiting double the value of such buildings, unless by allowance and liberty obtained otherwise from the magistrates, commissioners, and selectmen of Boston, or a major part of them." This Act, not providing any body or person to enforce its penalties, seems not to have been enforced, as at a special term of the General Court, held November 7, 1683, it was ordered and enacted, "That henceforth no dwelling-house, warehouse, shop, barn, stable, or any other house, shall be erected and set up in Boston, except of stone or brick, and covered with slate or tile, on penalty of forfeiting one hundred pounds in money to the use of the said town for every house built otherwise, unless by allowance and liberty obtained from this Court from time to time, and the constables and grand jurymen of the said town are to take care for the execution of this order, and present a breach thereof to the County Court of Suffolk." This Act was amended slightly in 1683, which Act provided, "That whosoever should so build of brick or stone, should have liberty to set half his partition wall in his neighbor's ground," and providing, "That when his neighbors built, they should pay for half of such wall as far as they did adjoin." In 1684 it was made lawful to erect any small building of wood or timber, provided it did not exceed eight feet square. Probably the selectmen and the General Court licensed almost every one to put up buildings of wood, and thus these acts failed to accomplish the purpose for which they were enacted, as the Legislature passed a new Building Act at the June Term, 1692, which, after reciting that "Whereas great desolations and ruins have at sundry times happened by fires breaking out in the town of Boston, principally occasioned by reason of the joining and nearness of the build-

ings, being mostly of timber, and covered with shingle," enacted, "That henceforth no dwelling-house, shop, warehouse, barn, stable, and any other house of more than eight feet in length or breadth, and seven feet in height, shall be erected and set up in Boston but of stone or brick, and covered with slate or tile," except in particular cases, specified in the Act. This Act does not seem to have been enforced, as another Act, passed six years after, legalizes what the first Act could not or did not prevent. After the great fire of 1760, the General Court enacted that "No house, or other building whatsoever, more than seven feet in height, shall be erected in Boston otherwise than of stone or brick, and covered with slate or tile." The penalty for the non-observance of this Act was fifty pounds, which was to go to the poor of the town. This act also seems not to have been thoroughly enforced, and to have become in a few years a dead letter, as the Legislature proceeded afterwards to legalize the erection of wooden buildings, and directed how they should be constructed, passing, on the twenty-third day of February, in the year one thousand eight hundred and eighteen, "An Act to secure the town of Boston from damage by fire;" on the sixteenth day of June, 1821, "An Act regulating the building with wood within the town of Boston;" the fifteenth day of June, 1822, "An Act to provide for the erection of two-story wooden buildings in the City of Boston;" on the fifth day of February, in the year 1830, "An Act in addition to an Act regulating the building with wood in the town of Boston;" on the eighth day of April, 1835, "An Act for the further regulation of the erection of wooden buildings in the City of Boston;" an Act in 1847 amending the Act of 1835; an Act in 1850, allowing the City Council to authorize the erection of wooden buildings in South and East Boston upon such terms and conditions, and subject to such limitations and restrictions, as it may deem expedient; it also, by chapter 281 of the Acts of 1868, 123 of the Acts of the year 1869, and chapter 116 of the Acts of the year 1870, undertook to regulate the construction of buildings in Boston.

Owing to the fact that no department or person was charged with the enforcement of these laws, in many cases they were not observed by builders and in 1871, chapter 280 of that year, a general building law was passed, and a department for the survey and inspection of buildings was created to have charge of enforcing the provisions of that act. The limits within which all buildings thereafter erected should conform to the provisions of this law were established by the City Council.

July 8, 1871. The great fire of November, 1872, led to the passage of a still more stringent law (being chapter 260 of the Acts of that year), amending the Act of 1871, and as the growth of the city, and changes in the style, use, and finish of buildings, demanded it, the Acts of 1871 and 1872 were amended in 1876, 1882, and 1883. In 1885 (chapter 374 of the Acts of that year) all these acts were repealed, and a building law enacted which, with some modifications and amendments, continued in force until July 16, 1892, when the present law went into effect. The building laws passed prior to 1892 did not give jurisdiction to the Courts to prevent the illegal construction of a building; they could only enjoin its use, or impose penalties after the law was broken. This tended to diminish the number of complaints made; and as since 1871 these laws and the decisions made under them by the Inspector of Buildings and the lower Courts have been universally acquiesced in by the community no complaints made under them have ever gone to the full bench of the Supreme Court, and few decisions concerning their interpretation are to be found in the reports. In consequence of a dictum of Gray, C. J., in *Quinn vs. Morse*, 130 Mass. 321, that a provision concerning party walls in the Act of 1692 had not been repealed, the case of *Wilkins vs. Jewett*, 139 Mass. 29, was tried; but the Court decided that it never was in force in the Commonwealth of Massachusetts. Decisions on various provisions in the building Acts since 1871 are to be found in *Rogers vs. Snow*, 118 Mass. 118; *Cecconi vs. Rodden*, 147 Mass. 170; *Everett vs. Edwards*, 149 Mass. 594; *Matthews, Jr. vs. Dixey*, 149 Mass. 596; *Rice vs. Moorehouse*, 150 Mass. 482; *Carlton vs. Blake*, 152 Mass. 176; *Commonwealth vs. Roberts*, 155 Mass. 281; *Normille vs. Gill*, 159 Mass. 427; *Perry vs. Bangs*, 161 Mass. 35; *Allen vs. Evans*, 161 Mass. 485; *Pfeiffer vs. Matthews*, 161, 487; *Walker vs. Stetson*, 162 Mass. 86; *Palmer vs. Evangelical Baptist Benevolent and Missionary Society*, 166 Mass. 143; *Attorney General vs. Williams*, 174 Mass. 476.

See, also, *Phillips vs. Boardman*, 4 Allen, 147 (1862), and *Proprietor of Mills vs. Randolph*, 157 Mass. 345.

In consequence of the fire of November 28, 1889, and pursuant to a call issued by the Inspector of Buildings, Capt. J. S. Damrell, over fifty of the leading business firms of Boston, representing building interests, insurance, real estate, architects, engineers, electricians, masons and carpenters, met in the Council Chamber, Boston Historical Society, Old State House, on the fourth of December following, to

consider what amendments to the building law were necessary to add to the security of the city as against fire.

After several meetings it was deemed advisable to recommend the appointment by the Mayor of a commission to revise the building law. After consultation with Mayor Hart, the following vote was passed: *• Voted.* That His Honor the Mayor be requested to petition the City Council for authority to appoint a commission of experts to revise the entire building laws, said commission not to exceed five in number."

The Boston Board of Fire Underwriters, in a petition, dated December 6, 1889, urged the Mayor and City Council to procure "such changes in the present building laws of this city as shall bring about the construction of buildings of a less dangerous character than those which are permitted by the present building regulations." Acting on a suggestion in the Mayor's Inaugural for 1890, the City Council requested him, in an order approved January 8, 1890, to appoint a commission of three persons to "consult with the Fire Marshal, examine the building laws of the city, and report as to the cause of the late great fire, and as to what changes in said building laws are necessary and expedient." This commission, consisting of William Minot, Jr., John G. Stearns, and William H. Sayward, reported in December, 1890, a draft of a new building law (City Documents of 1890, No. 179). The Legislature of 1891 took no action in the matter, but in 1892 the Mayor, the members of the special commission of 1890, and the officers of the Boston Board of Fire Underwriters, drew up a new building law, which was passed, substantially without change, by the Legislature of 1892, as chapter 419 of the Acts of that year, since which date the law has been changed sixty-three times by acts amending or substituting forty-eight of the one hundred thirty-eight sections of the said building law.

TABLE

SHOWING BY TITLES THE SPECIAL ACTS, THE PUBLIC STATUTES, AND THE ORDINANCES RELATING TO BUILDING CONSTRUCTION IN BOSTON.

R means repealed.

“s” refers to an Act substituted for the Title Act.

	YEAR.
An Act relative to the Construction of Dwelling-houses in Boston. — August, 1679.	1679. Never enforced.
An Act in relation to Dwelling-houses, Warehouses, Shops, Barns, Stables or any other houses. — Nov. 7, 1683.	1683.
Slightly amended later in 1683 relative to partition walls on neighbors' ground.	
An Act relative to Erection of Wooden Buildings, not to exceed eight feet square.	1684. Never enforced.
CHAP. 13.	1692.
An Act for Building with stone or brick in the town of Boston and preventing fire. — Oct. 25, 1692.	
NOTE. — Opinion of Chief Justice Gray, in <i>Quinn vs. Morse</i> , 130 Mass. 321: “This provision does not appear to have been repealed, although other sections of the Province law have been modified or superseded by later statutes.”	
Opinion of Chief Justice Morton, <i>Wilkins vs. Jewett</i> , decided Feb. 28, 1885: “We are of the opinion that this provision of the Provincial statute was never in force in the Commonwealth of Massachusetts.”	
An Act was passed legalizing what the Act of 1692 did not prevent.	1698.
An Act prohibiting the erection of wooden buildings in Boston more than seven feet in height.	1760. Not strictly enforced.
CHAP. 124.	1810.
An Act to prevent livery stables being erected in certain places in the town of Boston. — Feb. 28, 1811.	
Repealed by St. 1892, c. 419, s. 138. (1 Gray, 163; 1860, 109 R; Repealed. 1869, 369 R; 1878, 192 R.)	
An Act to secure the town of Boston from damage by fire. — Feb. 23, 1818.	1818.
An Act regulating the erection of wooden buildings in Boston. — June 21, 1821.	1821.

- YEAR.
1822. An Act providing for the erection of two-story wooden buildings in the town of Boston. — June 15, 1822.
1830. An Act in addition to an act regulating the building with wood in the town of Boston. — Feb. 5, 1830.
1835. CHAP. 139.
Wooden buildings in Boston more than sixteen feet high forbidden except under certain restrictions. — April, 1835.
Repealed. Repealed by St. 1871, c. 280. (3 Gray, 134. G. S. 88, s. 15-16.)
1847. CHAP. 132.
When wooden buildings may be taken to be common nuisances. — March 27, 1847.
Repealed. Repealed by St. 1871, c. 280. (G. S. 26.)
1850. CHAP. 280.
City Council may authorize erection of wooden buildings in South Boston and East Boston and in Roxbury.
Repealed. Repealed by St. 1871, c. 280. (This act repealed St. 1817, c. 171, s. 1-2-3-4-5-7-8-15; St. 1821, c. 26-31; St. 1822, c. 16; St. 1829, c. 34; also portion of St. 1825, c. 139, s. 2 as relates to South and East Boston; also s. 5 of same Act; St. 1869, c. 123, s. 1.)
1860. CHAP. 109.
An Act to amend "An Act to prevent livery stables from being erected in certain places in the town of Boston." — March 26, 1860.
Repealed. Repealed by St. 1892, c. 419, s. 138.
Amends St. 1810, c. 124 (1810, 124; 1869, 369); which are also repealed by St. 1892, c. 419, s. 138.
1862. CHAP. 74.
Repealed. Sects. 1, 2, 3. Stationary engines prohibited within five hundred feet of dwelling houses or public buildings unless licensed.
Adopted by City Council March 25, 1862.
1865. CHAP. 281.
An Act for the regulation of tenement and lodging houses in the City of Boston. — June 4, 1868.
Repealed. Repealed by St. 1871, c. 280.
1870. CHAP. 116.
Never strictly enforced.
Repealed. An Act to regulate the construction of buildings in Boston.
Repealed by St. 1871, c. 280.
1870. CHAP. 305.
An Act concerning the erection of buildings within the fire limits of cities. — June 2, 1870.
Repealed. Repealed by P. S. 224. (G. S. 24.)

	YEAR.
CHAP. 306.	1870.
An Act relating to the erection and use of buildings for hospitals. — June 2, 1870.	
Repealed by P. S. 224. (G. S. 26.)	Repealed.
CHAP. 314.	1870.
An Act relating to the moving of buildings in public streets and ways. — June 3, 1870.	
Repealed by P. S. 224. (G. S. 45.)	Repealed.
CHAP. 280.	1871.
An Act to provide for the regulation and inspection of buildings, the more effectual prevention of fire, and the better preservation of life and property in the City of Boston. — May 12, 1871.	
Sect. 16 repealed by St. 1872, c. 260. Act repealed by St. 1885, c. 374, s. 147, which Act was repealed by St. 1892, c. 419, s. 138. This Act repeals St. 1835, c. 139; St. 1847, c. 132; St. 1850, c. 280; St. 1868, c. 281; St. 1869, c. 123; St. 1870, c. 116. (1869, 369 R; 1872, 260 R, 371 R; 1873, 4, 298 R, 338 R; 1876, 69 R, 176 R; 1877, 84 R; 1882, 101 R, 252 R; 1883, 155 R, 173 R, 251 R; 1884, 223 R.)	Repealed.
CHAP. 260.	1872.
An Act in addition to "An Act to provide for the regulation and inspection of buildings, the more effectual prevention of fire, and the better preservation of life and property in Boston." — April 25, 1872.	
Repeals St. 1871, c. 280, s. 16. Act repealed by St. 1885, c. 374, s. 147, which Act was repealed by St. 1892, c. 419, s. 138. (1871, 280 R; 1872, 371 R; 1873, 298 R; 1876, 69 R, 176 R; 1882, 101 R, 252 R; 1883, 155 R.)	Repealed.
CHAP. 371.	1872.
An Act in addition to "An Act to provide for the regulation and inspection of buildings, the more effectual prevention of fire, and the better preservation of life and property in Boston." — December 14, 1872.	
Repealed by St. 1885, c. 374, s. 147, which Act was repealed by St. 1892, c. 419, s. 138. (1871, 280 R; 1872, 260 R; 1873, 298 R, 338 R; 1876, 69 R, 176 R; 1882, 101 R, 252 R; 1883, 155 R, 173 R.)	Repealed.
CHAP. 4.	1873.
An Act to authorize the erection of wooden buildings in the city of Boston for sanitary purposes. — January 28, 1873.	
(1871, 280 R.)	In force.
CHAP. 298.	1873.
An Act to amend chapter three hundred and seventy-one of the laws of the year eighteen hundred and seventy-two, relating to the regulation and inspection of buildings in the city of Boston and for other purposes. — May 20, 1873.	
This Act amends St. 1872, c. 371, which Act was repealed by St. 1885, c. 374, s. 147, which Act was repealed by St. 1892, c. 419, s. 138. (1871, 280 R; 1872, 260 R, 371 R; 1876, 69 R, 176 R; 1882, 252 R; 1883, 155 R, 173 R, 251 R; 1884, 223 R.)	Repealed.

- YEAR.
1873. CHAP. 321.
An Act requiring returns in relation to steam-boilers. — May 29, 1873.
Repealed. Repealed by P. S. 224. (1866, 283 R, s. 1.)
1873. CHAP. 338.
An Act to amend "An Act to provide for the regulation and inspection of buildings, the more effectual prevention of fire, and the better preservation of life and property in Boston." — June 4, 1873.
Repealed. Amends St. 1871, c. 280, s. 2, which Act was repealed by St. 1885, c. 374, s. 147, which Act was repealed by St. 1892, c. 419, s. 138. (1871, 280 R; 1872, 371 R.)
1876. CHAP. 69.
An Act for the better protection of life in buildings occupied for public purposes in the city of Boston. — March 28, 1876.
Repealed. Repealed by St. 1885, c. 374, s. 147, which Act was repealed by St. 1892, c. 419, s. 138. (1871, 280 R; 1872, 260 R, 371 R; 1873, 298 R.)
1876. CHAP. 176.
An Act in addition to chapter three hundred and seventy-one, of the acts of the year eighteen hundred and seventy-two, relating to the regulation and inspection of buildings in Boston. — April 26, 1876.
Repealed. This Act amends St. 1872, c. 371, which Act was repealed by St. 1885, c. 374, s. 147, which Act was repealed by St. 1892, c. 419, s. 138. (1871, 280 R; 1872, 260 R, 371 R; 1873, 298 R; 1882, 252 R.)
1876. CHAP. 269.
An Act for the better protection of life in buildings occupied for public purposes in the city of Boston. — March 28, 1876.
Repealed. Repealed by St. 1885, c. 374, s. 147, which Act was repealed by St. 1892, c. 419, s. 138.
1877. CHAP. 84.
An Act in addition to "An Act to provide for the regulation and inspection of buildings, the more effectual prevention of fire, and the better preservation of life and property in Boston." — March 29, 1877.
Repealed. This Act amends St. 1872, c. 371, which was repealed by St. 1885, c. 374, s. 147, which Act was repealed by St. 1892, c. 419, s. 138. (1871, 280 R.)
1878. CHAP. 192.
An Act relative to the rebuilding and improvement of stables in the city of Boston. — April 26, 1878.
Repealed. Repealed by St. 1889, c. 89, and later repealed by St. 1892, c. 419, s. 138. (1810, 124 R; 1869, 369 R.)

- | | YEAR. |
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| CHAP. 101. | 1882. |
| An Act to authorize the city of Boston to permit the erection of certain frame or wooden buildings within the building limits of said city. — March 21, 1882. | |
| Repealed by St. 1885, c. 374, s. 147, which Act was repealed by St. 1892, c. 419, s. 138. (1871, 280 R; 1872, 260 R, 371 R.) | |
| CHAP. 208. | 1882. |
| An Act relating to the inspection of buildings. — May 10, 1882. | |
| Repealed by St. 1894, c. 481. (P. S. 104, s. 14; St. 1882, 266, s. 3 R; St. 1883, 173 R; 145 Mass. 123, 128; 1890, 90 R; 1892, 419, s. 138.) | |
| CHAP. 252. | 1882. |
| An Act relating to the construction, use, and inspection of buildings in the city of Boston. — May 25, 1882. | |
| Sects. 3, 4, 7 repealed by St. 1885, c. 374; s. 147; repealed by St. 1892, c. 419, s. 138. (P. S. 11, 104; 1871, 280 R; 1872, 260 R, 371 R; 1873, 298 R; 1876, 176 R.) | |
| CHAP. 266. | 1882. |
| An Act relating to fire-escapes, and to the construction and inspection of factories, public buildings, and tenement and lodging houses. — May 26, 1882. | |
| Repealed by St. 1894, c. 481. (P. S. 104, s. 15 to 20, repealed by 1888, 426, s. 14, and law as to fire-escapes, etc., revised by 1888, 426; s. 4 repealed by 1887, 219, 276, ss. 1, 2; s. 6 repealed by 1887, 218 substitute; ss. 3-5 affected by 1888, 426, ss. 5, 12, 14; s. 3 affected by 1882, c. 208.) | |
| CHAP. 155. | 1883. |
| An Act relating to the inspection of buildings in the city of Boston. — April 30, 1883. | |
| Repealed by St. 1885, c. 374, s. 147, which Act was repealed by St. 1892, c. 419, s. 138. (1871, 280 R; 1872, 260 R, 371 R; 1873, 298 R.) | |
| CHAP. 173. | 1883. |
| An Act to provide against the use of unsafe elevators. — May 14, 1883. | |
| Repealed by St. 1892, c. 419, s. 138, and further repealed by St. 1894, c. 481. (1871, 280 R; 1872, 371 R; 1873, 298 R; 1882, 208 R; 1890, 90 R; P. S. 104.) | |
| CHAP. 251. | 1883. |
| An Act to secure better provisions for escape from hotels and certain other buildings, in case of fire. — June 23, 1883. | |
| Repealed by St. 1892, c. 419, s. 138. (1871, 280 R; 1873, 298 R; 1884, 323 R; 1888, 86 R; 1894, 414, 481; P. S. 104.) | |

- YEAR.
1884. CHAP. 223.
An Act relating to safety appliances in hotels and public buildings. — May 8, 1884.
Repealed. Sect. 2 amended by St. 1888, c. 86. Act repealed by St. 1892, c. 419, s. 138. (1871, 280 R; 1873, 298 R; 1883, 251 R; 1888, 426 R, 1890, 307 R; 1894, 341 R, 481.)
1885. CHAP. 326.
An Act to prevent the construction of wooden flues for heating or ventilating purposes. — June 5, 1885.
Repealed. Repealed by St. 1888, c. 426, s. 14; see *Id.* s. 8, P. S. 104.
1885. CHAP. 374.
An Act relating to the inspection and construction of buildings in the city of Boston. — June 19, 1885.
Repealed. Sect. 15 amended by St. 1889, c. 450, s. 1. Act repealed by St. 1892, c. 419, s. 138. Repeals St. 1871, c. 280; St. 1872, c. 371, c. 377; St. 1873, c. 298, c. 338; St. 1876, c. 69, c. 176, c. 269; St. 1877, c. 84; St. 1882, c. 201, St. 1883, 155. (1888, 316 R, 367 R, 426 R; 1889, 129, 450 R; P. S. 104.)
1885. CHAP. 382.
An Act in relation to the preservation of health in buildings in the city of Boston. — June 19, 1885.
Repealed. in part. Sects. 2, 3, 4 and 14, 18 amended by St. 1889, c. 450. Ss. 2, and 4 to 10 inclusive repealed by St. 1892, c. 419, s. 138. (1889, 450 R; P. S. 104.)
1887. CHAP. 219.
An Act to amend section twenty-three of chapter one hundred and four of the public statutes relating to the authority of inspectors of factories and public buildings. — April 21, 1887.
(Sects. 1, 2 repeal St. 1882, c. 266.)
Repealed. Repealed by St. 1887, c. 276, s. 2; s. 1, substitute. (1882, 266, s. 4 R; 1887, 276, s. 2; 1888, 426, s. 14 R.)
1887. CHAP. 276.
In force. An Act to further amend section twenty-three of chapter one hundred and four of the public statutes in relation to the authority of inspectors of factories and public buildings.
(Sect. 2 repeals St. 1887, c. 219.)
1887. CHAP. 348.
In force. An Act relating to fences and other structures erected to annoy and for the abatement of nuisances. — June 2, 1887.
(P. S. 36, ss. 1 to 9; P. S. 180; 148 Mass. 371, 409; 148 Mass. 410; 150 Mass. 482.)

- | | YEAR. |
|---|---------------------------------------|
| CHAP. 86. | 1888. |
| An Act to amend an Act relating to safety appliances in hotels and public buildings. — March 6, 1888. | |
| Amended St. 1884, c. 223, s. 2, — which Act was repealed by St. 1892, c. 419, s. 138. (1883, 251 R; 1884, 223 R; 1888, 426 R; 1894, 481; P. S. 104.) | Repealed. |
| CHAP. 207. | 1888. |
| An Act to amend section twenty of chapter one hundred and four of the Public Statutes so as to provide for fire-resisting curtains in theatres. — April 9, 1888. | |
| Repealed by St. 1888, c. 426, s. 14. (P. S. 104, s. 20.) | Repealed. |
| CHAP. 316. | 1888. |
| An Act to regulate the erection and construction of certain buildings. — May 9, 1888. | |
| Repealed by St. 1892, c. 419, s. 138. Sect. 1 amended by St. 1893, c. 199, s. 1. (1885, 374 R; 1888, 367 R, 426 R; 1894, 337 R; 382, 481; P. S. 104.) Appeal given St. 1890, c. 438; St. 1891, 261. | Repealed so far as relates to Boston. |
| CHAP. 367. | 1888. |
| An Act to amend chapter three hundred and seventy-four of the acts of the year eighteen hundred and eighty-five relating to the inspection and construction of buildings in the city of Boston. — May 17, 1888. | |
| The above act was an amendment to St. 1885, c. 374, which act was repealed by St. 1892, c. 419, s. 138. (1885, 374 R; 1888, 316 R, 426 R.) | Repealed. |
| CHAP. 426. | 1888. |
| An Act in relation to ways of egress and means of escape from fire in certain buildings. — May 29, 1888. | |
| Sect. 1 to 8, as far as relates to Boston, repealed by St. 1892, c. 419, s. 138. | Repealed. |
| Entire act repealed by St. 1894, c. 481. | |
| Sect. 14 repeals P. S. 104, ss. 15 to 20; St. 1885, c. 326; St. 1888, c. 207, c. 426, s. 2. | |
| Sects. 5, 12, 14 affect St. 1882, c. 266, ss. 3, 5. | |
| Sect. 14 affects St. 1887, c. 219. | |
| Portion (relative to fire-escapes) of St. 1882, c. 266, revised. 1884, 223 R; 1885, 374 R; 1888, 86 R, 316 R, 367 R; 1890, 307 R, 438 R; 1891, 261, 302 R; 357, s. 6; 1893, 199 R; 1894, 337 R, 382.) | |
| CHAP. 89. | 1889. |
| An Act relating to the use of buildings in the city of Boston for stables. — March 8, 1889. | In force. |
| Sect. 1 amended by St. 1897, c. 300, s. 1. | |
| Repeals St. 1869, c. 369; St. 1878, c. 192, which was later repealed by St. 1892, c. 419, s. 138. | |
| (1891, 220; 1892, 419, s. 115; 1895, 213; 1896, 332; P. S. 80, 104.) | |

- YEAR.
1889. CHAP. 129.
In force. An Act relating to buildings in the public parks of the city of Boston. — March 19, 1889.
P. S. 54, s. 16 and s. 1885, c. 374 not to apply to the above.
1889. CHAP. 450.
In force. An Act to amend the acts relating to the inspection and construction of buildings and relating to the preservation of health in buildings in the city of Boston. — June 7, 1889.
Sects. 2, 4, 5 to 10 repealed by St. 1892, c. 419, s. 138.
Sect. 1 amends s. 15, St. 1885, c. 374, which Act was repealed by St. 1892, c. 419, s. 138; this Act also amends St. 1885, c. 382, ss. 2, 3, 4, 14, 18.
(1885, 374 R, 382 R; P. S. 104.)
1890. CHAP. 90.
In force. An Act in relation to the employment of custodians of elevators. — March 13, 1890.
(1882, 208 R; 1883, 173 R.)
1890. CHAP. 307.
An Act for the better protection of human life in hotels in case of fire. — May 21, 1890.
Repealed. Repealed by St. 1894, c. 481. (1894, 341 R; P. S. 104.)
1890. CHAP. 404.
In force. An Act relating to the regulation and supervision of wires over streets or buildings in cities. — June 11, 1890.
1890. CHAP. 438.
In force. An Act providing for an appeal from the orders of the inspection department of the district police. — January 23, 1890.
Repealed by St. 1894, c. 481. (1891, 261; P. S. 104.)
1891. CHAP. 323.
In force. An Act relating to the location, laying out, and construction of highways in the city of Boston. — May 11, 1891.
Sect. 9 amended by St. 1892, c. 418, s. 4.
1892. CHAP. 418.
In force. An Act relating to the location, laying out, and construction of highways in the city of Boston. — June 16, 1892.
Sect. 4 amended St. 1891, c. 323, s. 9.
1892. CHAP. 419.
In force. An Act relating to the construction, maintenance, and inspection of buildings in the city of Boston. — June 16, 1892.
This act was amended as follows :
Sect. 1 by St. 1894, c. 443.
Sect. 13 by St. 1893, c. 464, s. 1, and St. 1894, c. 443, s. 2.
Sect. 15 by "s." St. 1894, c. 443, s. 3.

- Sect. 16 by "s" St. 1894, c. 443, s. 4.
 Sect. 17 by St. 1894, c. 443, s. 5, and "s" St. 1897, c. 413, s. 1.
 Sect. 20 by St. 1894, c. 443, s. 6.
 Sect. 21 by St. 1894, c. 443, s. 7.
 Sect. 22 by St. 1897, c. 413, s. 2.
 Sect. 23 by St. 1898, c. 308, s. 1.
 Sect. 24 by St. 1894, c. 443, s. 8, and "s" St. 1897, c. 413, s. 3, and St. 1898, c. 228, s. 1, and substituted by "s" St. 1900, c. 321.
 Sect. 25 by "s" St. 1894, c. 443, s. 9.
 Sect. 27 by St. 1894, c. 443, s. 10.
 Sect. 28 by St. 1894, c. 443, s. 11.
 Sect. 29 by St. 1894, c. 443, s. 12.
 Sect. 31 by St. 1894, c. 443, s. 13, and St. 1900, c. 271, s. 1.
 Sect. 36 by St. 1896, c. 416, and St. 1898, c. 209, s. 1.
 Sect. 38 by St. 1894, c. 443, s. 14.
 Sect. 39 by St. 1894, c. 443, s. 15.
 Sect. 41 by St. 1893, c. 464, s. 2, and St. 1894, c. 443, s. 16.
 Sect. 42 by St. 1893, c. 464, s. 3, and "s" St. 1897, c. 413, s. 4.
 Sect. 44 by St. 1894, c. 443, s. 17.
 Sect. 46 by St. 1893, c. 464, s. 4.
 Sect. 51 by St. 1894, c. 443, s. 18.
 Sect. 52 by St. 1894, c. 443, s. 19.
 Sect. 55 by St. 1895, c. 280, and St. 1898, c. 284, s. 1.
 Sect. 58 by St. 1897, c. 413, s. 5.
 Sect. 63 by St. 1893, c. 464, s. 5.
 Sect. 65 by St. 1894, c. 443, s. 20.
 Sect. 68 by St. 1894, c. 443, s. 21.
 Sect. 74 by St. 1893, c. 464, s. 6.
 Sect. 75 by St. 1893, c. 464, s. 7, and St. 1894, c. 443, s. 22.
 Sect. 81 by St. 1895, c. 314.
 Sect. 86 by "s" St. 1897, c. 413, s. 6.
 Sect. 90 by St. 1894, c. 443, s. 23.
 Sect. 105 by St. 1897, c. 413, s. 7.
 Sect. 106 by St. 1894, c. 443, s. 24.*
 Sect. 107 by "s" St. 1897, c. 413, s. 8.
 Sect. 108 by St. 1895, c. 239, and St. 1897, c. 413, s. 9.
 Sect. 115 by St. 1897, c. 300, s. 2.
 Sects. 116, 117, 118, 119 by "s" St. 1897, c. 175.
 Sect. 125 by St. 1893, c. 297, s. 1.
 Sect. 127 by St. 1893, c. 297, s. 2.
 Sect. 136 by St. 1893, c. 170.
 Sect. 82 repealed by St. 1893, c. 293, and said St. 1893, c. 293, was amended by "s" St. 1897, c. 310 (which amendment was a substitute for the original sect. 82, c. 419, St. 1892), and said St. 1897, c. 310, was amended by St. 1900, c. 335, s. 2.

This Act, in s. 138, repeals P. S. 102, ss. 40 to 53, inclusive; St. 1810, c. 124; St. 1869, c. 369; St. 1878, c. 192; St. 1882, c. 252; St. 1883, c. 173, 251; St. 1884, c. 223; St. 1885, c. 374, 382—ss. 2 and 4

* Sect. 106, as amended by St. 1894, c. 443, s. 24, was repealed by "s" St. 1895, c. 97, s. 2.

- YEAR.
- to 10, inclusive: St. 1888, c. 316, and c. 426, as far as relates to Boston (*i.e.*, s. 1 to 8, inclusive).
- See* St. 1860, c. 109; St. 1882, c. 208, repealed by St. 1894, c. 481, St. 1888, c. 86, 367; St. 1889, c. 450, ss. 2, 4; St. 1894, c. 257, 319, 414; St. 1895, c. 239; P. S. 104.
- (1885, R, 344; 1888, R, 316, R, 367, R, 426; 1889, 89, 129. R, in part, 450.)
1893. CHAP. 170.
In force. An Act relating to the construction, maintenance, and inspection of buildings in the city of Boston. — April 7, 1893.
This Act amends St. 1892, c. 419, s. 136. (1893, 293 R, 297, 414; P. S. 104.)
1893. CHAP. 199.
Repealed. An Act relative to the erection and construction of certain buildings. — April 15, 1893.
Repealed by St. 1894, c. 481, s. 63. Amends St. 1888, c. 316, ss. 1-2.
1893. CHAP. 293.
Repealed. An Act relating to the construction, maintenance, and inspection of buildings in the city of Boston. — May 3, 1893.
Repealed by St. 1897, c. 310, s. 2, which act was substituted for St. 1892, c. 419, s. 82. (1893, 170; P. S. 104.)
1893. CHAP. 297.
In force. An Act relating to drain and ventilating pipes used in buildings in the city of Boston. — May 3, 1893.
Amends St. 1892, c. 419, ss. 125, 127. (1893, 170, 464; P. S. 104.)
1893. CHAP. 312.
In force. An Act relating to the repair of private drains in streets or ways. — May 4, 1893.
Adopted by City Council January 4, 1896.
1893. CHAP. 353.
Repealed. An Act to abate the smoke nuisance in large cities. — May 15, 1893.
Repealed by St. 1895, c. 389.
1893. CHAP. 462.
In force. An Act to authorize the establishment of a building line on public ways. — June 9, 1893.
Accepted by City Council of Boston, Oct. 28, 1893. (1896, 313; 1897, 379; P. S. 54, 104.)

- CHAP. 464. YEAR.
1893.
An Act relative to the building laws for the city of Boston. — In force.
June 9, 1893.
Sects. 1, 2, 7, amended by St. 1894, c. 443, ss. 2, 16, 22.
Amends St. 1892, c. 419, ss. 13, 41, 42, 46, 63, 74, 75. (1893,
170, 297.)
- CHAP. 477. 1893.
An Act relative to the licensing of plumbers and the supervision of
the business of plumbing. — June 10, 1893.
(Inconsistent parts repealed by St. 1894, c. 455.) Extended Repealed
by St. 1894, c. 455. Affected by St. 1895, c. 453; (P. S., 80, 102.) in part.
- CHAP. 257. 1894.
An Act relating to the erection or alteration of structures in the In force.
city of Boston. — April 16, 1894.
- CHAP. 337. 1894.
An Act relative to fire-escapes in school-houses. — May 4, 1894.
Repealed by St. 1894, c. 481, s. 40. (1888, 316 R; 1893, 199 R; Repealed.
P. S., 104.)
- CHAP. 341. 1894.
An Act for the better protection of human life in lodging houses
in case of fire. — May 4, 1894.
Repealed by St. 1894, c. 481, s. 44. (1884, 223 R; 1890, 307 Repealed.
R; P. S. 104.)
- CHAP. 399. 1894.
An Act concerning the storage of petroleum or any of its products, In force.
and the erection and use of buildings therefor. — May 18, 1894.
(1896, c. 520, P. S., 59.)
- CHAP. 414. 1894.
An Act to regulate public lodging houses in the city of Boston. — In force.
May 19, 1894.
(1883, 251, R.)
- CHAP. 443. 1894.
An Act relative to the construction and repair of buildings in the In force.
city of Boston. — June 1, 1894.
Sect. 24 repealed by St. 1895, c. 97, s. 2.
Sect. 13 amended by St. 1900, c. 271, s. 1.
Sect. 1 amends St. 1892, c. 419, s. 1.
Sect. 2 amends St. 1892, c. 419, s. 13 as amended by St. 1893, c. 4,
64, s. 1.
Sect. 3 is a substitute for St. 1892, c. 419, s. 15
Sect. 4 is a substitute for St. 1892, c. 419, s. 16.
Sect. 6 amends St. 1892, c. 419, s. 20.
Sect. 7 amends St. 1892, c. 419, s. 21.
Sect. 8 amends St. 1892, c. 419, s. 24.

YEAR.

- Sect. 9 is a substitute for St. 1892, c. 419, s. 25.
 Sect. 10 amends St. 1892, c. 419, s. 27.
 Sect. 11 amends St. 1892, c. 419, s. 28.
 Sect. 12 amends St. 1892, c. 419, s. 29.
 Sect. 13 amends St. 1892, c. 419, s. 31.
 Sect. 14 amends St. 1892, c. 419, s. 38.
 Sect. 15 amends St. 1892, c. 419, s. 39.
 Sect. 16 amends St. 1892, c. 419, s. 41, as amended by St. 1893, c. 464, s. 2.
 Sect. 17 amends St. 1892, c. 419, s. 44.
 Sect. 18 is a substitute for St. 1892, c. 419, s. 51.
 Sect. 19 amends St. 1892, c. 419, s. 52.
 Sect. 20 amends St. 1892, c. 419, s. 65.
 Sect. 21 amends St. 1892, c. 419, s. 68.
 Sect. 22 amends St. 1892, c. 419, s. 75, as amended by St. 1893, c. 464, s. 7.
 Sect. 23 amends St. 1892, c. 419, s. 90; s. 24 amends St. 1892, c. 419, s. 106.

1894. CHAP. 455.

In force. An Act relative to the licensing of plumbers and the supervision of the business of plumbing. — June 6, 1894.

This Act repeals inconsistent parts of St. 1893, c. 477.
 (1893, 477. Limited, 1895, 453; P. S., 80, 102.)

1894. CHAP. 481.

In force. An Act in relation to the inspection of the district police and the inspection of buildings. — June 16, 1894.

Sect. 24 amended by St. 1900, c. 335, s. 1.

Sect. 63 repeals s. 11, P. S. 103; ss. 1 to 14 inclusive, and ss. 21, 22, 24, P. S., 104; St. 1882, c. 208, 266; St. 1883, c. 173; St. 1884, c. 52; St. 1886, c. 173, 260; St. 1888, c. 113, 399, 426; St. 1890, c. 83, 179, 307, 438; St. 1891, c. 302; St. 1893, c. 111, 199, 387; St. 1894, c. 337, 341.

(1883, 351, R; 1888, 86, R, 316, R; 1894, 499; 1895, 310, 396, 418; 1898, 167, 261, P. S., 74, 103.)

1895. CHAP. 97.

In force. An Act relative to the erection and alteration of buildings in the city of Boston. — March 7, 1895.

Sect. 2 repeals St. 1892, c. 419, s. 106, and all acts and amendments, and St. 1894, c. 443, s. 24. This Act amended by St. 1899, c. 161, s. 11. (1895, ss. 239, 314; P. S., 104.)

1895. CHAP. 213.

In force. An Act relative to the licensing and regulating of stables in cities. — April 4, 1895.

Amended by St. 1896, c. 332, and St. 1897, c. 300, s. 3. (1899, c. 89; P. S., 102.)

- | | YEAR. |
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| CHAP. 227. | 1895. |
| An Act relative to laying sewers in private streets. — April 4, 1895. | Not in force |
| Not adopted by City Council. (1897, 116; P. S., 50.) | in Boston. |
| CHAP. 239. | 1895. |
| An Act to provide that tenement houses in the city of Boston | In force. |
| shall have adequate open spaces. — April 6, 1895. | |
| Amends St. 1892, c. 419, s. 108. (Superseded by St. 1897, c. 413, | |
| s. 9.) (1895, 97, 314; P. S., 104.) | |
| CHAP. 280. | 1895. |
| An Act relative to the erection and alteration of buildings in the | In force. |
| city of Boston. — April 17, 1895. | |
| Amended by St. 1898, c. 284, s. 1. Amends St. 1892, c. 419, | |
| s. 55. (P. S., 104.) | |
| CHAP. 314. | 1895. |
| An Act relative to means of egress from certain buildings in the | In force. |
| city of Boston. — April 2, 1895. | |
| Amends St. 1892, c. 419, s. 81. (1895, 97, 239, 449, s. 24.) | |
| CHAP. 352. | 1895. |
| An Act relative to advertising signs and structures encroaching on | In force. |
| public ways in the city of Boston. — May 2, 1895. | |
| (1897, 413, s. 6; P. S., 53, 104.) | |
| CHAP. 389. | 1895. |
| An Act to abate the smoke nuisance in the city of Boston. — May | In force. |
| 17, 1895. | |
| Repeals St. 1893, c. 353. | |
| CHAP. 449. | 1895. |
| An Act to revise the charter of the city of Boston. — June 1, | Sect. 24. |
| 1895. | In force. |
| CHAP. 453. | 1895. |
| An Act relative to plumbing. — June 4, 1895. | In force. |
| CHAP. 313. | 1896. |
| An Act relative to the building line and height of buildings on | In force. |
| parkways, boulevards and parks. — April 27, 1896. | |
| Amended by St. 1897, c. 379, s. 1. (1893, 462; P. S., 54, 104.) | |
| CHAP. 416. | 1896. |
| An Act relative to the construction of buildings in the city of | In force. |
| Boston. — May 18, 1896. | |
| Amended by St. 1898, c. 209, s. 1. Amends St. 1892, c. 419, | |
| s. 36. (P. S., 104.) | |

- YEAR.
1897.
In force.
- CHAP. 175.
An Act relative to buildings in the city of Boston. — March 19, 1897.
Repeals St. 1892, c. 419, s. 116, 117, 118, 119, and substitutes four new sections therefor.
1897.
In force.
- CHAP. 219.
An Act for the further protection of public health in the city of Boston. — April 1, 1897.
Amended by St. 1899, c. 222.
1897.
In force.
- CHAP. 265.
An Act relative to the licensing of gas-fitters and the supervision of the business of gas-fitting in the city of Boston. — April 10, 1897.
1897.
In force.
- CHAP. 300.
An Act relative to the use of buildings for stables. — April 23, 1897.
Sect. 1 amends St. 1889, c. 89, s. 1.
Sect. 2 amends St. 1892, c. 419, s. 115.
Sect. 3 amends St. 1895, c. 213, s. 1, as amended by St. 1896, c. 332. (1897, 428; P. S., 80, 102.)
1897.
In force.
- CHAP. 310.
An Act relative to the construction, maintenance and inspection of buildings in the city of Boston. — April 23, 1897.
Repeals St. 1893, c. 293, and substitutes St. 1892, c. 419, s. 82 therefor.
1897.
In force.
- CHAP. 379.
An Act relative to the building line and height of buildings in parkways, boulevards and parks. — May 10, 1897.
Amends St. 1896, c. 313, s. 1. (1893, 462.)
1897.
In force.
- CHAP. 413.
An Act relative to the construction, maintenance and inspection of buildings in the city of Boston. — May 21, 1897.
Sect. 1 substitute for St. 1892, c. 419, s. 17, as heretofore amended by St. 1894, c. 443, s. 5.
Sect. 2 amends St. 1892, c. 419, s. 22.
Sect. 3 substitute for St. 1892, c. 419, s. 24, as heretofore amended by St. 1894, c. 443, s. 8.
*Sect. 4 substitute for St. 1892, c. 419, s. 42, as heretofore amended by St. 1893, c. 464, s. 3.
Sect. 5 amended St. 1892, c. 419, s. 58.
Sect. 6 substitute for St. 1892, c. 419, s. 86.
Sect. 7 amended St. 1892, c. 419, s. 105.
Sect. 8 substitute for St. 1892, c. 419, s. 107.
Sect. 9 substitute for St. 1892, c. 419, s. 108, as heretofore amended by St. 1895, c. 239. (1895, 239, 352; P. S., 104.)

- | | YEAR. |
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| CHAP. 463. | 1897. |
| An Act relative to filing in the registry of deeds notice of pendency of certain actions. — June 4, 1897. | |
| Amends P. S., 126, s. 13, St. 1896, c. 416. (1898, 562, s. 80; P. S., 126.) | |
| (This is an act to prevent the fraudulent transfer of buildings on which violations of the building law exist.) | |
| CHAP. 209. | 1898. |
| An Act relative to the construction of buildings in the city of Boston. — March 25, 1898. | |
| Sect. 1 amends St. 1897, c. 413; amends St. 1896, c. 416, which act is an amendment to St. 1892, c. 419, s. 36. | |
| CHAP. 228. | 1898. |
| An Act relative to the construction of school-houses in the city of Boston. — March 25, 1898. | |
| Amends St. 1892, c. 419, s. 24, as amended by St. 1897, c. 413, s. 3. | |
| CHAP. 268. | 1898. |
| An Act to facilitate the inspection of wires in buildings in the city of Boston. — April 1, 1898. | |
| CHAP. 284. | 1898. |
| An Act to exempt school-houses from certain provisions of the act relative to the erection of buildings in the City of Boston. — April 2, 1898. | |
| Sect. 1 amends St. 1895, c. 280; also amends St. 1892, c. 419, s. 55. | |
| CHAP. 308. | 1898. |
| An Act relative to the construction, maintenance and inspection of buildings in the city of Boston. — April 12, 1898. | |
| Sect. 1 amends St. 1892, c. 419, s. 23. | |
| CHAP. 452. | 1898. |
| An Act relative to the height of buildings on and near Copley square in the city of Boston. — May 23, 1898. | |
| CHAP. 562. SECT. 80. | 1898. |
| An Act to provide for the registering and confirming titles to land pending suits, judgment, decrees, and petitions. — June 23, 1898. Took effect Oct. 1, 1898. | |
| CHAP. 161. | 1899. |
| An Act relative to erection and alteration of buildings in the city of Boston. — March 17, 1899. | |
| Sect. 11 amends St. 1895, c. 97, s. 1. | |
| CHAP. 185. | 1899. |
| An Act to provide for the better enforcement of the building laws of the city of Boston. — March 24, 1899. | |

- YEAR.
1899.
In force. CHAP. 222.
An Act to provide for the further protection of the public health in the city of Boston. — April 1, 1899.
Amends St. 1897, c. 219, s. 1.
1899.
In force. CHAP. 320.
An Act relative to the regulation of electric wires. — April 29, 1899.
Amends St. 1890, c. 404, s. 2.
1899.
In force. CHAP. 326.
An Act relative to unauthorized structures in a city or town. — May 2, 1899.
1899.
In force. CHAP. 457.
An Act to limit the height of buildings in the vicinity of the State House. — June 2, 1899.
1900.
In force. CHAP. 271.
An Act relative to the construction of cellars in the city of Boston. — April 27, 1900.
Sect. 1 amends St. 1892, c. 419, s. 31, as amended by St. 1894, c. 443, s. 13.
1900.
In force. CHAP. 321.
An Act relative to first and second class buildings in the city of Boston. — May 16, 1900.
Substitute for St. 1892, c. 419, s. 24, as heretofore amended.
1900.
CHAP. 335.
An Act to provide for the protection of human life in the case of fire or panic. — May 23, 1900. Took effect June 23, 1900.
Sect. 1 amends St. 1894, c. 481, s. 24.
Sect. 2 amends St. 1892, c. 419, s. 82 as set out in St. 1897, c. 310, s. 1.
1900.
CHAP. 348.
An Act to provide for the change of building lines on Lansdowne street in the city of Boston. — May 25, 1900.

GENERAL STATUTES.

- Superseded. G. S. 87.
Sects. 1, 2, 3, 4, 5, 7. Burnt or dangerous buildings adjudged nuisances, how disposed of. Adopted by City Council, May 17, 1860.
(Superseded by P. S. 101. 9 Gray, 290, 296, 298; 12 Gray, 89; 14 Gray, 21; 97 Mass. 122, 593.)
- Superseded G. S. 88. LICENSES AND MUNICIPAL REGULATIONS OF POLICE.
Sects. 31, 32. Livery stables in maritime towns to be licensed.
(Superseded by P. S. 102, ss. 38, 39.)

G. S. 88.

Sects. 33 to 45. Steam engines, furnaces and boilers.

(Superseded by P. S. 102, ss. 40 to 53, and said ss. 40 to 53, as Superseded. far as they relate to city of Boston, repealed by St. 1892, c. 419, s. 138.)

PUBLIC STATUTES.

CHAP. 101. FOR THE SUPPRESSION OF COMMON NUISANCES. *In force.*

Sects. 1 to 5. Burnt or dangerous buildings when nuisances, etc., how disposed of.

CHAP. 102. OF LICENSES AND MUNICIPAL REGULATIONS *In force.*
OF POLICE.

Sects. 38 to 39. Relating to stables.

Sects. 40 to 53. Steam engines, furnaces and boilers.

(Repealed by St. 1892, c. 419, s. 138.)

Repealed.

CHAP. 104. OF INSPECTION OF BUILDINGS.

Repealed.

Sect. 14. Hoistway openings, etc.

Sect. 15. Stairways and fire-escapes in factories.

Sect. 19. Egress from factories.

Sect. 21. Explosive compounds.

Sect. 22. Penalties.

Sect. 23. Power of inspectors not to extend to—; (s. 1 to 14 inclusive, and ss. 21, 22, 24 repealed by St. 1894, c. 481; s. 23 amended by St. 1887, c. 176, and c. 276; ss. 15 to 20 repealed by St. 1888, c. 426, s. 14; s. 20 amended by St. 1888, c. 207, which was repealed by St. 1888, c. 426, s. 14; 1877, 214, ss. 2, 3; 1877, 214, ss. 4, 5, 8; 1881, 137, 195; 1882, 208, s. 14; 1885, 326.)

CHAP. 126.

In force.

Sect. 13. General provisions concerning real estate.

Amended by St. 1897, c. 463, s. 13.

LAWS AND ORDINANCES (Edition 1867).

BUILDINGS IN GENERAL.

Sects. 1 and 6. Relating to notice to be given of intention to build, and for erection of wooden buildings in South and East Boston under certain limitations, and to brick partition walls in certain cases.

(See Ord. of 1833, Nov. 14, and of 1855, July 14; also of 1850, May 16.)

An Ordinance in relation to the regulation and inspection of buildings. Sects. 1 to 12 inclusive. — Passed July 8, 1871.

(Sects. 2, 3, 4 repealed by Ord. of 1871, Dec. 30.)

An Ordinance in addition to an ordinance in relation to the regulation and inspection of buildings. — Passed Dec. 30, 1871.

(Repeals ss. 2, 3, 4 of Ord. 1871, July 8.)

An Ordinance to amend an ordinance in relation to the regulation and inspection of buildings. — Passed April 1, 1874.

REVISED ORDINANCES.

R. O. 1883, c. 43. OF THE REGULATION OF BUILDING.

R. O. of 1885, c. 48. OF THE REGULATION OF BUILDING.

R. O. of 1890, c. 40. "THE DEPARTMENT FOR THE INSPECTION OF BUILDINGS."

R. O. of 1890, c. 48.

Sects. 16 to 29, inclusive. Regulation of certain trades. Relating to plumbing.

Sects. 30 to 39. Relating to the erection and repair of wooden buildings outside of building limits.

R. O. 1892, c. 17. "INSPECTION OF BUILDING DEPARTMENT."

R. O. 1892, c. 42. REGULATION OF CERTAIN TRADES.

Sects. 16 to 29, inclusive. Relating to plumbing.

Sects. 30 to 39, inclusive. Relating to the erection and repair of wooden buildings outside of building limits.

R. O. 1892, c. 43. PROHIBITIONS AND PENALTIES.

Sects. 26-27. Relating to plumbing and steam exhausts.

Sect. 54. Relating to steps, bulkheads, etc., in sidewalks.

Sect. 99. Wooden buildings.

Sect. 103. Penalty for violations.

In force.

R. O. 1898, c. 8. BUILDING DEPARTMENT.

R. O. 1898, c. 45. REGULATIONS FOR TRADES, BUILDING, ETC.

Sect. 5. Petroleum, camphor, burning fluid and naphtha.

Sect. 27. Building limits defined.

Sects. 28 to 39. Wooden buildings outside the building limits.

In force.

R. O. 1898, c. 47. PROHIBITIONS AND PENALTIES.

Sect. 16. Buildings to be provided with sufficient water-closets.

Sect. 17. Ashes and cinders, how kept.

Sects. 27-28. Steam exhausts and waste water from sinks, etc.

Sects. 29-30-31. Drains.

Sect. 36. Not to raise or lower merchandise, except.

Sects. 51-52-54-55-56. Openings in and excavations of streets.

Sect. 99. Bituminous coal.

Sect. 100. Erection and alteration of wooden buildings.

Sect. 104. Number of buildings.

Sect. 105. Penalty for violations.

In force.

**REVISED REGULATIONS OF THE BOARD OF
ALDERMEN, 1898.**

CHAP. 1. DEFINITIONS.

In force.

CHAP. 6. PROHIBITIONS AND PENALTIES.

Sect. 27. Moving of buildings through streets.

Sects. 32-33. Projections over streets.

Sect. 34. Penalty for violations.

STATUTES

RELATING TO

INSPECTION AND CONSTRUCTION OF BUILDINGS
IN THE CITY OF BOSTON.

Commonwealth of Massachusetts.

CHAPTER 419 OF 1892.

AN ACT RELATING TO THE CONSTRUCTION, MAINTENANCE
AND INSPECTION OF BUILDINGS IN THE CITY OF
BOSTON.*This Act was Approved June 16, and went into effect July 16, 1892.*

CREATION OF DEPARTMENT.

Building
department,
Chap. 443, § 1,
1894. Chap. 449,
§ 24, 1895.

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

CHIEF OFFICER OF THE DEPARTMENT.

Qualifications
of commis-
sioner.

SECT. 2. The chief officer of said department shall be called the building commissioner, and shall be either an architect, builder or civil engineer, and shall be appointed by the mayor and confirmed by the board of aldermen. He shall hold office for the term of three years or until his successor shall be appointed and confirmed, but may be removed by the mayor for malfeasance, incapacity or neglect of duty.

Term of office
of commis-
sioner.
Chap. 449,
§ 24, 1895.

NOTE. — [Chapter 443, of 1894, amending Chapter 419, of 1892.] An act relative to the construction and repair of buildings in the city of Boston. Went into effect July 1, 1894.

OTHER OFFICERS.

SECT. 3. The other officers of said department shall consist of a clerk and such number of building inspectors and civil engineers as the city council may from time to time by ordinance determine. All of said officers shall be appointed by the commissioner, with the approval of the mayor, and shall hold office during good behavior; but may be removed by the commissioner, with the approval of the mayor, for malfeasance, incapacity or neglect of duty.

Term of office of clerk and other officers. Chap. 449, § 24, 1895.

SECT. 4. None of the aforesaid officers of the department shall be employed or engaged in any other business, or be interested in any contract for building or for furnishing materials to be used for building in the city of Boston.

DEPUTY COMMISSIONER.

SECT. 5. In case of the temporary absence or disability of the commissioner he may appoint one of the building inspectors as his deputy, and such deputy shall, during such absence or disability, exercise all the powers of the commissioner.

When deputy may be appointed. Chap. 449, § 24, 1895.

CLERK OF DEPARTMENT.

The clerk of the department shall, under the direction of the commissioner, have supervision and direction of the other officers and employees of said department.

Clerk to have management of department. Chap. 449, § 24, 1895.

DUTIES OF THE DEPARTMENT.

SECT. 6. The commissioner shall keep a record of the business of said department, submit to the city council a yearly report of such business, ascertain all facts and make all returns required by law relative to steam-boilers,¹ and enter, if necessary, upon the premises wherein any fire has occurred, in order to investigate the origin of the fire. He may require plans and specifications of any proposed erections or alterations of buildings, to be filed with him, and shall grant permits for such erections or alterations, when in conformity with the requirements of this act.

Records to be kept and an annual report submitted to city council. Chap. 449, § 24, 1895.

Plans and specifications to be submitted.

¹ See Public Statutes, Chapter 11, Section 12. See St. 1882, c. 252, § 5. See St. 1885, c. 374, § 6.

Record of violations to be made.
Chap. 449, § 24, 1895.

SECT. 7. The commissioner or his assistants shall examine all buildings in the course of erection or alteration, as often as practicable, and make a record of all violations of this act, with the street and number where such violations are found, the names of the owner, architect and master mechanics, and all other matters relative thereto.

Records to be made of buildings damaged by fire or accident.
Chap. 449, § 24, 1895.

SECT. 8. The commissioner or his assistants shall examine all buildings reported dangerous or damaged by fire or accident, and make a record of such examinations, stating the nature and amount of such damage, the name of the street and number of the building, the names of the owner and occupant, and the purpose for which it is occupied, and in case of fire the probable origin thereof: shall examine all buildings for which applications have been made for permits to raise, enlarge, alter, build upon or tear down, and make a record of such examination. The records required by this section shall always be open to the inspection of the engineers of the fire department or any officer of the city, and of any other parties the value of whose property may be affected by the matters to which such records relate.

Building inspectors to attend fires.
Chap. 449, § 24, 1895.

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

Engineers to make computations of strength of materials, etc.
Chap. 449, § 24, 1895.

SECT. 10. It shall be the duty of the engineers, upon the request of the commissioner or of the board of appeal herein-after provided, to make all necessary computations as to the strength of materials, and to furnish expert assistance with regard to the mode of construction of any building subject to the provisions of this act.

PLANS AND SPECIFICATIONS.

Plans and specifications of public buildings to be filed.
Chap. 449, § 24, 1895.

SECT. 11. The commissioner shall not give a permit for the erection of any building until he has carefully inspected the plans and specifications thereof, ascertained that the building has sufficient strength, and that the means of ingress and egress are sufficient. A copy of the plans and specifications

of every public building shall be deposited in the office of the commissioner. The commissioner may require any applicant for a permit to give notice of the application to any persons whose interest may be affected by the proposed work.

BOARD OF APPEAL.

SECT. 12. There shall be in said Boston a board, to be called the board of appeal from the building commissioner, which board shall consist of three members to be appointed as follows: —

Creation of
board of ap-
peal.
Chap. 449, § 24
1895.

One person, who shall be appointed by the mayor, with the approval of the board of aldermen, and who shall hold his office for three years from the date of his appointment.

To consist of.

One architect, who shall be appointed, with the approval of the mayor, by the Boston chapter of the American society of architects, such appointment being duly certified by the proper recording officer of said chapter, and who shall hold his office for two years from the date of his appointment.

Term of office.

One master builder, who shall be appointed, with the approval of the mayor, by the Master Builders' Association, such appointment being duly certified by the proper recording officer of such association, and who shall hold his office for one year from the date of his appointment. The terms of the several members of said board shall be three years each, after the expiration of the first terms.

Any member of said board may be removed by the mayor for malfeasance, incapacity or neglect of duty. Each member of said board shall be paid by the city a compensation of five dollars for each hour of actual service, but not exceeding one thousand dollars per annum. The reasonable expenses of said board, including clerical assistance and office expenses if required, shall be paid by the city of Boston. No member of said board shall sit in a case in which he is interested, and in case of such disqualification, or of the necessary absence of any member, the two other members shall appoint a substitute. If two or more members are so disqualified or absent, the commissioner shall appoint one substitute, the appellant another, and the two so appointed shall, if necessary, appoint a third.

Compensation
of.

Chap. 449, § 24,
1895.

When appeals
may be made.

Section 2,
Chap. 443, 1894.

Chap. 449, § 24,
1895.

Chap. 464, § 1,
1893.

SECT. 13. Any applicant for a permit from the building commissioner required by this act, whose application has been refused, or any person who has been ordered by the commissioner to incur any expense, may, within fifteen days after being notified of such refusal or order, appeal from the decision of the commissioner by giving to the commissioner notice in writing that he does so appeal. Any person, the value of whose property may be affected by work to be done under any permit granted by the building commissioner, may, within three days after the issuing of such permit, appeal by giving to the commissioner notice in writing that he does so appeal. All cases in which appeals have been taken as above provided shall be referred to the board of appeal, and said board shall, after hearing, direct the commissioner to issue his permit under such conditions, if any, as they may require, or to withhold the same. In such cases as are not provided for in this act, and in allowing the use of constructive materials not mentioned in this act, and only in such cases, the board of appeal may exercise discretionary powers. Whenever the commissioner shall have rendered a decision involving the construction and effect of any portion of this act, any citizen of Boston may obtain the opinion of the board of appeal as to the true construction of the language under which said decision was rendered, in the following manner: Such citizen shall file with the board of appeal an application in writing for such opinion, setting forth the language concerning which an opinion is desired, and also a statement, if practicable, of the construction adopted by the commissioner. Such application must be filed within ninety days of the date of the decision referred to. The board shall, after notice to the commissioner and such further notice and hearing as they may deem proper, place upon their records for public inspection, and send to said commissioner, a written statement of their opinion as to the true meaning and effect of the language set forth in the application, and said commissioner shall thereafter conform to said opinion in issuing permits. All expense arising from proceedings to obtain an opinion of the board, as above provided, shall be paid by the applicant.

SECT. 14. Any member of the board of appeal and any

officer of the building department may, so far as may be necessary for the performance of his duties, enter any building or premises in the city of Boston.

PERMITS.

SECT. 15. Hereafter in the city of Boston no building shall be erected or altered, and no building damaged by fire or other casualty shall be repaired or restored to its former condition, and no work which impairs the strength or increases the fire risk of any wall, structure, or building shall be done, except upon a permit from the commissioner, and in conformity with the provisions of this act: *provided, however,* that this act shall not apply to bridges, quays, or wharves, or buildings on land ceded to the United States.

Permits required for new buildings, alterations, etc.
Section 3,
Chap. 443, 1894.
Chap. 449, § 24,
1895.
Exemptions.

SECT. 16. Any alteration made in a structure shall conform to the provisions of this act for a new structure; but if the alteration to be made is of such extent as, when done, to practically produce a new structure or impair the stability or increase the fire risk of the structure as a whole, then the entire structure shall be made to conform to the provisions of this act for a new structure. A building damaged by fire or other casualty may be repaired or restored so as to conform to its original condition, or may be reconstructed in certain or all of its parts, so as to conform to the requirements of this act for new buildings, as the commissioner, with the approval of the board of appeal, may specify in his permit.

Section 4,
Chap. 443, 1894.
Alterations to conform as for new buildings.
Buildings damaged by fire may be repaired, when.
Chap. 449, § 24,
1895.

DEFINITIONS.

SECT. 17. In this act the following terms shall have the meanings respectively assigned to them:—“Alteration” means any change or addition. “Cellar” or “basement” is a lower story of which one-half or more of the height from the bottom of the story to the under side of the floor joists of the story next above is below the mean grade of all the streets, or the mean grade of the natural ground adjoining the building: *provided,* that said grade of the ground is not below the grade of the street at the principal front. “Composite building” means a building part second class and part third class construction, and such buildings may be erected

Alteration.
§ 5, Chap.
443, 1894.
Cellar or
basement.
Sect. 1, Chap.
413, 1897.
Composite
building.

- outside the building limits, with the approval of the building commissioner: *provided*, that the portion constructed second class conforms to all the requirements of law relating to second class buildings of like character or use, and the portion constructed third class conforms to all requirements of law relating to third class buildings of like character or use.
- Sect. 24. Chap. 449, 1895. Dwelling. "Dwelling" means a building used as a residence by not more than two families above the first story, nor by more than three families in any case, and "dwelling," "dwelling-houses" and "dwellings," in sections thirty-one, thirty-six, thirty-seven and fifty-five of this act mean and include tenement and lodging houses as defined in this act. "External wall" means every outer wall or vertical enclosure of a building other than a party wall. "First class building" means a building of fireproof construction throughout.
- External wall. Foundation. "Foundation" means that portion of a wall below the level of the street curb, or, where the wall is not on a street, means that portion of the wall below the level of the highest ground next to the wall; but foundations of party or partition walls may be construed by the commissioner to mean that portion below the cellar floor.
- Foundations to be laid with mortar. Height of building. All foundations hereafter built or repaired shall be laid with mortar, as provided for in section nineteen of this act, and no foundation shall be laid dry. "Height of a building" means the vertical distance of the highest point of the roof above the mean grade of the curbs of all the streets or the mean grade of the natural ground adjoining the building, if the said grade of ground is not below the grade of the curb. "Height of a wall" means the height from the mean grade of the ground adjoining the wall, to the highest point of the wall. "Inspector" means the inspector of buildings of the city of Boston. "Lodging house" means a building in which persons are accommodated with sleeping apartments, and includes hotels and apartment houses where cooking is not done in the several apartments. "Party wall" means every wall used, or built to be used, as a separation of two or more buildings. "Partition wall" means any interior wall of masonry in a building. "Repairs" means any reconstruction or renewal of any existing part of a building, or of
- Height of wall. Inspector. Lodging house. Party wall. Partition wall. Repairs.

its fixtures or appurtenances, which does not lessen the strength or increase the fire risk of the building, and is not made, in the opinion of the commissioner, for the purpose of converting the building in whole or in part into a new one. "Second class building" means all buildings not of the first class, the external and party walls of which are of brick, stone, iron or other equally substantial and incombustible material. "Story of a building" means that portion of a building between the top of any floor beams and the top of the floor beams next above. "Tenement house" means a building which, or any portion of which, is occupied, or intended to be occupied, as a dwelling by more than three families living independently of one another and doing their cooking upon the premises; or by more than two families above the first story so living and cooking; and includes apartment houses, family hotels and flat-houses, where families are so living and cooking. "Thickness of a wall" means the minimum thickness of such a wall. "Third class building" means any wooden frame building.

Second class building.

Story of a building.

Tenement house.

Thickness of wall.
Third class building.

THIRD CLASS BUILDINGS WITHIN BUILDING LIMITS.

SECT. 18. The city of Boston may from time to time, by ordinance, extend the building limits in said city, and may establish other limits in any districts of said city, and within such limits every building built after the establishment thereof shall be of the first or second class, and only the following third class structures shall be allowed, viz.:

City of Boston may extend building limits.

The wharves and sheds on wharves not exceeding twenty-seven feet in height.

Height of, limited. Sheds on wharves.

Sheds not exceeding the same height to be used for market purposes, or to facilitate the building of authorized buildings.

Sheds for markets and builders. Coal and grain elevators.

Elevators of any height, for the storage of coal and grain, but all external parts of said sheds and elevators shall be covered with slate, tile, metal, or other equally incombustible material, and their mode of construction and location shall be subject to the approval of the commissioner.

To be covered with incombustible material. Location and construction of to be approved by the commissioner. Chap. 449, § 24, 1895.

STRENGTH OF MATERIALS.

SECT. 19. The stresses in materials hereafter used in construction, produced by the calculated strains due to their own weight and applied loads, shall not exceed the following:—

TIMBER.

Stresses in Pounds per Square Inch.

On Extreme Fibre.	Shearing along Grain.	Compression Perpendicular to Grain.
White pine and spruce, 750	80	150
White oak, 1,000	150	250
Yellow pine (long-leaved), . . 1,250	100	250

Stresses due to transverse strains combined with direct tension or compression, not to exceed extreme fibre stresses given above.

Deflection. — Modulus of Elasticity.

White pine,	750,000
Spruce,	900,000
Yellow pine (long-leaved),	1,300,000
White oak,	860,000

For Posts with Flat Ends.

The stresses given in the following table, in which L = length of post, D = least diameter of post, and S = stress per square inch.

White Pine and Spruce.		Long-leaved.	Yellow Pine.	White Oak.
$\frac{L}{D}$	S	$\frac{L}{D}$	S	S
0 to 10.	625	0 to 15	1,000	750
10 " 35.	500	15 " 30	875	650
35 " 45.	375	30 " 40	750	560
45 " 50.	250	40 " 45	625	470
		45 " 50	500	375

WROUGHT IRON AND STEEL.
Stresses in Pounds per Square Inch.

	W. I.	Steel.
Extreme fibre stress, rolled beams, and shapes,	12,000	16,000
Tension,	12,000	15,000
Compression in flanges of built beams,	10,000	12,000
Shearing,	9,000	10,000
Direct bearing, including pins and riverts,...	15,000	18,000
Bending on pins,	18,000	22,500

For columns and members acting as such, ten thousand for iron and twelve thousand for steel, reduced for ratio of length of column to its least radius of gyration by approved modern formulas.

Stresses due to transverse strains, combined with direct tension or compression, not to exceed extreme fibre stress given above for rolled beams and shapes, or in case of built members the above tension and compression stresses.

Compression flanges of beams to be proportioned to resist lateral flexure unless properly stayed or secured against same.

Deflection. — Modulus of Elasticity.

Iron,	27,000,000
Steel,	29,000,000

Stresses for steel are those for "Medium Steel," having an ultimate tensile strength of 60,000 to 68,000 pounds per square inch, an elastic limit of not less than 35,000 pounds per square inch, and a minimum elongation in eight inches of twenty per cent.

CAST IRON.

Stresses in Pounds per Square Inch.

Extreme fibre stress, tension,	2,500
Extreme fibre stress, compression,	8,000

For Columns.

The stresses given in the following table, in which L = length of column in feet, D = external diameter, or at least side of rectangle in inches, and S = stress in pounds per square inch.

DIGEST OF BUILDING LAWS.

ROUND COLUMNS.				RECTANGULAR COLUMNS.		
$\frac{L}{D}$	S Square Faced Bearings.	S Round and Faced Bearings.	S Round Bearings.	S Square Faced Bearings.	S Round and Faced Bearings.	S Round Bearings.
1.0	8,480	7,870	7,350	8,810	8,320	7,870
1.1	8,210	7,540	6,970	8,600	8,030	7,540
1.2	7,940	7,200	6,590	8,380	7,740	7,200
1.3	7,670	6,870	6,220	8,140	7,450	6,870
1.4	7,390	6,540	5,860	7,910	7,160	6,540
1.5	7,120	6,220	5,530	7,670	6,870	6,220
1.6	6,850	5,910	5,200	7,430	6,590	5,910
1.7	6,580	5,620	4,900	7,190	6,310	5,620
1.8	6,320	5,330	4,620	6,960	6,040	5,330
1.9	6,060	5,060	4,350	6,730	5,780	5,060
2.0	5,810	4,810	4,100	6,490	5,530	4,810
2.1	5,580	4,570	3,870	6,270	5,280	4,570
2.2	5,340	4,340	3,650	6,050	5,050	4,340
2.3	5,120	4,120	3,440	5,830	4,830	4,120
2.4	4,910	3,910	3,250	5,620	4,620	3,910
2.5	4,710	3,720	3,080	5,420	4,410	3,720
2.6	4,510	3,540	2,910	5,230	4,220	3,540
2.7	4,330	3,370	2,760	5,040	4,040	3,370
2.8	4,150	3,210	2,620	4,860	3,870	3,210
2.9	3,980	3,060	2,480	4,680	3,700	3,060
3.0	3,820	2,920	2,360	4,520	3,540	2,920
3.1	3,660	2,780	2,240	4,350	3,390	2,780
3.2	3,520	2,660	2,130	4,200	3,250	2,660
3.3	3,380	2,540	2,030	4,050	3,120	2,540
3.4	3,250	2,430	1,940	3,910	2,990	2,430

STONEMWORK.

Stresses in Tons of Two Thousand Pounds per Square Foot.

First quality, dressed beds and builds, laid solid in cement mortar.

Granite,	60
Marble and limestone,	40
Sandstone,	30

In cases where poorer mortar is used, to avoid stain from cement, stresses to be less than above, and to be approved by commissioner.

Sect. 24,
Chap. 449, 1895.

In ashlar faced work, no allowance over strength of brick-work is to be made for ashlar less than eight inches thick. For eight inches thick and over, the excess over four inches shall be allowed.

BRICKWORK.

Stresses in Tons of Two Thousand Pounds per Square Foot.

First class work, of hard burned bricks, and including piers in which height does not exceed six times the least dimensions, laid in —

(a) One part cement, two parts sand,	15
(b) One part cement, one part lime and eight parts sand,	12
(c) Lime mortar,	8

Brick piers of hand burned bricks, in which height is from six to twelve times the least dimension.

Mortar "a,"	13
Mortar "b,"	10
Mortar "c,"	7

For "light hard" bricks, stresses not to exceed two-thirds of above.

IN GENERAL.

Stresses for materials and forms of same, not herein mentioned, shall be those determined by best modern authorities.

QUALITY OF MATERIALS.

To be satisfactory to commissioner. Chap. 449, § 24, 1895. All materials are to be of good quality for the purpose for which they are to be used, are to conform to legal, trade, and manufacturers' standards, and to be subject to the approval of the commissioner.

MORTARS.

How made. Chap. 449, § 24, 1895. All mortars shall be made with such proportion of sand as will ensure a proper degree of cohesion and tenacity, and secure thorough adhesion to the material with which they are to be used, and the commissioner shall condemn all mortars not so made. The following rules must be complied with:—

Below level of water. Mortar below level of water shall be no poorer than one part cement and two parts sand.

For first class buildings. Mortar for first class buildings shall for one-half their height be no poorer than one part cement, two parts sand, above, equal parts of cement and lime, and the proper proportion of sand.

For second class buildings. Mortar for second class buildings, and for such parts of third class buildings as are below the level of the sidewalk, shall be no poorer than equal parts of lime and cement, with a proper proportion of sand.

For third class buildings. Mortar for third class buildings above ground shall be no poorer than the best lime mortar.

Exceptions by the commissioner may be made for mortar used in setting stone where cement will stain.

THIRD CLASS BUILDINGS WITHIN BUILDING LIMITS.

When they can not be rebuilt. Chap. 443, 1894, § 6. Chap. 449, § 24, 1895. SECT. 20. No alteration or repairs shall be made on any third class building within the building limits without a permit from the building commissioner, and no permit to increase the height or area of any such building shall be granted. No permit for the alteration or repair of a third class building within the limits shall be granted if the cost of the proposed alteration, using new materials, exceed fifty per cent. of the cost of renewing the building.

Cannot be moved, when. Chap. 443, 1894. SECT. 21. No third class building within or without the building limits shall be moved to any position within said

limits, except that a third class building within said limits may be moved to another position on the same lot, by permission of the commissioner.

Section 7.
Chap. 449, § 24,
1895.

POWERS OF CITY COUNCIL.

SECT. 22. The city council of said city may by ordinance make such requirements, in addition to those contained in this act, as they may deem expedient in relation to the erection and alteration of third class buildings outside the building limits.

May regulate the construction and alteration of third class buildings without the building limits.
Section 2,
Chap. 413, 1897.
Approved,
May 21, 1897.

FIRST CLASS BUILDINGS.

SECT. 23. A first class building shall consist of non-inflammable material throughout, with floors constructed of iron or steel beams filled in between with terra cotta, or other masonry arches, except that wood may be used for under and upper floors, window and door frames, sashes, doors, standing finish, hand rails for stairs, necessary sleepers bedded in concrete, and for isolated furring blocks bedded in the plaster. There shall be no air space between the top of any floor arches and the floor boarding, and no air space behind any woodwork. And all such buildings hereafter erected which are used above the first floor as warehouses or stores for the storage or sale of merchandise shall not exceed one hundred feet in height, and shall be so divided by brick partition walls of the thickness prescribed for bearing partition walls, and carried thirty inches above the roof, that no space inside any such building shall exceed in area ten thousand square feet.

Chap. 308, 1898.
Approved,
April 12, 1898.
To consist of non-inflammable material throughout.

Warehouses, stores for storage and sale not to exceed 100 feet in height.
Not to exceed 10,000 sq. feet in area.

SECT. 24. Every building in the city of Boston hereafter erected or raised to over seventy feet in height, or erected within the building limits of said city as a permanent school house, shall be a first class building. Every building in said city hereafter erected, enlarged or converted to use as a hotel or lodging house, or as a tenement house for more than two families above the second story, shall be a first class building; and every building of not more than four stories above the cellar or basement, and not more than fifty feet in height, in said city, hereafter erected, enlarged or

Chap. 443,
Section 8, 1894.
Chap. 413,
Section 3, 1897.
Chap. 228, 1898.
Chap. 321, 1900.
Buildings over 70 feet in height to be first class.

Hotels, tenement and lodging houses to be first class.

Tenement houses, when may be second class.

converted to use as a tenement house for two families or less above the second story, may be a second class building, but shall be plastered on incombustible materials from wall to wall and from floor to ceiling in each story.

HEIGHT OF BUILDINGS.

Chap. 446, 1894, Section 9. Buildings not to exceed in height $2\frac{1}{2}$ times width of street, nor 125 feet.

SECT. 25. No building or other structure hereafter erected, except a church spire, shall be of a height exceeding two and one-half times the width of the widest street on which the building or structure stands, whether such street is a public street or place, or a private way existing at the passage of this act or thereafter approved as provided by law, nor exceeding one hundred and twenty-five feet in any case: such width to be the width from the face of the building or structure to the line of the street on the other side, or if the street is of uneven width, such width to be the average width of the part of the street opposite the building or structure. If the effective width of the street is increased by an area or set-back the space between the face of the main building and the lawfully established line of the street may be built upon the height of twenty feet.

EXCAVATION.

Neighboring structures to be sufficiently and properly supported during construction. Chap. 449, § 24, 1895.

SECT. 26. Every portion of every structure in process of construction, alteration, repair or removal, and every neighboring structure or portion thereof affected by such process, or by any excavation, shall be properly constructed and sufficiently supported during such process. The commissioner may take such measures as the public safety requires to carry this section into effect, and any expense so incurred may be recovered by the city from the owner of the defective structure.

PILING.

To be spaced not over 3 feet in the direction of wall. Chap. 443, § 10, 1894. Chap. 449, § 24, 1895.

SECT. 27. Where the nature of the ground requires it, all buildings shall be supported on foundation piles, not more than three feet apart on centres in the direction of the wall, and the number, diameter and bearing of such piles shall be sufficient to support the superstructure proposed.

The walls of buildings over seventy feet in height shall rest, where the nature of the ground permits, upon at least three rows of piles, or an equivalent number of piles arranged in less than three rows. The commissioner shall determine the grade at which the piles shall be cut. All piles shall be capped with block granite levellers, each leveller having a firm bearing on the pile or piles it covers. The commissioner may require any applicant for a permit to ascertain by boring the nature of the ground on which he proposes to build.

Buildings over 70 feet in height to have three rows of piles. Grade for cutting off piles to be determined by commissioner. Piles to be capped with granite levellers.

Nature of ground to be ascertained by boring.

FOUNDATIONS.

SECT. 28. The walls and piers of every building shall have a foundation, the bearing of which shall be not less than four feet below any adjoining surface exposed to frost, and such foundation, with the superstructure which it supports, shall not overload the material on which it rests.

To be 4 feet below surface exposed to frost. Chap. 443, Section 11, 1894.

SECT. 29. The building commissioner shall designate in every permit for the erection of a new building, the lowest grade at which the cellar bottom of such building may be laid.

Grade of basement floors. Chap. 443, Section 12, 1894. Chap. 449, § 24, 1895.

SECT. 30. Foundations shall be built of rubble, block granite or brick laid in mortar, as provided in section nineteen. Foundation walls of rubble shall not be used in buildings over forty feet in height, except third class buildings outside the limits. Where rubble is used, two-thirds of the bulk of the wall shall be built of through stone, thoroughly bonded. No round or boulder stone shall be used, and if the foundation is on piles, the lower course shall be of block stone not under sixteen inches high. Foundations of rubble shall be twenty-five per cent. thicker than is required for granite foundations. Foundations of block granite shall be at least eight inches thicker than the walls next above them to a depth of twelve feet below the street grade; and for every additional ten feet, or part thereof, deeper, they shall be increased four inches in thickness. Foundations of brick shall be at least twelve inches thick, and at least four inches thicker than the walls next above them to a depth of twelve feet below the street grade; and for every additional ten

Rubble foundations, when allowed and how to be built. Chap. 449, § 24, 1895.

Round or boulder stone not allowed.

Foundations of block stone, requirements for.

Foundations of brick, requirements for.

feet or part thereof, deeper, they shall be increased four inches in thickness. Foundations shall be thick enough to resist any lateral pressure, and the commissioner may order an increase of thickness for that purpose. The footing shall be of stone or concrete, or both, or of concrete and stepped-up brickwork, of sufficient thickness and area to safely bear the weight to be imposed thereon, and to properly distribute such weight upon the surface on which it rests. If of concrete, the concrete shall not be less than twelve inches thick. If of stone, the stones shall not be less than sixteen inches in thickness, and at least twelve inches wider than the bottom width of the foundation walls, and at least twelve inches wider on all sides than the bottom width of any piers, columns, or posts resting upon them. All footing stones shall be well bedded, and laid crosswise, edge to edge. If stepped-up footings of brick are used in place of stone, above the concrete, the steps or offsets, if laid in single courses, shall each not exceed one and a half inches; or if laid in double courses, then each shall not exceed three inches.

CELLARS.

Cellar bottoms, how laid. Chap. 443, § 13, 1894.

Cellar or basement floors not to be laid below grade 12. Proviso. Chap. 449, § 24, 1895. Chap. 271, 1900. April 27, 1900.

SECT. 31. The cellar of every dwelling hereafter built on filled or made land, or where the grade or nature of the ground requires, shall be sufficiently protected from water and damp by a bed at least two inches thick over the whole, of concrete, cement and gravel, tar and gravel, or asphalt, or by bricks laid in cement. The space between any floor and the cellar bottom shall be well ventilated. No cellar or basement floor of any building shall be constructed below the grade of twelve feet above mean low water: *provided, however,* that the board of aldermen may, by license, subject to revocation by them at any time for sufficient reason of public health, authorize cellars no parts of which are to be used as living or sleeping rooms, to be constructed so much below said grade as they may designate in such license. All metal foundations and all constructional ironwork under ground shall be protected from dampness by concrete, in addition to two coats of red lead, or other material approved by the commissioner.

EXCAVATIONS.

SECT. 32. All excavations shall be so protected, by sheet piling if necessary, by the persons causing the same to be made, that the adjoining soil shall not cave in by reason of its own weight. It shall be the duty of the owner of every building to furnish, or cause to be furnished, such support that his building shall not be endangered by any excavation: *provided*, that the owner of any building which is endangered by an excavation carried by an adjoining owner more than ten feet below the grade of the street, may recover the expense so caused of supporting such building from the parties causing such excavations to be made. All permanent excavations within the building limits shall be protected by retaining walls. In case of any failure to comply with the provisions of this section, the commissioner may enter upon the premises and may furnish such support as the circumstances may require. Any expense so incurred may be recovered by the city from the parties required by law to furnish support.

To be protected by sheet piling when necessary.

Permanent excavations to be protected by retaining walls.
Chap. 449, § 24, 1895.

QUALITY OF BRICKWORK.

SECT. 33. All brickwork shall be of merchantable, well shaped bricks, well laid and bedded, with well filled joints, in mortar, as required by section nineteen, and well flushed up at every course with mortar. Bricks when laid shall be wet or dry, as the commissioner may direct.

Chap. 449, § 24, 1895.

WALLS HOW LAID.

SECT. 34. All walls of brick, stone or other similar material shall be well built, properly bonded and tied, and laid with mortar, as required by section nineteen. The inside four inches of any wall may, upon a special permit issued by the commissioner, be built of hard burnt, hollow, clay bricks, of quality and dimensions satisfactory to the commissioner, and thoroughly tied and bonded into the wall.

Walls to be properly and securely bonded and tied.
Chap. 449, § 24, 1895.

BONDING COURSES.

SECT. 35. Every eighth course, at least, of a brick wall shall be a heading or bonding course, except where walls

Every eighth course a bonding course.

are faced with face brick, in which case every eighth course shall be bonded with Flemish headers, or by cutting the corners of the face brick and putting in diagonal headers behind the same.

EXTERNAL AND PARTY WALLS OF FIRST AND SECOND CLASS BUILDINGS USED FOR DWELLING HOUSES.

Chap. 416, 1896.
 Chap. 209, 1898.
 Approved
 March 23, 1898.
 Twenty ft. by
 40 ft., 33 ft.
 high, may have
 8-in. walls.
 23 by 55 ft.,
 36 ft. high,
 external walls
 8 in.; party
 walls 12 in.
 When 1st story
 used for
 store, external
 walls to
 be 12 in. to top
 of 2d floor.
 Buildings
 36 ft. to 60 ft.,
 walls not less
 than 12 in. in
 thickness.
 60 ft. to 70 ft.,
 16 in. top 2d
 floor, 12 in.
 above.
 Seventy ft. to
 80 ft., 20 in. to
 top 2d floor,
 16 in. to top
 upper floor,
 12 in. above.
 Over 80 ft.

SECT. 36. The external and party walls above the foundation of dwelling houses of the first or second class, hereafter built, not over twenty feet wide, or thirty-three feet high, or forty feet deep, shall be not less than eight inches thick. For such buildings exceeding said dimensions and not over twenty-three feet wide, or thirty-six feet high, or fifty-five feet deep, external walls shall be not less than eight inches thick and party walls shall be not less than twelve inches thick. In case such buildings are to be used for store purposes the external walls thereof to the top of the second floor timbers shall be not less than twelve inches thick. The external and party walls of dwellings of the first or second class hereafter built over thirty-six feet, but not over sixty feet high, shall be not less than twelve inches thick. Such walls of such dwellings sixty feet or over, but not over seventy feet high, shall be sixteen inches to the height of the top of the second floor, and twelve inches for the remaining height. Such walls of such dwellings seventy feet or over, but not over eighty feet high, shall be twenty inches to the top of the second floor, sixteen inches to the top of the upper floor, and to within fifteen feet of the roof, and twelve inches the remaining height. Such walls of such dwellings of eighty feet or more in height shall have for the upper eighty feet the thickness required for buildings between seventy and eighty feet in height, and every section of twenty-five feet or part thereof below such upper eighty feet shall have a thickness of four inches more than is required for the section next above it.

EXTERNAL AND PARTY WALLS OF FIRST AND SECOND CLASS BUILDINGS OTHER THAN DWELLING HOUSES.

SECT. 37. The external and party walls above the foundation of every building of the first or second class hereafter

built, other than dwellings, forty feet or less in height, shall be sixteen inches thick to the top of second floor, and twelve inches for the remaining height. Such walls of such buildings of forty feet or over, but not over sixty feet in height, twenty inches to the top of second floor, sixteen inches the remaining height. Such walls of such buildings of sixty feet or over, but not over eighty feet high, twenty-four inches to the top of the first floor, twenty inches to the top of the upper floor, and to within fifteen feet of the roof, and sixteen inches above. Such walls of such buildings of eighty feet or more in height shall have for the upper eighty feet the thickness required for buildings between seventy and eighty feet in height, and every section of twenty-five feet or part thereof below such upper eighty feet shall have a thickness of four inches more than is required for the section next above it.

Forty ft. or less in height, 16 in. to 2d floor, 12 in. above.
 Forty feet to 60 ft., 20 in. to 2d floor, 16 in. above.
 Sixty ft. to 80 ft., 24 in. to 1st floor, 20 in. to upper floor. and to within 15 ft. of roof, 16 in. above.
 Over 80 ft.

VAULTED WALLS

SECT. 38. Vaulted walls shall contain, exclusive of withes, the same amount of material as is required for solid walls, and the walls on either side of the air space in a wall carrying a floor shall be not less than eight inches thick, and shall be securely tied together with ties not more than two feet apart.

Construction of. Chap. 443, § 14, 1894.

WALLS WITH ASHLAR.

SECT. 39. In reckoning the thickness of walls ashlar shall not be included unless it be at least eight inches thick. In walls required to be sixteen inches thick or over the full thickness of the ashlar shall be allowed; in walls less than sixteen inches thick only half the thickness of the ashlar shall be included. Ashlar shall be at least four inches thick, and properly held by metal clamps to the backing, or properly bonded to the same.

Ashlar to be 4 in. in thickness at least, and properly held by metal clamps. Chap. 443, § 15, 1894.

IRON OR STEEL EXTERNAL WALLS.

SECT. 40. External walls may be built in part of iron or steel, and when so built may be of less thickness than is above required for external walls, provided such walls meet the requirements of this act as to strength, and provided

To be of sufficient strength and fire-proofed.

that all constructional parts are wholly protected from heat by brick or terra cotta, or by plastering three-quarters of an inch thick, with iron furring and wiring.

PARTY AND BEARING PARTITION WALLS OF FIRST AND SECOND CLASS BUILDINGS.

To be of brick and metal lathed or plastered on wall. Chap. 464, § 2, 1893.
Approved June 9, 1893. Chap. 443, § 16, 1894.

SECT. 41. In first and second class buildings all party and bearing partition walls above the foundation shall be of brick, and no such party or partition wall shall hereafter be furred with wood, but all such walls if plastered, shall be plastered on masonry or on metal lathing: *provided*, that wood furrings for nailings may be bedded flush in mortar, leaving no air space behind any woodwork. No wall in any second class building shall be increased in height unless the entire building is so altered as to conform to the requirements of this act.

PARTY AND PARTITION WALLS.

To be carried above roof, and metal-covered. Chap. 464, § 3, 1893.
Approved June 9, 1893.

SECT. 42. In all buildings hereafter built all party walls and the partition walls required by this act shall be built through, and at least thirty inches above or distant from the roof boarding, at the nearest point: shall be entirely covered with stone or metal securely fastened, and corbelled to the outer edge of all projections: *provided*, that a gutter stone of suitable dimensions and properly balanced may be inserted in place of the corbelling; *and provided, further*, that in the case of buildings not over forty-five feet in height the distance that any wall is carried above the roof boarding need not exceed twelve inches.

Gutter stone. Chap. 413, § 4, 1897.
May 21, 1897.

EXTERNAL WALL OPENINGS, RECESSES, AND BUTTRESSES.

In external walls.

SECT. 43. When openings or recesses, or both, occur in an external wall, or when buttresses are used, the piers shall be of sufficient strength to comply with the clauses of this act prescribing strength of materials, and not less in thickness than is above specified, and no other portion of the wall shall be less than twelve inches thick in buildings under seventy feet in height, or less than sixteen inches thick in buildings seventy feet or over in height.

RECESS, CHASE OR FLUE IN PARTY WALLS.

SECT. 44. No recess, chase or flue shall be made in any party wall so deep that it will leave the thickness at the back less than eight inches at any point, and no recess, chase or flue not vertical shall be made without the special permit of the commissioner. No vertical recess, other than flues, in stacks, shall be nearer than seven feet to any other recess, unless by special permit of the commissioner. All flues in a party wall shall be lined with terra cotta flue linings.

Thickness of backing to be not less than 8 in. at any point.
Chap. 449, § 24, 1895.
Vertical recesses to be not nearer than 7 ft. to one another.
Chap. 443, § 17, 1894.

TRUSSES, COLUMNS AND GIRDERS.

SECT. 45. First and second class buildings hereafter built shall have floor bearing supports not over thirty feet apart. These supports may be brick walls, trusses or columns and girders. Such brick walls may be four inches less in thickness than is required by this act for external and party walls of the same height, provided they comply with the provisions of this act as to the strength of materials, but in no case less than twelve inches thick. When trusses are used, the walls upon which they rest shall be at least four inches thicker than is otherwise required by sections thirty-six and thirty-seven, for every addition of twenty-five feet or part thereof to the length of the truss over thirty feet.

Floor-bearing supports to be not over 30 ft. apart.
Such supports if brick walls, to be not less than 12 in. thick.
When trusses are used, walls to be at least 4 in. thicker than otherwise required.

BRICK PARTITION WALLS, WHEN NECESSARY.

SECT. 46. Second class buildings hereafter built shall be so divided by brick partition walls of the thickness prescribed for bearing partition walls, and carried thirty inches above the roof, that no space inside any such building shall exceed in area eight thousand square feet, and no existing wall in any second class building shall be removed so as to leave an area not so enclosed, of more than eight thousand square feet: *provided*, that in buildings having a height of not over forty-five feet, the height above the roof of the said brick partition walls need not exceed twelve inches.

Areas not to exceed 8,000 sq. ft.
Chap. 464, § 4, 1893.
Approved June 9, 1893.

WALLS — HOW ANCHORED.

To be anchored every 10 ft.

SECT. 47. All walls of a first or second class building meeting at an angle shall be united every ten feet of their height, by anchors made of at least two inches by half an inch wrought iron securely built into the side or partition walls not less than thirty-six inches, and into the front and rear walls at least one half the thickness of such walls.

OPENINGS IN PARTY WALLS.

To be not over two openings to each story. Openings not to exceed 100 sq. ft. To be provided with double metal-covered doors.

SECT. 48. Openings or doorways in party walls or in partition walls required by this act shall not exceed two in number for each floor, and the combined area of such openings on each floor shall not exceed one hundred square feet. Each opening must be provided with two sets of metal covered doors separated by the thickness of wall, hung to rabbeted iron frames, or to iron hinges in brick or iron rabbets: *provided*, that this section shall not apply to theatres.

COLUMNS.

To rest on caps or plates. Chap. 449, § 24, 1895. Bearing parts to be planed to true surface. To be drilled for inspection when required.

SECT. 49. Every column shall rest upon a cap or plate sufficient to properly distribute the load. Columns set one above another shall have proper connections. All bearing parts of columns or plates shall be turned or planed to true surfaces. The commissioner may require columns to be drilled for inspection.

PIERS.

Shall have caps or plates.

SECT. 50. Piers and walls shall have caps or plates, where needed, sufficient to properly distribute the load.

FIRE-PROOFING.

In brick buildings all weight bearing metal to be fire proofed. Chap. 443, § 18, 1894. Chap. 119, § 23, 1895.

SECT. 51. All weight bearing metal in first and second class buildings hereafter built shall be protected by brick, terra cotta, or plastering on metal laths or furring, or other incombustible material approved by the board of appeal: *provided, however*, that the commissioner may, with the approval of the board of appeal, authorize the omission of such protection from the whole or any part of said weight bearing metal in one story structures, or in buildings specially de-

signed and constructed for a use which will destroy, nullify, or render useless such form of protection.

SECT. 52. Isolated upright supports of other material than brick, below the first floor in first and second class buildings hereafter erected, shall be protected by a jacket of brick or terra cotta, at least four inches thick, or by a coating of plaster one inch thick on wire or metal lathing, or other substantial fire proof material.

In Brick buildings all upright supports to be fire-proofed. Chap. 443, § 19, 1894.

FLOOR BEARING PARTITIONS.

SECT. 53. Partitions supporting floors or roofs shall rest upon girders, trusses or walls.

Floor bearing partitions to rest on girders, trusses or walls.

CORNICES.

SECT. 54. Where a wall is finished with a stone cornice, the greatest weight of material of such cornice shall be on the inside of the face of the wall. All cornices hereafter built or replaced shall be of brick or other incombustible material, and the walls shall be carried up to the boarding of the roof; and where the cornice projects above the roof the masonry shall be carried up to the top of the cornice and covered with metal, like parapet walls.

Cornices to be of incombustible material.

FLOORS.

SECT. 55. All new or renewed floors shall be so constructed as to carry safely the weight to which the proposed use of the building will subject them, and every permit granted shall state for what purpose the building is designed to be used; but the least capacity per superficial square foot, exclusive of materials, shall be:—

To be constructed sufficient to safely carry the weight to which they will be subjected. Chap. 280, 1895. Approved April 17, 1895.

For floors of dwellings, fifty pounds.

For office floors, one hundred pounds.

For floors of public buildings, except school houses, one hundred and fifty pounds.

Chap. 284, 1898. Approved April 2, 1898.

For floors of school houses, other than the floors of assembly rooms, eighty pounds; and for the floors of the assembly rooms, one hundred and fifty pounds.

For store floors, floors of warehouses and mercantile buildings of like character, drill rooms and riding schools, at least two hundred and fifty pounds.

Chap. 449, § 24,
1895.

The weight for floors not included in this classification shall be determined by said commissioner, subject to appeal as provided by law.

Floors not to be loaded beyond their capacity.
Chap. 449, § 24,
1895.

SECT. 56. In every building hereafter built or altered, there shall be posted and maintained in every room used for mechanical or mercantile purposes, the commissioner's certificate of the weight bearing capacity of the floor. No part of any floor of such room shall be loaded beyond its capacity as certified.

ROOF AND FLOOR TIMBERS.

To be separated by 4 in. of brickwork.

SECT. 57. All roof or floor timbers entering the same party wall from opposite sides shall have at least four inches solid brick work between the ends of said timbers.

Roof and floor beams to enter wall at least 4 in., or have a bearing at least 4 in.
Chap. 413, § 5,
1897.

SECT. 58. The ends of all wooden floor or roof beams in second class buildings shall enter the wall to a depth of at least four inches, unless the wall is properly corbelled so as to give a bearing of at least four inches; and the ends of all such beams shall be so shaped or arranged that in case of fire they may fall without injury to the wall.

Approved
May 21, 1897.

Floor beams to be tied to walls and to each other.

SECT. 59. Each floor in first or second class buildings shall have its beams so tied to the walls and to each other with wrought iron straps or anchors at least three-eighths of an inch thick by one and one-half inch wide as to form continuous ties across the building not more than ten feet apart. Walls running parallel or nearly parallel with floor beams shall be properly tied once in ten feet to the floor beams by iron straps or anchors of the size above specified.

HEADERS AND TRIMMERS.

When to be hung in stirrup irons.

SECT. 60. Every wooden header or trimmer more than four feet long, carrying a floor load of over seventy pounds per square foot, shall, at connections with other beams, be hung in stirrup irons, and joint bolted. All tail beams, and similar beams of wood, shall be framed or hung in stirrup irons. All iron beams shall have proper connections.

Tail beams to be hung in stirrup irons.

PIPING.

Piping.

SECT. 61. Cutting for piping or other purposes shall not be done so as to reduce the strength of the supporting parts below that required by the provisions of this act.

TIMBERS AND FURRING AROUND CHIMNEYS.

SECT. 62. No part of any floor timber shall be within two inches of any chimney. No studding or furring shall be within one inch of any chimney.

Woodwork not to be too near chimneys.

FIRE STOPS.

SECT. 63. Every second class building hereafter built, except as hereinafter provided, shall have a sufficient fire stop at each floor, covering the whole floor of each story through all stud partitions, and extending to the masonry walls. Every air duct, except those expressly sanctioned by this act, shall be effectually stopped at each story. Every such fire stop shall consist of a solid, air-tight cohesive layer, at least one inch thick, of tile, brick, terra cotta or like fire made material, plaster, cement, cinder or ashes, or of a combination of the same, or of equally non-inflammable, non-heat conducting materials laid between the upper and under floors, or occupying all the space between the timbers under the under floor: *provided*, that all second class buildings hereafter erected, of forty-five feet or more in height, which are used above the first floor as storage stores, warehouses or stores for the storage and sale of merchandise shall have a tight splined or tongued and grooved under floor of at least two inch plank, with an upper floor one inch thick, matched and breaking joints, and in such buildings fire stops need not be used; and in all second class buildings of the character described, all stairways shall be enclosed in walls or shafts of non-inflammable material, and all openings in said walls or shafts shall be provided with metal covered doors hung to rabbeted iron frames with iron thresholds. The foot of each partition, and of each tier of studding or furring, shall be filled solid between the uprights to the full width thereof, and to the height of six inches above the floor, with the same incombustibles, as above prescribed for fire stops or some combination thereof. The spaces between such parts of floor joists as rest upon partition heads shall be filled with the materials above required. The spaces between stringers of staircases

Fire stops to be provided at each floor.
Chap. 464, § 5, 1893.

Approved June 9, 1893.

To cover whole floor through stud partitions from wall to wall.

To consist of tile, brick, terra cotta, plaster, cement, cinder or ashes, or equally non-inflammable, non-heat conducting materials.

To be laid between upper and under floor.

Tongued and grooved floors, etc., when required.

Footings of stud partitions to have fire stops.

Staircases to have fire stops.

and joists of landings, unless unceiled, shall be so stopped with some of the incombustibles above-mentioned, at three places at least in every flight of stairs, as to prevent the passage of air.

ROOFS.

Roofs of certain buildings not to pitch over 20 degrees.
Chap. 449, § 24, 1895.

Roofs to carry a load of 25 lbs. per superficial foot in excess of weight of material and wind pressure.

SECT. 64. No part of the roof of any first or second class building hereafter built over sixty feet high, to be used for mercantile, manufacturing or storage purposes, or as a theatre, hotel, apartment house or office building, shall have a pitch of over twenty degrees. All new or renewed roofs shall be so constructed as to bear safely, in addition to the weight of the material, twenty-five pounds per superficial foot of area covered with proper additional allowance for a horizontal wind pressure of thirty pounds per square foot. All thin glass skylights upon roofs shall be covered by a wire netting, when in the opinion of the commissioner such protection is needed.

Roofs to be covered with non-combustible roofing material.
Chap. 443, § 20, 1894.

Not to exceed 20 ft. in height.

SECT. 65. The roof of every second class building hereafter built shall be covered with tin, iron, slate, gravel, composition or like substantial roofing material not readily inflammable; if such roof comprises more than one story, or is over twenty feet in height in any part from the nearest floor, except in a church or drill shed one story in height, in which the top of the first floor is not more than six feet above the grade at the building, such roof shall be of the construction required for first class buildings.

METALLIC LEADERS.

Water not to flow over sidewalk.

SECT. 66. All buildings over forty-five feet high shall have suitable water-tight metallic leaders, and all buildings shall have leaders sufficient to carry all the water to the street, gutter or sewer, in such a manner as not to flow upon the sidewalk, or to cause dampness on any wall, yard or area.

OBSERVATION STANDS.

SECT. 67. No staging or stand for observation purposes shall be constructed or occupied upon the roof of any building in said city.

CHIMNEYS.

SECT. 68. No chimney shall be corbelled from a wall more than the thickness of the wall, nor be hung from a wall less than twelve inches thick, nor rest upon wood. All chimneys shall be built of brick, stone or other incombustible material. Brick chimneys shall have walls at least eight inches thick, unless terra cotta flue linings are used in, which case four inches of brickwork may be omitted. Other chimneys shall have walls at least eight inches thick, and shall have in addition a lining of four inches of brickwork, or a terra cotta flue lining. The inside of all brick flues shall have struck joints. No wood furring shall be used against any chimney or around any chimney in a first or second class building, but the plastering shall be directly on the masonry or on metal lathing. All chimneys shall be topped out at least four feet above the highest point of contact with the roof. No nail shall be driven into the masonry of any chimney.

Not to be corbelled from wall more than thickness of wall, nor rest upon wood. Chap. 443, § 21, 1894.

Walls of chimneys to be at least 8 in. thick.

Chimneys to be plastered on brickwork or on metal lathing.

To be topped out 4 ft. above roof at least.

FLUES.

SECT. 69. Flues of ranges and boilers, and other similar flues, shall have the outside exposed to the height of the ceiling, or be plastered directly upon the bricks.

HEARTHES AND TRIMMER ARCHES.

SECT. 70. All hearths shall be supported by trimmer arches of brick or stone; or be of single stones at least six inches thick, built into the chimney and supported by iron beams, one end of which shall be securely built into the masonry of a chimney or an adjoining wall, or which shall otherwise rest upon incombustible support. The brick jambs of every fireplace, range or grate opening shall be at least eight inches wide each, and the backs of such openings shall be at least eight inches thick. All hearths and trimmer arches shall be at least twelve inches longer on either side than the width of such openings, and at least eighteen inches wide in front of the chimney breast. Brickwork over fireplaces and grate openings shall be supported by proper iron bars, or brick or stone arches.

How to be supported.

Backs of fireplaces to be at least 8 in. thick.

Hearths to be 12 in. wider on each side than openings of fireplaces, etc.

HEIGHT OF CHIMNEY FLUES.

When soft coal or wood is burned.

SECT. 71. Every chimney flue in which soft coal or wood is burned shall be carried to a height sufficient to protect neighboring buildings from fire and smoke.

HOT AIR AND SMOKE PIPES AND REGISTER BOXES.

Not to project through external walls or windows.

When passing through wooden partitions to have soapstone collar, etc.

Not to be placed within 8 in. of wood-work unless protected by a metal shield, etc.

Heating furnaces set in brick, how constructed.

Heating furnaces not set in brick, how constructed.

Hot air register boxes, how placed.

Hot air pipes, etc., to be at least one inch from wood-work.

Chap. 449, § 21, 1895.

SECT. 72. No smoke pipe shall project through any external wall or window. No smoke pipe shall pass through any wooden partition, without a soapstone ring of the thickness of the partition, and extending four inches from the pipe, or a double metal collar of the thickness of the partition, with a ventilated air space of not less than four inches around the pipe; nor shall be placed within eight inches of any wood unless such wood is plastered and protected by a metal shield two inches distant from the wood, in which case the smoke pipe shall not be less than six inches from the wood. The tops of all heating furnaces set in brick shall be covered with brick, supported by iron bars, and so constructed as to be perfectly tight; said covering to be in addition to and not less than six inches from the ordinary covering of the hot air chamber. The tops of all heating furnaces not set in brick shall be at least eight inches below the nearest wooden beams or ceiling, with a shield of tin plate made tight, suspended not less than two inches below such beams or ceiling, and extending one foot beyond the top of the furnace on all sides. All hot air register boxes hereafter placed in the floors of partitions of buildings shall be set in soapstone or equally incombustible borders not less than two inches in width, and shall be made of tin plate, and have double pipes and boxes properly fitted to the soapstone. Hot air pipes and register boxes shall be at least one inch from any woodwork, and register boxes fifteen inches by twenty-five inches, or larger, and their connecting pipes shall be two inches from any woodwork. The requirements of this section may be modified or dispensed with by the commissioner in first class buildings.

WOODWORK AROUND METAL PIPE.

SECT. 73. No woodwork shall be placed within one inch of any metal pipe to be used to convey heated air or steam, unless such pipe is protected by a soapstone or earthen ring or tube, or a metal casing.

Woodwork to be kept at least one inch from hot air or steam pipes etc.

SETTING OF BOILERS, FURNACES, ETC.

SECT. 74. No boiler to be used for steam heat or motive power, and no furnace or hot water heater shall be placed on any floor above the cellar floor, unless the same is set on non-combustible beams and arches, and in no case without a permit from the commissioner. Every steam boiler in a building to be used for office, mercantile or manufacturing purposes, or to be used as a lodging or tenement house, shall be enclosed in a fireproof room of brick, terra cotta, stone, iron or other similar incombustible material, with openings closed by metal covered doors, hung to rabbeted iron frames, or to iron hinges in brick or iron rabbets. No range, stove, oven or boiler shall be used for cooking in a hotel or restaurant, or for manufacturing purposes, until the same has been examined and approved by the commissioner.

When located above cellar, how to be placed. Chap. 449, § 24, 1895.
Permit to set required.
Boilers to be enclosed in fireproof room. Chap. 464, § 6, 1893.
Approved June 9, 1893.
Permit to set ranges, etc., required.

EXTERIOR PARTS OF SECOND CLASS BUILDINGS.

SECT. 75. In every second class building hereafter erected, all exterior parts more than forty-five feet above the sidewalk, except window frame sashes and blinds, shall be made of metal, stone, brick or other equally incombustible material.

Exterior parts of second class buildings to be constructed of incombustible material. Chap. 464, § 7, 1893.
Approved June 9, 1893.
Chap. 443, § 22, 1894.

SHUTTLES.

SECT. 76. Outside openings of the classes hereinafter specified, in any first or second class building of more than one story in height, hereafter built or altered, and containing above the first story any room of over six hundred feet area, used for any purpose, except domestic cooking, of greater fire risk than offices, counting rooms and dwelling rooms, shall be protected by shutters. Such shutters shall be covered on both sides with tin or made of other substantial fire resisting material, and hung on the outside, if practi-

When required.

How constructed.

cable, and otherwise on the inside either upon independent iron frames, or upon iron linges rabbeted to the masonry, and made to be handled from the outside. The above requirement shall apply to any opening in any such building, which opening is above and within thirty feet of the roof of another building, or within thirty feet of another opening in an opposite wall, or in a wall the outside face of which diverges at an angle of less than one hundred and thirty-five degrees from the outside face of the wall in which the opening is and leaves an open space between the openings and outside of the walls.

ELEVATORS AND HOISTWAYS.

SECT. 77. Elevators or hoists for freight which do not pass the ceiling of the first story may be constructed without fireproof enclosures above the basement. In existing buildings or in buildings hereafter erected in compliance with this act, freight and passenger elevators without fireproof enclosures may be placed in areas or hallways which are continuous and unbroken, no part being separated from another part by an intervening floor: *provided*, that no additional draught of air is thereby created. In such buildings such elevators may pass through the first floor of any area or hallway: *provided*, a fireproof enclosure be carried up to the first floor. Except as above provided, all shafts hereafter built for elevators, hoists, dumb-waiters, lifts, light and ventilating shafts or other air ducts, shall be constructed of, and if they do not pass the upper floor, their tops shall be covered with some substantial material not inflammable. All such shafts which pass the top floor shall be carried at least eighteen inches above the roof and be covered with a skylight. Such shafts already constructed, except lifts twenty-eight inches square, or of less area and except in dwelling houses to be occupied by not more than one family, shall be lined with tin or plastered on wire lathing, or otherwise rendered non-inflammable on the inside. Such shafts hereafter built for freight and passenger elevators shall be of brick at least eight inches thick, or of metal covered on both sides with at least one inch of plaster applied immediately to

When not above first floor level. When elevators may be placed in areas or hallways.

All shafts hereafter built to be constructed of non-inflammable material.

Shafts already constructed to be tin lined.

the metal, or with some other equally substantial non-inflammable non-conducting material. Every entrance opening in a shaft or hoistway within two and one half feet above the floor shall be protected by sufficient rails, gates, trapdoors or such other device as shall be equivalent thereto. Every elevator shall be provided with some other sufficient arrangement to prevent the falling of the car in case of accident. Overhead elevator machinery shall have underneath it a grille sufficient to protect the car from falling material. Every opening into an elevator shaft or hoistway, and every opening through a floor other than a stairway, shall be closed when not in use. All inside elevator shaft openings, other than openings in passenger elevator shafts, shall be furnished with metal covered doors hung to rabbeted iron frames, and shall have iron thresholds, and said doors shall be kept closed when not in use. Outside windows or openings of every elevator shaft shall have three vertical iron bars painted red, equally dividing the opening. Every part of any elevator not enclosed in a shaft shall be protected by a wire grille.

Openings into shafts to be protected.

Safety stop to be provided.

Openings into shafts, etc., to be closed when not in use.

External windows of shafts to have three vertical red-painted iron bars.

When wire grilles are required.

SECT. 78. No elevator shall be used in any building until after written approval by the commissioner.

Elevators not to be used until approved. Chap. 449, § 24, 1895.

SECT. 79. In case any freight or passenger elevator is not constructed and furnished in compliance with this act, or has become unsafe, the commissioner shall post a conspicuous warning and prohibition at each entrance to such elevator. It shall thereafter, until a new written permit is given by the commissioner, be a penal offence hereunder to operate said elevator, or remove or deface said notice. No freight or passenger elevator shall be operated for more than six months after the date of the commissioner's permit, unless a certificate signed by some elevator builder that the elevator is safe and in good order has been furnished within six months, and is posted in the car or at the entrance.

Use of, to be prohibited when unsafe. Chap. 448, § 24, 1895.

Elevator to be inspected semi-annually by an elevator builder, and his certificate of its safety posted in the car.

ACCESS TO ROOFS.

SECT. 80. All buildings over twenty feet high shall have permanent means of access to the roof from the inside. The opening shall be not less than eighteen inches by thirty inches.

Permanent step-ladders or stairs required to roofs.

EGRESS.

When re-
quired.

Chap. 314, 1895.

Approved

April 25, 1895.

Chap. 449, § 24,
1895.

SECT. 81. Every building hereafter built, and every building occupied by two or more families, or as a tenement, boarding or lodging house, or as a factory or workshop, shall have, with reference to its height, condition, construction, surroundings, character of occupation, and number of occupants, sufficient means of egress in case of fire, satisfactory to said commissioner.

Chap. 293, 1893.

SECT. 82. No building two stories or more in height hereafter erected in the city of Boston, and no such building in said city not used at the passage of this act as a school-house, church, theatre, public building, hall, place of assembly or public resort, tenement house, boarding house or lodging house, or as a factory or workshop where ten or more persons are employed, or used above the second story as a dwelling by two or more families, shall be used for any of said purposes unless such building is provided with at least two independent and sufficient ways of egress. One of said ways

Chap. 310, 1897.

Approved

April 23, 1897.

of egress shall consist of a flight of stairs extending from the lowest to the highest floor, made of fireproof material and enclosed in brick walls, with the enclosed space or stairway provided with a ventilating skylight which can be opened and closed from every floor, and having openings through an external wall to the outer air at least on to each story except the upper and the lower, each opening to have an area of at least five square feet and to be maintained unobstructed: *provided, however,* that when there shall be within the space enclosed by the stairway and its landings from the second story upwards an open area for light and ventilation whose least horizontal dimensions shall be equal to the width of the stairs, but in no case less than three feet, then the aforesaid openings through an exterior wall may be omitted. There shall be no opening upon the stairway except as aforesaid and for said skylight, and for doors from apartments and corridors. The other way of egress shall be approved by the building commissioner, and may project over a public way. Every way of egress from every such building shall be kept in good repair and unobstructed.

Chap. 449, § 24,
1895.

Chap. 335, § 2,
1900.

Approved May
23, 1900.

Took effect
June 23, 1900.

SECT. 83. Any owner or lessee responsible for the condition of a building shall be entitled to a certificate, or if the original has been issued, an exhibition of the duplicate thereof on the commissioner's records, to the effect that his building is provided with safe means of egress, if and whenever such is the case in the commissioner's opinion. Any tenant of or person employed in any private building, and, in the case of any public building or public school, any citizen of Boston shall be entitled to an exhibition of the commissioner's record, and if no certificate has been issued, may apply to have a certificate or order issued.

Certificate to be issued, when.
Chap. 449, § 24, 1895.

EXPLOSIVE OR INFLAMMABLE COMPOUNDS.

SECT. 84. No explosive or inflammable compound or combustible material shall be stored or placed under any stairway of any building, or used in any such place or manner as to obstruct or render egress hazardous in case of fire.

Explosive material, etc., not to be stored under stairways, etc.

FIRE ESCAPES.

SECT. 85. The platforms, landings and stairway steps of every fire escape shall be strong enough to carry a load of seventy pounds to the square foot in addition to the weight of material.

Fire escapes to be sufficiently strong.

PROJECTIONS.

SECT. 86. No structure, except cornices, water tables, bay windows, window caps and sills, and outside means of egress, as provided in chapter two hundred and ninety-three of the acts of the year eighteen hundred and ninety-three, and signs as provided in chapter three hundred and fifty-two of the acts of the year eighteen hundred and ninety-five, shall be placed upon any building so as to project into or over any public way or square, and no cornice shall project more than three feet.

Chap. 413, § 6, 1897. Approved May 21, 1897.

UNSAFE BUILDINGS, ETC.

SECT. 87. Every structure and part thereof, and appurtenance thereto, within the city of Boston, shall be so constructed and maintained in such repair as not to be dan-

Owner to secure same forthwith or take down.
Chap. 449, § 24, 1895.

When commis-
sioner may
secure or take
down.

gerous, and the owner of any premises within said city, upon notice from the commissioner that such premises are dangerous, shall forthwith remedy the cause of danger by removal or repair. In case public safety requires immediate action, the commissioner may forthwith, by repair or temporary protection, prevent danger; or may, subject to appeal as provided for in section thirteen, remove the dangerous structure; and his reasonable and necessary expenses may be recovered by the city of Boston of the owner.

May be
vacated, when.
Chap. 449, § 24,
1895.

SECT. 88. Any building which, by defect, accident, decay or overloading, is unsafe, shall be vacated forthwith if and when the commissioner shall so order, notwithstanding an appeal from such order be pending. The commissioner shall affix and maintain on the exterior of every such building a conspicuous notice of its character. The removing or rendering illegible of such notice shall be a penal offence hereunder.

To be
placarded
unsafe, when.

ALTERATIONS, ETC., IN LEASED BUILDINGS.

When addi-
tional rent may
be collected.

SECT. 89. In case of any change, alteration or addition not in the nature of ordinary repairs, renewals or restorations, being required under the terms of this act upon a building wholly or partly under lease containing no provision for such a case, the owner shall pay the expense, and may collect of the lessee an additional rent for the portion so leased equal to eight per cent. per annum on that proportion of the sum paid which the leased portion bears to the whole building.

THEATRES, PUBLIC BUILDINGS, ETC.

Shall be first
class build-
ings. Chap.
443, § 23, 1894.

SECT. 90. Every building, except armories, and churches wherein the floor of the assembly hall is not more than seven feet above the grade at the principal entrance hereafter so built or altered as to contain an audience or assembly hall, capable of seating eight hundred persons or more, in sight or hearing of the stage, allowing the minimum width for aisles and corridors permitted by this act, and every theatre hereafter built, shall be a first class building. In all theatres hereafter erected, the level of the stage above

the street level shall not exceed five feet. The audience hall and each compartment, division and gallery of every such building shall respectively have at least two independent exits, as far apart as may be. Every such exit shall have a width of at least twenty inches for every hundred persons which the hall, compartment, division or gallery from which it leads is capable of containing: *provided*, that two or more exits of the same aggregate width may be substituted for either of the two exits above required. None of the exits above required shall be less than five feet wide.

SECT. 91. Every building of the classes referred to by section ninety hereafter built shall have a frontage as wide as the widest part of the auditorium or assembly hall, including side passages or lobbies, the whole width and height of which frontage shall be upon a street, court, passageway or area open to the sky, and at least thirty feet wide opposite the entire frontage. Such court, passageway or area shall have an unobstructed way at least thirty feet wide, either through a first class building, without openings into any second or third class building, or wholly open to the sky, connecting it with a public street at least thirty feet wide. There shall be at least one exit on this front which shall be in no case less than five feet in width, and of such greater width as an allowance of twenty inches for each one hundred persons which the building may at any time contain will in the aggregate require. There shall be another independent exit of the same capacity, or independent exits of the same aggregate capacity, either through a first class building without openings into any second or third class building, or through a passageway open to the sky. All doors shall open outward, and shall not be so placed as to reduce the width of the passage above required. All aisles, stairways and passages in such buildings shall be of even or increasing width toward the exit, at least seven feet high throughout, without obstruction below that height, properly arranged for the easy egress of the audience, and of a width in respect of each division, gallery or compartment, computed according to the above rule. No aisle or passage in such buildings, rising toward its exit, except

Stage level not to exceed 5 ft. above street level.

Each division, gallery, etc. to have at least two independent exits.

Width of such exits.

Fronts of such buildings to be full width of auditorium, including lobbies, side passages, etc., and to be located on a street or area open to the sky, at least 30 ft. wide.

Additional exits.

All doors to open outward.

Aisles, stairways and passages to be of even or increasing width throughout.

Aisle, etc., to have a rising not over two in ten.

stairways from story to story and necessary steps in galleries and balconies, shall have a gradient within the auditorium of more than two in ten, nor elsewhere of more than one in ten.

Risers of stair stringers not to exceed $7\frac{1}{2}$ in., and treads to be not less than $10\frac{1}{2}$ in.

SECT. 92. In buildings of the classes referred to in section ninety hereafter built, the cut of the stair stringers shall not exceed seven and one half inches rise, nor be less than ten and one-half inches tread. No winders shall be less than seven inches wide at the narrowest part. There shall be no flights of more than fifteen or less than three steps between landings. Every landing shall be at least four feet wide from step to step.

Length of flights.

Width of landings.

Hand rails.

SECT. 93. All stairs and landings of all buildings of the classes referred to by section ninety hereafter built shall have throughout proper hand rails on both sides firmly secured to walls, or to strong posts and balusters. Stairways twelve feet or more wide shall have one or more intermediate rails not more than eight feet apart and properly supported.

Boilers, etc., not to be located under auditorium, passageways or stairways.

SECT. 94. No boiler, furnace, engine or heating apparatus, except steam or hot air pipes and radiators, shall be located under the auditorium nor under any passage or stairway of any exit of any building of the classes referred to by section ninety.

Lights of stairways and exits to be independent of lights of rest of building.

SECT. 95. The lights for the rear of the auditorium, and for all passages and stairways of exits of every building of the classes referred to by section ninety hereafter built, shall be independent of the lights of the rest of the auditorium and of the platform or stage, and shall be so arranged that they cannot be turned down or off from the platform or stage.

All exits to be opened for departing audience.

SECT. 96. All exits from every building of the classes referred to by section ninety shall be opened for the use of every departing audience; and shall have fastenings on the inside only. Plans showing the exits and stairways shall be printed on every programme or playbill.

Plans to be printed on playbills.

Obstructions not allowed in aisles, etc.

SECT. 97. No temporary seats or other obstructions shall be allowed in any aisle, passageway or stairway of a building of the class referred to by section ninety,

and no person shall be allowed to remain in any aisle, passageway or stairway of any such building during any performance.

Standing room.

SECT. 98. The stage of every theatre hereafter built shall be separated from the auditorium by a brick wall sixteen inches thick, which wall shall extend the entire width and height of the building, and two feet six inches above the roof, like a party wall. There shall be no openings through this wall except the curtain opening, and not more than two others which shall be located at or below the level of the stage; these latter openings shall not exceed twenty-one superficial feet each, and shall have tinned wood self-closing doors, securely hung to rabbeted iron frames or rabbets in the brickwork. The finish or decorative features around the curtain opening of every theatre shall be of incombustible materials, well secured to masonry. All scenery, curtains and woodwork of the stage of every theatre shall be thoroughly covered, and, if practicable, saturated with fire resisting material. No fixed portion of the stage shall be of wood.

Proscenium wall, thickness, width, and height of.

Opening through.

Scenery, curtains and woodwork to be covered or saturated with fire resisting material.

SECT. 99. There shall be lobbies adjoining each division of the auditorium of every theatre hereafter built, separated therefrom by a partition of brick or other equally incombustible material, and sufficiently large to furnish standing room for all persons that such division may at any time contain. There shall be no openings in such partition except such as are required by section ninety, and such openings shall not be more than eight feet high.

Lobbies required.

SECT. 100. The proscenium of curtain opening of every theatre shall have a fire resisting curtain of incombustible material reënforced by wire netting, or otherwise strengthened. If of iron, or similar heavy material, and made to lower from the top, it shall be so contrived as to be stopped securely at a height of seven feet above the stage floor; the remaining opening being closed by a curtain or valance of fire resisting fabric. Such curtain shall be raised at the beginning and lowered at the end of each and every performance, and shall be of proper material, construction and mechanism.

Fireproof curtain required.

To be raised before and lowered after each performance.

Scene docks, carpenter and property shops, wardrobes, dressing rooms, etc.

SECT. 101. All scene docks, carpenter or property shops and wardrobes of every theatre hereafter built shall be separated from the stage, auditorium and dressing room divisions by solid brick walls not less than twelve inches thick, with no openings to the auditorium or dressing room divisions; and all openings to the stage shall have tinned wood self-closing doors, securely hung to rabbets in the brickwork.

Exits from employees' rooms to be independent and at least two in number.

SECT. 102. All rooms in theatres for the use of persons employed therein shall have at least two independent exits. All stage gaslights shall be protected by proper nettings.

Ventilators over stage, area and construction of.

SECT. 103. There shall be one or more ventilators near the centre and above the highest portion of the stage of every theatre, equal in combined area of opening to one tenth of the area of stage floor. Every such ventilator shall have a valve or louvre so counterbalanced as to open automatically, and shall be kept closed, when not in use, by a cord reaching to the prompter's desk, and readily operated therefrom. Such cord shall be of combustible material, and so arranged that if it is severed the ventilator will open automatically.

High service standpipes, hose, etc., required.

SECT. 104. There shall be at least two two inch high service standpipes on the stage of every theatre, with ample provision of hose and nozzles at each level of the stage on each side, and the water shall be kept turned on during the occupation of the building by any audience. The said pipes shall have two gates, one above the other, with a proper test or waste valve; the lower gate to be kept open at all times.

Water sprinklers required for proscenium opening.

The proscenium opening of every theatre shall be provided with a two and one-half inch perforated iron pipe or equivalent equipment of automatic or open sprinklers, as the commissioner may direct, so constructed as to form when in operation a complete water curtain for the entire proscenium opening, and there shall be for the rest of the stage a complete system of fire apparatus and perforated iron pipes, automatic or open sprinklers. Said pipes or sprinklers shall be supplied with water by high pressure service, and be at all times ready for use.

Fire apparatus and additional sprinklers required. Chap. 449, § 24, 1895.

SYSTEM OF VENTILATION.

Chap. 413, § 7, 1897.

Approved May 21, 1897.

SECT. 105. Every hall, auditorium or room of every building hereafter erected for, or converted to use as a school-

house, factory, theatre or place of public assembly or entertainment shall have in continuous operation while occupied a system of ventilation so contrived as to provide twenty-five cubic feet per minute of outer air for each occupant and for each light other than an electric light.

SECT. 106. Repealed by chapter 97, 1895, approved March 7, 1895. (See Appendix Q.)

(Chapter 97, 1895, amended by chapter 161, 1899. Approved May 17, 1899.)

TENEMENT AND LODGING HOUSES.

SECT. 107. The external walls of every building hereafter erected for or converted to use as a tenement or lodging house shall be of brick, stone or iron, and such walls of any such building which is not situated on an open space more than twenty feet in width shall not exceed thirty feet in height.

Chap. 413, § 8, 1897.
Approved May 21, 1897.
External walls to be of brick, stone or iron. When not to exceed 30 feet in height.

SECT. 108. No building hereafter erected for or converted to use as a tenement or lodging house, and no building hereafter enlarged or increased in height or area for said purposes, shall occupy above the level of the second floor more than sixty-five one hundredths part of the area of the lot measured to the middle line of the street or streets or passageways on which it abuts. Every such building shall have on at least two exposures on land of the owner, or as part of public ways, open spaces of least ten feet in width, which spaces shall have an aggregate length of one foot for every twenty-five feet or superficial area actually occupied by the building. Such spaces shall be open to the sky and shall remain undiminished so long as the building is occupied as a tenement or lodging house. A clear space open from the ground to the sky shall be maintained across the whole rear of every such building not located on two streets forming a corner, and of a depth equal to one-half the width of the street in front of such building: *provided*, that such space need not exceed the depth of twenty feet; and *provided, further*, that an equivalent area of open space in the rear or on either side of such building may be provided of different dimensions, with the consent of the building commissioner.

Building not to occupy over $\frac{65}{100}$ parts of area of lot.
To have at least two exposures on public ways or land of owner.
To have open space across rear.
Chap. 239, § 1, 1895.
Chap. 413, § 9, 1897.
Approved May 21, 1897.

SECT. 109. Every existing tenement or lodging house shall have in every sleeping room, not communicating

Ventilation of sleeping rooms in tenement houses.

Windows in walls of stairways not allowed.

directly with the external air, two ventilating or transom windows of not less than six square feet area each, one opening into another room or passage having an external window of not less than six square feet area, with movable sashes. No transom window shall be placed in a partition wall enclosing a main stairway.

Rooms of tenement houses to be 8 ft. in clear.

SECT. 110. Every room in every tenement or lodging house hereafter built, and in every building hereafter altered to be used as such, shall be not less than eight feet in height in the clear in every story, except that in the attic it may be less than eight feet high for one-half the area of the room. Every such room shall have one or more windows on an open air space with an area at least one-tenth as great as that of the room. The top of at least one window on such air space in each room shall be at least seven feet six inches from the floor, and the upper sash of the same window shall be movable.

Windows in such rooms to open on area at least one tenth area of room.

Buildings used for storage or sale of hay, straw, burning fluids, etc., not to be occupied for dwelling purposes.
Chap. 449, § 24, 1895.

SECT. 111. No building of which any part is used for storage or sale of hay, straw, hemp, flax, shavings, burning fluid, turpentine, camphene or any inflammable oil, or other highly combustible substance, shall be occupied in any part as a dwelling, tenement or lodging house, except that rooms for coachman or grooms may be allowed in private stables authorized by this act, upon special permit from the commissioner.

Receptacle for ashes, etc., to be made of incombustible material.

SECT. 112. All receptacles for ashes, waste and other substances, liable by spontaneous combustion, or otherwise, to cause a fire shall be made of incombustible material satisfactory to the commissioner. Every building used as a tenement or lodging house shall have outside and appurtenant to it a suitable space satisfactory to the commissioner for the temporary deposit of garbage and other refuse matter.

Place of deposit for garbage required.
Chap. 449, § 24, 1895.

When watchmen are necessary and the number required.

SECT. 113. Every lodging house containing over fifty rooms above the first floor, and every tenement house containing more than fifty sleeping rooms above the first floor, shall have at least one night watchman exclusively so employed on duty every night from nine o'clock at night until six o'clock in the morning; and every lodging house of the second or third class containing more than one hundred

rooms above the first floor, and every tenement house containing more than one hundred sleeping-rooms above the first floor, shall have at least two night watchmen exclusively so employed on duty every night from nine o'clock at night until six o'clock in the morning. But in the latter class of lodging and tenement houses, a proper system of thermostats, or automatic fire alarms, approved in writing by the commissioner, may be substituted for one of the watchmen. In all lodging or tenement houses of either of the above classes a red light shall be kept burning at night at the head and foot of every flight of stairs, and one or more gongs shall be so placed, and be of such size and number, as to give the alarm throughout the house in case of fire; and in every sleeping room there shall be conspicuously posted directions for escape in case of fire. The commissioner may make such other or further requirements for prevention of and escape from fire as may be reasonably necessary under the conditions of each case. Any innholder who fails to comply with the provisions of this section shall thereby forfeit his license.

Thermostats may be substituted for watchmen when approved by commissioner. Chap. 449, § 24, 1895.

Red lights, gongs, etc., required.

Additional safeguards to be made if required by commissioner.

When innholder's license shall be forfeited.

WATER CLOSETS.

SECT. 114. Every dwelling, tenement or lodging house, every school house, and every building where operatives are employed, shall have at least one water-closet or privy, and at least one water closet or privy for every twenty persons therein living, attending or employed; and in buildings where operatives of both sexes are employed, separate accommodations shall be furnished for men and women. Privies or cesspools shall not be allowed where a sewer makes water-closets practicable. Every water-closet in every building hereafter erected for, or converted to use as a tenement house, family hotel or apartment house, shall have a window on the open air.

Water-closets, regulations relative to.

STABLES.

SECT. 115. No building, any part of which is within the limits or within forty feet of the property of any adjoining owner, shall be erected for or converted to use as a stable,

To be kept 40 ft. from adjoining property.

To be licensed
by mayor and
aldermen.
Public notice
required.
Chap. 300 § 2,
1897.

unless such use is authorized by the Board of Health after public hearing had, after written notice to the adjoining owners, and after public notice published at least three times, and at least ten days before the hearing, in at least two newspapers published in Boston.

ENGINES, DYNAMOS, BOILERS, FURNACES, ETC.

Chap. 449 § 24,
1895.
Chap. 175, § 1,
1897.
Approved
March 19, 1897.

SECT. 116. No building shall be used for a grain elevator or for the storage or manufacture of high combustibles or explosives, or for chemical or rendering works, and no engine, dynamo, boiler or furnace shall be placed in any building without a permit from the commissioner, and every application for such permit shall be filed with the commissioner in writing, and shall set forth the character of the building, the size, power and purpose of the apparatus, and such other information as the commissioner may require. The commissioner may, after an examination of the premises described in the application, and hearing the applicant and any objectors, issue a permit for placing a boiler or furnace on such premises, on such conditions as he shall deem just and proper, or may refuse such permit, and the applicant for other than a boiler or furnace shall publish notice of the application in at least two daily newspapers published in the city of Boston, and at least three days in each, and, if so directed by the commissioner, shall also post conspicuously on the premises a copy of the application and deliver copies thereof to such persons as the commissioner may direct, and file an affidavit with the commissioner that notice has been given as required.

Chap. 175, § 1,
1897.

SECT. 117. If no objection is filed with the commissioner before the expiration of ten days from the time of the first publication of notice, or within ten days of the delivery and first posting of notice if required, the commissioner shall, if the arrangement, location and construction of the proposed apparatus is proper, and in accordance with the terms of this act, issue a permit for the same. But if such objection is filed the application shall be referred to the board of appeal, the chairman of the board of health, and the chairman of the board of fire commissioners, together sitting as a com-

mission, or such members of said boards respectively as, in case of the absence or disability of the chairman, the standing members of the board of appeal or their duly appointed substitutes shall in each case appoint. The two members of said commission sitting with the board of appeal shall receive the same compensation as the members of that board.

SECT. 118. Said commission shall in each case cause due notice to be given to all parties of the time and place of hearing, and after hearing the parties shall authorize the commissioner to issue a permit, under such conditions as may be prescribed by said commission, or to withhold the same. If the permit is refused, the applicant, and if it is granted, the objectors, shall pay such costs as the commission may determine. Chap. 175, § 1, 1897.

SECT. 119. The commissioner may from time to time, after public notice and hearing, prescribe conditions on which any or all boilers or furnaces may be maintained in buildings, and if any person interested objects to such conditions and appeals from the decision of the commissioner establishing the same, the appeal shall be referred to the commission specified in the preceding sections, and thereupon said commission shall prescribe such conditions as they shall deem just and proper. Chap. 175, § 1, 1897.

PLUMBING.

SECT. 120. No person shall carry on the business of plumbing unless he is a plumber and shall have first registered his name and place of business in the office of the building commissioner; and notice of any change in the place of business of a registered plumber shall be immediately given to said commissioner. Only plumbers allowed to perform plumbing. Must register as such at office of commissioner. Chap. 449, § 24, 1895.

SECT. 121. Every plumber, before doing any work in a building shall, except in the case of the repair of leaks, file at the office of the said commissioner, upon blanks for that purpose, a notice of the work to be performed; and no such work shall be done in any building without the approval of said commissioner. Permit necessary before work is performed. Chap. 449, § 24, 1895.

SECT. 122. The plumbing of every building shall be separately and independently connected with the public sewer, Buildings to be separately and independ.

ently connected with sewer.

when such sewer is provided, or with a proper and sufficient drain connected thereto outside of the building; and if a sewer is not accessible, with a proper cesspool.

Plumbing not to be concealed from view until approved by inspector.

SECT. 123. Pipes and other fixtures shall not be covered or concealed from view until approved by the inspector, who shall examine the same within two working days after notice that they are ready for inspection.

Plumbing to be tested by water pressure before used.

SECT. 124. Plumbing work shall not be used unless the same has first been tested in the presence of the inspector with the water test, or if that is not practicable, with the peppermint or other reliable test, and approved by him in writing.

Size and material of drain and ventilating pipes, and quality of same.
Chap. 297, § 1, 1893.
Approved May 3, 1893.

SECT. 125. Drain and connecting ventilating pipes shall be of sufficient size, and made of cast iron or standard wrought iron within the building, and for a distance of at least ten feet outside, except that lead pipes may be used for short connections exposed to view. Such pipes, if of wrought iron, shall be of standard weight and strength, and if of cast iron, shall be of uniform thickness throughout, and shall have an average weight not less than that below specified, viz.:

2-inch pipe,	5½ pounds per foot.
3-inch pipe,	9½ pounds per foot.
4-inch pipe,	13 pounds per foot.
5-inch pipe,	17 pounds per foot.
6-inch pipe,	20 pounds per foot.
8-inch pipe,	33½ pounds per foot.
10-inch pipe,	45 pounds per foot.
12-inch pipe,	54 pounds per foot.

Drainpipes, how laid.

To have running trap with accessible cleanout.

To be carried above roof at least 2 ft., and undiminished in size.

Drainpipes shall be properly secured by irons to walls, laid in trenches to uniform grade, or suspended to floor timbers by strong iron hangers. Every drainpipe shall be supplied with a suitable trap, placed with an accessible cleanout, at or near the point where it leaves the building, and shall have a proper fall. Drainpipes shall be carried above the roof open and undiminished in size, and to a sufficient height not less than two feet above the roof, and not less than five

feet above the top of any window within fifteen feet. Changes in direction shall be made with curved pipes, and all connections with horizontal or vertical pipes shall be made with Y branches. All drainpipes shall be exposed to sight where practicable within the building, and shall not be exposed to pressure where they pass through walls. Every part of every drainpipe below a cellar floor shall be laid in a brick trench with a concrete base, and shall be accessible through sufficient unattached covers.

Changes in direction to be made with curved pipe.

All connections to be made with Y branches.

Drainpipe below cellar floor to be laid in brick trench.

SECT. 126. Rain water leaders when connected with soil or drainpipes shall be suitably trapped.

Rain water leaders.

SECT. 127. Iron pipes used in plumbing shall, before being put in place, be first tested by the water or kerosene test, and then coated inside and out with coal tar pitch, applied hot, or with paint, or with some equivalent substance. Joints of wrought iron pipes shall be made by screwing the same into double heavy cast iron fittings tapped with standard screw thread; joints of cast iron pipes shall be made by thoroughly calking the same with molten lead; joints of lead pipes with iron pipes shall be made by soldering the same into brass ferrules, and calking the ferrules to cast iron pipes or screwing them to wrought iron pipes.

Iron pipes to be tested and coated with hot coal tar pitch inside and outside. Chap. 297, § 2, 1893.

Joints to be calked, etc. Connections of lead and iron pipes to be made with brass ferrules, properly calked, etc.

SECT. 128. The waste pipe of each and every sink, basin, bath tub, water-closet, slop hopper, and of each set of trays or other fixtures, shall be furnished with a separate trap, which shall be placed as near as practicable to the fixture that it serves. Traps shall be protected from siphonage or air pressure by special cast iron air pipes of a size not less than the waste pipes they serve placed outside or below the trap. Lead air pipes may be used only where they are exposed to view. Air pipes for water-closet traps shall be of two inch bore if thirty feet or less in length, and of three inch bore if more than thirty feet in length. Air pipes shall be run as direct as practicable. Two or more air pipes may be connected together or with a drainpipe; but in every case of connection with a drainpipe such connection shall be above the upper fixture of the building.

Waste pipe of each and every fixture to have a separate trap.

Traps to have special air pipes.

Air pipes to be carried above roof or connected with drainpipe above the upper fixture.

SECT. 129. Drip or overflow pipes, from safes under water-closets and other fixtures, or from tanks or cisterns,

Drip or overflow pipe not to be connected with drain-pipe.

Waste pipe from refrigerator, etc., not to be connected with drain pipe.

shall be run to some place in open sight, and in no case shall any such pipe be connected directly with a drainpipe. No waste pipe from a refrigerator, or other receptacle in which provisions are stored, shall be connected with a drainpipe or other waste pipe.

Water-closets to be supplied from cistern. Flushingpipes to be not less than one inch.

SECT. 130. Every water closet, or line of water closets on the same floor, shall be supplied with water from a tank or cistern, and shall have a flushing pipe of not less than one inch in diameter; but this requirement shall not apply to water-closets substituted for vaults, where the same are located outside of the building proper; and such water-closets may be arranged so as to receive their supply directly from the main, with proper fixtures approved by the commissioner, the water board and the board of health.

Exceptions. Chap. 449, § 24, 1895.

Privy-vaults, capacity and construction of.

SECT. 131. Every privy-vault shall be of brick and cement, of a capacity not less than eighty cubic feet, of easy access, convenient to open and clean, and made tight. The inside shall be at least two feet from the next lot, and from any public or private way.

Steam exhausts not to be connected with public sewer.

SECT. 132. No steam exhaust shall be connected with any public sewer or with any soil or waste pipe or drain which communicates with a public sewer.

SECT. 133. Water pipes in exposed places shall be properly protected from frost.

Grease traps.

SECT. 134. A grease trap shall be constructed under the sink of every hotel, eating house, restaurant or other public cooking establishment so as to be easily accessible for inspection and cleaning.

ORDINANCES.

City may by ordinance regulate the management and inspection of elevators and hoistways. Chap. 449, § 24, 1895.

Officers of department to hold office for terms for which they were appointed.

SECT. 135. All ordinances and parts of ordinances of the city of Boston now in force relating to the building limits and the inspection and survey of buildings shall remain in force until amended or repealed by said city. Said city may, by ordinance, regulate the management and inspection of elevator hoistways and elevator shafts in said city. The officers of the building department of said city shall continue to hold office for the terms for which they were appointed, and until their successors are appointed in accordance with this act, unless sooner removed.

INJUNCTIONS.

SECT. 136.¹ Any court having equity jurisdiction, in term time or vacation, may, on the application of the city of Boston, by its attorney, by any suitable process or decree in equity, enforce the provisions of this act, and may, on such application, issue an injunction to restrain the erection, alteration, use, or occupation of any building or structure in the city of Boston, erected, altered, maintained or used in violation of this act.

Injunction to be issued on application of city of Boston, by its attorney. Chap. 170, § 1, 1893. Approved April 7, 1893.

PENALTY.

SECT. 137. Any person who shall build or alter any wall, building or other structure, or part thereof, in violation of any provision of this act, or who shall, after twenty-four hours' notice from the commissioner, maintain or use any such wall, building or other structure, or part thereof, so built or altered, or shall violate any provision of this act, shall be punished by a fine not exceeding one thousand dollars, to be paid into the treasury of the city of Boston.

Any person violating any provision of this act shall be punished by a fine not exceeding \$1,000. Chap. 449, § 24, 1895.

REPEALS.

SECT. 138. Sections forty to fifty-three inclusive of chapter one hundred and two of the Public Statutes are hereby repealed in so far as they relate to the city of Boston. Chapter one hundred and twenty-four of the acts of the year eighteen hundred and ten, chapter three hundred and sixty-nine of the acts of the year eighteen hundred and sixty-nine, chapter one hundred and ninety-two of the acts of the year eighteen hundred and seventy-eight, chapter two hundred and fifty-two of the acts of the year eighteen hundred and eighty-two, chapter one hundred and seventy-three and chapter two hundred and fifty-one of the acts of the year eighteen hundred and eighty-three, chapter two hundred and twenty-three of the acts of the year eighteen hundred and eighty-four, chapter three hundred and seventy-four of the acts of the year eighteen hundred and eighty-five, sections two, four and five to ten inclusive of chapter three hundred and eighty-

Chap. 102, P.S. Sect. (40 to 53).

Chap. 124 of 1810.

Chap. 369 of 1869.

Chap. 192 of 1878.

Chap. 252 of 1882.

Chap. 173 of 1883.

Chap. 251 of 1883.

Chap. 223 of 1884.

Chap. 374 of 1885.

Chap. 382 of 1885. Sects. 2, 4 (5 to 10).

¹ Also see chapter 257, Acts of 1894, Appendix J.

Chap. 316 of 1888, relative to Boston.

Chap. 426 of 1888, Sects. (1 to 8) relative to Boston, and all acts and parts of acts inconsistent with this act, are repealed.

two of the acts of the same year, chapter three hundred and sixteen of the acts of the year eighteen hundred and eighty-eight, so far as it relates to the city of Boston, sections one to eight inclusive of chapter four hundred and twenty-six of the acts of the same year, so far as they relate to the city of Boston, and all acts and parts of acts inconsistent herewith, are hereby repealed. All provisions of this act, which are the same in effect as those hereinbefore repealed, shall be construed as continuations and reënactments, and in all such cases the provisions shall take effect as of the date when they were first enacted. No repeal hereby enacted shall have the effect of reviving any act or part of an act heretofore repealed.

Approved by Governor, June 16, 1892.

This act took effect July 16, 1892.

THICKNESS OF WALLS.

EXTERNAL AND PARTY WALLS.

DWELLINGS, FIRST AND SECOND CLASS BUILDINGS.

20 feet \times 40 feet, 33 feet high, not less than 8 inches.

20 feet \times 55 feet, 36 feet high, external walls 8 inches, party walls, 12 inches; if used for a store, external walls to be 12 inches to top of second floor.

33 feet to 60 feet high, 12 inches.

60 feet to 70 feet high, 16 inches to second floor, 12 inches above.

70 feet to 80 feet high, 20 inches to second floor, 16 inches to upper floor, and 12 inches above.

More than 80 feet, see Special Requirements, Section 36.

OTHER THAN DWELLINGS, FIRST AND SECOND CLASS BUILDINGS.

40 feet or less in height, 16 inches to top of second floor, 12 inches above.

40 feet to 60 feet high, 20 inches to second floor, 16 inches above.

60 feet to 80 feet, 24 inches to first floor, 20 inches to upper floor, 16 inches above.

Over 80 feet, see Special Requirements, Section 37.

VAULTED WALLS.

Shall contain, exclusive of withes, same amount of material as solid walls.

Walls on either side of air-space shall be not less than 8 inches thick.

ASHLAR.

Less than 8 inches thick not to be reckoned in thickness of wall. Eight inches or over in thickness, excess over 4 inches may be reckoned in thickness of wall. Shall be at least 4 inches thick.

IRON AND STEEL EXTERNAL WALLS.

May be of less thickness than brick external walls when requirements for strength are complied with: *provided*, all constructional parts are wholly protected from heat by brick or terra cotta, etc.

PILING.

See Special Requirements, Section 27.

FOUNDATIONS.

See Special Requirements, Sections 28 and 30.

Table showing Safe Load in Tons. Cylindrical Iron Columns, 1-Inch Shell.

LENGTH OF COLUMNS.	DIAMETER COLUMNS OUTSIDE.						
	6-in.	7-in.	8-in.	9-in.	10-in.	11-in.	12-in.
6 feet	66.6						
7 "	64.4	79.7					
8 "	60.2	77.1	93.2				
9 "	55.8	74.6	90.3	106.4			
10 "	53.7	69.4	87.3	103.	119.5		
11 "	49.6	66.9	84.3	99.6	115.7	133.1	
12 "	45.6	61.8	78.3	96.2	111.9	.....	146.2
13 "	43.8	59.4	75.3	92.7	108.1	128.8	
14 "	40.1	54.6	72.3	89.3	104.6	124.6	141.6
15 "	36.9	52.4	69.5	85.9	100.3	120.4	136.9
16 "	35.4	50.1	63.9	82.5	96.5	116.	132.3
17 "	32.5	46.1	61.3	79.3	92.7	111.7	127.4
18 "	29.9	44.2	58.7	72.9	89.1	107.5	122.8
19 "	28.7	40.7	56.3	70.	85.4	103.3	
20 "	26.5	39.	51.8	67.	81.9	99.2	118.1
	Metal area, square inches.						
	15.71	18.82	22.00	25.14	28.27	31.41	34.56

Table showing Safe Load in Tons. Cylindrical Columns, 1/4-inch Shell.

LENGTH OF COLUMNS.	DIAMETER COLUMNS OUTSIDE.						
	6-in.	7-in.	8-in.	9-in.	10-in.	11-in.	12-in.
6 feet.....	79.						
7 ".....	76.	95.					
8 ".....	71.	92.	112.				
9 ".....	66.	89.	108.7	128.8			
10 ".....	63.7	83.	105.	124.7	145.		
11 ".....	58.7	80.	101.6	120.6	140.8	161.9	
12 ".....	54.	74.	94.	116.5	136.	.....	178.9
13 ".....	51.8	71.	90.7	112.	131.5	156.8	
14 ".....	47.6	65.	87.	108.	126.7	151.6	173.
15 ".....	43.8	62.7	83.7	104.	122.	146.	167.5
16 ".....	41.9	60.	76.9	100.	117.	141.	161.8
17 ".....		55.	73.9	96.	112.8	135.9	157.9
18 ".....		52.9	70.7	88.	108.	129.8	150.
19 ".....		48.7	67.8	84.8	103.9	125.6	
20 ".....		46.6	62.	81.	99.6	120.7	144.5
	Metal area, square inches.						
	18.65	22.58	26.52	30.44	34.36	38.29	42.22

Table showing Safe Load in Tons. Cylindrical Iron Column, 1½-inch Shell.

LENGTH OF COLUMNS.	DIAMETER COLUMNS OUTSIDE.						
	8-in.	9-in.	10-in.	11-in.	12-in.	13-in.	14-in.
8 feet.....	129.7						
9 ".....	125.6	149.6					
10 ".....	121.	144.9	169.6				
11 ".....	117.	140.	164.	189.5			
12 ".....	108.9	135.	158.8	.....	209.		
13 ".....	104.8	130.	153.	183.	.....	229.	
14 ".....	100.6	125.6	147.8	177.	202.7	.....	249.7
15 ".....	96.6	120.9	142.	171.	196.	222.	.....
16 ".....	88.8	116.	137.	165.	189.	214.7	241.7
17 ".....	85.	111.5	131.6	159.	182.5	207.	233.8
18 ".....	76.7	102.5	126.	153.	175.8	.....	.....
19 ".....	78.	98.	121.	147.	.....	199.8	225.8
20 ".....	72.	94.	116.	141.	169.	192.5	217.6
	Metal area, square inches.						
	30.63	35.34	40.06	44.77	49.48	54.19	58.90

WOODEN BEAMS.

Uniformly distributed Load in Pounds for Rectangular Beams $\frac{Cb}{L}$, in which L = Span of Beam in feet and b = Width of Beam in Inches.

VALUES OF C FOR DIFFERENT DEPTHS OF BEAMS.

DEPTH OF BEAM.	SPRUCE.	HARD PINE.
Inches.	At 750 lbs. per sq. inch.	At 1,250 lbs. per sq. inch.
2.....	333	555
3.....	750	1,250
4.....	1,333	2,222
5.....	2,083	3,472
6.....	3,000	5,000
7.....	4,083	6,805
8.....	5,333	8,889
9.....	6,750	11,250
10.....	8,333	13,889
11.....	10,083	16,805
12.....	12,000	20,000
13.....	14,083	23,472
14.....	16,333	27,222
15.....	18,750	31,250
16.....	21,333	35,556

APPENDICES.

APPENDICES.

STATUTES.

- A An Act to authorize the erection of wooden buildings in the city of Boston for sanitary purposes. St. 1873, c. 4.
- B An Act in relation to the preservation of health in buildings in the city of Boston. St. 1885, c. 382.
- C An Act in relation to fences and other structures erected to annoy, and for the abatement of nuisances. St. 1887, c. 348.
- D An Act relating to the use of buildings in the city of Boston for stables. St. 1889, c. 89.
- E An Act relating to buildings in the public parks of the city of Boston. St. 1889, c. 129.
- F An Act in relation to the employment of custodians of elevators. St. 1890, c. 90.
- G An Act relating to the regulation and supervision of wires over streets or buildings in cities. St. 1890, c. 404.
- H An Act relating to the location, laying out, and construction of highways in the city of Boston. St. 1891, c. 323, as amended by St. 1892, c. 418, s. 4.
- I An Act relating to the repair of private drains in streets or ways. St. 1893, c. 312.
- J An Act relating to the erection or alteration of structures in the city of Boston. St. 1894, c. 257.
- K An Act relative to fire-escapes in school-houses. St. 1894, c. 337.
- L An Act for the better protection of human life in lodging houses in case of fire. St. 1894, c. 341.

- M An Act concerning the storage of petroleum or any of its products, and the erection and use of buildings therefor. St. 1894, c. 399.
- N An Act to regulate public lodging houses in the city of Boston. St. 1894, c. 414.
- O An Act relative to the licensing of plumbers and the supervision of the business of plumbing. St. 1894, c. 455.
- P An Act in relation to the inspection departments of the district police and the inspection of buildings. St. 1894, c. 481.
- Q An Act relative to the erection and alteration of buildings in the city of Boston. St. 1895, c. 97.
- R An Act relative to the licensing and regulating of stables in cities. St. 1895, c. 213.
- S An Act relative to advertising signs and structures encroaching on public ways in the city of Boston. St. 1895, c. 352.
- T An Act to abate the smoke nuisance in the city of Boston. St. 1895, c. 389.
- U An Act to revise the charter of the city of Boston. St. 1895, c. 449.
- V An Act relative to plumbing. St. 1895, c. 453.
- W An Act relative to the building line and height of buildings on parkways, boulevards and parks. St. 1896, c. 313.
- X An Act to provide for the further protection of the public health in the city of Boston. St. 1897, c. 219.
- Y An Act relative to the licensing of gasfitters and to the supervision of the business of gasfitting in the city of Boston. St. 1897, c. 265.
- Z An Act relative to the use of buildings for stables. St. 1897, c. 300.

- AA An Act relative to the building line and height of buildings on parkways, boulevards and parks. St. 1897, c. 379.
- BB An Act to facilitate the inspection of wires in buildings in the city of Boston. St. 1898, c. 268.
- CC An Act relative to the height of buildings on and near Copley square in the city of Boston. St. 1898, c. 452.
- DD An Act to provide for registering and confirming titles to land. St. 1898, c. 562, s. 80.
- EE An Act to provide for the better enforcement of the building laws of the city of Boston. St. 1899, c. 185.
- FF An Act relative to unauthorized structures in a city or town. St. 1899, c. 326.
- GG An Act to limit the height of buildings in the vicinity of the State House. St. 1899, c. 457.
- HH An Act to provide for the change of building lines on Lansdowne street in the city of Boston. St. 1900, c. 348.
- II Of the suppression of common nuisances. P. S., 101.
- JJ Of licenses and municipal regulations of police. P. S., 102.
- KK General provisions concerning real estate. P. S., 126, s. 13.

ORDINANCES.

- LL Building Department. R. O. 1898, c. 8.
- MM Regulations for trades, building, etc. R. O. 1898, c. 45.
- NN Prohibitions and Penalties. R. O. 1898, c. 47.

REVISED REGULATIONS.

- OO General provisions. Rev. Reg. Board of Ald. 1898, c. 1, 6.

A

CHAPTER 4, ACTS OF 1873.

AN ACT TO AUTHORIZE THE ERECTION OF WOODEN BUILDINGS IN THE CITY OF BOSTON FOR SANITARY PURPOSES.

Be it enacted, etc.:

Boston may erect wooden buildings for hospital purposes.

Proviso.

SECTION 1. The City of Boston is hereby authorized to erect, under directions of its board of health and inspector of buildings, any wooden buildings within the city, for hospital purposes, the same to remain only so long as said board deems it necessary: *provided*, that every such hospital shall be constantly guarded outside by a competent force of at least three of the police of said city.

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

January 28, 1873.

B

CHAPTER 382, ACTS OF 1885.

This Act took effect June 19, 1885.

AN ACT IN RELATION TO THE PRESERVATION OF HEALTH IN BUILDINGS IN THE CITY OF BOSTON.

Dwelling, tenement and lodging houses to be furnished with good and sufficient water closets.

SECTION 1. Every building in the City of Boston used as a dwelling, tenement or lodging house, or where persons are employed, shall have at all times such number of good and sufficient water closets, earth closets or privies as the board of health of said city may determine, but the occupants of any two or more of any such buildings may use such closets or privies in common, provided the access is easy and direct; and said board shall not require more than one such closet or privy for every twenty persons.

SECT. 3. No building in the City of Boston shall be converted into, or used for a tenement or lodging house, unless, in addition to the other requirements of law, it conforms to the provisions of this act.

Tenement and lodging houses to conform to this act.

SECT. 11. Every such building shall have adequate chimneys running through every floor, with an open fireplace or grate, or place for a stove, properly connected with one of said chimneys, for every family and set of apartments; shall have proper conveniences and noncombustible receptacles for ashes and rubbish; shall have water furnished at one or more places in such house, or in the yard thereof, so that the same may be adequate and reasonably convenient for the use of the occupants thereof; and shall have the floor of the cellar properly cemented, so as to be water tight.

Chimneys with open fireplaces or place for a stove.

Receptacles for ashes.
Adequate and convenient water supply and cemented cellar floors required.

SECT. 12. Every such building used for a tenement or lodging house shall have suitable receptacles for garbage and other refuse matter, and shall not be used as a place or storage for any combustible article, or any article dangerous to life or detrimental to health; nor shall any horse, cow, calf, swine, pig, sheep or goat be kept in said building.

Receptacle for garbage required.

Horse, cow, pig, etc., not to be kept in said building.

SECT. 13. Every such building, and the yard, court, passage, area and alleys belonging to the same, shall be kept clean and free from any accumulation of dirt, filth, garbage or other refuse matter, to the satisfaction of the board of health.

Yards, courts, alleys, etc., to be kept clean.

SECT. 14. The tenant of any lodging house or tenement house shall thoroughly cleanse all the rooms, floors, windows and doors of the house, or part of the house, of which he is the tenant, to the satisfaction of the board of health; and the owner or lessee shall well and sufficiently, to the satisfaction of said board, whitewash or otherwise cleanse the walls and ceilings thereof once at least in every year in the months of April or May, and have the privies, drains and cesspools kept in good order and the passages and stairs kept clean and in good condition. Whenever there shall be more than eight families living in any tenement house in which the owner thereof does not reside, there shall be, when required by the board of health, a janitor, house keeper or some other responsible person, satisfactory to said board, who shall reside in said house and have the charge thereof.

Tenants to thoroughly cleanse all rooms.
[1889, chap. 450, s. s.]

Owners to whitewash walls and have privies, etc. kept in good order.

Notice to be given of infectious disease.

SECT. 15. The owner, agent of the owner, and keeper of any lodging or tenement house, or part thereof, shall, when any person in such house is sick of fever, or of any infectious, pestilential or contagious disease, and such sickness is known to such owner, agent or keeper, give immediate notice thereof to the board of health, and thereupon said board shall cause the same to be inspected, and cleansed or disinfected at the expense of the owner, in such manner as they may deem necessary; and may also cause the blankets, bedding and bedclothes used by any such sick person to be thoroughly cleansed, scoured and fumigated, and, in extreme cases, to be destroyed.

Halls on each floor to open directly to external air.

SECT. 16. The halls on each floor of every such building shall open directly to the external air, with suitable windows, and shall have no room or other obstructions at the end, unless sufficient light and ventilation is otherwise provided for said halls in a manner approved by the board of health.

Cellar or underground room not to be used as a dwelling, etc.

SECT. 17. No person shall, without a permit from the board of health, let or occupy, or suffer to be occupied, separately as a dwelling or place of lodging and sleeping, any cellar or underground room whatsoever, unless the same be in every part thereof at least seven feet in height, measured from the floor to the ceiling thereof; nor unless the same shall have been so let or occupied before the passage of this act, nor unless the same be for at least one foot of its height above the surface of the street or ground adjoining, or nearest to the same; nor unless there be, outside of and adjoining the said vault, cellar or room, and extending along the entire frontage thereof, and upwards from six inches below the level of the floor thereof, up to the surface of the said street or ground, an open space of at least two feet and six inches wide in every part; nor unless the same be well and effectually drained by means of a drain, the uppermost part of which is one foot at least below the level of the floor of such vault, cellar or room nor unless there is a clear space of not less than one foot below the level of the floor, except where the same is cemented: nor unless there be appurtenant to such vault,

cellar or room the use of a water closet or privy, kept and provided as in this act required, nor unless the same have an external window opening of at least nine superficial feet clear of the sash frame, in which window opening there shall be fitted a frame filled in with glazed sashes, at least four and a half superficial feet of which shall be made so as to open for the purpose of ventilation: *provided, however*, that in case of an inner or back vault, cellar or room, let or occupied along with a front vault, cellar or room, as a part of the same letting or occupation, it shall be a sufficient compliance with the provisions of this act if the front room is provided with a window as hereinbefore provided, and if the said back vault, cellar or room is connected with the front vault, cellar or room, by a door, and also by a proper ventilating or transom window, and, where practicable, also connected by a proper ventilating or transom window, or by some hall or passage, with the external air; *provided, further*, that in any area adjoining a vault, cellar or underground room, there may be steps necessary for access to such vault, cellar or room, if the same be so placed as not to be over, across or opposite to said external window; and so as to allow between every part of such steps and the external wall of such vault, cellar or room, a clear space of six inches at least, and if the rise of said steps is open, *and provided, further*, that over or across any such area there may be steps necessary for access to any building above the vault, cellar or room, to which such area adjoins, if the same be so placed as not to be over, across or opposite to any such external window.

SECT. 18. The board of health may by a vote limit the number of occupants in any tenement or lodging house, or in any part or parts of the same, and shall in such case cause a notice stating such number to be affixed conspicuously in such building and served on the owner, agent or person having the charge thereof. If the number is exceeded said board may order the premises vacated, and they shall not be again occupied until said board shall so permit, upon being satisfied that the vote will be complied with. Said board may make such further regulation as to overcrowding, ventilation and occupation of such houses and the cellars thereof and of buildings

Proviso.

Proviso.

Proviso.

Board of Health may limit number of occupants in tenement or lodging house. St. 1889, c. 450, s. 6. June, 7, 1889.

where persons are employed, not inconsistent with other laws, as they deem proper.

Name and address of owner and agent to be posted on wall of tenement and lodging houses.

SECT. 19. Every owner and agent, or person having charge, of a tenement or lodging house shall leave his address with the board of health, and shall have legibly posted on the wall or in the entry of such tenement or lodging house the name and address of such owner and of the agent or person having charge of the same; and service upon parties whose address is out of the city, of any papers or notice required by this act, or any act relating to the preservation of health, or by any proceedings to enforce any of their provisions, shall be sufficient, if made by sending a copy of such paper or notice through the mail to the address of the person or persons so designated as owner, agent or person having charge of such tenement or lodging house, and service upon parties whose address is in the city, by leaving such copy at said address.

Officers to have free access to such buildings.

SECT. 20. Every officer of the board of health, and every officer upon whom any duty or authority is conferred, shall have free access to every part of any lodging or tenement house, when required, in the proper execution of the duties of his office.

Injunctions.

SECT. 21. Any court having equity jurisdiction, in term time or vacation, may, on the application of the board of health, by any suitable process of decree in equity, enforce the provisions of this act, and may, on such application, issue an injunction to restrain the use or occupation of any building or structure in the city of Boston, erected, altered or used in violation of this act.

Fines and penalties.

SECT. 22. Any person violating any provision of this act shall be punished by a fine not exceeding one hundred dollars, or by confinement in the house of correction not exceeding sixty days, unless another penalty is specifically provided herein.

Board of health and inspectors to be sworn.

SECT. 23. Every member of said board of health, and every inspector acting under said board shall, before entering upon the duties of his office take and subscribe an oath before the city clerk of said city that he will faithfully and impartially discharge such duties, and the city clerk shall make

and keep a record of such oath. Every member of said board and every such inspector who enters upon or discharges such duties without having taken and subscribed such oath shall be liable to a penalty of one hundred dollars, but such omission shall not render invalid any act or proceeding of such board. Penalty.

SECT. 24. This act shall take effect upon its passage.

Approved June 19, 1885.

C.

CHAPTER 348, ACTS OF 1887.

AN ACT IN RELATION TO FENCES AND OTHER STRUCTURES ERECTED TO ANNOY, AND FOR THE ABATEMENT OF NUISANCES.

Be it enacted, etc., as follows:

SECTION 1. Any fence or other structure in the nature of a fence, unnecessarily exceeding six feet in height, maliciously erected or maintained for the purpose of annoying the owners or occupants of adjoining property, shall be deemed a private nuisance.

SECT. 2. Any such owner or occupant, injured either in his comfort or the enjoyment of his estate by such nuisance, may have an action of tort for the damage sustained thereby, and the provisions of chapter one hundred and eighty of the Public Statutes concerning actions for private nuisances shall be applicable thereto.

Approved June 2, 1887.

D

CHAPTER 89, ACTS OF 1889.

AN ACT RELATING TO THE USE OF BUILDINGS IN THE CITY OF BOSTON FOR STABLES.

Be it enacted, etc., as follows:

SECTION 1. No person shall hereafter occupy or use any building in the city of Boston for a stable unless such use is

1897.
Chap. 300,
s. 1.

authorized by the board of health of said city, and in such case only to the extent so authorized, *provided* that this act shall not prevent any such occupation and use authorized by law at the time of the passage of this act, to the extent so authorized.

SECT. 2. Any person violating any provision of this act shall be liable to a fine not exceeding five dollars for each and every day that such violation continues, and any court having jurisdiction in equity may restrain such use and occupation.

Repeals --
1869,
Chap. 369.
1878,
Chap. 192.

SECT. 3. Chapter three hundred and sixty-nine of the acts of the year eighteen hundred and sixty-nine, chapter one hundred and ninety-two of the acts of the year eighteen hundred and seventy-eight and all acts and parts of acts inconsistent herewith are hereby repealed.

SECT. 4. This act shall take effect upon its passage.

Approved March 8, 1889.

E

CHAPTER 129, ACTS OF 1889.

AN ACT RELATING TO BUILDINGS IN THE PUBLIC PARKS OF THE CITY OF BOSTON.

Be it enacted, etc., as follows:

Exempt from
operation of
building law,
when.

SECTION 1. The park commissioners of the city of Boston may erect in the parks of said city that now are or hereafter may be under their control, except the common, public garden and public squares, structures for the shelter and refreshment of persons frequenting such parks, and for other park purposes, of such materials and in such places as in the opinion of the fire commissioners of said city do not endanger buildings beyond the limits of the park. Section sixteen of chapter fifty-four of the Public Statutes and chapter three hundred and seventy-four of the acts of the year eighteen hundred and eighty-five shall not apply to such buildings.

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

Approved March 19, 1889.

F

CHAPTER 90, ACTS OF 1890.

AN ACT IN RELATION TO THE EMPLOYMENT OF CUSTODIANS OF ELEVATORS.

SECTION 1. No person, firm or corporation shall employ or permit any person under fifteen years of age to have the care, custody, management or operation of any elevator, or shall employ or permit any person under eighteen years of age to have the care, custody, management or operation of any elevator running at a speed of over two hundred feet a minute.

SECT. 2. Whoever violates the provisions of this act shall forfeit a sum not less than twenty-five dollars nor more than one hundred dollars for each offence.

Approved March 13, 1890.

G

ACTS OF 1890, CHAPTER 404.

AN ACT RELATING TO THE REGULATION AND SUPERVISION OF WIRES OVER STREETS OR BUILDINGS IN CITIES.

Be it enacted, etc., as follows :

SECTION 1. Every person or corporation, private or municipal, owning or operating a line of wires over streets or buildings in a city, shall use only wires that are suitable and strong; shall suitably and safely attach them to strong and sufficient supports, and insulate them at all points of attachment; shall remove all wires abandoned for use; shall suitably insulate every wire where it enters a building, and, if such wire is other than a wire designed to carry an electric light or power current, shall attach to it at suitable and convenient points in the circuit, calculating to prevent danger from fire and near the place of entering the building, an appliance calculated to prevent at all times a current of elec-

Regulations concerning wires over streets and buildings in cities.

tricity of such intensity or volume as to be capable of injuring electrical instruments or causing fire from entering the building by means of such wire, beyond the point at which such appliance is attached, and shall suitably insulate every wire within a building when such wire is designed to carry an electric light current.

Names of
owners to be
attached to
wires
1899, c. 320.
April 29, 1899.

SECT. 2. Every such person and corporation shall, in the several cities, within six months after the appointment of the officer hereinafter provided for, affix at the points of support at which any such wire or cable containing wires is attached, a tag or mark distinctly designating the owner or user of such wire or cable. No such tag or mark shall be required for the wires of a street railway company, except for its feed wires at points of attachment to poles carrying the feed wires of one or more street railway companies.

Officer to be
appointed to
supervise
wires.

SECT. 3. Every city shall, by ordinance, designate or provide for the appointment of an officer who shall supervise every wire over streets or buildings in such city, and every wire within a building when such wire is designed to carry an electric light or power current; shall notify the person or corporation owning or operating any such wire whenever its attachments, insulation, supports or appliances are unsuitable or unsafe, or the tags or marks thereof are insufficient or illegible, and shall, at the expense of the city, remove every wire abandoned for use, and every wire which after the six months aforesaid shall be unprovided with a tag or mark, as hereinbefore required, such expense to be repaid by the owner of such wire; and shall see that all laws, ordinances and regulations relating to such wires are strictly enforced.

To give notice
when wire,
etc., is unsafe,
etc.

City may
recover
expense, etc.

SECT. 4. Any city may recover, in an action of contract, of the person or corporation owning any such wire as is hereinbefore described, any expense which it may have incurred for any removal thereof.

Provisions
may be
enforced in
equity.

SECT. 5. Any court having equity jurisdiction or any justice thereof, in term time or vacation, may, on a petition of the officer designated or appointed as aforesaid, by any suitable process or decree in equity enforce the provisions of this act and may, on such petition, issue an injunction or other suitable process to restrain the use or maintenance, or

to cause the removal, of any wire, post or other support erected, maintained or used in violation of this Act.

SECT. 6. This Act shall take effect upon its passage.

Approved, June 11, 1890.

H

CHAPTER 323, ACTS OF 1891.

AN ACT RELATING TO THE LOCATION, LAYING OUT, AND CONSTRUCTION OF HIGHWAYS IN THE CITY OF BOSTON. AS AMENDED BY SECTION 4, CHAPTER 418, ACTS OF 1892.

SECTION 9. If any building shall hereafter be placed or erected in said city at a grade other than the grade therefor, recorded in the office of the city surveyor, and which the city surveyor shall furnish on the request of the owner of the land on which the building is to be placed, or if any building shall be placed or erected within the boundaries of any way shown on any of the plans hereinbefore provided for, after the filing of the plan as aforesaid, and not removed at the expense of the owner when required by said board of street commissioners, no damage occasioned to the estate, of which the land on which the building was so placed formed a part at the date of the first advertisement of the first notice given by said board, relating to the plan on which any part of said estate is shown, or to any part of said estate, by any subsequent establishment of any grade of any highway or by any subsequent change of any grade of any highway, shall be recovered by, or be paid to, the owner of the whole or of any part of such estate.

Buildings to be placed at grade of street recorded in office of city surveyor.

SECT. 11. This act shall take effect upon its passage.

Approved June 16, 1892.

I

CHAPTER 312, ACTS OF 1893.

AN ACT RELATING TO THE REPAIR OF PRIVATE DRAINS
IN STREETS OR WAYS.

Be it enacted, etc., as follows :

SECTION 1. Every owner of an estate which drains into a private drain in a public or private street or way, who shall neglect to put such drain in good repair and condition for ten days after being notified by the board of health of the city or town that the drain is out of repair and condition, shall be liable to a fine not exceeding twenty dollars for every day that such neglect continues after the expiration of said ten days.

SECT. 2. This act shall take effect in any city when accepted by the city council thereof, and in any town when accepted by a majority vote of the voters of such town present and voting at a meeting of said town duly called for that purpose.

Approved, May 4, 1893.

NOTE.— Accepted by City Council, Jan. 6, 1896.

J

CHAPTER 257, ACTS OF 1894.

AN ACT RELATING TO THE ERECTION OR ALTERATION
OF STRUCTURES IN THE CITY OF BOSTON.

Be it enacted, etc., as follows :

SECTION 1. The supreme judicial court, or any justice thereof, and the superior court, or any justice thereof, in term time or vacation, shall, on the application of the city of Boston by its attorney, have jurisdiction in equity to enforce or prevent the violation of the provisions of the acts relating to the erection or alteration of buildings or other structures

in the city of Boston, and may, on such application, restrain the erection, alteration, use or occupation of any such building or structure which is being or has been erected or altered in violation of any of the provisions of said acts.

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

Approved April 16, 1894.

K

CHAPTER 337, ACTS OF 1894.

AN ACT RELATIVE TO FIRE ESCAPES IN SCHOOLHOUSES.

Be it enacted, etc., as follows :

In case a schoolhouse situated in any city has not been provided with a safe and proper way of egress or other means of escape from fire, as required by chapter four hundred and twenty-six of the acts of the year eighteen hundred and eighty-eight, within six months after the written notice therein provided for, the mayor of such city, for the purpose of carrying out the provisions of said act, may, upon petition of one hundred citizens or taxpayers in said city, authorize the expenditure upon any such schoolhouse of not exceeding fifteen per cent. of the cost thereof, payable from any moneys in the treasury of said city not otherwise appropriated.

Approved May 4, 1894.

L

CHAPTER 341, ACTS OF 1894.

AN ACT FOR THE BETTER PROTECTION OF HUMAN LIFE IN LODGING HOUSES IN CASE OF FIRE.

Be it enacted, etc., as follows :

SECTION 1. Every owner, lessee, proprietor or manager of a lodging house containing ten or more rooms above the

second story shall, on or before the first day of October in the year eighteen hundred and ninety-four, place or cause to be placed, a knotted rope or other better appliance for use as a fire escape, in every room in said lodging house used as a lodging room, except rooms on the ground floor. Such rope or other better appliance shall be securely fastened, coiled and exposed, and shall contain knots and a loop, and shall conform in size and length and in all other respects to the requirements of section one of chapter three hundred and seven of the acts of the year eighteen hundred and ninety.

SECT. 2. The provisions of sections two and three of said chapter three hundred and seven shall be applicable to the provisions of section one of this act.

Approved May 4, 1894.

M

CHAPTER 399, ACTS OF 1894.

AN ACT CONCERNING THE STORAGE OF PETROLEUM OR ANY OF ITS PRODUCTS AND THE ERECTION AND USE OF BUILDINGS THEREFOR.

Be it enacted, etc., as follows:

SECTION 1. No building for the storage, keeping, manufacture or refining of crude petroleum, or any of its products, shall be erected in any city or town unless the mayor and aldermen or selectmen thereof have granted a license therefor prescribing the place where such building shall be erected, and the particular location, materials and construction thereof, with such regulations as to the height of chimneys, dimensions of building and protection against fire as they deem necessary for the safety of the neighborhood; and no building heretofore erected and not now used for the storage, keeping, manufacture or refining of crude petroleum, or any of its products, shall be hereafter used for any of said purposes in any city or town, unless the mayor and aldermen or selectmen thereof have granted a license there-

for, with such regulations as to the height of chimneys and protection against fire as they deem necessary for the safety of the neighborhood.

SECT. 2. Any license, as hereinbefore provided for, may be granted on a written application, and shall be recorded in the records of the city or town. Upon application for such license the mayor and aldermen or selectmen shall assign a time and place for the consideration of the same and cause at least fourteen days' public notice thereof to be given at the expense of the applicant, in such manner as they may direct, in order that all persons interested may be heard thereon.

SECT. 3. Any person, firm or corporation engaged in the business of, or using a building for, the storage, keeping, manufacture or refining of crude petroleum, or any of its products, in any city or town, shall conform to such regulations as to the height of chimneys and protection against fire as the mayor and aldermen or selectmen of such city or town shall deem necessary for the safety of the neighborhood; but no regulations which the mayor and aldermen or selectmen have not now authority to impose shall be imposed upon or apply to a building or premises now and heretofore used for the business aforesaid.

SECT. 4. Any person erecting, occupying or using a building, or occupying or using a building erected, in violation of the provisions of this act, or of any license or regulations granted or made as hereinbefore provided, shall be punished by fine not exceeding one hundred dollars, or by imprisonment in the jail or house of correction not exceeding one month, or by both, in the discretion of the court.

SECT. 5. The supreme judicial court, or a justice thereof, or the superior court, or a justice thereof, in term time or vacation, may, by injunction or other suitable process in equity, restrain the erection, occupation or use of a building, or the occupation or use of a building erected, in violation of the provisions of this act, or of any license or regulations granted or made as hereinbefore provided.

SECT. 6. This act shall take effect upon its passage.

Approved May 18, 1894.

N

CHAPTER 414, ACTS OF 1894.

AN ACT TO REGULATE PUBLIC LODGING HOUSES IN THE
CITY OF BOSTON.

Be it enacted, etc., as follows :

SECTION 1. Every building in the city of Boston not licensed as an inn, in which ten or more persons are lodged for a price for a single night of twenty-five cents or less for each person, shall be deemed a public lodging house within the meaning of this act.

SECT. 2. The board of police for said city may license persons to keep public lodging houses in said city. No fee shall be charged for such license, and it shall expire on the thirtieth day of April next after the granting of the same. Every such license shall specify the street or other place, and the number of the building, or give some other particular description thereof, where the licensee shall exercise his employment; and the license shall not protect a person exercising his employment in any other place than that so specified.

SECT. 3. No such license shall be granted until the building commissioner of said city has certified that the building is provided with sufficient means to escape in case of fire, and that suitable appliances are provided for extinguishing fires and for giving alarm to the inmates in case of fire; and said commissioner may from time to time require such alterations to be made or such additional appliances to be provided as may in his judgment be necessary for the protection of life and property in case of fire.

SECT. 4. No such license shall be granted until the board of health has certified that the building is provided with a sufficient number of water closets and urinals, and with good and sufficient means of ventilation; and said board may from time to time require the licensee to thoroughly cleanse and disinfect all parts of said building and the furniture therein, to the satisfaction of said board.

SECT. 5. In every public lodging house a register shall be kept in which shall be entered the name and address of each lodger, together with the time of his arrival and departure, and such register shall at all times be open to the inspection of the police.

SECT. 6. The keeper of every public lodging house shall at all times when required by any officer of the building department, the health department, or the police department, give him free access to said house or any part thereof.

SECT. 7. Whoever presumes to keep a public lodging house, or is concerned or in any way interested therein, without being duly licensed as hereinbefore provided, shall be punished by fine not exceeding one hundred dollars; and any keeper of a public lodging house who violates any of the provisions of this act shall be punished by a fine of one hundred dollars, and the licensing board shall immediately revoke his license.

SECT. 8. This act shall take effect upon its passage.

Approved May 19, 1894.

O

CHAPTER 455, ACTS OF 1894.

AN ACT RELATIVE TO THE LICENSING OF PLUMBERS AND THE SUPERVISION OF THE BUSINESS OF PLUMBING.

Be it enacted, etc., as follows:

SECTION 1. No person, firm or corporation shall engage in or work at the business of plumbing, either as a master or employing plumber, or as a journeyman plumber, unless such person, firm or corporation has received a license or certificate therefor in accordance with the provisions of this act. The words "practical plumber," as used in this act, shall be deemed to mean a person who has learned the business of plumbing, by working for at least two years either as an apprentice or under a verbal agreement for instruction, and who has then worked for at least one year as a first class

Only licensed plumbers allowed to engage in or work at plumbing.

Practical plumber.

Journeyman. journeyman plumber. The word "journeyman," as used in this act, shall be deemed to mean one who personally does any work in plumbing which is subject to inspection, under chapter four hundred and nineteen of the acts of the year eighteen hundred and ninety-two, or under any ordinance, by-law, rule or regulation made under the authority of this act.

Application for examination to be made to inspector.

1895, c. 449, s. 24.

After Sept. 1, 1894, only registered and licensed plumbers allowed to perform plumbing.

Registration, method of.

SECT. 2. Any person not engaged in or working at the business of plumbing prior to the tenth day of July in the year eighteen hundred and ninety-three, and desiring to engage in or work at said business, either as a master or employing plumber, or as a journeyman plumber, shall apply to the board of health having jurisdiction in the locality where he intends to engage in or work at said business, except in cities or towns where the building commissioner has control of the enforcement of the regulations regarding plumbing, where such application shall be made to the building commissioner, and shall, at such time and place as may be designated by the board of examiners hereinafter provided for, to whom such applications shall be referred, be examined as to his qualifications for such business. On or before the first day of September in the year eighteen hundred and ninety-four every master or employing plumber, and every journeyman plumber, engaged in or working at the business of plumbing in this Commonwealth prior to the tenth day of July in the year eighteen hundred and ninety-three, and desiring to engage in or work at said business in any city or town where licenses for plumbers are required, shall personally register his name and address at the office of the board of health or of the building commissioner to whom applications for licenses are to be made in such city or town, and state after being sworn where and how long he has been engaged in or has worked at said business and whether as a master or employing plumber, or as a journeyman plumber. Said board of health or building commissioner, if satisfied that the person so registering was actually engaged in or working at said business prior to said date shall thereupon issue to him a certificate, setting forth that he was engaged in or working at the business of plumbing either as a master

or employing plumber, or as a journeyman plumber, as the case may be, prior to the tenth day of July in the year eighteen hundred and ninety-three, and authorizing him to engage in or work at said business, either as a master or employing plumber, or as a journeyman plumber. The fee Fee for license. for a certificate for a master or employing plumber shall be two dollars, for a journeyman plumber it shall be fifty cents. Said certificates shall be valid and have force throughout the Commonwealth. In the case of a firm or corporation the examination and licensing of, or the registration of and granting a certificate to, any one member of the firm or the manager of the corporation shall satisfy the requirements of this act.

SECT. 3. There shall be in every city, and in each town of five thousand inhabitants or more, and in each town having a system of water supply or sewerage, a board of examiners of plumbers, consisting of the chairman or such other members of the board of health as said board may designate, and in cities or towns having an inspector of buildings, the inspector of buildings of said city or town, who shall be members *ex officio* of said board and serve without compensation, and a third member, who shall be a practical plumber of at least five years' continued practical experience either as a master or as a journeyman during the years next preceding the date of appointment. Said third member shall be appointed by the board of health of said city or town within three months from the passage of this act, for the term of one year from the first day of May in the year of appointment, and thereafter annually before the first day of June, and shall be allowed a sum not exceeding five dollars for each day of actual service, to be paid from the treasury of said city or town: *provided*, that if in any city or town there is no inspector of buildings, said board of health shall also appoint the second member of said board of examiners, whose term of office and compensation shall be the same as is heretofore provided for said third member. Organization of board of examiners.

SECT. 4. Said board of examiners shall, as soon as may be after the appointment of said third member, meet and organize by the selection of a chairman, and shall then

designate the times and places for the examination of all applicants desiring to engage in or work at the business of plumbing within their respective jurisdictions. Said board shall examine said applicants as to their practical knowledge of plumbing, house drainage and plumbing ventilation, and shall submit the applicant to some satisfactory form of practical test, and if satisfied of the competency of the applicant shall so certify to the board of health or inspector of buildings, in their respective city or town. Said board or inspector shall thereupon issue a license to such applicant, authorizing him to engage in or work at the business of plumbing, either as a master or employing plumber, or as a journeyman plumber. The fee for a license for a master or employing plumber shall be two dollars; for a journeyman plumber it shall be fifty cents. Said licenses shall be valid and have force throughout the Commonwealth, and shall be renewed annually upon a payment of a fee of fifty cents. In case of removal beyond the jurisdiction of the board or inspector issuing the original license it may be renewed by any board having like authority.

Examination to consist of.

Licenses to be valid throughout the state and to be renewed annually.

SECT. 5. The board of health, or inspector of buildings where such inspector has control of the enforcement of the regulations regarding plumbing, of each city and town mentioned in section three of this act, shall, within three months from the passage of this act, appoint one or more inspectors of plumbing, who shall be practical plumbers of at least five years' continued practical experience, either as masters or as journeymen, during the years next preceding the date of appointment, and who shall hold office until removed by said board or inspector for cause, which must be shown. All such inspectors shall before appointment be subjected to an examination before the civil service commission. The compensation of such inspectors shall be determined by the board or inspector appointing them, subject to the approval of the city council or selectmen, and shall be paid from the treasury of their respective cities or towns. Said inspectors shall inspect all plumbing work for which permits are hereafter granted within their respective jurisdiction, in process of construction, alteration or repair, and shall report to said

Inspectors of plumbing to be appointed.

Duties of plumbing inspectors.

board or inspector all violations of any law, ordinance, by-law, rule, or regulation relating to plumbing work; and also perform such other appropriate duties as may be required. The approval of any plumbing by any other inspectors than those provided for under this act shall not be deemed a compliance with the provisions thereof.

SECT. 6. No inspector of plumbing in any city or town shall inspect or approve any plumbing work done by himself, or any person by whom he is employed, or who is employed by or with him, but in each city or town subject to the provisions of this act the board of health shall appoint an additional inspector of plumbing, in the same manner and subject to the same qualifications as the regular inspector of plumbing, whose duty it shall be to inspect, in the manner prescribed in this act, plumbing work done by the regular inspector or any person by whom he is employed, or who is employed by or with him. Said additional inspector shall have authority to act in case of the absence or inability of the regular inspector, and shall receive for his services such compensation as the regular inspector would for a like duty. The provisions of this section shall not apply to any city or town which has heretofore established or may hereafter establish an annual salary for the position of inspector of plumbing, and in any such city or town no inspector of plumbing shall engage in or work at the business of plumbing.

This section not to apply where there is an Inspector of Plumbing with an annual salary.

SECT. 7. Each city or town of five thousand inhabitants or more, and every town having a system of water supply or sewerage, shall by ordinance or by-law, within six months from the passage of this act, prescribe rules and regulations for the materials, construction, alteration and inspection of all pipes, tanks, faucets, valves and other fixtures by and through which waste water or sewage is used and carried; and provide that no such pipes, tanks, faucets, valves or other fixtures shall be placed in any building in such city or town except in accordance with plans which shall be approved by the board of health of such city or town, or the inspector of buildings, where such inspector has control of the enforcements of the regulations regarding plumbing; and shall further provide that no plumbing work shall be done, except

in the case of repair of leaks, without a permit being first issued therefor, upon such terms and conditions as such cities or towns shall prescribe. But nothing in this section shall prevent boards of health from making such rules and regulations in regard to plumbing and house drainage hitherto authorized by law, which are not inconsistent with any ordinance or by-law made under the authority of this section by the respective cities or towns within which such boards of health have jurisdiction. The provisions of this section shall not apply to the city of Boston or to any officer or board thereof.

This section shall not apply to Boston.

Penalty.

SECT. 8. Any person violating any provision of this act, or any ordinance, by-law, rule or regulation made thereunder, shall be deemed guilty of a misdemeanor, and be subject to a fine not exceeding fifty dollars for each and every violation thereof, and if such person has received a license under this act his license may be revoked by the board or inspector issuing the same; and if such violation was committed in a city or town other than that where he received his license, the board of health or inspector of buildings having jurisdiction may forbid him to engage in or work at the business of plumbing for a period not exceeding one year in the city or town where the violation was committed. If any person to whom a certificate has been issued under this act violates any provision thereof, or any ordinance, by-law, rule or regulation made thereunder, either the board of health or inspector of buildings issuing his certificate, or the board of health or inspector of buildings having jurisdiction where such violation was committed, may forbid him to engage in or work at the business of plumbing in such city or town for a period not exceeding one year. Any person engaging in or working at the business of plumbing in any city or town where he has been forbidden so to do under this section shall be deemed guilty of a misdemeanor, and be subject to a fine not exceeding one hundred dollars for every such offence. Any city or town mentioned in section three of this act refusing to comply with any of the provisions of this act shall forfeit the sum of fifty dollars to the use of the Commonwealth for every month during which such neglect may continue.

Licenses may be revoked, when.

Plumbers may be forbidden working at plumbing for a period of one year, when.

SECT. 9. The provisions of this act shall apply to all persons who are now or may be hereafter learning the business of plumbing, when they are sent out to do the work of a journeyman plumber. To whom the provisions of this act apply.

SECT. 10. Any person now holding an appointment as inspector of plumbing may retain his position, and, without further examination, be deemed to have been appointed under this act.

SECT. 11. The boards of health and inspectors of buildings hereinbefore mentioned may expend such portion of all fees collected by them under this act as shall become necessary to properly perform all duties imposed by the passage of this act. The said boards or inspectors shall annually, before the first day of June, make a full report in detail to their respective cities or towns of all their proceedings during the year under this act. Inspector may expend fees, when.

SECT. 12. All acts or parts of acts inconsistent herewith are hereby repealed. The provisions of this act so far as they are the same as those of chapter four hundred and seventy-seven of the acts of the year eighteen hundred and ninety-three shall be construed as a continuation of that chapter and not as new enactments. Repeals.

Approved June 6, 1894.

P

CHAPTER 481, ACTS OF 1894.

AN ACT IN RELATION TO THE INSPECTION DEPARTMENTS OF THE DISTRICT POLICE AND THE INSPECTION OF BUILDINGS.

Be it enacted, etc., as follows:

¹SECTION 44. Every owner, lessee, proprietor or manager of a hotel situated in this Commonwealth, which is not otherwise suitably provided with fire escapes for the protection of human life in case of fire, or of a lodging house

¹ The Acts of 1894, chapter 481, section 44, seems to be in conflict with chapter 341, of 1894, and as it is a subsequent act, and chapter 481 repeals all acts and parts of acts inconsistent with it, it would seem as if chapter 341, of 1894, was repealed.

containing ten or more rooms above the second story, shall place or cause to be placed a knotted rope or other better appliance for use as a fire escape in every room of said hotel used as a lodging room, except rooms on the ground floor, which knotted rope or other better appliance shall be securely fastened at one end of it to a suitable iron hook or eye to be securely screwed into one of the joists or timbers next adjoining the frame of the window, or one of the windows of said room at least five feet from the floor, which rope shall be at all times kept coiled and exposed to the plain view of any occupant of said room; the coil to be fastened in such manner as to be easily and quickly loosened and uncoiled; such rope shall contain knots not more than eighteen inches apart, and a loop on the end at least three inches in length, and shall not be less than one half inch in diameter, and of sufficient length to reach from such window to the ground. Such rope, iron hook or eye and fastenings shall be of sufficient strength to sustain a weight of four hundred pounds, and there shall be plain directions how to use such rope or other better appliance printed and posted within six inches of the hook or eye to which the rope is fastened.

SECT. 45 It shall be the duty of the inspector of buildings of every city or town in the Commonwealth, or if there is no such officer, of the chief engineer of the fire department of every city or town in the Commonwealth, in the month of May of each year to inspect every room of every hotel and lodging house of ten or more rooms above the second story in the city or town in which he is performing the duty of inspector of buildings, or of chief engineer, and to ascertain if the provisions of this act are complied with, and to report the condition of the rope or other better appliance to the chief of the district police.

SECT. 58. Any person violating the provisions of sections forty-four and forty-five of this act as to fire ropes in hotels shall be punished by a fine of not more than five hundred dollars, or by imprisonment in the county jail or house of correction for not more than six months, or by both such fine and imprisonment.

SECT. 63. Section eleven of chapter one hundred and three, and sections one, two, three, four, five, six, seven, eight, nine, ten, eleven, twelve, thirteen and fourteen, twenty-one, twenty-two and twenty-four of chapter one hundred and four of the Public Statutes; chapters two hundred and eight and two hundred and sixty-six of the acts of the year eighteen hundred and eighty-two; chapter one hundred and seventy-three of the acts of the year eighteen hundred and eighty-three; chapter fifty-two of the acts of the year eighteen hundred and eighty-four; chapters one hundred and seventy-three and two hundred and sixty of the acts of the year eighteen hundred and eighty-six; chapters one hundred and thirteen, three hundred and ninety-nine and four hundred and twenty-six of the acts of the year eighteen hundred and eighty-eight; chapters eighty-three, one hundred and seventy-nine, three hundred and seven and four hundred and thirty-eight of the acts of the year eighteen hundred and ninety; chapter three hundred and two of the acts of the year eighteen hundred and ninety-one; chapters one hundred and eleven, one hundred and ninety-nine and three hundred and eighty-seven of the acts of the year eighteen hundred and ninety-three, and chapters three hundred and thirty-seven and three hundred and forty-one of the acts of the year eighteen hundred and ninety-four, and all acts and parts of acts inconsistent herewith, are hereby repealed.

Approved June 16, 1894.

Q

CHAPTER 97, ACTS OF 1895.

AN ACT RELATIVE TO THE ERECTION AND ALTERATION OF BUILDINGS IN THE CITY OF BOSTON.

Be it enacted, etc., as follows :

SECTION 1. No building hereafter erected in the city of Boston shall be occupied above the second story by more than one family, unless it is a first or second class building,

1899, Chap. 161.
Approved May
17, 1899.

and no second class building more than sixty-five feet in height above the cellar bottom, or third class building more than three stories in height, shall be erected, enlarged or altered, and occupied as a lodging house, tenement house or dwelling house, for more than one family, unless the basement and first story shall be constructed in the manner provided for the basement and first story of first class buildings, under section twenty-three of chapter four hundred and nineteen of the acts of the year eighteen hundred and ninety-two.

SECT. 2. Section one hundred and six of said chapter four hundred and nineteen, and acts or parts of acts in amendment thereof, are hereby repealed.

Approved March 7, 1895.

R

CHAPTER 213, ACTS OF 1895.

AN ACT RELATIVE TO THE LICENSING AND REGULATING OF STABLES IN CITIES.

Be it enacted, etc., as follows :

1896.
Chap. 332.
April 28, 1896.

1897.
Chap. 300,
s. 3.
April 23, 1897.

SECTION 1. No person shall hereafter erect, occupy or use for a stable any building in any city whose population exceeds twenty-five thousand, unless such use is licensed by the board of health of said city, and in such case only to the extent so licensed.

SECT. 2. The foregoing provisions shall not be construed to prevent any such occupation and use which may be authorized by law at the time of the passage of this act, to the extent and by the person or persons so authorized: *provided, however*, that the board of health of any such city may make such regulations or orders respecting the drainage, ventilation, number of animals, and the storage and handling of manure, in any existing stables in their respective cities as in their judgment the public health requires.

SECT. 3. Whoever violates the provisions of this act, or of any regulation or order made pursuant thereto, shall be

punished by a fine of five dollars for each day such offence continues; and any court having equity jurisdiction may restrain any such erection, occupation or use contrary to the provisions of this act.

Approved April 4, 1895.

S

CHAPTER 352, ACTS OF 1895.

AN ACT RELATIVE TO ADVERTISING SIGNS AND STRUCTURES ENCROACHING ON PUBLIC WAYS IN THE CITY OF BOSTON.

Be it enacted, etc., as follows:

No person shall place or maintain any sign or advertising device upon any post in any public way in the city of Boston other than by painting; nor place or maintain upon any building or other structure any sign projecting into any such way more than one foot, nor any other thing projecting into any such way more than four feet, nor any sign or other projection the lowest part of which is less than ten feet above the sidewalk thereof, except that any awning, lamp, illuminated sign, and the fixtures thereof, the lowest part of which is not less than seven feet six inches above the surface of the sidewalk, may, until the right to maintain the same is revoked, be maintained as it is at present, or, if hereafter placed, be maintained as specified in any permit issued therefor by the officer appointed to have charge of the repairs of such ways; and any person violating any of the preceding provisions for more than five days after he is notified by said officer that he is so doing shall be punished by a fine of two dollars for each day that such violation continues after said notice.

Approved May 2, 1895.

T

CHAPTER 389, ACTS OF 1895.

AN ACT TO ABATE THE SMOKE NUISANCE IN THE CITY
OF BOSTON.

Be it enacted, etc., as follows :

SECTION 1. In the city of Boston the emission into the open air of dark smoke or thick gray smoke for more than five minutes continuously, or the emission of such smoke during more than twenty-five per cent. of any continuous period of twelve hours, is hereby declared a nuisance.

SECT. 2. Whoever commits such nuisance, or suffers the same to be committed upon any premises owned or occupied by him, or in any way participates in committing the same, shall be punished by a fine of not less than ten nor more than one hundred dollars for each week during any part of which such nuisance exists.

SECT. 3. The mayor of said city shall, within one month from the passage of this act, designate some proper person from among the officers of said city, who shall be charged with its enforcement. Such designation shall thereafter be made in January of each year, but shall be subject to change at any time.

SECT. 4. The officer so designated may apply to the supreme judicial or superior court, or any justice thereof, for an injunction to restrain the further operation of any steam boiler or boilers which are being operated in such a manner as to create a nuisance under the provisions of this act. And said court or justice may, after hearing the parties, enjoin the further operation of any such boiler or boilers, and may also, if deemed just and necessary, annul any license or permit which may have been granted for the maintenance or operation of the same.

SECT. 5. Chapter three hundred and fifty-three of the acts of the year eighteen hundred and ninety-three is hereby repealed; but this act shall not affect any act done or prosecution pending at the time when it takes effect.

SECT. 6. This act shall take effect on the first day of July in the year eighteen hundred and ninety-five.

Approved May 17, 1895.

U

CHAPTER 449, ACTS OF 1895.

AN ACT TO REVISE THE CHARTER OF THE CITY OF BOSTON

Be it enacted, etc., as follows:

SECTION 24. The department for the inspection of buildings of the city of Boston shall hereafter be known as the building department, and the title of the officer in charge thereof shall be the building commissioner, and all the powers and duties of the inspector of buildings of said city shall be exercised by said building commissioner. The officers appointed as deputies under said commissioner shall hereafter be termed building inspectors.

V

CHAPTER 453, ACTS OF 1895.

AN ACT RELATIVE TO PLUMBING.

Be it enacted, etc., as follows:

SECTION 1. The provisions of chapter four hundred and fifty-five of the acts of the year eighteen hundred and ninety-four shall not be operative in any town until accepted by vote of a majority of the voters of such town present and voting thereon at a town meeting, and the provisions of section seven of said chapter shall not be operative in any city until accepted by vote of its city council.

SECT. 2. Any city may, by vote of its city council, exempt from the provisions of said chapter four hundred and fifty-five any or all of its territory lying outside of the limits of the water supply of such city, or unconnected with a common sewer.

Approved, June 4, 1895.

W

CHAPTER 313, ACTS OF 1896.

AN ACT RELATIVE TO THE BUILDING LINE AND HEIGHT OF BUILDINGS ON PARKWAYS, BOULEVARDS AND PARKS.

Be it enacted, etc., as follows :

Building line and height of buildings on parkways, etc.

Accepted by City and approved by Mayor, May 18, 1896.

Damages.

When to take effect.

SECTION 1. The board of park commissioners of a city or town may, in the manner and in accordance with and subject to the provisions of chapter four hundred and sixty-two of the acts of the year eighteen hundred and ninety-three, establish a building line, at no point more than twenty-five feet distant from any exterior line of a parkway, boulevard or public way on which a park borders ; and the extreme height to which buildings may be erected upon such parkway, boulevard or public way shall be seventy feet, or such other height as the city council of a city or the inhabitants of a town may from time to time determine.

SECT. 2. Any person sustaining damage by reason of the establishment of any building line under the provisions of the preceding section shall have the same remedies for obtaining payment therefor as may at the time of a filing of a petition for such damages be prescribed by law for obtaining payment for damages sustained by any person whose land is taken in the laying out of a highway in such city or town.

SECT. 3. This act shall take effect in any city when accepted by the city council thereof, and in any town when accepted by a majority of the legal voters thereof present and voting thereon at a town meeting called for the purpose.

Approved, April 27, 1896.

Accepted by City Council and approved by Mayor, May 18, 1896.

X

CHAPTER 219, ACTS OF 1897.

AN ACT TO PROVIDE FOR THE FURTHER PROTECTION OF
THE PUBLIC HEALTH IN THE CITY OF BOSTON.

Be it enacted, etc., as follows :

SECTION 1. Whenever the board of health of the city of Boston shall be of opinion that any building or any part thereof in said city is infected with contagious disease, or by reason of want of repair has become dangerous to life, or is unfit for use because of defects in drainage, plumbing, ventilation, or in the construction of the same, or because of the existence of nuisance on the premises which is likely to cause sickness among its occupants, said board may issue an order requiring all persons therein to vacate or cease to use such building or a part thereof stated in the order, for reasons to be stated therein as aforesaid. Said board shall cause said order to be affixed conspicuously to the building or part thereof, and to be personally served on the owner, lessee, agent, occupant or any person having the charge or care thereof; if the owner, lessee, or agent cannot be found in the said city, or does not reside therein, or evades or resists service, then said order may be served by depositing a copy thereof in the post office of said city, postpaid and properly inclosed and addressed to such owner, lessee or agent at his last known place of business or residence. Such building or part thereof shall be vacated within ten days after said order shall have been posted and mailed as aforesaid, or within such shorter time, not less than forty-eight hours, as in said order may be specified, and said building shall be no longer used; but whenever said board shall become satisfied that the danger from said building or part thereof has ceased to exist, or that said building has been repaired so as to be habitable, it may revoke said order. Whenever in the opinion of the board of health any building or part thereof in said city is because of age, infection with contagious disease, defects in drainage, plumbing or ventilation, or because of the existence of a

1899.
Chap. 222, s. 1.
Approved
April 1, 1899.

nuisance on the premises which is likely to cause sickness among its occupants, or among the occupants of other property in said city, or because it makes other buildings in said vicinity unfit for human habitation or dangerous or injurious to health, or because it prevents proper measures from being carried into effect for remedying any nuisance injurious to health, or other sanitary evils in respect of such other buildings, so unfit for human habitation that the evils in or caused by said building cannot be remedied by repairs or in any other way except by the destruction of said building or of any portion of the same, said board of health may order the same or any part thereof to be removed; and if said building is not removed in accordance with said order said board of health shall remove the same at the expense of the city.

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

Approved, April 1, 1899.

Y

GAS FITTING.

CHAPTER 265, ACTS OF 1897.

AN ACT RELATIVE TO THE LICENSING OF GAS FITTERS AND TO THE SUPERVISION OF THE BUSINESS OF GAS FITTING IN THE CITY OF BOSTON.

Be it enacted, etc., as follows :

No person to
engage in busi-
ness of gas
fitting unless
licensed.

SECTION 1. No person, firm or corporation shall engage in or work at the business of gas fitting in the city of Boston after the first day of October in the year eighteen hundred and ninety-seven, either as employer or as a journeyman, unless such person, firm or corporation has received a license therefor in accordance with the provisions of this act. The word "journeyman," as used in this act, shall be deemed to mean one who personally does any gas fitting or any work in

"Journey-
man" means.

connection therewith which would be subject to inspection under the provisions of this act.

SECT. 2 Every person, firm or corporation desiring to engage in the business of gas fitting in the city of Boston shall make application therefor to the building commissioner, and shall, at such time and place as may be designated by the board of examiners hereinafter provided for, to whom such application shall be referred, be examined as to his qualifications for such business.

Application to be made to building commissioner for examination as to qualifications for carrying on gas fitting business.

SECT. 3. The board of examiners shall consist of the building commissioner, the chairman of the board of health, who shall be *ex officio* members of said board and serve without compensation, and a third member, to be chosen by the board of health, who shall be a practical gas fitter of at least five years' continued practical experience during the years next preceding the date of appointment. Said third member shall be chosen within thirty days after the passage of this act, for a term ending on the first day of May in the year eighteen hundred and ninety-eight, and thereafter annually; and he shall be allowed a sum not exceeding five dollars for each day of actual service, to be paid from the treasury of the city of Boston.

Board of Examiners, how composed.

SECT. 4. Said board of examiners shall, as soon as may be after the appointment of said third member, meet and organize by the selection of a chairman and clerk, and shall then designate the times and places for the examination of all applicants desiring to engage in or work at the business of gas fitting in the city of Boston. Said board shall examine said applicants as to their practical knowledge of gas fitting, shall submit the applicant to some satisfactory form of practical test, and, if satisfied of the competency of the applicant, shall so certify to the building commissioner, who shall thereupon issue a license to such applicant, authorizing him to engage in or work at the business of gas fitting, first requiring him to register in the office of the said building commissioner his name, place of business or residence, license number, date of examination, and in what capacity licensed. In case of a firm or corporation, the examination of one member of the firm, or of the manager of the corporation, shall satisfy

Board of Examiners to designate times and places for holding examinations.

Applicants to be examined as to their practical knowledge.

License to be issued.

Fee for license. the requirements of this act. The fee for the license of any employing gas fitter shall be two dollars, and for a journeyman, fifty cents; and said license shall continue in force until revoked or cancelled, but shall not be transferable.

Inspectors of gas fitting, number may be appointed, and their qualifications.

SECT. 5. The building commissioner shall appoint, after the first day of October in the year eighteen hundred and ninety-seven, such a number of inspectors of gas fitting as the board of examiners may from time to time determine. Said inspectors shall be practical gas fitters of at least five years' continued practical experience, and shall, before appointment, be subject to an examination before the civil service commissioners. The compensation of said inspectors shall be determined by the building commissioner, subject to the approval of the mayor; and such inspectors shall hold office until removed by said commissioner, with the approval of the mayor, for malfeasance, incapacity or neglect of duty. Said inspectors shall inspect all new work relating to gas fitting in new and in old buildings, the connections and use of such work, and shall report all violations of this act or of any act or ordinance relating thereto, which now exists or may be hereafter enacted or ordained; and they shall also perform such other appropriate duties as may be required by the building commissioner.

Compensation of gas fitting inspectors.

Causes for removal.

Duties of said inspectors.

License number to be displayed at place of business.

SECT. 6. Every licensed gas fitter shall display his license number conspicuously at his place of business.

Permit to perform gas fitting and place fixtures required.

SECT. 7. On and after the first day of October in the year eighteen hundred and ninety-seven no building shall be piped or fitted for gas, nor shall any repairs be made in such piping or fittings, nor fixtures placed, unless a permit shall be granted therefor by the building commissioner. Every licensed gas fitter desiring to perform any work relating to piping or fitting a building for gas, or to repair gas piping or fittings, or to place fixtures therein, shall file an application therefor at the office of the building commissioner, giving the correct location, name and address of the owner, the intended use and material of the building, and a full and complete statement of the work proposed and material to be used, and shall, if required by said building commissioner, furnish a plan thereof, which shall be subject to his approval. All

Application to be filed at office of building commissioner for permit to do gas fitting.

materials used and work performed under the provisions of this section shall be subject to such regulations as shall be made by the board of health and the building commissioner.

SECT. 8. No gas pipe which may be introduced into any building shall be let into the timbers, beams or girders, unless the same is placed within thirty-six inches of the end of said timber, beam or girder, and in no building shall the said pipes be let into the timbers, beams or girders, more than two inches in depth. No person shall disconnect or remove any gas meter, except the duly authorized representative of the gas company owning such meter.

SECT. 9. All gas brackets shall be placed at least three feet below any ceiling or woodwork, unless the same is properly protected by a shield, in which case the distance shall not be less than eighteen inches. Nothing in this act shall be construed to affect the operations of any gas company upon its own premises or upon its mains and surface-pipes.

SECT. 10. The board of health of said city by its inspectors shall from time to time, as it deems proper, inspect the gas fixtures and appliances in any building and shall make such requirements relating thereto as it deems the public health requires, and the owner of such building shall comply with such requirements.

SECT. 11. Any persons violating any of the provisions of this act shall be deemed guilty of a misdemeanor, and shall be subject to a fine of not exceeding one hundred dollars for each offence, and if such person has received a license under this act his license may be revoked by the building commissioner.

SECT. 12. The building commissioner shall include in his annual report to the city council a report of the proceedings of the building department under this act, and shall include therein a report of the board of examiners appointed under this act, giving their proceedings during the year ending on the first day of February.

SECT. 13. All acts and parts of acts inconsistent herewith are hereby repealed.

SECT. 14. This act shall take effect upon its passage, except so far as is hereinbefore otherwise provided.

Approved, April 10, 1897.

Materials used and work performed to be subject to regulations.

Timbers, beams or girders not to be cut into for gas piping unless within 36 inches of end of said timber, etc.

Meter to be removed only by gas company.

Gas brackets to be placed at least 3 feet below ceiling unless a shield is used.

Board of health to inspect gas fixtures and appliances in buildings.

Violations of this act subject to fine of \$100 and have license revoked.

Annual report to be made of proceedings of building department and Board of Examiners under this act.

Repeals.

REVISED REGULATIONS.

PERTAINING TO GAS FITTING AND GAS FITTING MATERIALS, ADOPTED JULY 29, 1898, BY THE BOARD OF HEALTH AND THE BUILDING COMMISSIONER, TO TAKE EFFECT OCT. 1, 1898. — AMENDED AUG. 16, 1899.

(Authorized by Chapter 265, Acts of 1897.)

Notice of repair of leaks to be given to building commissioner.

SECTION 1. In all cases of repair of leaks, a notice giving the location and extent of all work performed shall be filed with the building commissioner immediately upon completion of the same.

No pipe or fitting to be concealed from view until approved.

SECT. 2. No pipe or fitting shall be covered or concealed from view until approved by one of the gas inspectors of the building department, or for twenty-four hours after notice has been given to the building commissioner.

No pipe to be laid so as to be subjected to any strain. Outlets for fixtures to be fastened. Outlets not covered by fixtures to be capped. Number of burners for each outlet to be marked on plan.

SECT. 3. No pipe shall be so laid as to support any weight (except fixtures), or be subjected to any strain.

SECT. 4. All outlets for fixtures shall be securely fastened to the satisfaction of the building commissioner, all outlets not covered by fixtures shall be left capped, and the number of burners for each outlet shall be marked on the builders' plans.

Pipes to be properly protected.

SECT. 5. Any pipe laid in a cold or damp place shall be properly dripped and protected.

Swing brackets to have a guard. Brackets to be kept at least 2 inches from window or door casings. Fixtures in public buildings to be made safe.

SECT. 6. All swing brackets shall have a globe or guard to prevent its burner from coming in contact with the wall. All bracket outlets shall be at least 2 inches from window or door casings.

SECT. 7. Gas or combination fixtures in all public buildings, theatres and public halls shall be made safe to the satisfaction of the building commissioner.

Stop-pins to fixtures to be screwed into place. Cement prohibited except for putting fixtures together.

SECT. 8. All stop-pins to keys or cocks or fixtures shall be screwed into place.

SECT. 9. The use of gas fitters' cement is prohibited, except in putting fixtures together.

SECT. 10. Gas shall not be let on in any building until the work performed has been approved by the building commissioner. Inside services shall be tested by the fitter who receives the permit to connect the service or meter.

Gas not to be turned on until work is approved. Inside service to be tested by fitter.

SECT. 11. There shall be a brass straightway valve on the service-pipe close to the foundation wall, one at the inlet and one at the outlet side of each meter. Iron valves shall not be used.

Iron valves not allowed.

SECT. 12. There shall be a final test, by a gas fitter, of all fixtures and pipes by two inches of mercury, which must stand five minutes; this test to be made in the presence of one of the gas inspectors of the building department; the gauge to be made of glass tubing of uniform interior diameter, and so constructed that both surfaces of the mercury will be exposed.

Final test to be made by gas fitter in presence of inspector.

Gauge, how made.

SECT. 13. All gas-pipe shall be of wrought iron, all fittings of malleable iron, and all meter connections of lead pipe of the same size as the fit or riser. Galvanized fittings are prohibited.

Gas-pipe to be of wrought iron.

Galvanized fittings prohibited.

SECT. 14. Brass solder nipples shall be used on all meter connections.

Brass nipples to be used.

SECT. 15. No riser shall be left more than five feet away from the front foundation wall.

Risers.

SECT. 16. All buildings shall be piped according to the following scale and properly fastened:

Iron pipe, $\frac{3}{8}$ -inch,	26 feet,	3 burners.	Scale for piping.
" $\frac{1}{2}$ "	30 "	6 "	
" $\frac{3}{4}$ "	50 "	20 "	
" 1 "	70 "	35 "	
" $1\frac{1}{4}$ inches,	100 "	60 "	
" $1\frac{1}{2}$ "	150 "	100 "	
" 2 "	200 "	200 "	
" $2\frac{1}{2}$ "	300 "	300 "	
" 3 "	450 "	450 "	
" $3\frac{1}{2}$ "	500 "	600 "	
" 4 "	600 "	750 "	

When brass piping is used on the outside of plastering or woodwork, it shall be classed as fixture.

Outside piping of brass to be classed as fixture.

Outlets and risers to be capped.

SECT. 17. All outlets and risers shall be left capped or covered with fixtures.

Service-pipes to be painted, etc.

SECT. 18. All service-pipes in cold or damp places shall be painted with two coats of red lead and boiled oil.

Outlets not to be placed under tanks, etc.

SECT. 19. Gas outlets for burners shall not be placed under tanks, back of doors, or within four feet of any meter.

Shields, when required.

SECT. 20. All gas-burners less than three feet from ceiling or woodwork shall be protected by a shield.

Brass tubing for arms of fixtures.

SECT. 21. All brass tubing used for arms or stems of fixtures shall be at least No. 18 standard gauge and full size outside so as to cut a full thread. All threads on brass pipe shall screw in at least $\frac{5}{16}$ of an inch. All rope or square tubing shall be brazed or soldered into fittings and distributors, or have a nipple brazed into the tubing.

Threads on brass pipe.

Rope or square tubing to be brazed, etc.

Cast fittings to be extra heavy or standard fittings.

SECT. 22. All cast fittings such as cocks, swing joints, double centres and nozzles shall be standard fittings, except for factory use, where extra heavy or mill fittings shall be used. The plugs of all cocks must be ground to a smooth and true surface for their entire length, be free from sand-holes, have not less than $\frac{3}{4}$ -inch bearing on all cast fittings and $\frac{1}{16}$ of an inch on all turned fittings, have two flat sides on the end for the washer and have two nuts instead of a tail-screw. All stems of fixtures of two lights or more each, shall be not less than $\frac{1}{4}$ of an inch iron-pipe size. L-burner cocks shall not be used at the end of chandelier arms.

Amended, Aug. 16, 1899.

Plugs of cocks.

Stems of fixtures.

L-burner cocks not allowed on chandeliers.

Outlets for gas-ranges.

SECT. 23. Outlets for gas-ranges shall have a diameter not less than that required for six burners, and all gas-ranges and heaters shall have a straightway valve on the service-pipe.

Pipes to be laid above timbers.

SECT. 24. Pipes in buildings shall be laid above timbers instead of beneath them, where it is possible to do so.

Second-hand gas piping not allowed.

SECT. 25. No second-hand gas pipe shall be put into use in any building without the written permit of the building commissioner.

Drops or outlets.

SECT. 26. Drops or outlets less than $\frac{3}{4}$ of an inch in diameter shall not be left more than $\frac{3}{4}$ of an inch below plastering, centre-piece, or woodwork, and other outlets shall not project more than $\frac{3}{4}$ of an inch beyond plastering or woodwork.

SECT. 27. Fastening boards shall not be cut away to accommodate electric wires. All outlets shall be fastened according to the following diagrams :

Outlets, how fastened. See diagrams.

SECT. 28. All iron pipes used for piping buildings, all arms, and all items of fixtures, shall be of the kind classed as standard pipe, and shall weigh according to the following table:

Weight of iron pipes in pounds per foot.

Size of pipe.	Pounds per foot.
$\frac{3}{8}$ -inch pipe . . . . .	.24
$\frac{1}{2}$ -inch pipe . . . . .	.42
$\frac{3}{4}$ -inch pipe . . . . .	.56
$\frac{1}{2}$ -inch pipe . . . . .	.85
$\frac{3}{4}$ -inch pipe	1.12
1 -inch pipe	1.67
1 $\frac{1}{4}$ -inch pipe	2.24
1 $\frac{1}{2}$ -inch pipe	2.68
2 -inch pipe	3.61
2 $\frac{1}{2}$ -inch pipe	5.74
3 -inch pipe	7.54
3 $\frac{1}{2}$ -inch pipe	9.00
4 -inch pipe	10.66

SECT. 29. No gas pipe shall be laid in cement, unless the pipe and channel in which it is placed are covered with tar, nor within 6 inches of an electric wire.

No gas pipe to be laid in cement, nor within 6 inches of electric wire.

SECT. 30. Wherever spark-lighting or self-lighting burners are used, the mercury test shall be applied to the cocks.

Spark or self-lighting burners to be tested with mercury test.

Z

CHAPTER 300, ACTS OF 1897.

AN ACT RELATIVE TO THE USE OF BUILDINGS FOR STABLES.

Be it enacted, etc., as follows :

SECTION 4. In any case in which a person has been or shall hereafter be granted a license or other authority to use

a stable on any land in the city of Boston, such authority shall be construed to mean a license or authority to any person thereafter occupying the land, to occupy and use a stable on such land until otherwise ordered by the board of health of said city.

This act shall take effect upon its passage.

Approved April 23, 1897.

AA

CHAPTER 379, ACTS OF 1897.

AN ACT RELATIVE TO THE BUILDING LINE AND HEIGHT OF BUILDINGS ON PARKWAYS, BOULEVARDS AND PARKS.

Be it enacted, etc., as follows :

SECTION 1. Section one of chapter three hundred and thirteen of the acts of the year eighteen hundred and ninety-six is hereby amended by striking out all of said section after the word "feet," in the tenth line, and inserting in place thereof the words: exclusive of such steeples, towers, domes, cornices, parapets, balustrades, sculptured ornaments, chimneys and roofs, as the board of park commissioners may approve, — so as to read as follows:— *Section 1.* The board of park commissioners of a city or town may, in the manner and in accordance with and subject to the provisions of chapter four hundred and sixty-two of the acts of the year eighteen hundred and ninety-three, establish a building line, at no point more than twenty-five feet distant from any exterior line of a parkway, boulevard or public way on which a park borders; and the extreme height to which buildings may be erected upon such parkway, boulevard or public way shall be seventy feet, exclusive of such steeples, towers, domes, cornices, parapets, balustrades, sculptured ornaments, chimneys and roofs, as the board of park commissioners may approve.

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

Approved May 10, 1897.

BB

CHAPTER 268, ACTS OF 1898.

AN ACT TO FACILITATE THE INSPECTION OF WIRES IN
BUILDINGS IN THE CITY OF BOSTON.

Be it enacted, etc., as follows :

SECTION 1. Every corporation or person proposing to place wires designed to carry a current of electricity within a building shall give notice thereof to the commissioner of wires of said city before commencing the work; and shall not turn the current on to wires that are to be used for electric lighting, heating or power until permission to do so has been given by said commissioner.

SECT. 2. The commissioner of wires shall be deemed the sole judge of what constitutes proper insulation and the safe installation of electric conductors and appliances within buildings, and is hereby authorized to make such rules and regulations as he may deem necessary to make such conductors and appliances as safe as possible.

SECT. 3. Whenever in the opinion of the commissioner of wires any electrical conductors or appliances used for the distribution of an electric current within a building are in an unsafe or dangerous condition, he is hereby authorized to cause the current to be shut off if the existing defects are not remedied within a reasonable time.

SECT. 4. This act shall take effect upon its passage.

Approved April 1, 1898.

CC

CHAPTER 452, ACTS OF 1898.

AN ACT RELATIVE TO THE HEIGHT OF BUILDINGS ON AND
NEAR COPLEY SQUARE, IN THE CITY OF BOSTON.

Be it enacted, etc., as follows :

SECTION 1. Any building now being built, or hereafter to be built, rebuilt or altered in the city of Boston, upon any

land abutting on St. James avenue, between Clarendon street and Dartmouth street, or upon land at the corner of Dartmouth street and Huntington avenue, now occupied by the Pierce building, so called, or upon land abutting on Dartmouth street, now occupied by the Boston Public Library building, or upon land at the corner of Dartmouth street and Boylston street, now occupied by the new Old South Church building, may be completed, built, rebuilt or altered to the height of ninety feet, and no more; and upon any land or lands abutting on Boylston street, between Dartmouth street and Clarendon street, may be completed, built, rebuilt or altered to the one hundred feet, and no more; *provided, however*, that height of there may be erected on any such building, above the limits hereinbefore prescribed, such steeples, towers, domes, sculptured ornaments and chimneys as the board of park commissioners of said city may approve.

SECT. 2. The provisions of chapter three hundred and thirteen of the acts of the year eighteen hundred and ninety-six, and of chapter three hundred and seventy-nine of the acts of the year eighteen hundred and ninety-seven, so far as they limit the height of buildings, shall not be construed to apply to the territory specified and restricted in section one of this act.

SECT. 3. The owner of or any person having an interest in any building upon any land described in section one of this act, the construction whereof was begun but not completed before the fourteenth day of January in the current year, who suffers damage under the provisions of this act by reason or in consequence of having planned and begun such construction, or made contracts therefor, for a height exceeding that limited by section one of this act for the locality where said construction has been begun, may recover damages from the city of Boston for material bought or actually contracted for, and the use of which is prevented by the provisions of this act, for the excess of cost of material bought or actually contracted for over that which would be necessary for such building if not exceeding in height the limit prescribed for that locality by section one of this act, less the value of such materials as are not required on account of the limitations result-

ing from the provisions of this act, and the actual cost or expense of any re-arrangement of the design or construction of such building made necessary by this act, by proceedings begun within two years of the passage of this act, and in the manner prescribed by law for obtaining payment for damages sustained by any person whose land is taken in the laying out of a highway in said city.

SECT. 4. Any person sustaining damage or loss in his property by reason of the limit of the height of buildings provided for in this act, may recover such damage or loss from the city of Boston, by proceedings begun within three years of the passage of this act, and in the manner prescribed by law for obtaining payment for damages sustained by any person whose land is taken in the laying out of a highway in said city.

SECT. 5. This act shall take effect upon its passage.

Approved May 23, 1898.

DD

CHAPTER 562, ACTS OF 1898.

AN ACT TO PROVIDE FOR REGISTERING AND CONFIRMING TITLES TO LAND.

SECTION 80. No writ of entry, petition for partition, or other action at law, or any proceeding in equity affecting the title to real estate or the use and occupation thereof or the buildings thereon, and no judgment or decree, nor any writ of error, bill of review or other proceeding to vacate or reverse any judgment or decree, shall have any effect upon registered land as against persons other than the parties thereto, unless a memorandum like that described in section thirteen of chapter one hundred and twenty-six of the Public Statutes and amendments thereof, containing also a reference to the number of the certificate of title of the land affected, and the volume and page of the registration book where it is entered, shall be filed and registered. This section shall not apply to attachments, levies of execution, or to proceedings for the Suits, judgments, etc.

probate of wills, or for administration, in the probate court: *provided, however,* that in case notice of the pendency of the action has been duly registered it shall be sufficient to register the judgment or decree in such action within sixty days after the rendition thereof.

SECT. 116. This act shall take effect upon the first day of October in the year eighteen hundred and ninety-eight.

Approved June 21, 1898.

EE

CHAPTER 185, ACTS OF 1899.

AN ACT TO PROVIDE FOR THE BETTER ENFORCEMENT OF THE BUILDING LAWS OF THE CITY OF BOSTON.

Be it enacted, etc., as follows:

SECTION 1. No owner, contractor, mechanic or other person shall construct or alter a building in the city of Boston, except in accordance with plans bearing the approval of the building commissioner of said city, and such plans shall be exhibited on demand to any building inspector of the city of Boston.

SECT. 2. Any violation of acts relating to the construction, alteration, maintenance or repair of buildings in the city of Boston shall be subject to the penalty provided in section one hundred and thirty-seven of chapter four hundred and nineteen of the acts of the year eighteen hundred and ninety-two.

Approved March 24, 1899.

FF

CHAPTER 326, ACTS OF 1899.

AN ACT RELATIVE TO UNAUTHORIZED STRUCTURES IN A CITY OR TOWN.

Be it enacted, etc., as follows:

SECTION 1. The supreme judicial court, or any justice thereof, and the superior court or any justice thereof, shall

have jurisdiction in equity to restrain the illegal placing, maintenance or use of any building, structure or other thing, and may on the petition of any city or town, by its attorney, restrain any such placing, maintenance or use of a building, structure, or other thing in such city or town, and may require its removal by the owner, and may authorize the city or town in default of such removal by the owner to remove at the expense of the owner any such building, structure or other thing, whether heretofore or hereafter so placed, maintained or used.

SECT. 2. A defendant in any petition aforesaid who relies for his justification upon any license or authority to place, maintain or use any such building, structure or other thing complained of in such petition shall prove the same, and until such proof the presumption shall be that he is not so licensed or authorized.

SECT. 3. This act shall take effect upon its passage.

Approved May 2, 1899.

GG

CHAPTER 457, ACTS OF 1899.

AN ACT TO LIMIT THE HEIGHT OF BUILDINGS IN THE VICINITY OF THE STATE HOUSE.

Be it enacted, etc., as follows:

SECTION 1. Any building now being built or hereafter to be built, rebuilt or altered in that part of the city of Boston which lies within the following described territory, to wit:— Beginning at the corner of Beacon street and Hancock avenue, thence continuing westerly on Beacon street to Joy street, thence continuing northerly on Joy street to Myrtle street, thence continuing easterly on Myrtle street to Hancock street, thence continuing southerly on Hancock street and Hancock avenue to the point of beginning,— may be completed, built, rebuilt or altered to the height of seventy feet measured on its principal front and no higher: *provided,*

however, that there may be erected on any such building above the limits hereinbefore prescribed, such chimneys and ornamental features as the commissioner of buildings of the city of Boston may approve, but said ornamental features shall not be such as to increase the interior capacity of said buildings.

SECT. 2. If and in so far as this act, or proceedings to enforce it, may deprive any person of rights existing under the Constitution, any such person now owning land within the district above described, sustaining damages in his property by reason of the limitations of the height provided for in this act of any building on or to be placed on such land may recover from the Commonwealth such damages, as determined by a jury of the superior court for the county of Suffolk, on his petition therefor filed in the office of the clerk of said court within one year after the passage of this act, such determination and payment of the damages to be made under the same rules of law, so far as applicable, as govern the determination and payment of damages for the taking of lands for highways in said city.

SECT. 3. This act shall take effect upon its passage.

Approved June 2, 1899.

HH

CHAPTER 348, ACTS OF 1900.

AN ACT TO PROVIDE FOR THE CHANGE OF BUILDING LINES ON LANSDOWNE STREET IN THE CITY OF BOSTON.

Be it enacted, etc., as follows:

SECTION 1. The board of street commissioners of the city of Boston, with the approval of the Mayor, may, within six months after the passage of this act, make such changes as they may deem necessary or desirable in the building lines of Lansdowne street, as shown on a plan of the territory between the Back Bay Fens, Brookline avenue, and the Bos-

ton and Albany railroad, made by Pierre Humbert, junior, and filed in the office of the city surveyor or city engineer of the city, and the plan as so changed shall have the same effect as it had before the change was made.

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

Approved May 25, 1900.

II

CHAPTER 101, PUBLIC STATUTES.

OF THE SUPPRESSION OF COMMON NUISANCES.

SECTION 1. In a city or town which adopts this and the four following sections, or has adopted the corresponding provisions of earlier statutes, at a legal meeting of the city council or inhabitants of the town, if the mayor and aldermen or selectmen, after due notice in writing to the owner of a burnt, dilapidated, or dangerous building, and a hearing of the matter, adjudge the same to be a nuisance to the neighborhood, or dangerous, they may make and record an order prescribing such disposition, alteration or regulation thereof as they deem necessary; and thereupon the city or town clerk shall deliver a copy of the order to a constable, who shall forthwith serve an attested copy thereof upon such owner, and make return of his doings thereon to said clerk.

Burnt or dangerous buildings adjudged nuisances, how disposed of.
G. S. 87, s. 1.

SECT. 2. An owner aggrieved by such order may, within three days of the service thereof upon him, apply for a jury to the superior court, if sitting in the county, or to a justice thereof in vacation. The court or justice shall issue a warrant for a jury, to be impanelled by the sheriff within fourteen days from the date of the warrant in the manner provided in chapter forty-nine relating to highways; or, instead thereof, if the applicant for a jury so elects, and after such notice as the court or justice shall order to the adverse party or parties, shall direct a trial to be had at the bar of the superior court, in the same manner as other civil cases are there tried by jury.

Owner aggrieved may apply for jury.
G. S. 87, s. 2.
1873, 261.
128 Mass. 36,
347.

Verdict of jury, etc. G. S. 87, s. 3. 1873, 261.

SECT. 3. The jury may affirm, annul, or alter such order; and the sheriff, if the trial is had before him, shall return the verdict to the next term of the court for acceptance; and the verdict, whether before the sheriff or in the superior court, being accepted, shall take effect as an original order.

Costs. G. S. 87, s. 4.

SECT. 4. If the order is affirmed, costs shall be taxed against the applicant; if it is annulled, the applicant shall recover damages and costs against the city or town; if it is altered in part, the court may render such judgment as to costs as justice shall require.

Nuisance may be abated, etc. G. S. 87, s. 5.

SECT. 5. The mayor and aldermen of a city or selectmen of a town shall have the same power and authority to abate and remove any such nuisance as are given to the board of health of a city or town in sections twenty-one, twenty-two, and twenty-three of chapter eighty.

Accepted by order of the City Council, and approved by the Mayor March 17, 1860. See St. 1855, c. 469.

JJ

STABLES.

CHAPTER 102, PUBLIC STATUTES.

OF LICENSES AND MUNICIPAL REGULATIONS OF POLICE.

Livery stables in maritime towns. G. S. 88, s. 31, 5 Allen, 213.

SECTION 38. Whoever occupies or uses a building in a maritime place for a livery stable, except in such part thereof as the mayor and aldermen or selectmen direct, shall forfeit a sum not exceeding fifty dollars for every month he so occupies or uses such building, and in like proportion for a longer or shorter time.

Penalty for unauthorized erection or use of stables. G. S. 88, s. 32.

SECT. 39. Whoever erects, occupies, or uses a building for a stable for more than four horses in any part of a city or town, except such part as the mayor and aldermen or selectmen direct, shall forfeit a sum not exceeding fifty dollars for every month he so occupies or uses such building, and in like proportion for a longer or shorter time. And the supreme judicial court or a justice thereof, in term time or vacation, may issue an injunction to prevent such erection, occupancy, or use, without such direction.

KK

GENERAL PROVISIONS CONCERNING REAL ESTATE.

CHAPTER 126, PUBLIC STATUTES, SECTION 13.

SECTION 13. No writ of entry, petition for partition, or other proceeding, either at law or in equity, affecting the title to real estate, or the use and occupation thereof or the buildings thereon, shall have any effect as against persons other than the parties thereto, their heirs and devisees, and persons having actual notice thereof, until a memorandum containing the names of the parties to such proceeding, the court in which it is pending, the date of the writ or other commencement thereof, the name of the city or town in which the real estate liable to be affected thereby is situated, and a description of such real estate sufficiently accurate for identification, is recorded in the registry of deeds for the county or district in which such real estate is situated; but this section shall not apply to attachments, levies of execution, or proceedings in the probate courts, nor to any case which was pending on the fifteenth day of June in the year eighteen hundred and seventy-seven.

Relative to
filing in the
Registry of
Deeds notice of
the pendency
of certain
actions.
1897, Chap. 463
Approved
June 4, 1897.

REVISED ORDINANCES OF 1898.

LL

BUILDING DEPARTMENT.

CHAPTER 8, REVISED ORDINANCES, 1898.

Building department under charge of building commissioner. To inspect buildings. 1892, c. 419, 1895, c. 449, s. 24. To keep register of plumbers. To inspect plumbing work.

SECTION 1. The building department shall be under the charge of the building commissioner, who shall, in accordance with the statutes and ordinances, issue permits for, and inspect, the erection and alteration of buildings in the city; shall keep a register of the names of all persons carrying on the business of plumbing who shall apply to him to be registered; shall issue permits for doing plumbing work, and shall, by himself or one of his assistants, inspect the plumbing work in a building within forty-eight hours after a notice of the completion of such work has been left at the office of the department; and may appoint not exceeding twenty-four building inspectors for duty in his department.

Building inspectors.

MM

REGULATIONS FOR TRADES, BUILDINGS, ETC.

CHAPTER 45, REVISED ORDINANCES, 1898.

PETROLEUM, CAMPHENE, BURNING-FLUID, AND NAPHTHA.

Manufacture, storage, etc., of petroleum, camphene, etc.

SECTION 5. Petroleum, camphene, burning-fluid, or naphtha shall not be manufactured, refined, mixed, stored, or kept upon any street or wharf within the city; nor in any part of

a building occupied in whole or in part as a dwelling-house ; nor upon any floor of a building above the first floor ; nor upon such first floor, unless the foundation and walls of the building are of brick, stone, or iron, and the sills and walls are built without apertures for the space of at least one foot above such floor ; and all crude petroleum, naphtha, or gasolene, kept in any part of a building above the cellar, shall be kept in metallic vessels securely closed.

BUILDING LIMITS.

SECT. 27. The building limits referred to in section eighteen of chapter four hundred and nineteen of the acts of the year eighteen hundred and ninety-two are established as follows : All that portion of the city which is included within a line beginning at the intersection of the centre lines of Dover and Albany streets, and thence running east through the centre of said Dover street to the harbor commissioners' line ; thence by the said harbor commissioners' line around the northerly portion of the city to a point on Charles river at the intersection of said line with the easterly line of St. Mary's street extended ; thence along said easterly line of St. Mary's street and the boundary line between Brookline and Boston to the centre of Longwood avenue ; thence through the centre of said avenue to the centre of St. Alphonsus street ; thence through the centre of said street to the centre of Ward street ; thence through the centre of said Ward street to the centre of Parker street ; thence through the centre of said Parker street to the centre of Ruggles street ; thence through the centre of said Ruggles street to the centre of Washington street ; thence through the centre of said Washington street to a point opposite the centre of Palmer street ; thence through the centre of said Palmer street and through the centre of Eustis street to the centre of Hampden street ; and thence through the centre of said Hampden street and the centre of Albany street to the point of beginning ; the said district being shown on a plan made by the city surveyor, dated June 28, 1881, and deposited in the office of the city engineer.

Building limits defined.
1892, c. 419.

WOODEN BUILDINGS OUTSIDE THE BUILDING LIMITS.

Permits to erect or alter wooden buildings to be applied for.

SECT. 28. Every person proposing to erect a wooden building outside said building limits, or to alter in any manner one already erected, shall, fifteen days at least before commencing work thereon, file an application with the building commissioner for a permit therefor, such application to contain a statement of the number or precise location on the street, and the name of the owner of the building to be erected or altered, the dimensions of the building to be erected, or the nature of the alteration to be made in the building, and the name of the mechanic or builder who is to do the work, and if the building commissioner so requires, such person shall furnish plans and specifications of the work proposed to be done.

Wooden buildings to have foundations of brick, etc.

SECT. 29. Every wooden building hereafter erected or altered outside of said building limits shall have a foundation of rubble, block-granite, or brick laid in mortar, as provided in section thirty of chapter four hundred and nineteen of the acts of the year eighteen hundred and ninety-two, carried to the surface of the ground, and no round or boulder stone shall be used. Every such foundation, if of brick, shall be at least twelve inches thick, and if of granite, shall be at least sixteen inches thick, and if of rubble, shall be at least twenty inches thick, shall be laid at least four feet below any surface exposed to frost, and upon the solid ground, or upon piles spaced not over three feet on centres in the direction of the length of the wall and driven to a solid bearing, the tops cut off at a grade to be given by said building commissioner, and capped with footing courses of block-granite levellers.

Foundations, how laid, and of what material.

Wooden buildings without foundations to have underpinning.

SECT. 30. Every such wooden building, hereafter erected or altered, the sills of which do not rest directly upon a foundation as above described, but on an underpinning, shall have such underpinning made of brick or stone; and if the building is thirty-three feet or less in height above the highest street level of its principal front, the underpinning, if of brick, shall be at least eight inches thick, and if the building is of greater height, the underpinning, if of brick, shall be at

least twelve inches thick; every underpinning of stone shall be at least sixteen inches thick. Every such wooden building, hereafter erected on soft and marshy land, and used for a workshop or other like purpose, or as a temporary structure, may, if said building commissioner approves, rest upon mud-sills or blocks, or on piles cut to the height of grade.

Wooden building on marshy land, foundation of.

SECT. 31. Every such wooden building hereafter erected or altered shall have all parts of sufficient strength to carry the weight of the superstructure; shall be built with sills, posts, girts, studs, and plates, properly framed, mortised, tenoned, braced, and pinned in each story; the posts and girts shall be not less than four by eight inches in cross section and the studs shall be not more than twenty inches apart; and no ledger board shall be used in any structure.

Strength, etc., of posts, etc., of wooden building.

SECT. 32. Every such wooden building hereafter erected or altered to be used for a purpose other than as a stable, carpenter-shop or other similar shop, shall at each floor have a sufficient fire-stop effectually stopping every air-duct except those sanctioned by chapter four hundred and nineteen of the acts of the year eighteen hundred and ninety-two, and consisting of a solid, air-tight, cohesive layer, at least one inch thick, made of tile, brick, terra-cotta, or like fire-made material, plaster, cement, cinders, or ashes, or of a combination of the same, or consisting of a layer, of a thickness approved by said building commissioner, of some equally non-inflammable, non-heat-conducting materials, and every such fire-stop shall cover the whole under floor through all stud partitions to the outside boardings; but every such wooden building to be used solely for mercantile, manufacturing, or storage purposes may have floors made of boards at least one inch thick, matched and breaking joints, laid upon a tight splined or tongued and grooved under floor of plank at least two inches thick with the spaces between the supporting timbers of the floor open and uncovered, and without any fire-stop.

Fire-stops for wooden building.

SECT. 33. Every such wooden building hereafter erected or altered shall, at three places at least in every flight of stairs, the under sides of which are not open and uncovered, have all spaces between the stringers of the staircases and

Fire-stops of certain kinds of stairs.

the joists of the landings so stopped with some of the incombustible materials above specified as to prevent the passage of air.

Height and walls of wooden buildings for dwelling-houses.

SECT. 34. Every such wooden building hereafter erected or altered to be used as a dwelling-house, shall not be more than forty-five feet in height above the highest street level of the principal front, nor shall any external wall thereof, unless made of brick at least twelve inches thick carried twelve inches above the roof and covered with a metallic covering, or with the roof laid and embedded in mortar on such wall, be nearer than three feet to the line of any adjoining lot.

Additions to dwellings.

SECT. 35. Every such wooden building to be used as an extension or addition to a dwelling-house shall not be more than twenty-five feet in height, nor more than five hundred square feet in horizontal area, and may be built without a brick wall between it and the main building.

Party walls of wooden blocks.

SECT. 36. Every such wooden building hereafter erected to be a block of two or more dwelling-houses shall have a brick party wall between every two houses not less than twelve inches thick, carried twelve inches above the roof, and covered with a metallic covering.

Height of wooden buildings other than dwellings or elevators.

SECT. 37. Every such wooden building hereafter erected or altered, to be used for any purpose other than for a dwelling-house or a grain or a coal elevator, shall not be more than fifty-five feet in height above the highest street level of the principal front, nor shall any external wall thereof, unless made of brick at least twelve inches thick, carried twelve inches above the roof, and covered with metallic covering, or with the roof laid or embedded in mortar on such wall, be nearer than five feet to the line of any adjoining lot, but in no case shall a wooden building to be used as a stable be built or placed nearer than ten feet to the lines of any adjoining lot.

Wooden stables to be ten feet from any dwelling.

Intercepting walls.
Ord. 1898, c. 4.
Rev. Ord. 1892,
c. 42, s. 38.

SECT. 38. Every such wooden building more than twenty-five feet in height and twenty-five hundred feet in horizontal area, to be used for any purpose other than that of a dwelling-house, shall unless otherwise ordered by the city council have for every such area and intercepting brick wall not less than twelve inches thick, carried twelve inches above the roof, and covered with metallic covering.

SECT. 39. The requirements contained in the preceding five sections shall not apply to buildings erected or placed at a distance of fifty feet or more from every other building, and from every street or way used for public passage.

Preceding five sections not to apply.

NN

PROHIBITIONS AND PENALTIES.

CHAPTER 47, REVISED ORDINANCES, 1898.

HEALTH.

SECTION 16. No person shall occupy, or permit others to occupy, any building owned by him as a dwelling, tenement or lodging-house, unless such building is provided with sufficient and suitable water-closets, or privies, for the persons ordinarily residing or working therein.

Buildings to be provided with sufficient water-closets.

SECT. 17. No person shall place or keep, in or near any building, ashes or cinders in such a manner as to be liable to cause fire, nor mix them with other substances, nor to place or keep them except in metallic vessels, so placed as to be easily removed.

Ashes and cinders, how kept.

SECT. 27. No person shall connect any steam exhaust-pipe with any ventilating, waste, or drain pipe in a building, inside of the trap of the drain-pipe placed near the foundation wall of the building.

Steam exhaust not to connect with ventilating pipe, etc.

SECT. 28. No person shall discharge any waste water, or water from a sink or water-closet, except through a drain into a sewer or cesspool, or in accordance with a permit from the board of health.

Waste water from sinks, etc., to be discharged only through drain.

DRAINS.

SECT. 29. No person shall suffer any particular drain from any building or land of which he is the owner or occupant to leak or be out of repair.

Not to suffer particular drain to leak or be out of repair.

SECT. 30. No person shall enter, or attempt to enter, a particular drain into a public drain or sewer, except in accordance with a permit from the superintendent of streets.

Entry of particular drains into public drains or sewer.

Not to discharge steam, etc., into sewer. Ord. 1833, c. 5. Rev. Ord. 1892, c. 43, § 31.

SECT. 31. No person shall discharge into a public drain, sewer, or catch-basin, any steam, nor any other matter or thing which may tend to cause an obstruction thereof, or a nuisance, or a deposit therein, or any injury thereto.

USE OF STREETS.

Not to raise or lower merchandise, except.

SECT. 36. No person shall, except in accordance with a permit from the superintendent of streets, raise into, or lower from, the second or any higher story of a building, over any portion of a street, any article of merchandise.

OPENINGS IN AND OCCUPATIONS OF STREETS.

Permanent excavations in streets, construction of.

SECT. 51. No person shall make any permanent excavation under the surface of a street, the inner face of the wall of which extends further under the street than to a line eighteen inches inside the line of the outer edge of the curbstone or sidewalk.

Gratings in streets.

SECT. 52. No person shall place or maintain in a street any grating which extends more than eighteen inches into the street, or the spaces between the bars of which are more than one inch in width.

Entrance by descending steps to be guarded.

SECT. 54. No person shall maintain an entrance to his estate by steps descending immediately from or near the line of a public street, unless the same is securely guarded.

Erection of canopy, awnings, etc. Reg. 1894, c. 2.

SECT. 55. No person shall erect any canopy, awning, shade, shade-frame or shade-curtain in any street, except in accordance with a permit from the superintendent of streets; nor shall any person erect or maintain any such structure which shall extend over the adjoining sidewalk beyond a line two feet and six inches within the outside line of such sidewalk.

Not to insert signs in sidewalks, nor project signs, etc. Ord. 1895, c. 6.

SECT. 56. No person shall, except in accordance with a permit from the board of aldermen, place or maintain an American flag on which is placed, or to which is attached, any word, figure or design, so as to project into or over any street, nor insert a sign in any sidewalk, nor place or maintain a sign, show-bill, lantern, show-board, goods, wares, or other articles, so as to project into or overhang any street.

BITUMINOUS COAL; WOODEN BUILDINGS.

SECT. 99. No person shall use bituminous coal for the purpose of generating steam in boilers in any building, unless the furnace in which said coal is burned is provided with some effective device for consuming its own smoke.

Bituminous coal.
1895, c. 389.
Ord., 1892, c. 3.

SECT. 100. No person shall erect, or in any manner alter, a wooden building outside the building limits of the city, in violation of the requirements of the ordinances of the city, nor except in accordance with a permit from the building commissioner.

Erection and alteration of wooden buildings.

NUMBERING OF BUILDINGS.

SECT. 104. No person shall neglect, or refuse, to affix to any building owned by him the street number designated for such building by the superintendent of streets, nor shall any person affix to or suffer to remain on any building owned or occupied by him, a street number other than the one designated for such building by said superintendent.

Penalty for keeping wrong number on building.

PENALTY FOR VIOLATIONS.

SECT. 105. Whoever violates any provision of section eighty-four of this chapter shall be punished by a fine not exceeding ten dollars for each offence, and whoever violates any provision of any other section of this chapter shall be punished by a fine not exceeding twenty dollars for each offence, and not only the person actually doing the prohibited thing, but also his employer and every other person concerned in so doing, shall be punished by the said fine.

Penalties for violation of provisions of this chapter.

Approved July 18, 1898.

REVISED REGULATIONS OF THE BOARD OF
ALDERMEN OF 1898.

OO

CHAPTER I.

GENERAL PROVISIONS.

“Street.”

SECTION 1. Par. 4. — The word “street” shall include all public ways, alleys, lanes, courts, and sidewalks, and those parts of public places which form travelled parts of highways.

“Owner.”

Par. 6. — The word “owner” as applied to a building or land shall include any part owner, joint owner, tenant in common, or joint tenant of the whole or of a part of such building or land.

CHAPTER VI.

FOR MOVING BUILDINGS AND BULKY MACHINERY.

Moving of
buildings
through
streets.

SECT. 27. No person shall place or move any building in or through any street, except in accordance with a permit from the superintendent of streets.

Building
movers not to
remove shade-
trees, etc.,
except.

SECT. 28. No person moving a building in a street under a permit therefor shall remove any shade-tree in a street, or any branch thereof, except in accordance with an order of the board of aldermen; nor interfere with any fire-alarm telegraph wire, except in accordance with the permission of the fire commissioner; nor interfere with any street-lamp or lamp-post, except in accordance with the permission of the superintendent of lamps.

PROJECTIONS OVER STREETS.

SECT. 32. No person shall project a bay window over any street less than thirty feet in width unless another bay window already projects over such street; no person shall project a bay window more than eighteen inches over any street unless another bay window already projects more than eighteen inches over such street, and no person shall in any case project a bay window more than three feet over any street.

Bay windows
over streets.
1897, c. 1.

SECT. 33. No person shall place or maintain any projection over a street beyond a line two feet six inches within the outside line of the sidewalk, or which shall at its lowest part be less than seven feet six inches above the grade of the sidewalk, or which in other particulars is not in accordance with a permit from the superintendent of streets.

Distance pro-
jections may
extend over
streets.
Reg. of 1894,
c. 2.

PENALTIES FOR VIOLATIONS.

SECT. 34. Whoever violates any provision of this chapter shall be punished by a fine not exceeding twenty dollars for each offence, and not only the person actually doing the prohibited thing, but also his employer and every person concerned in so doing, shall be punished by such fine.

Penalties.

Approved August 5, 1898.

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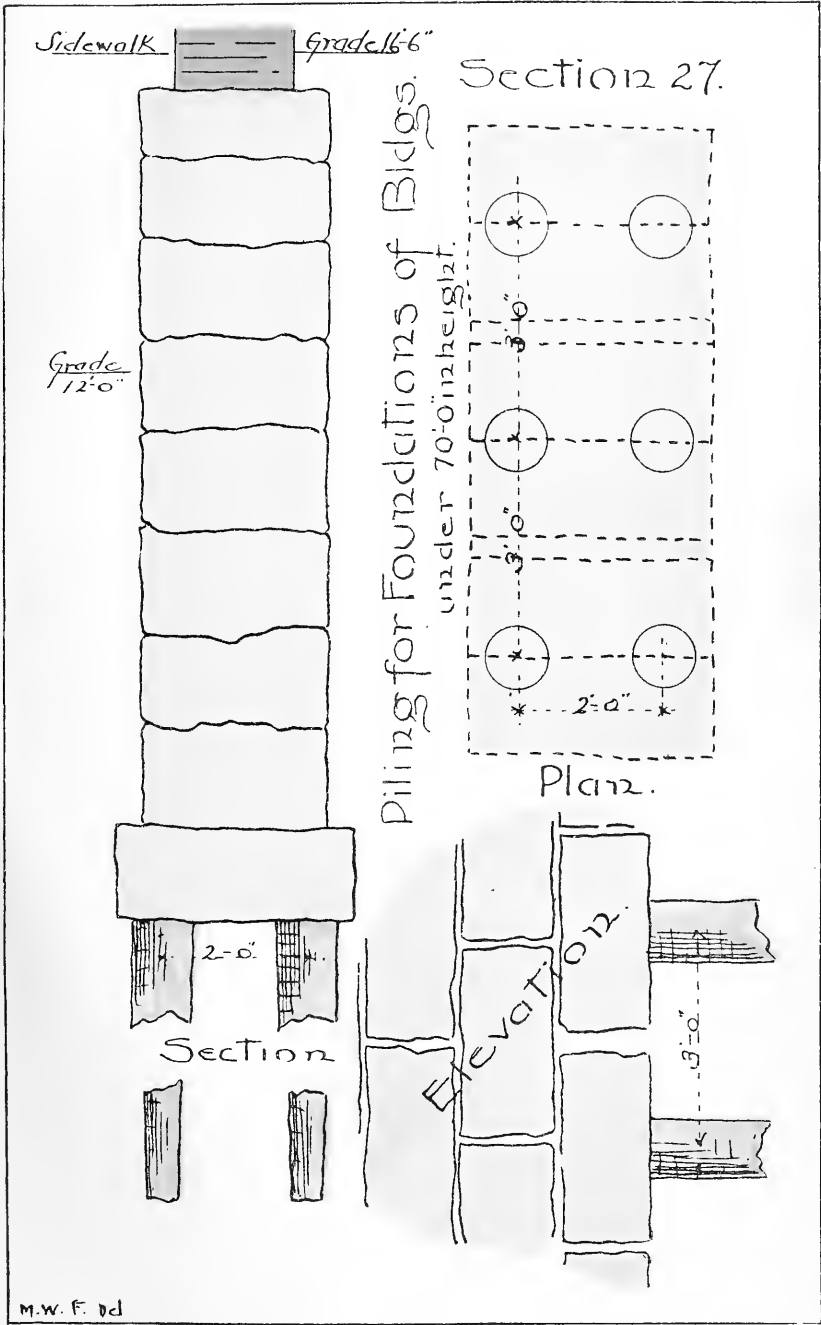
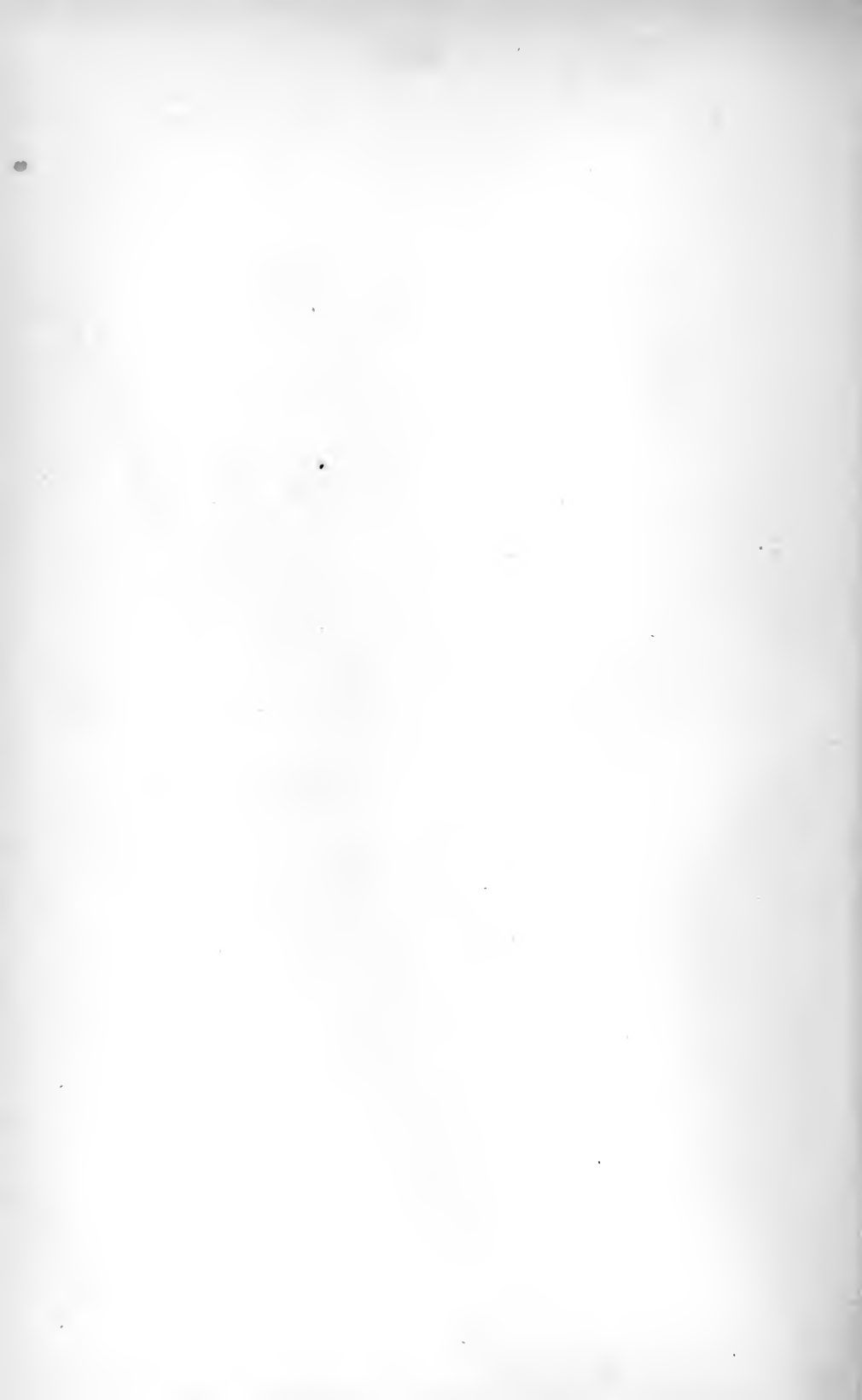


Plate 1.

NOTE.—Where the building is under 70 feet in height.



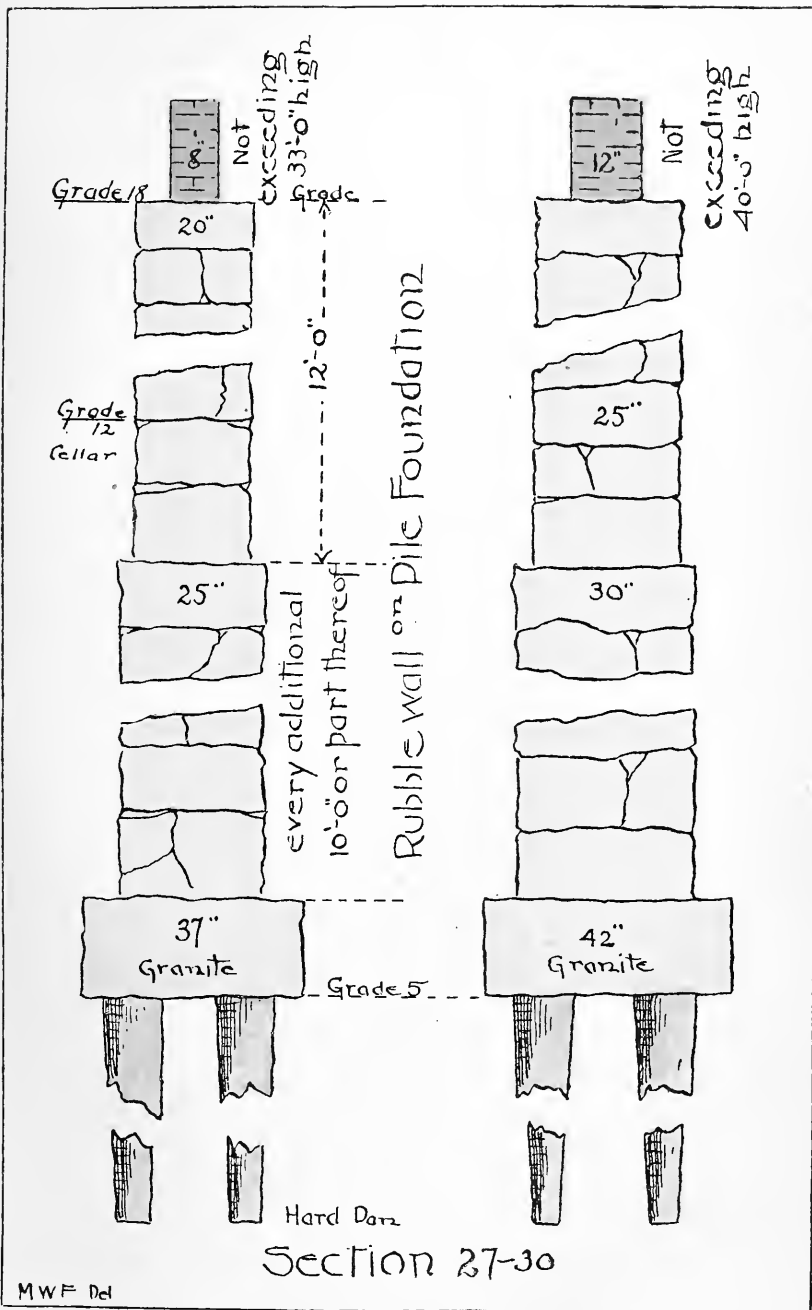


Plate 2.

NOTE.— For buildings not exceeding 33 feet and 40 feet in height, respectively.

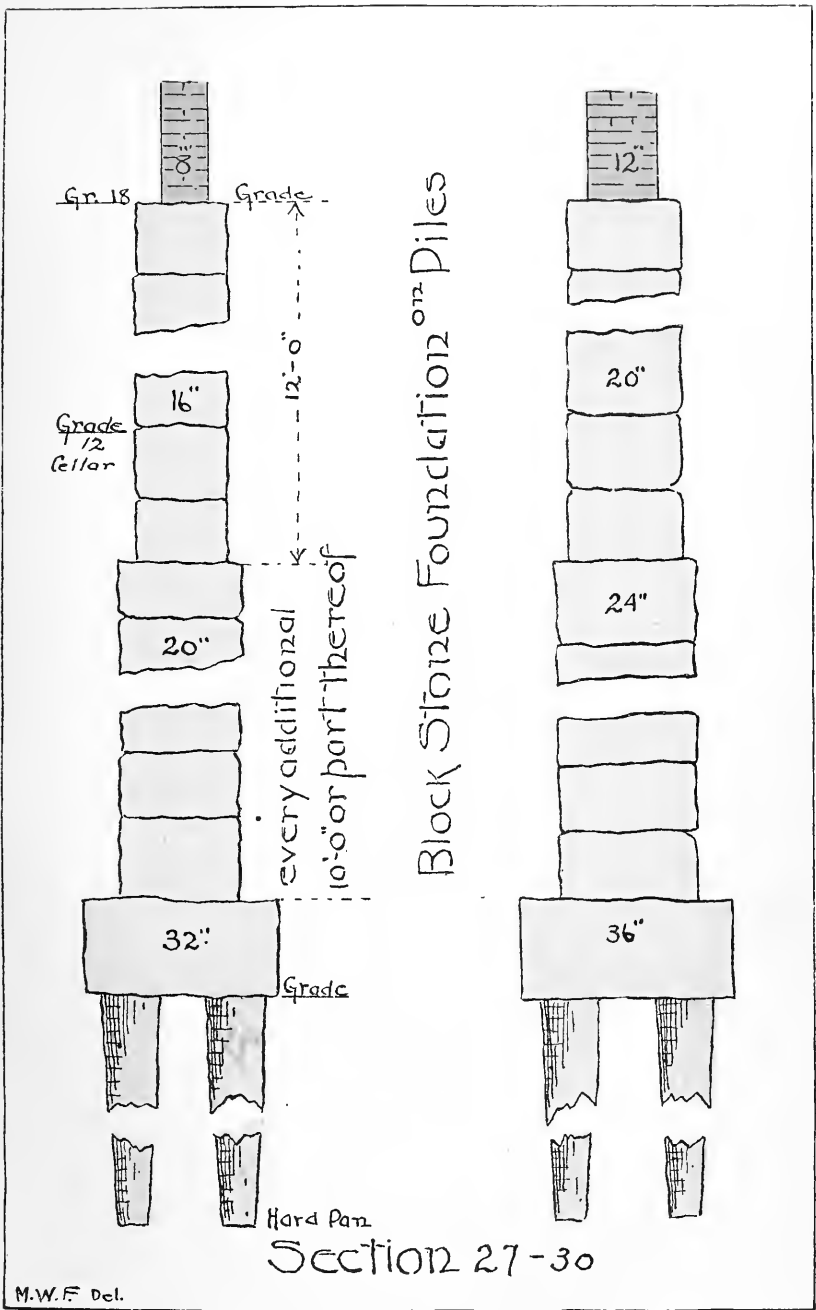


Plate 3.

NOTE.— Block-stone foundation and piling under buildings where the walls are 8 inches and 12 inches, respectively.

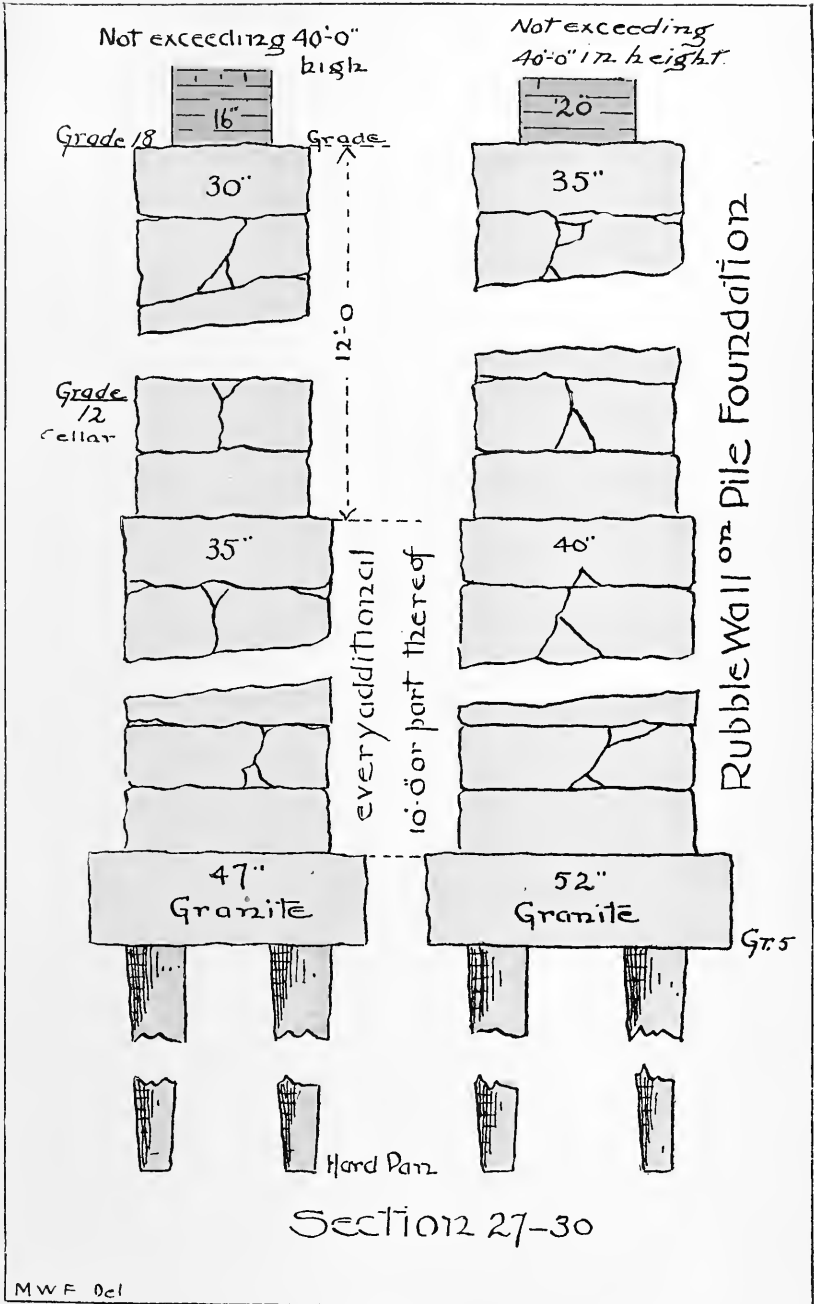


Plate 4.

NOTE. — Rubble wall foundation and piling where the walls are 16 inches and 20 inches, respectively.

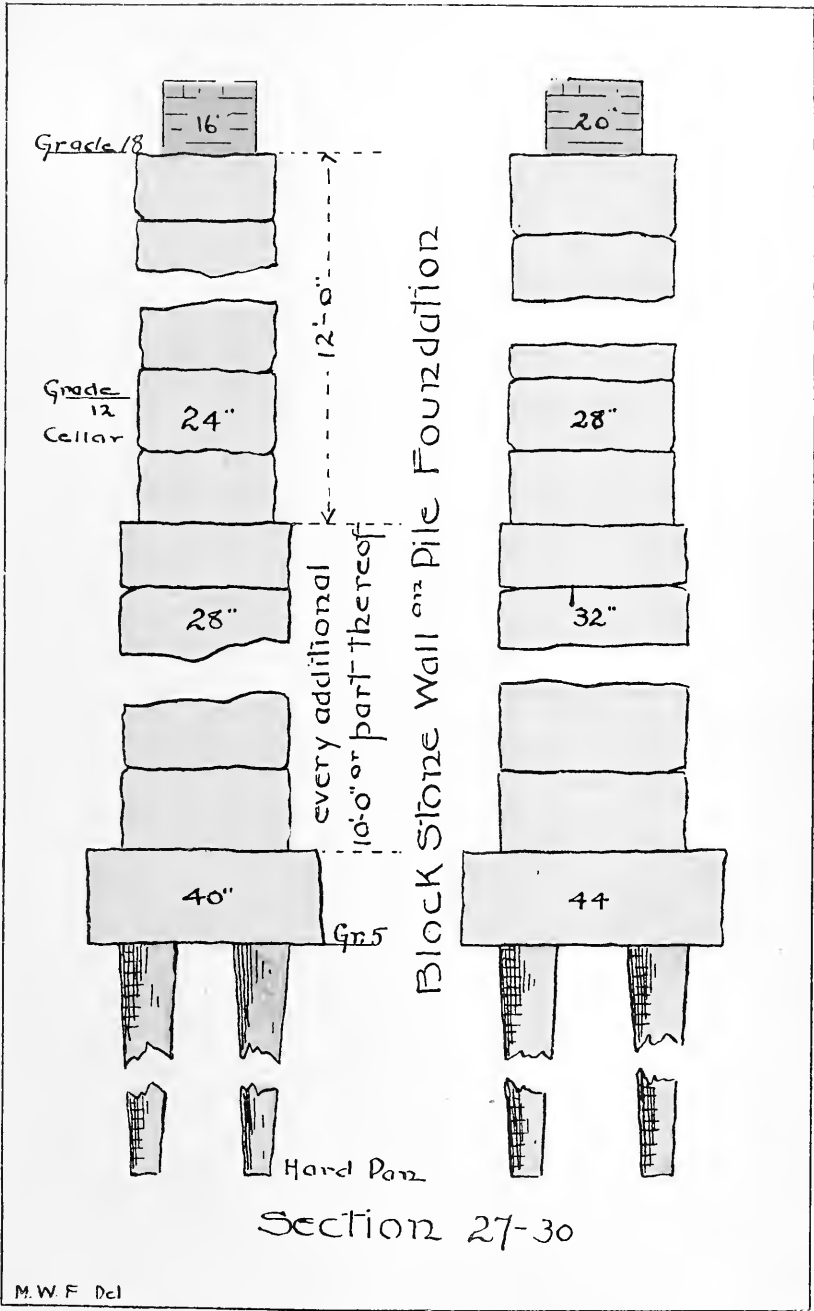
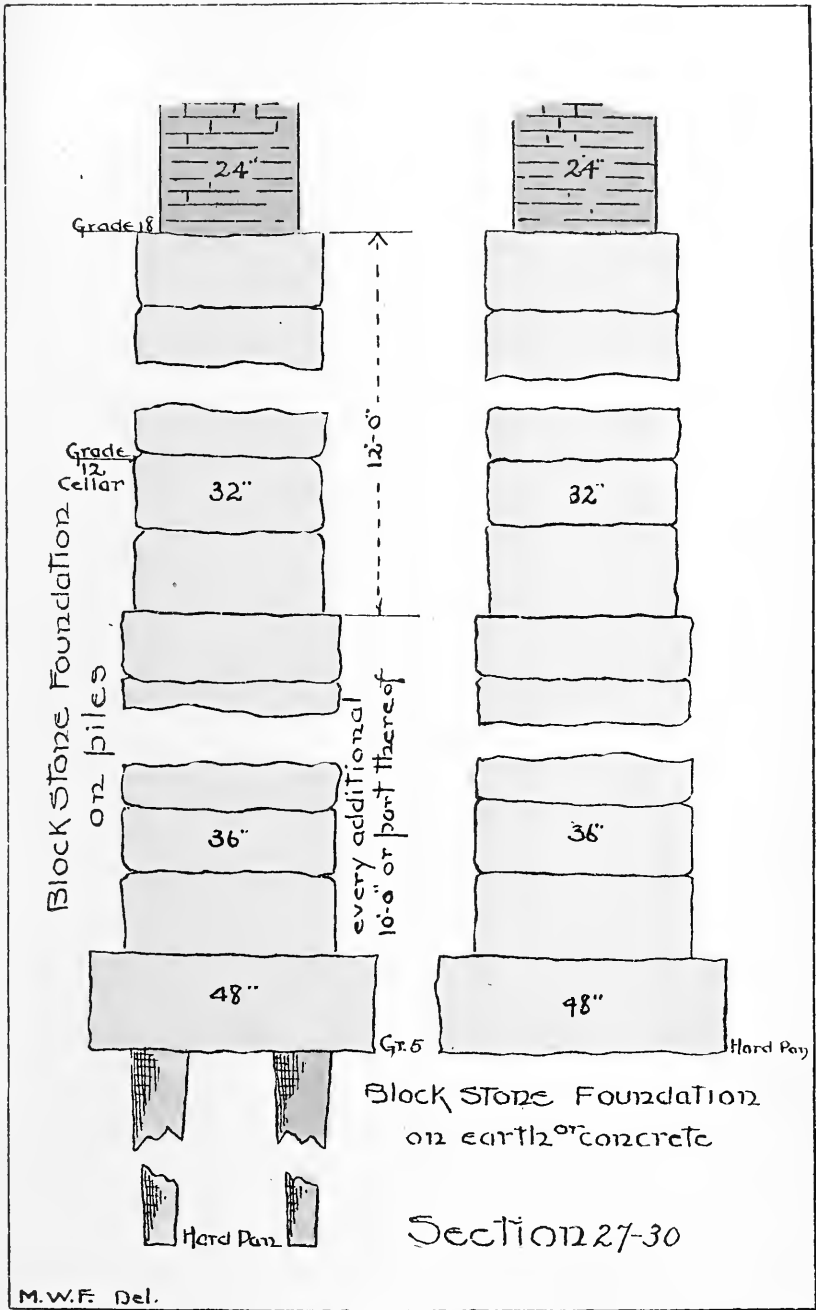
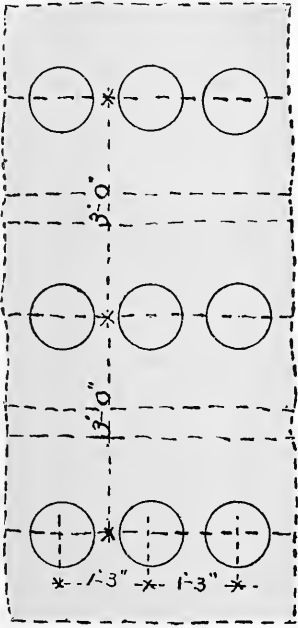


Plate 5.

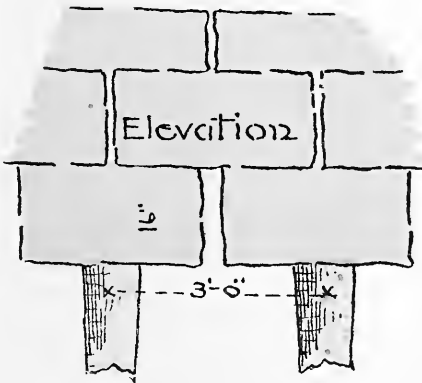
NOTE. — Where the walls of buildings are 70 feet or less in height.



Section 27-30

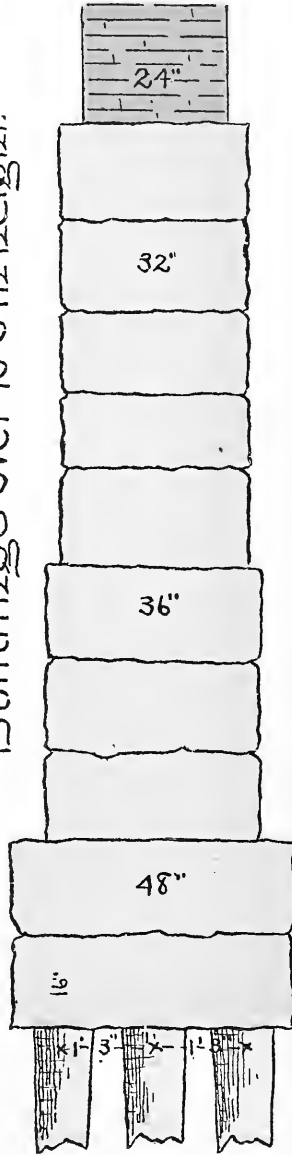


Plan

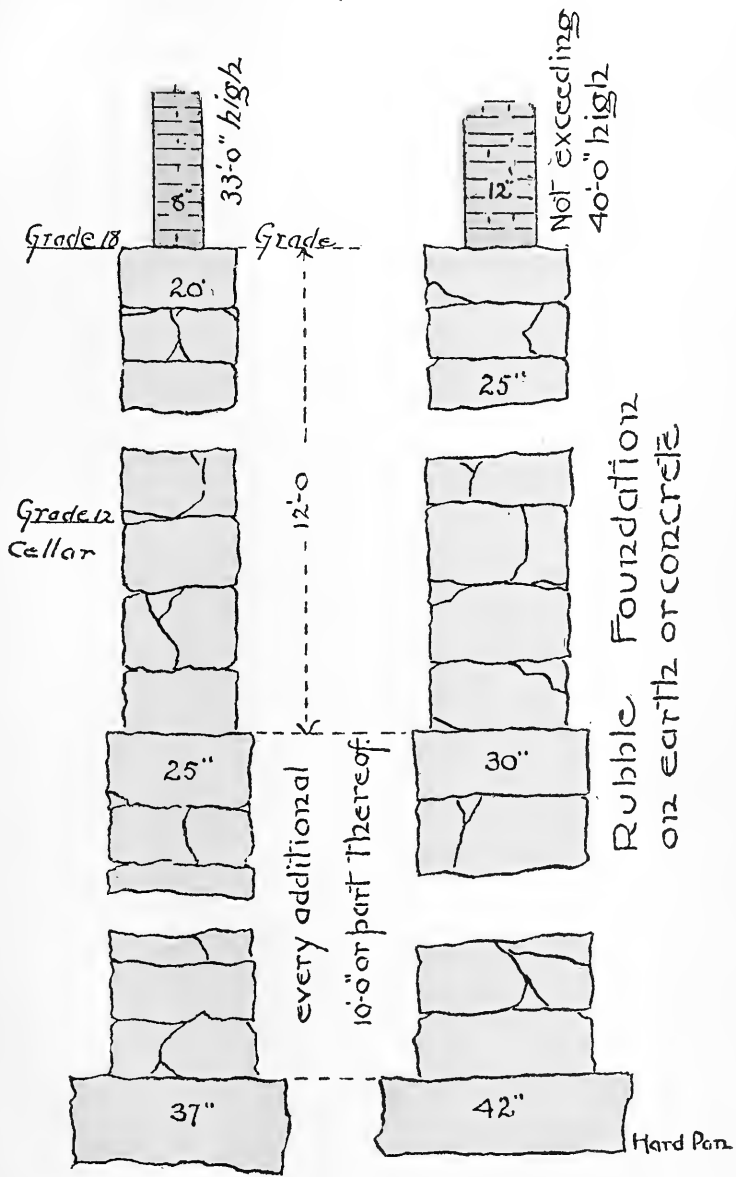


Elevation

Piling for Foundations of
Buildings over 70'-0" in height.



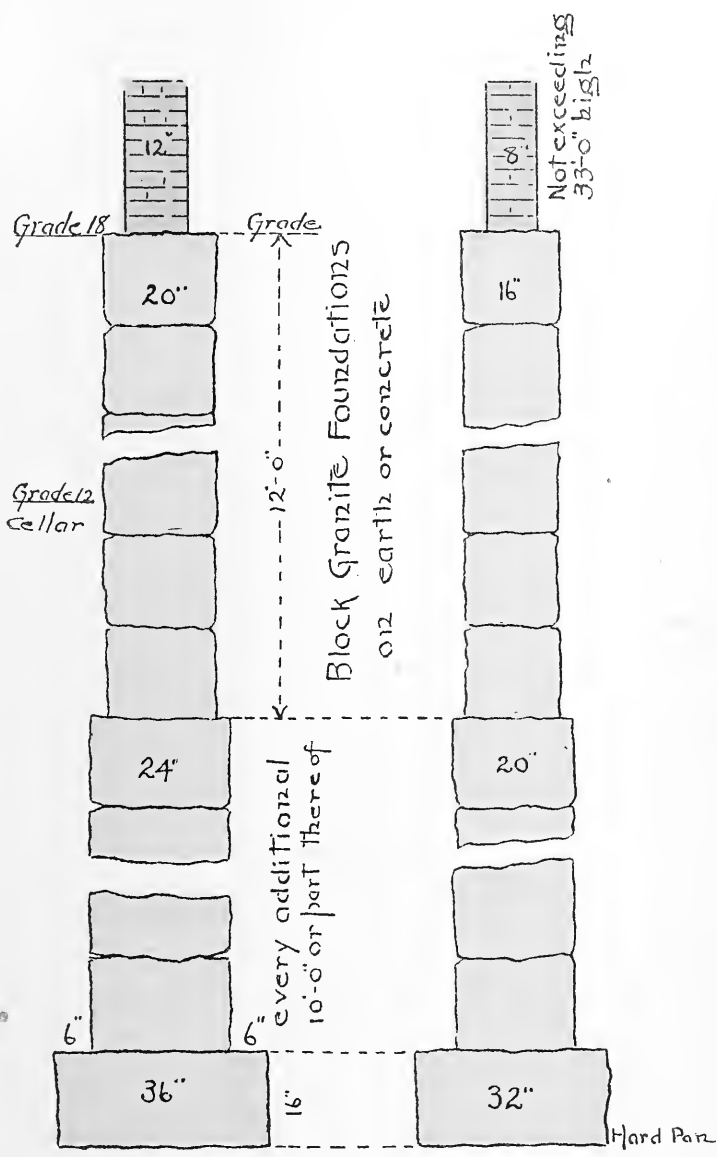
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Section 30

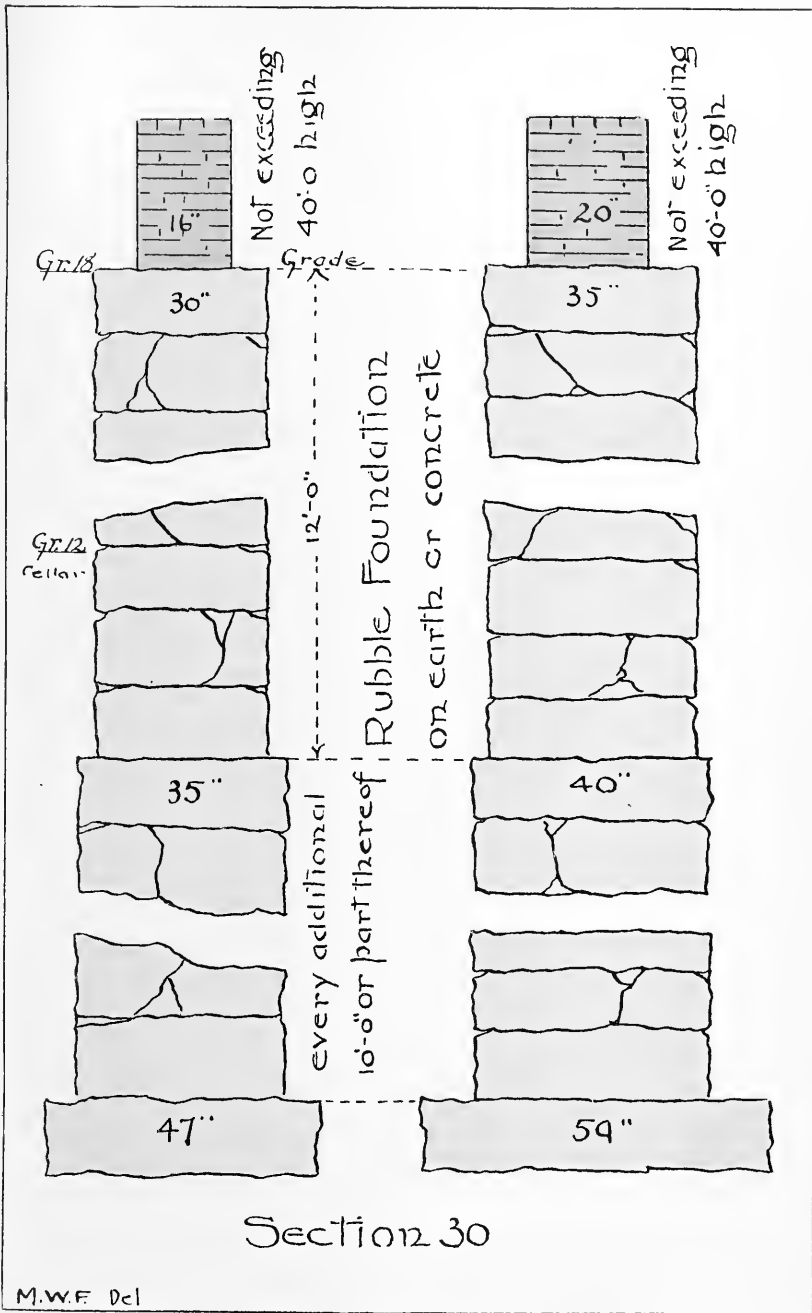
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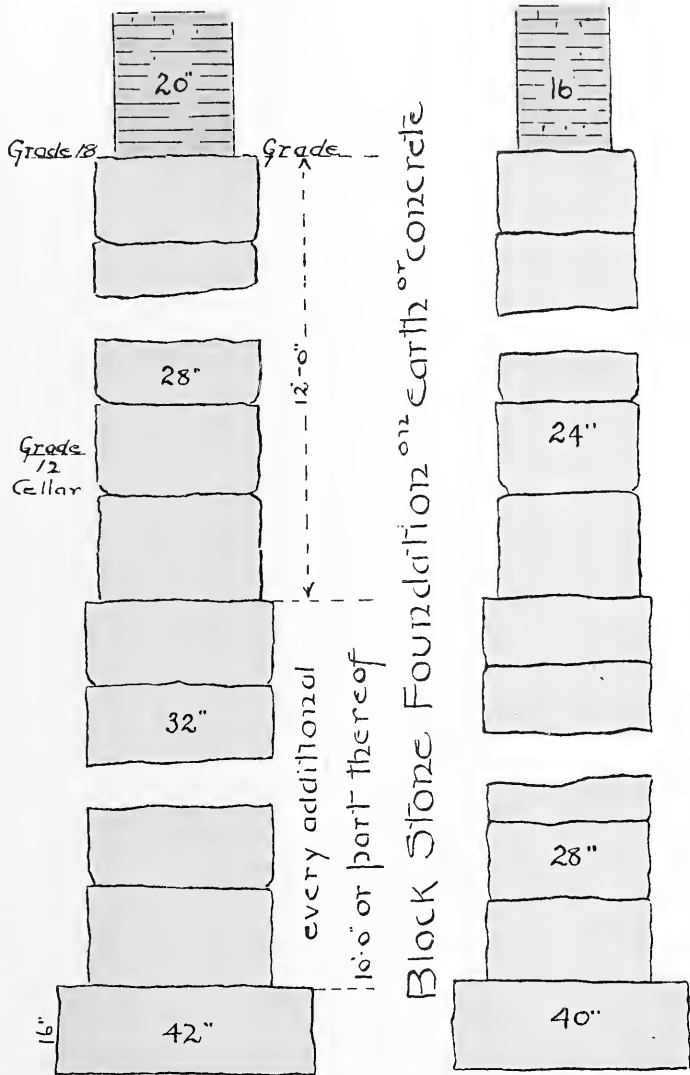




Section 30

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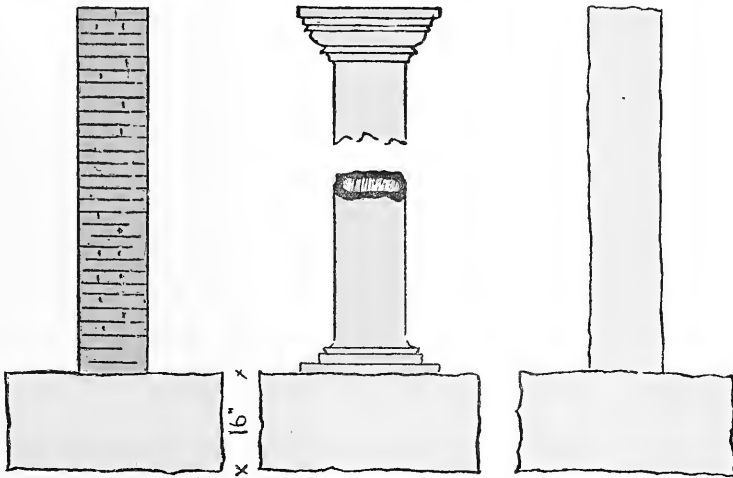
Block Stone Foundation ^{or} Earth or concrete

Section 30.

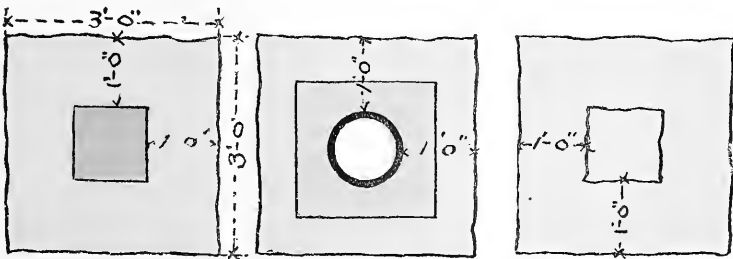
Pier

Column

Post

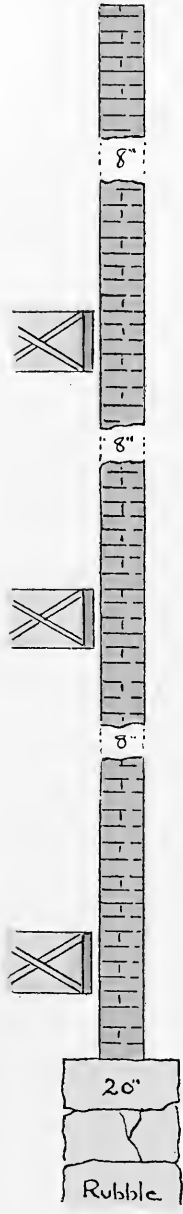


Foundations
For Piers, Columns and Posts



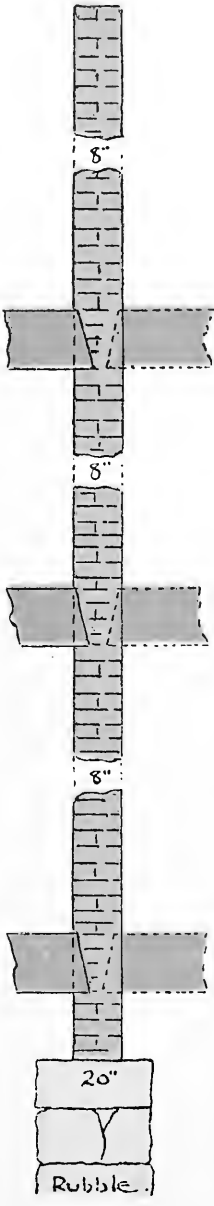
Plan
Section 30

M. W. F. Del.

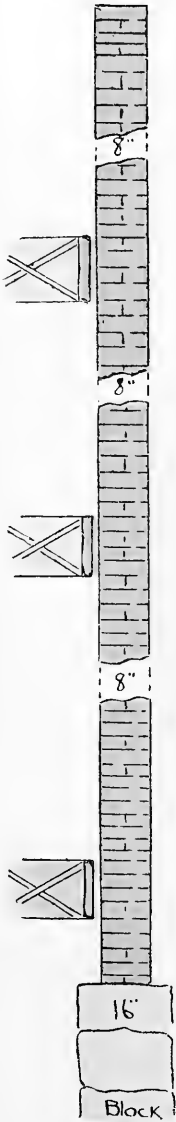


Section 36

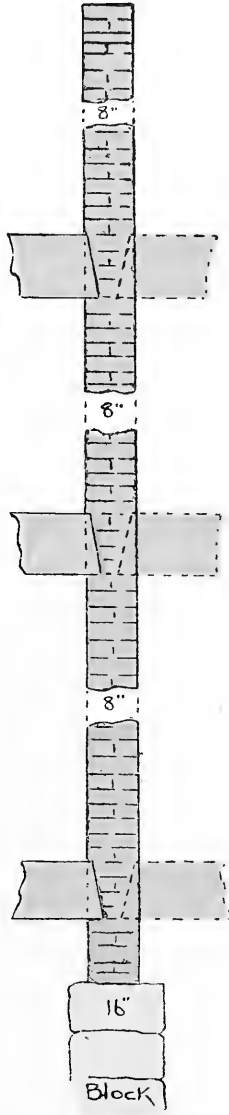
External and Party Walls of Dwelling Houses of the First or Second Class not exceeding 33'0" in height with Rubble Foundation

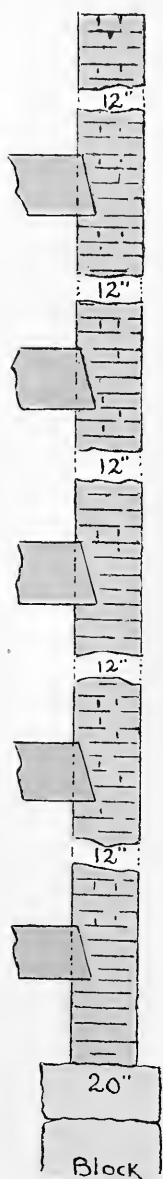


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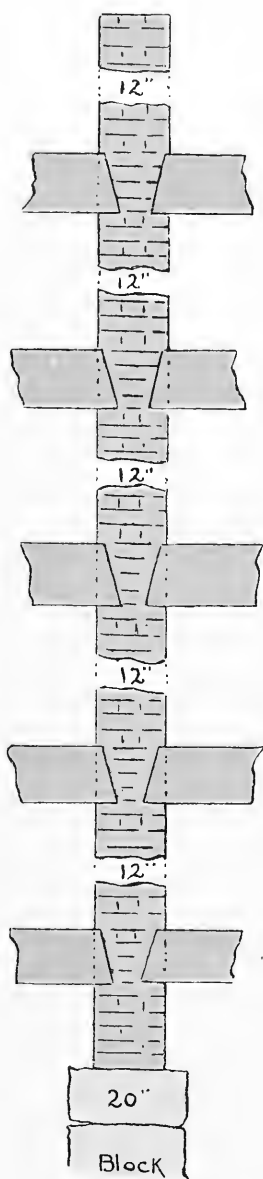
Section 36
 External and Party walls of Dwelling Houses of
 the First or Second Class 20'0" X 40'0" - 33'0" high





Section 12.36

External and Party walls of Dwelling Houses of the
First or Second Class 33-0 to 60-0 high.

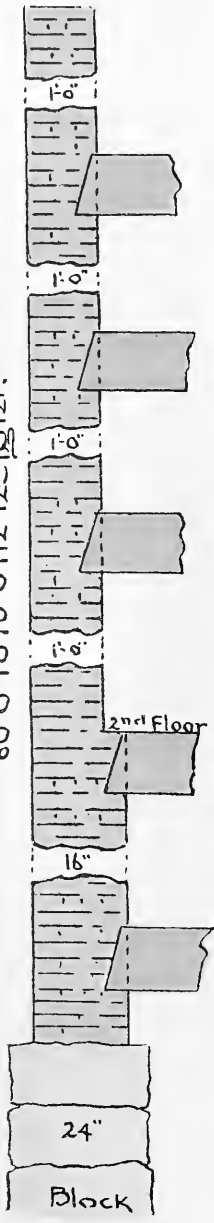


M. W. F. Del.

Plate 15.

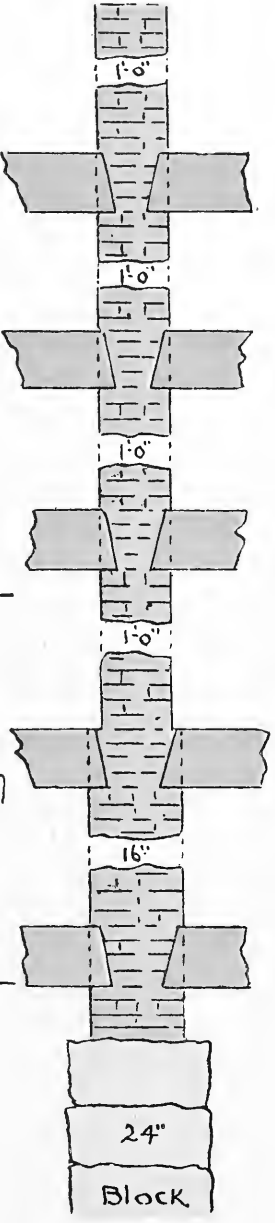
NOTE. — The height in this plate should be 36 feet to 60 feet. — See Chapter 416, 1896, and Chapter 209, 1898, amending Section 36, Chapter 419, 1892.

60-0 to 70-0-112 height.



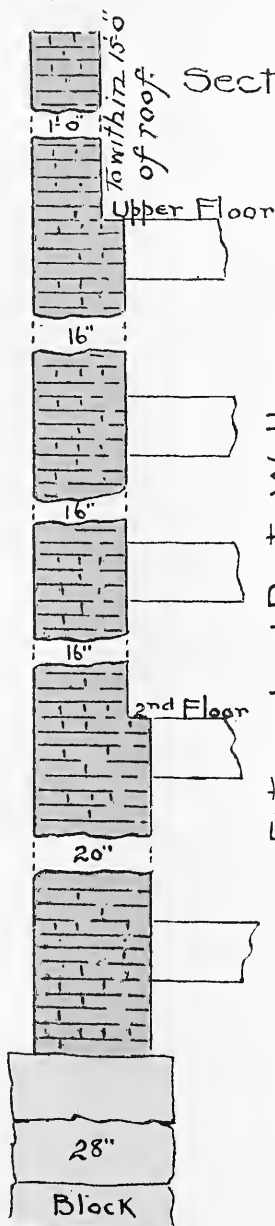
Section 36

External and Party Walls
of Dwelling Houses of the First or Second Class.



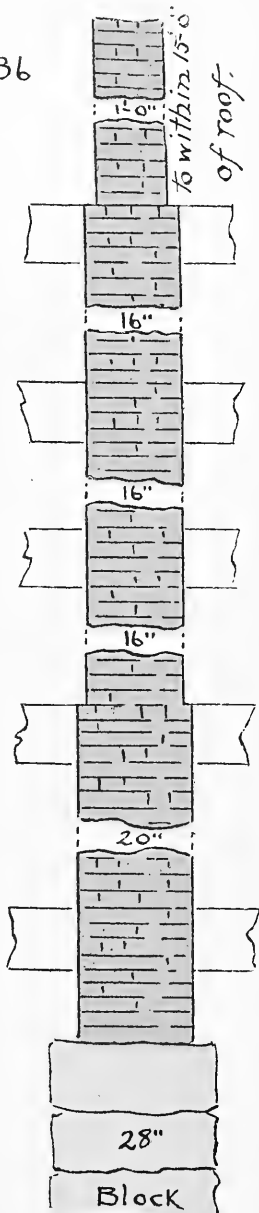
M. W. F. Del

70'-0" to 80'-0" in height



Section 36

External Party Walls
of Dwelling Houses of the First or Second Class



M.W.F. Del

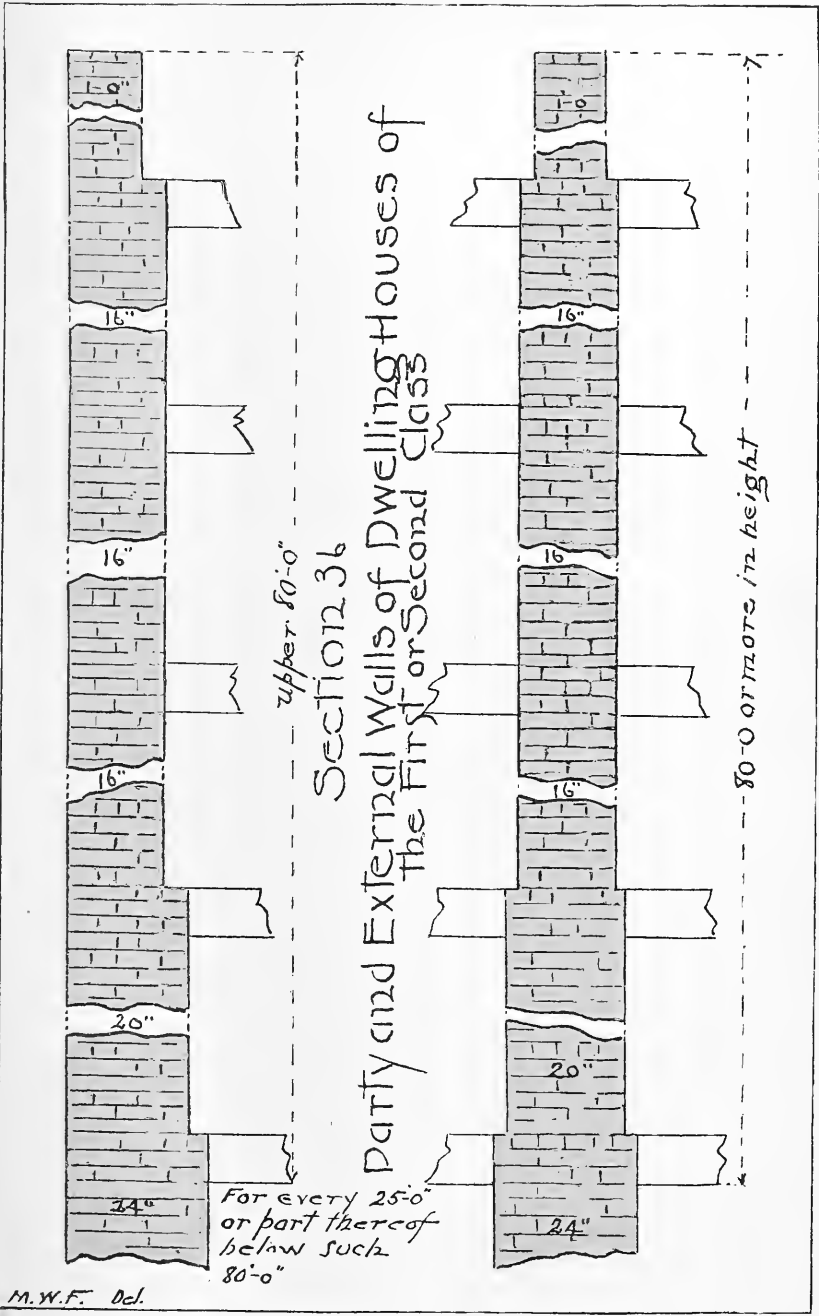
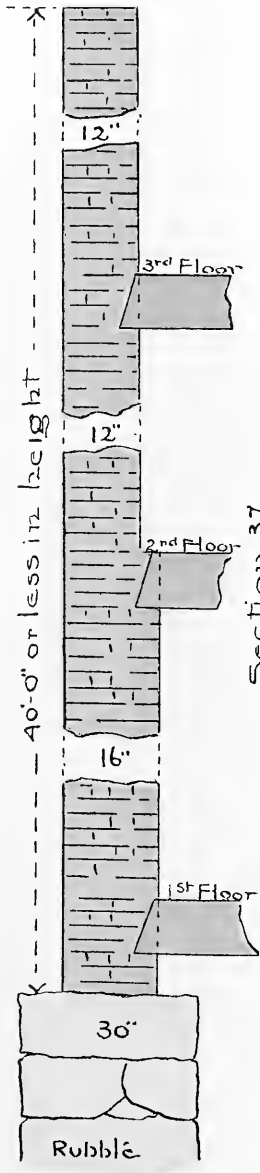


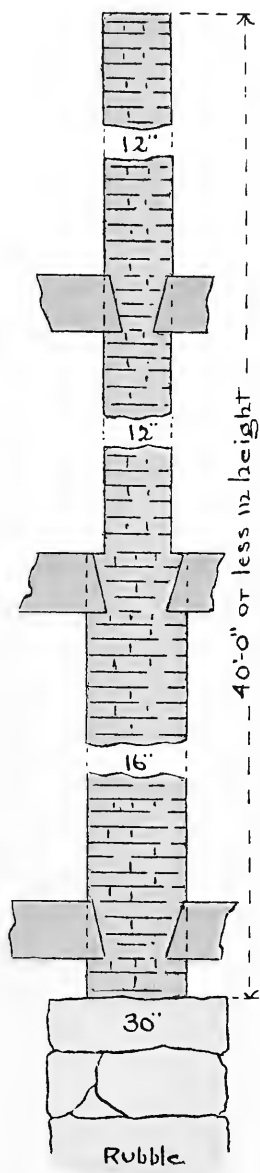
Plate 18.



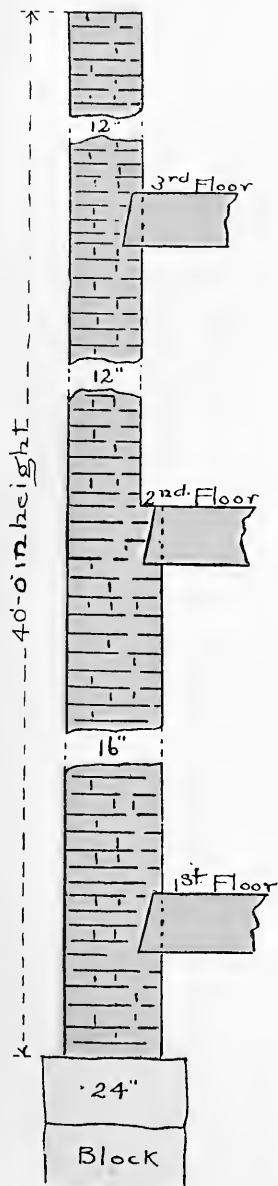


Section 37

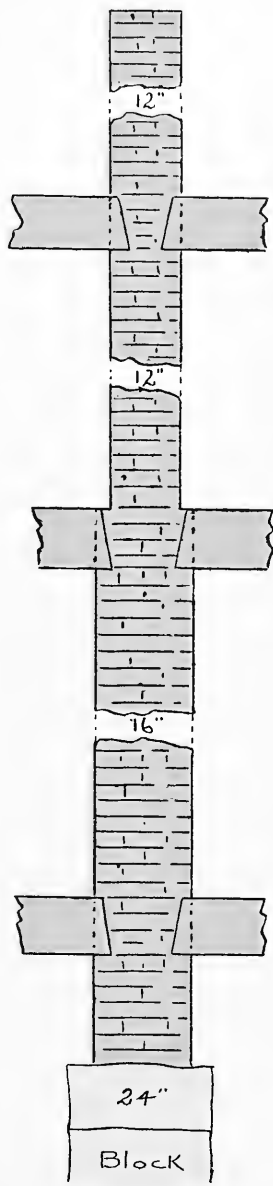
Party and External walls of other than Dwellings,
of the First or Second Class, with Rubble Foundation



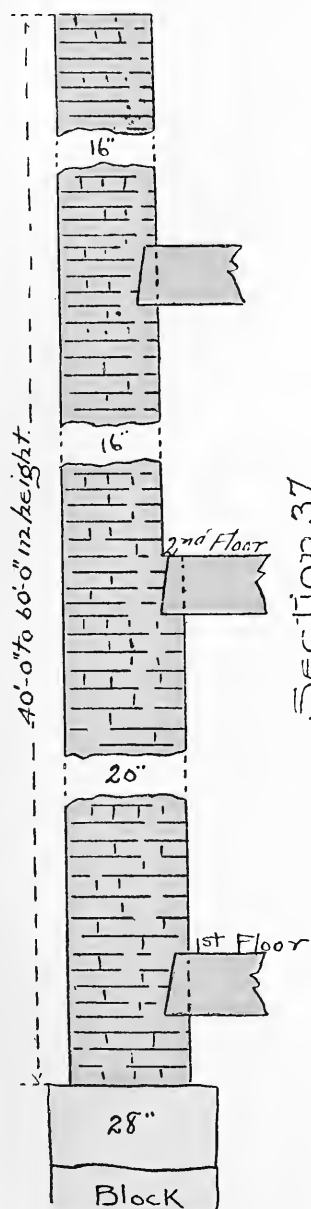
M.W.F. Del.



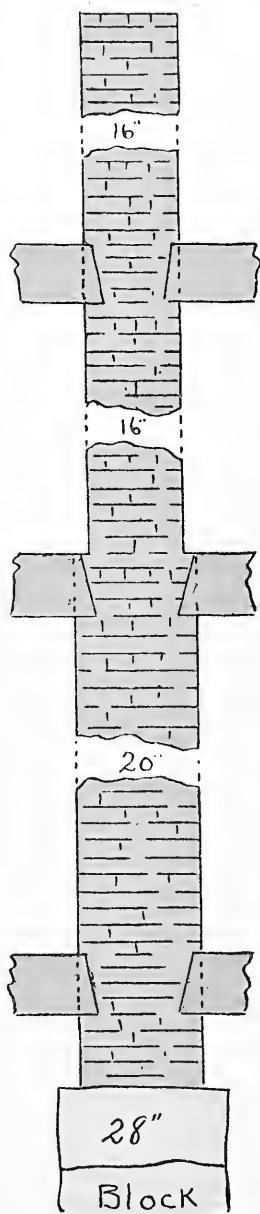
SECTION 37
 Party and External Walls of other than
 Dwelling Houses of the First or Second Class



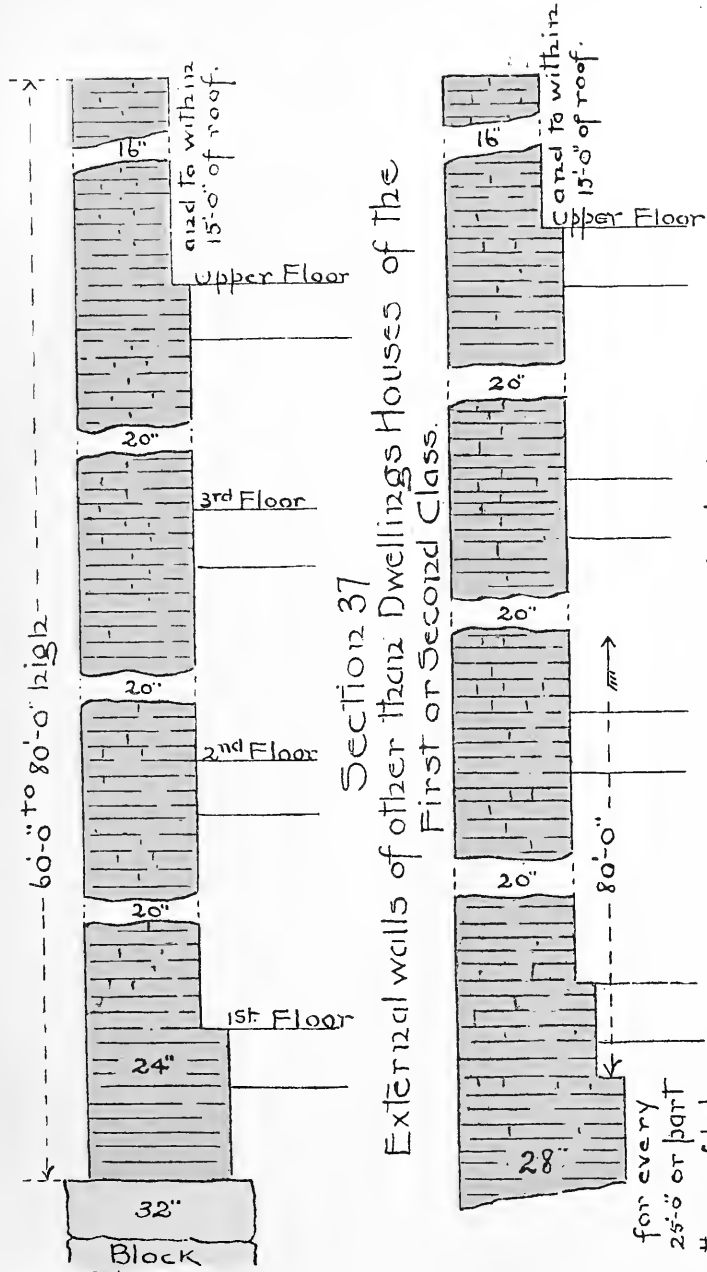
M. W. F. Del.



Party and External Walls of other than Dwelling Houses of the First or Second Class.



M.W.F. Del.



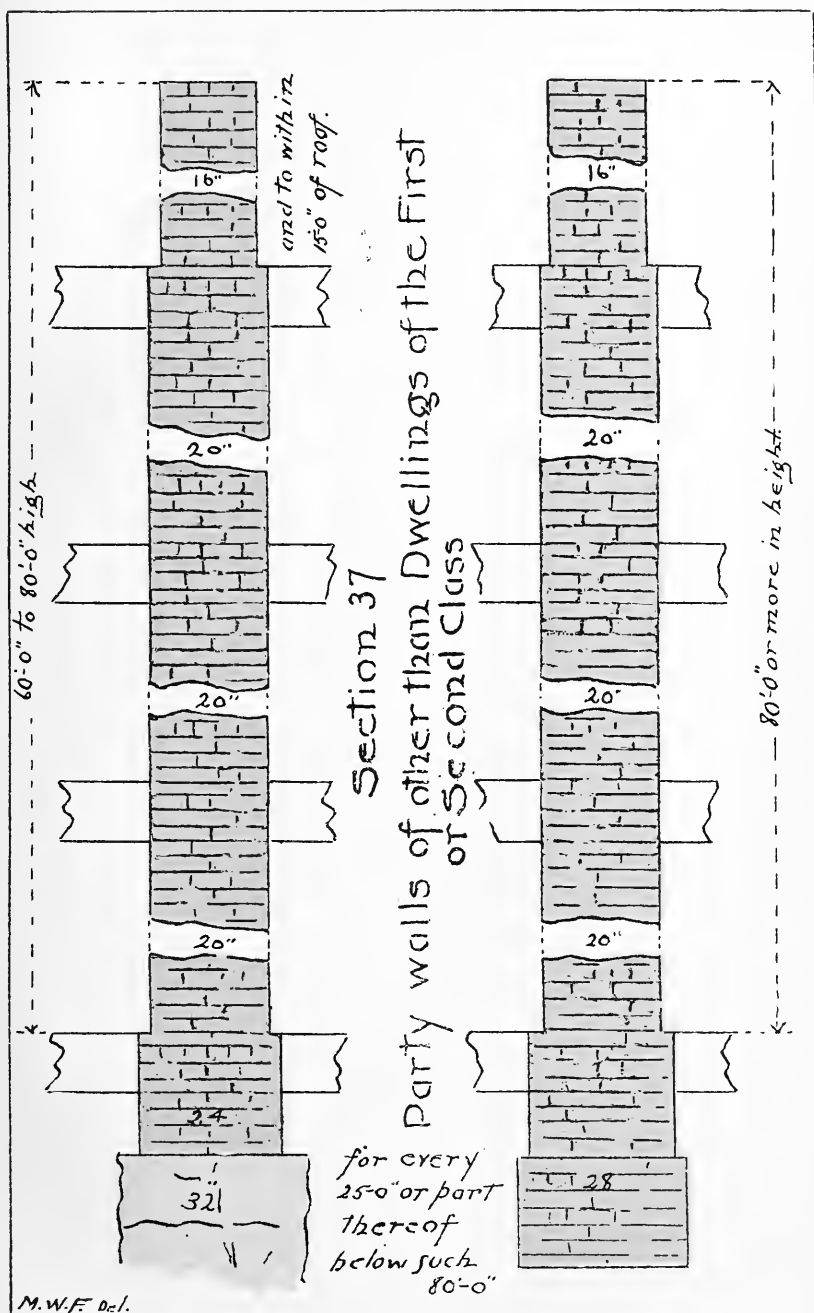
SECTION 37
 External walls of other than Dwellings Houses of the
 First or Second Class.

80'-0" or more in height

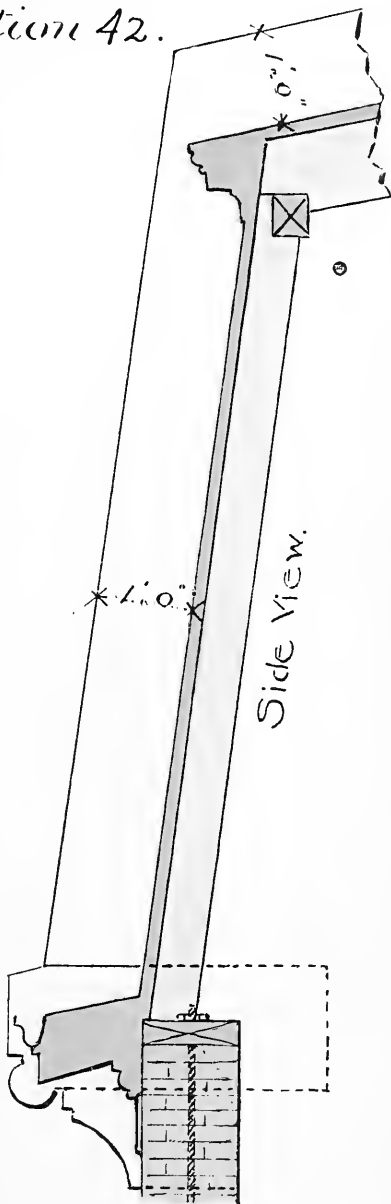
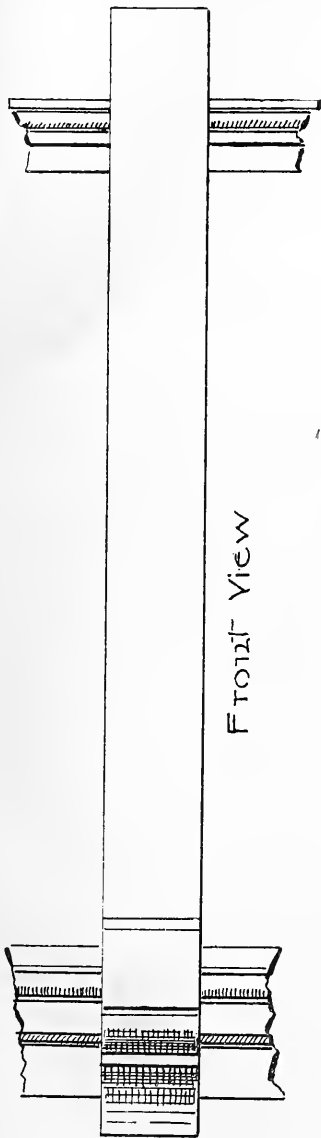
for every
 25'-0" or part
 thereof below
 such 80'-0"

M.W.F. Del.





Section 42.

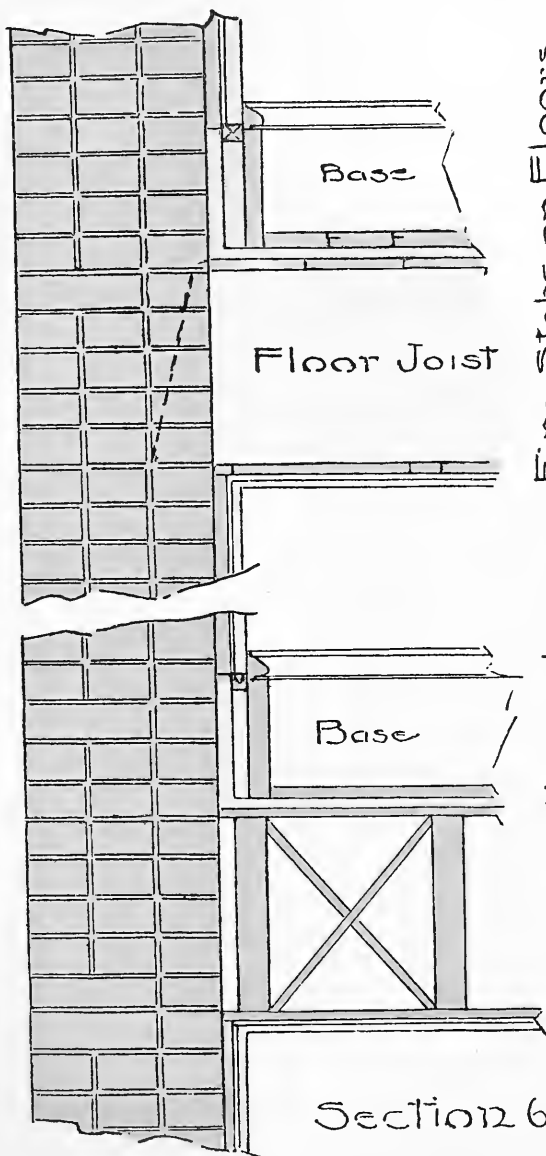


Party and Partition Walls built thro Roof

MWF. Del.

NOTE. — For buildings over 45 feet in height said walls shall be built 30 inches above roof, at least.

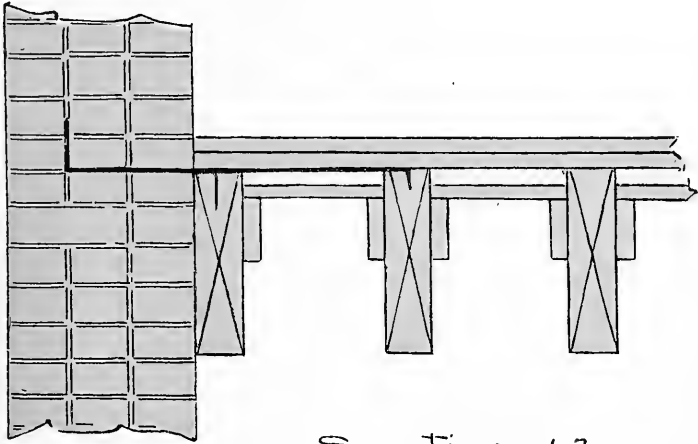




Sections showing Fire Stops on Floors

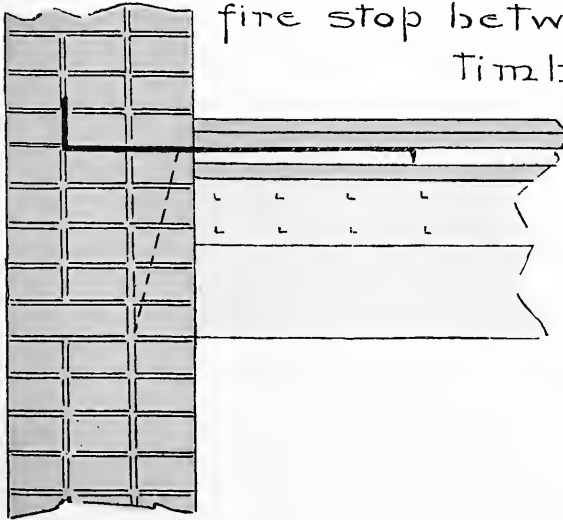
Section 63

M. W. F. Del.



Section 263

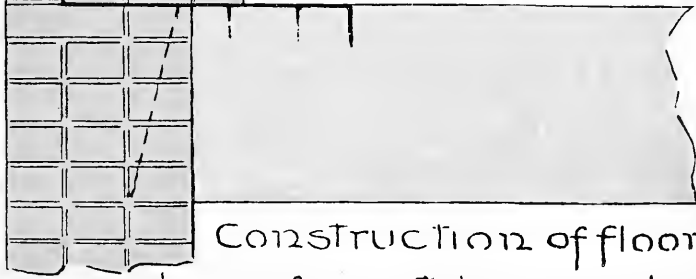
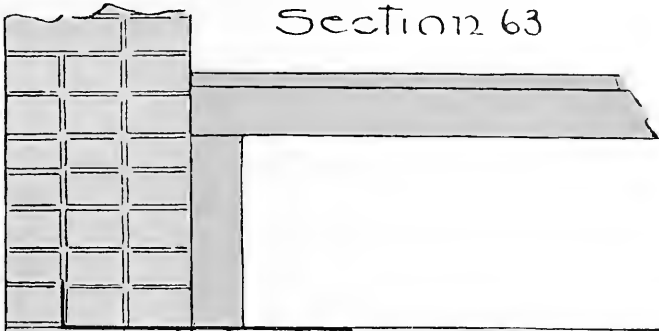
Construction showing
fire stop between
timbers.



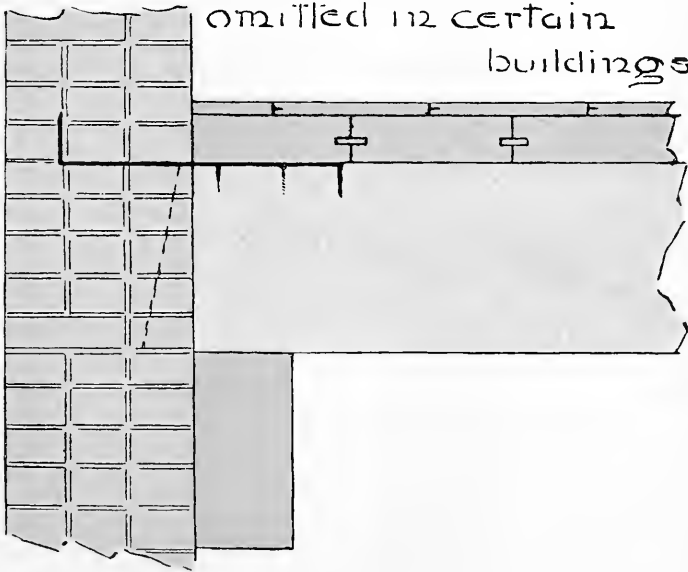
M.W.F. Del



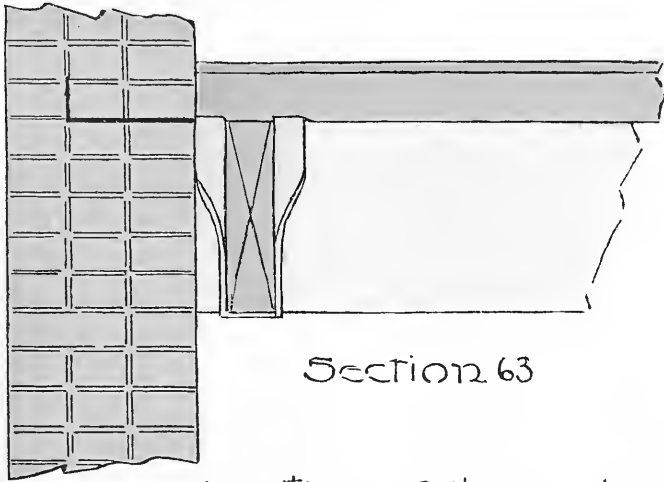
Section 63



Construction of floors
where fire stops may be
omitted in certain
buildings.

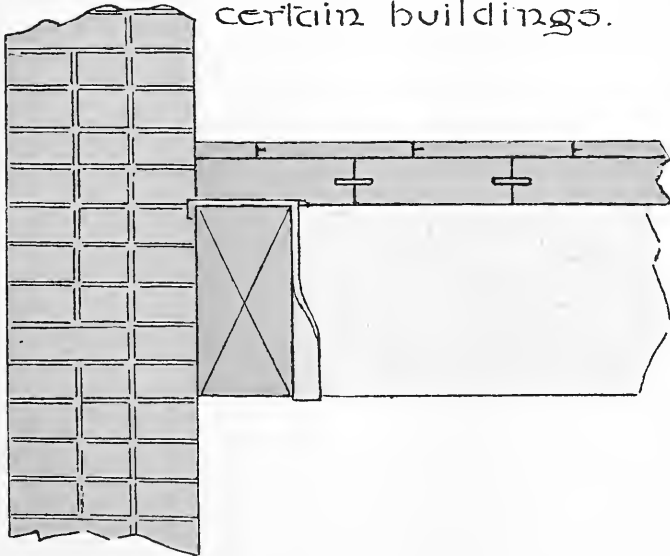


M. W. F. Dec 1



Section 63

Construction of floors where
fire stops may be omitted in
certain buildings.



M.W.F Dcl

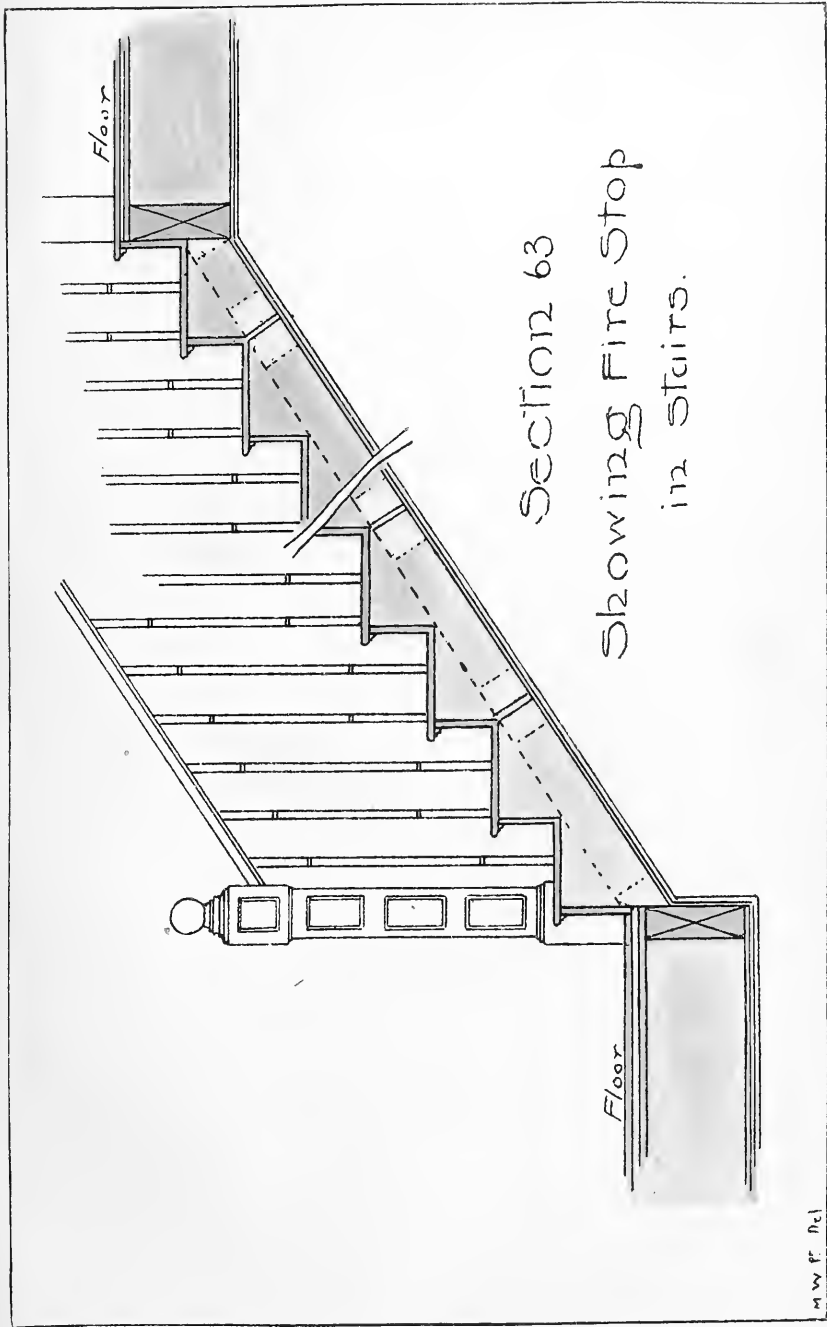
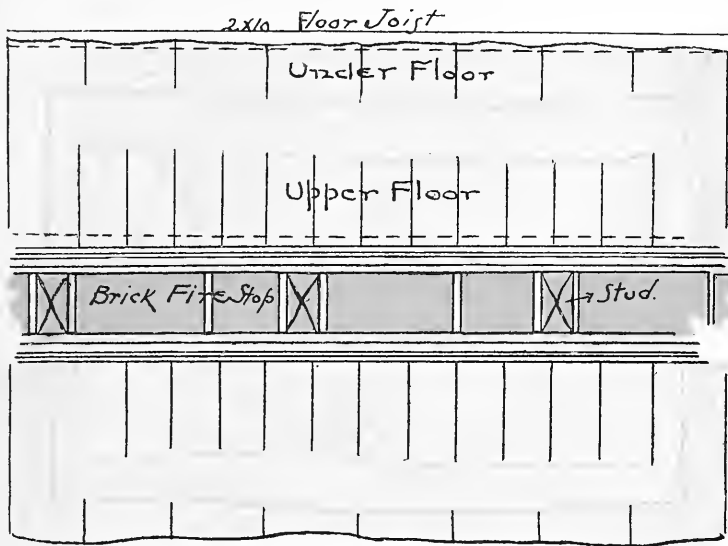
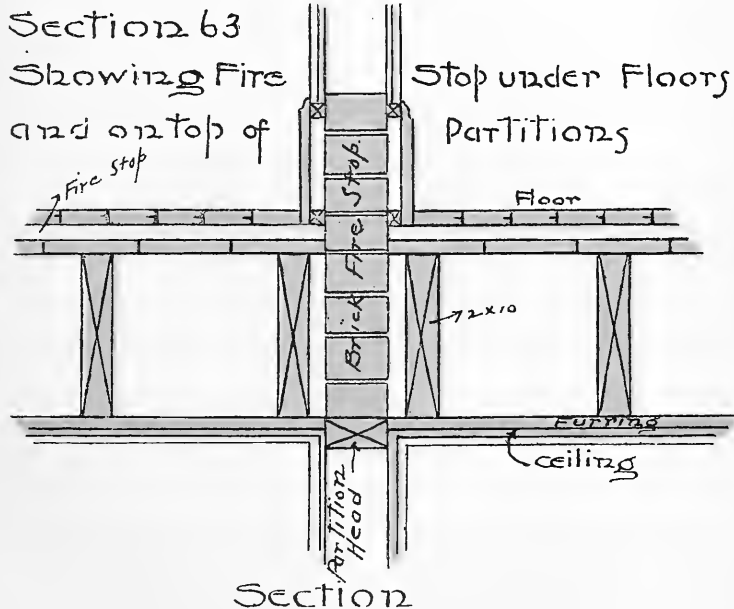


Plate 29.



Plan



Section

M.W.F. Del.



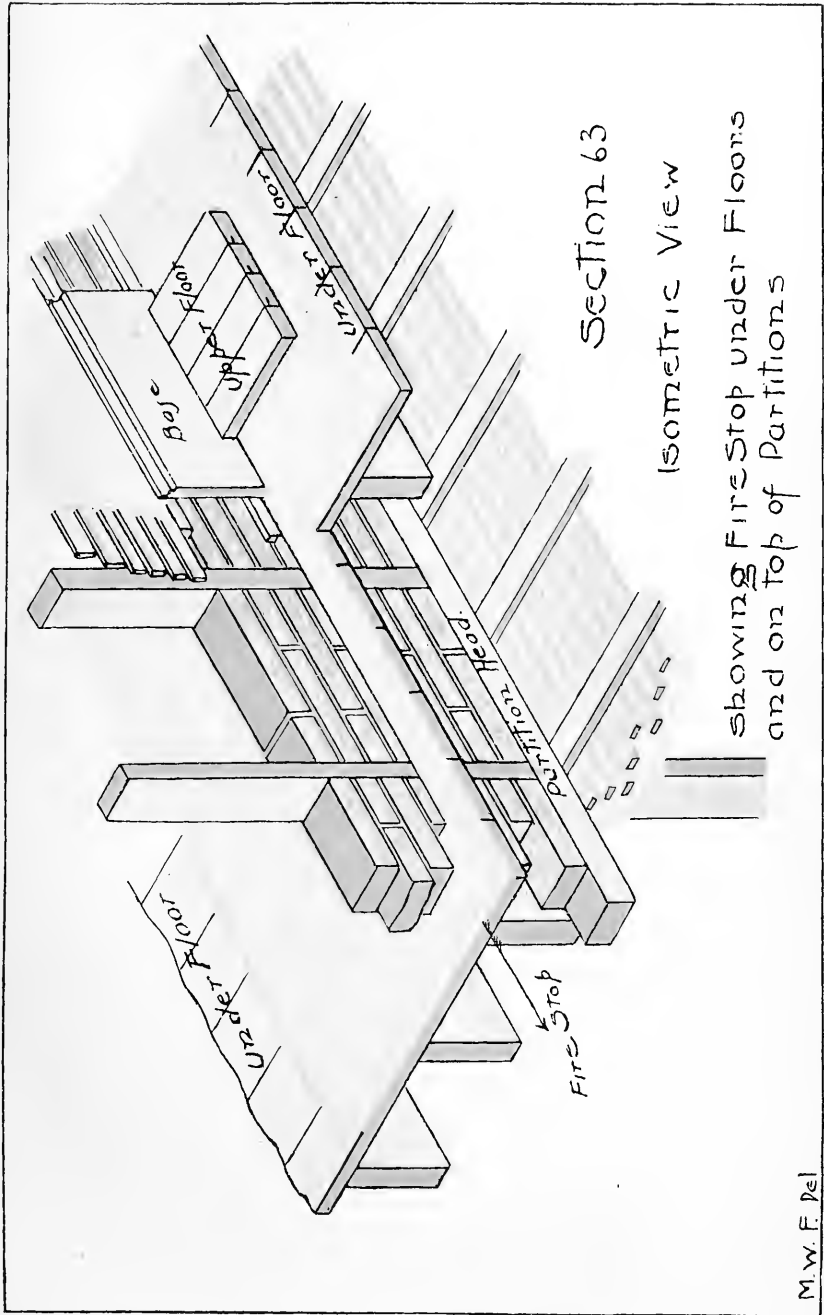
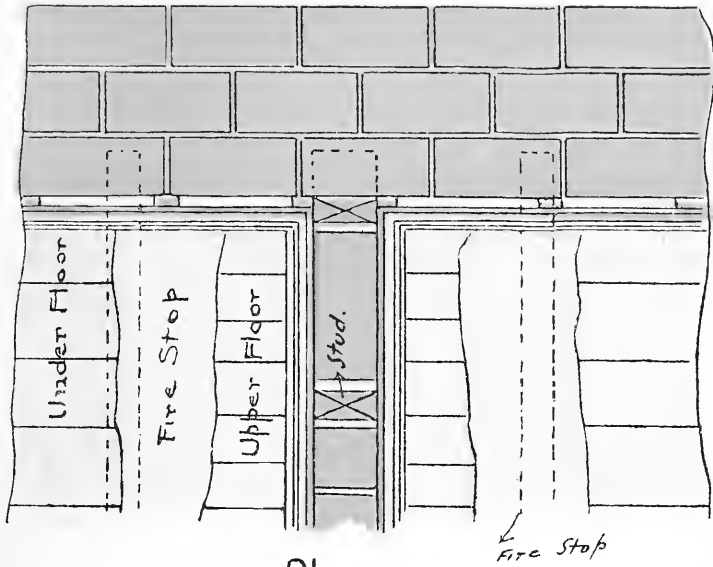
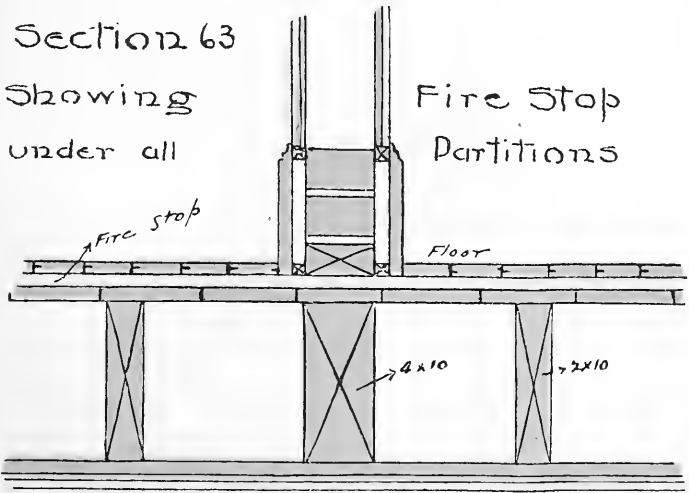


Plate 31.

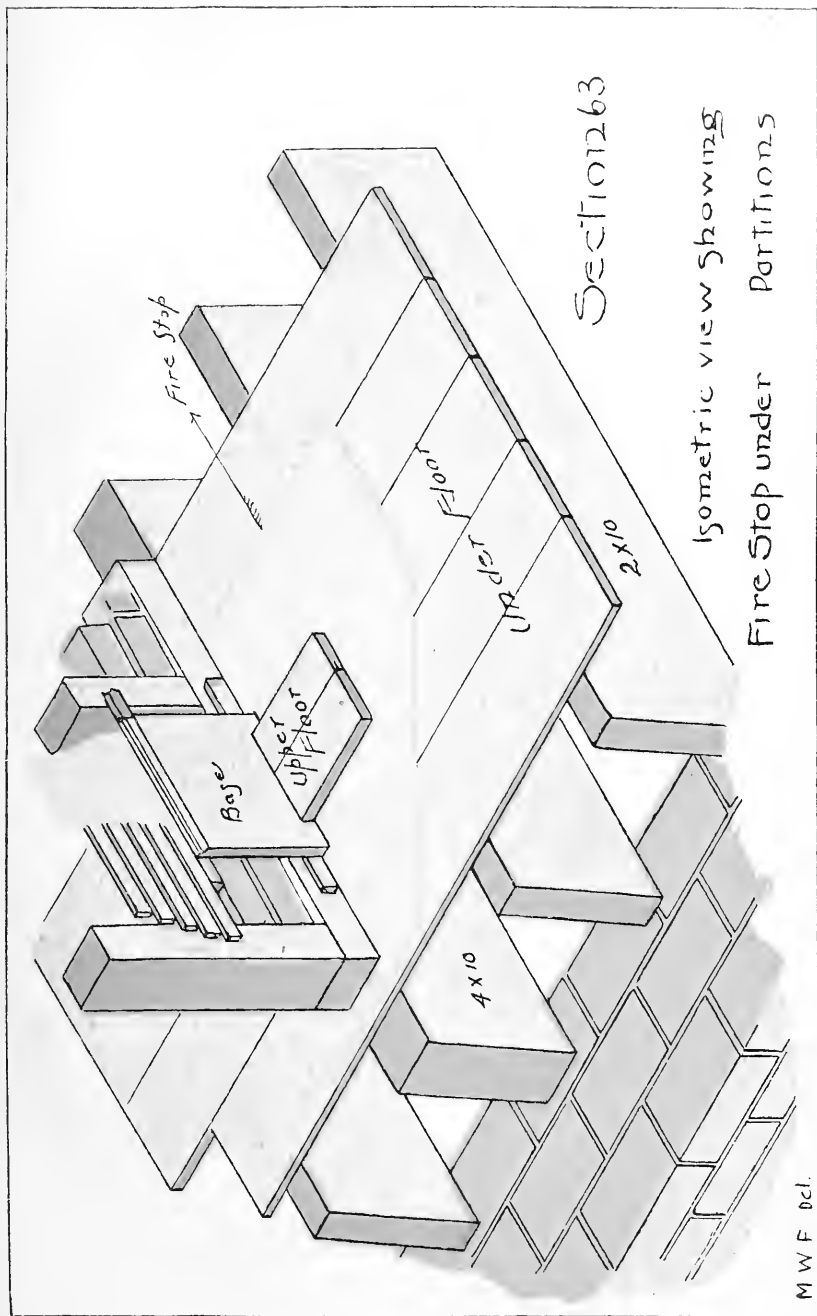


Plan



Section

M W F Del

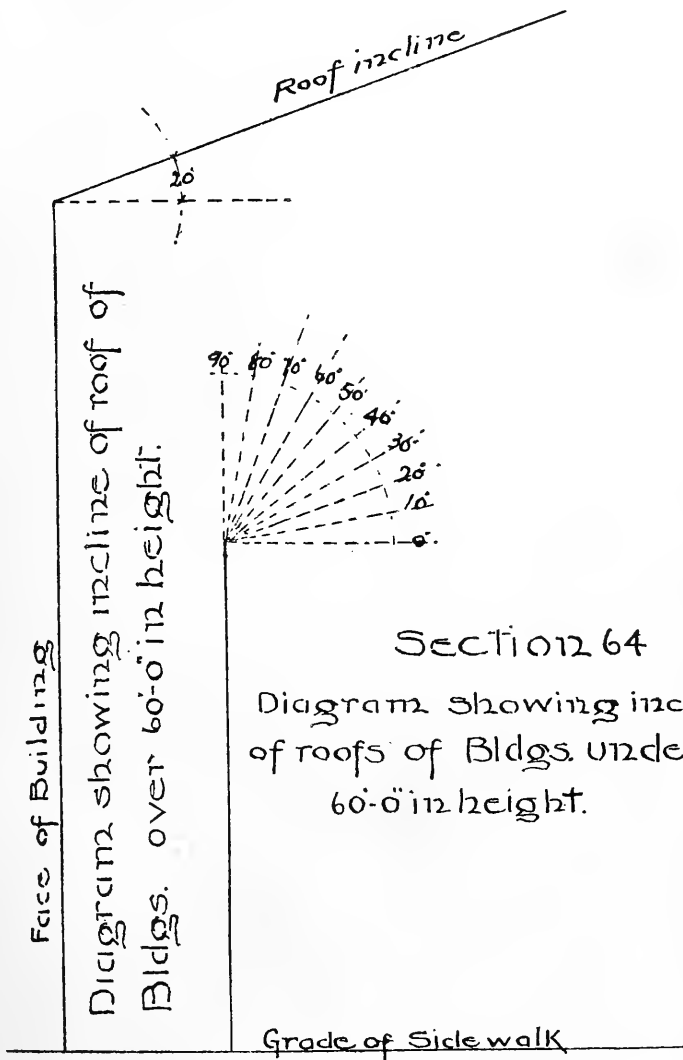


Section 10263

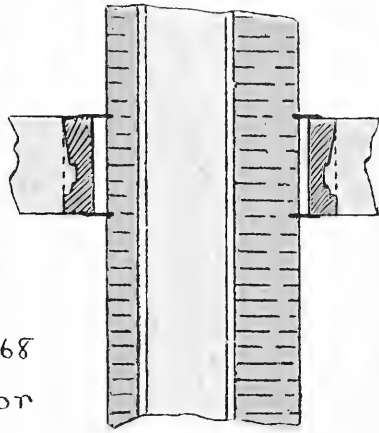
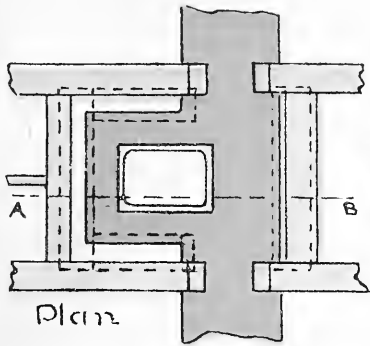
Isometric view showing
Fire Stop under Partitions

MWF dcl.

Plate 33.



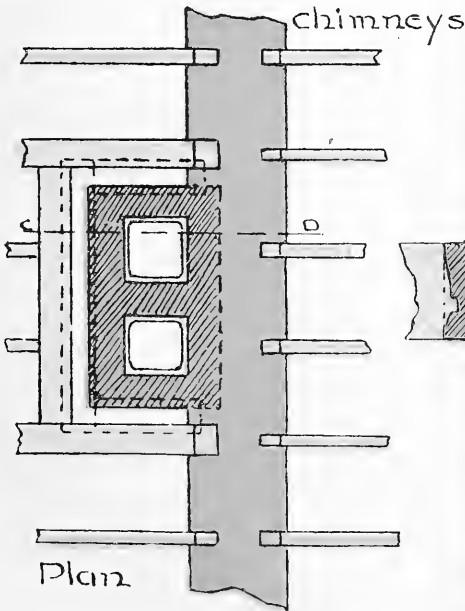
M. W. F. Del



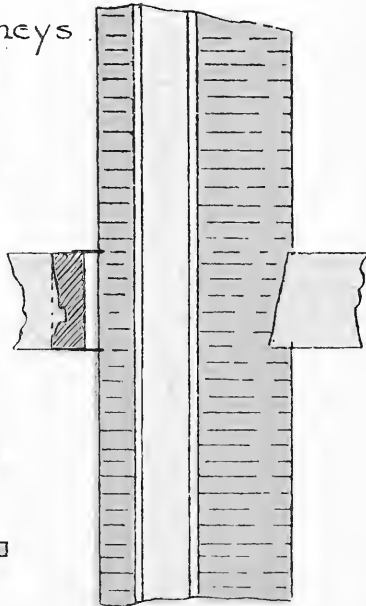
Section 63-68

Arrangement of floor
timbers, headers, trimmers,
and Fire Stop around

Section A.B.

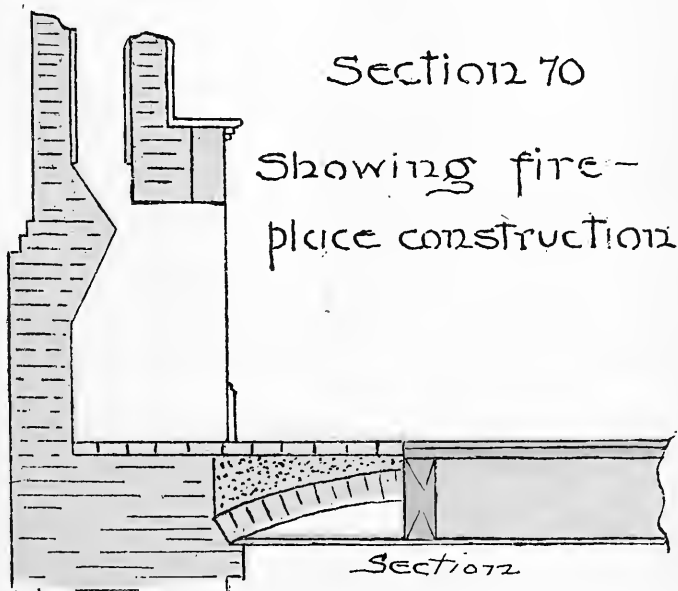
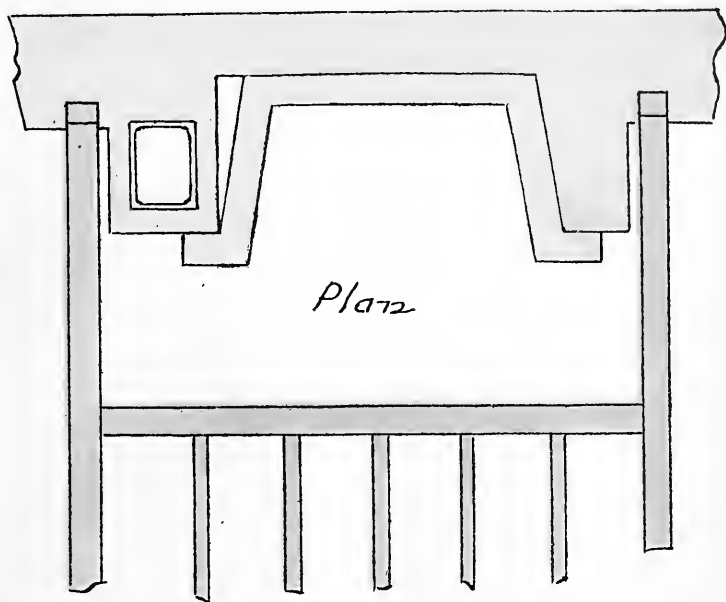


Chimneys

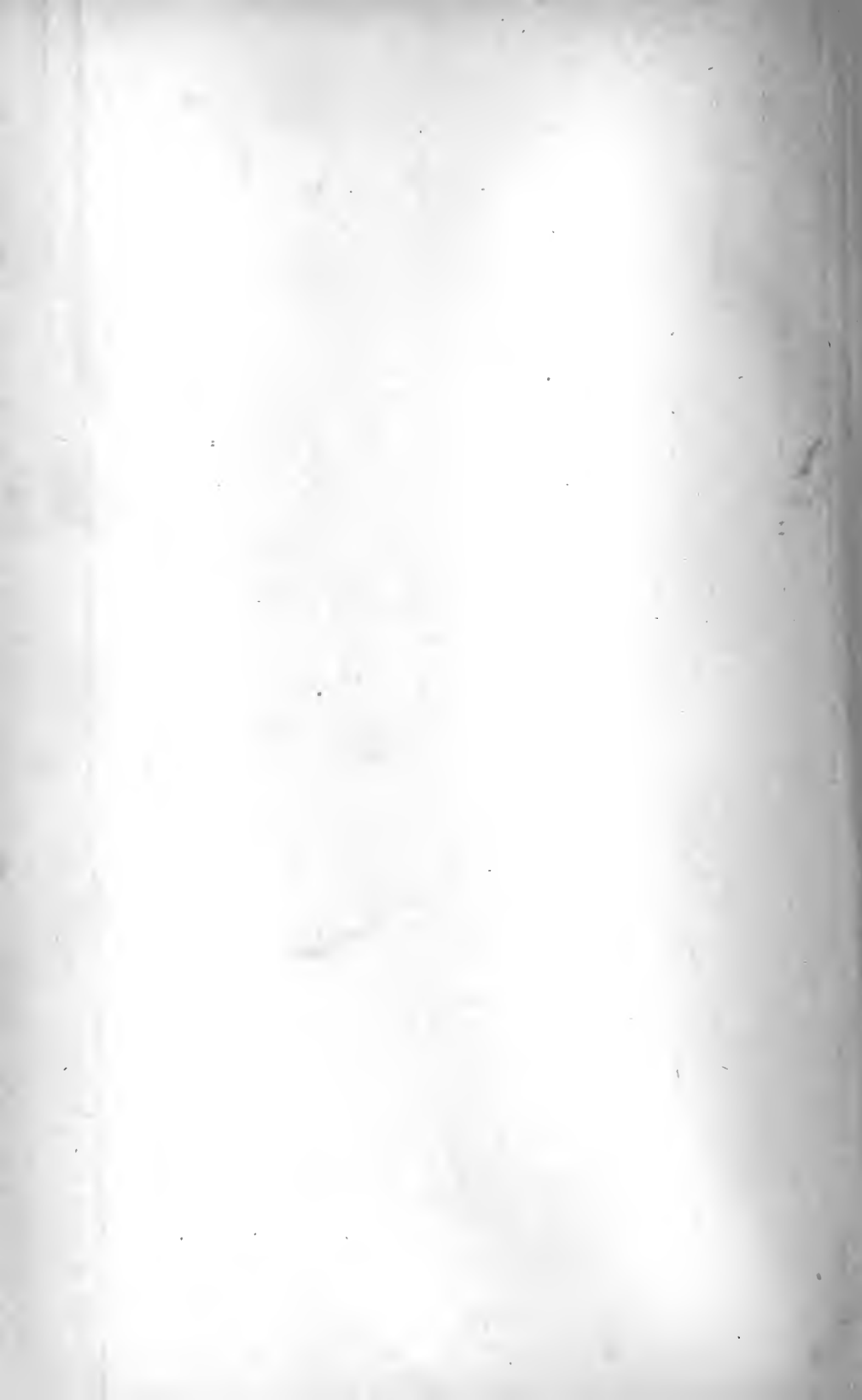


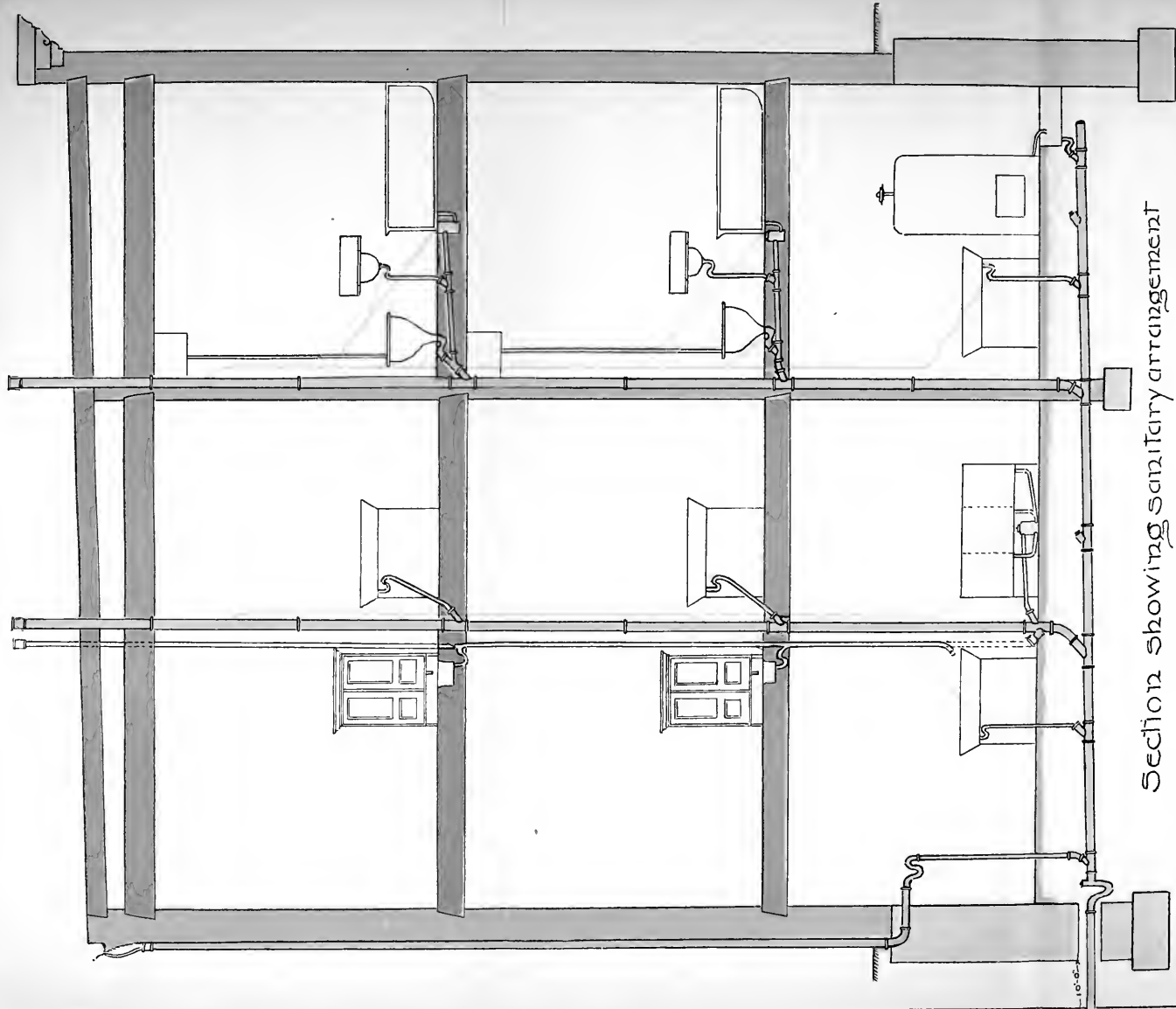
Section C D.

M. W. F. Del.



M.W.F. Del.



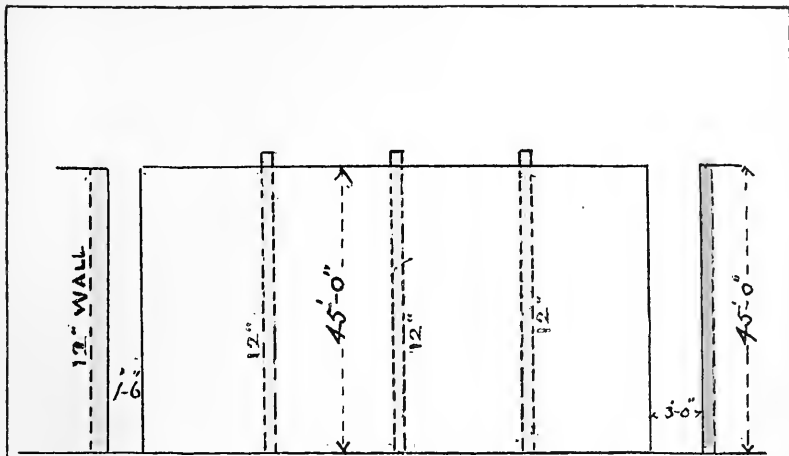


Section showing sanitary arrangement

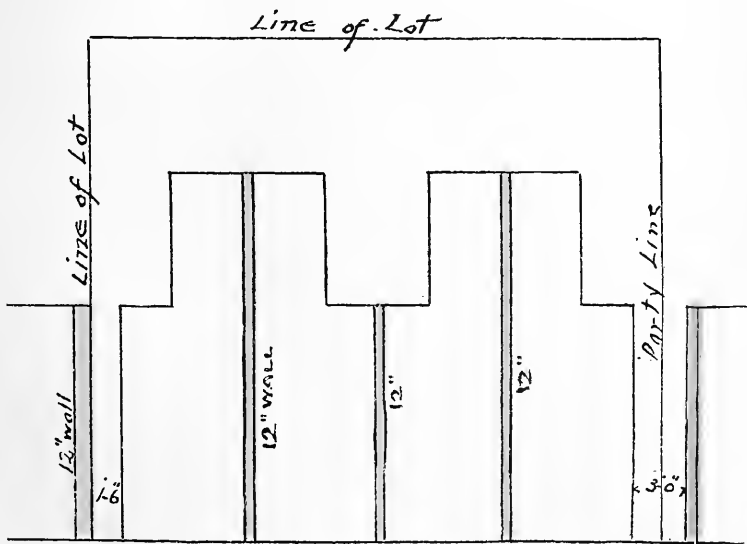
M. W. F. D. L.

Plate 37.

Sections (122-134), chapter 418, 1892.



Elevation
 Height, Range, and Direction between
 buildings and from line of lot.

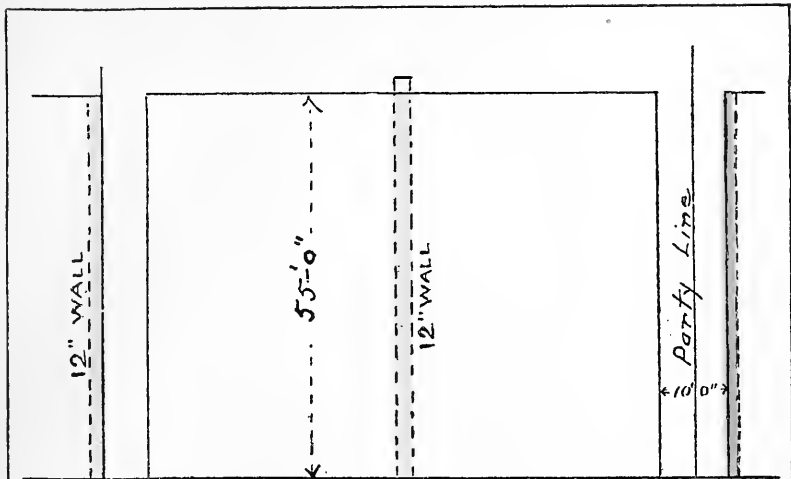


Plan.
 Dwellings Houses in a Block

M.W.F. del.

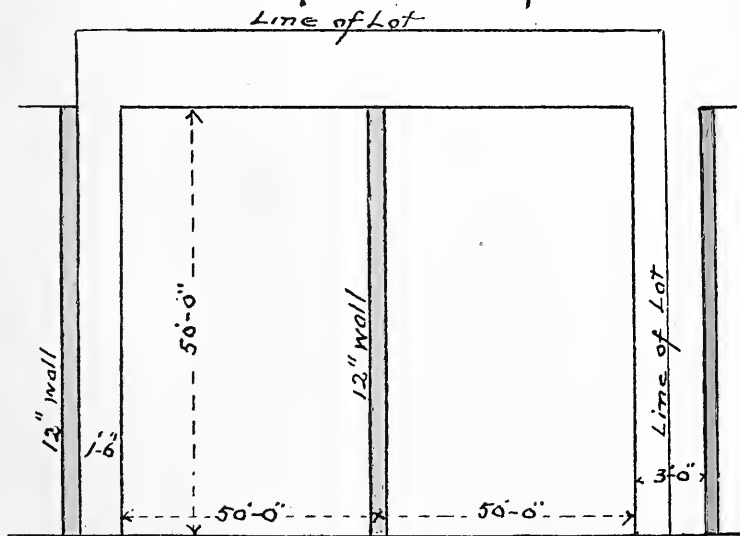
Plate 38.

NOTE.—Distance from line of lot now required to be 3 feet.—*Revised Ordinances of 1898, Chapter 45, Sections 34, 35, 36.*



Elevation

Height, Range, and Direction between buildings and from line of lot.



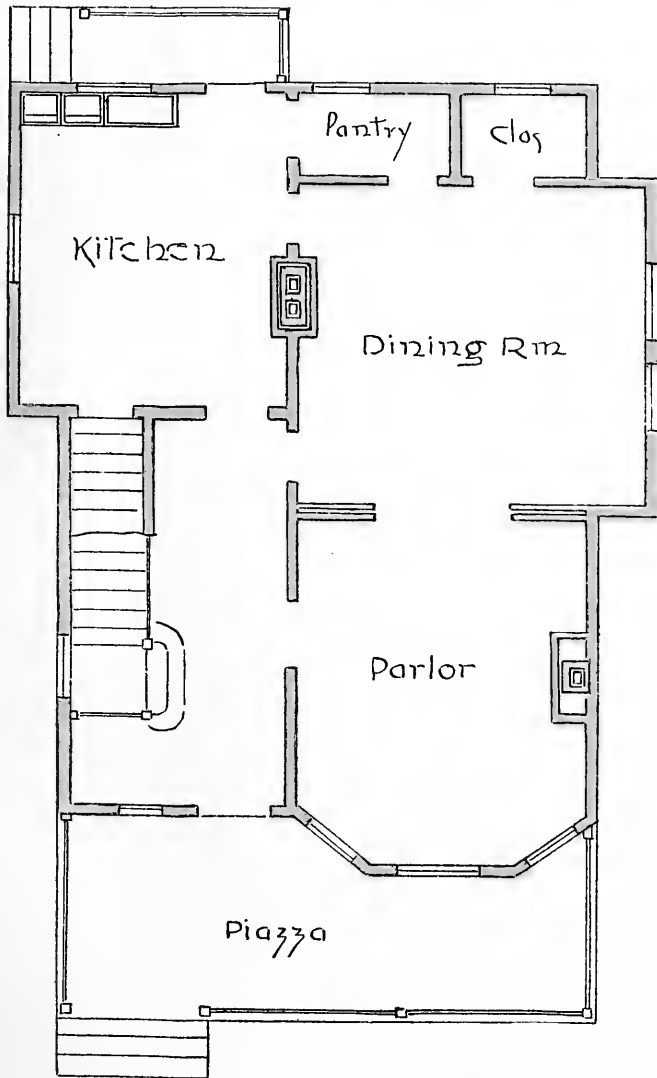
Plan

Other than Dwellings

M.W.F. Del.

Plate 39.

NOTE. — Distance from line of lot now required to be 5 feet. Stables to be kept at least 10 feet from line of lot. — Revised Ordinances of 1898, Chapter 45, Sections 37 and 38.

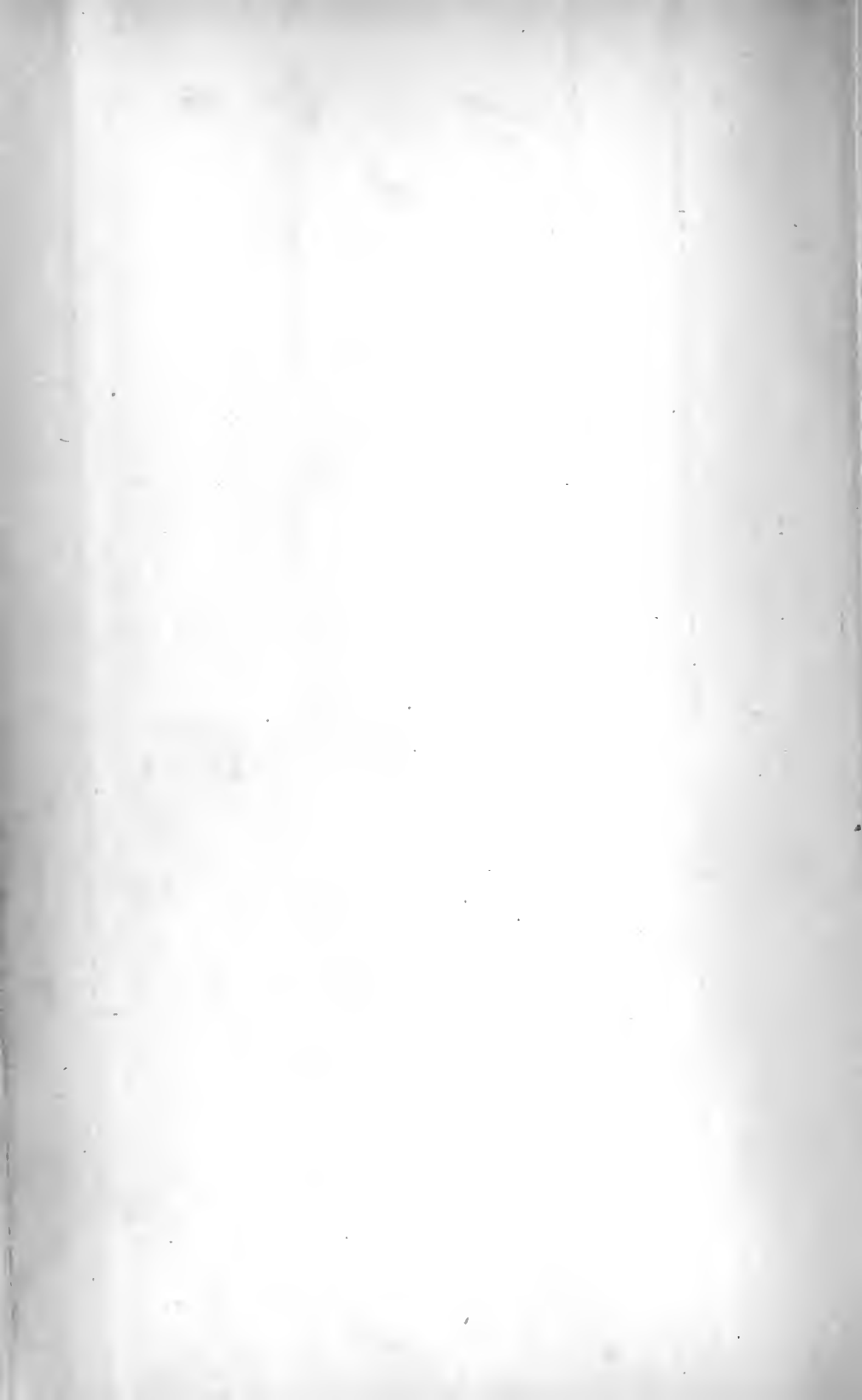


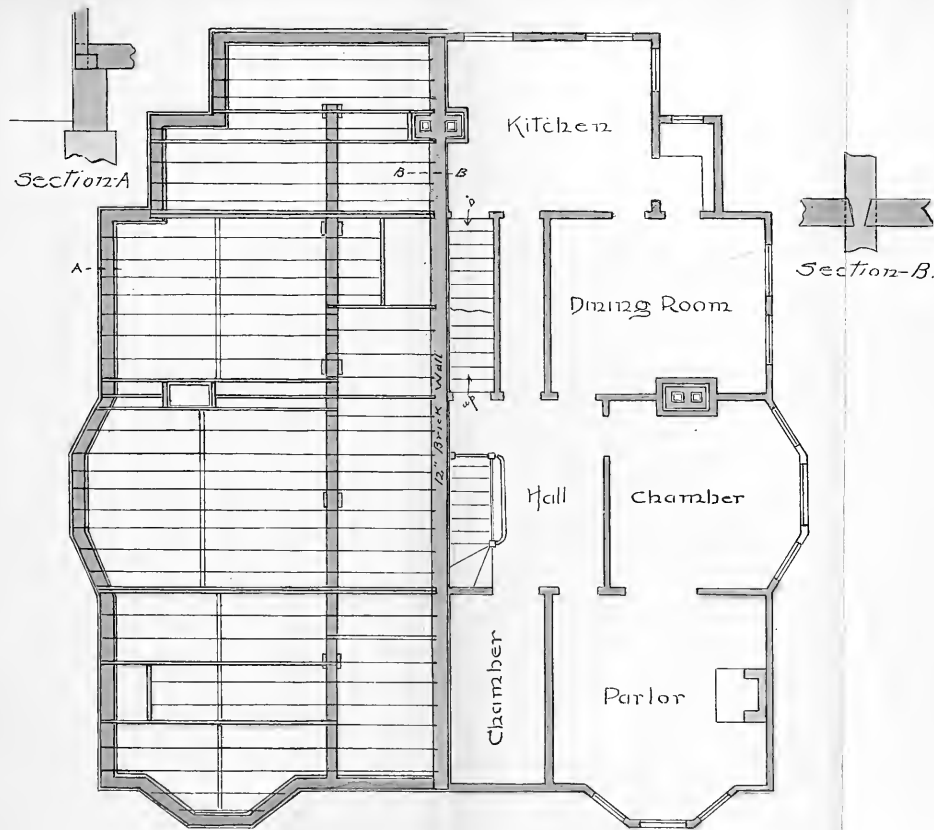
Floor Plan
 Isolated Dwelling House for one
 family

M. W. F. O. L.

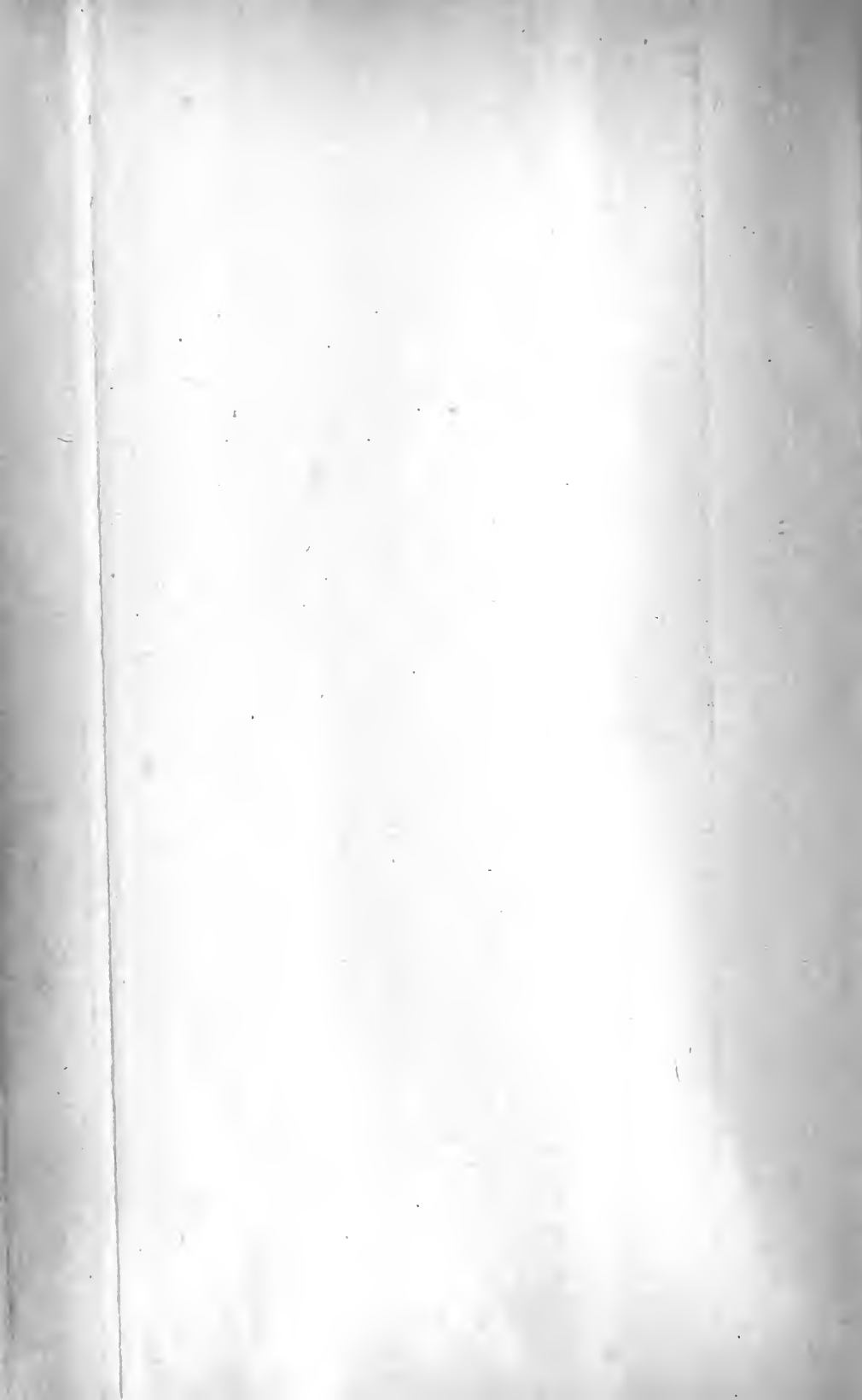
Plate 40.

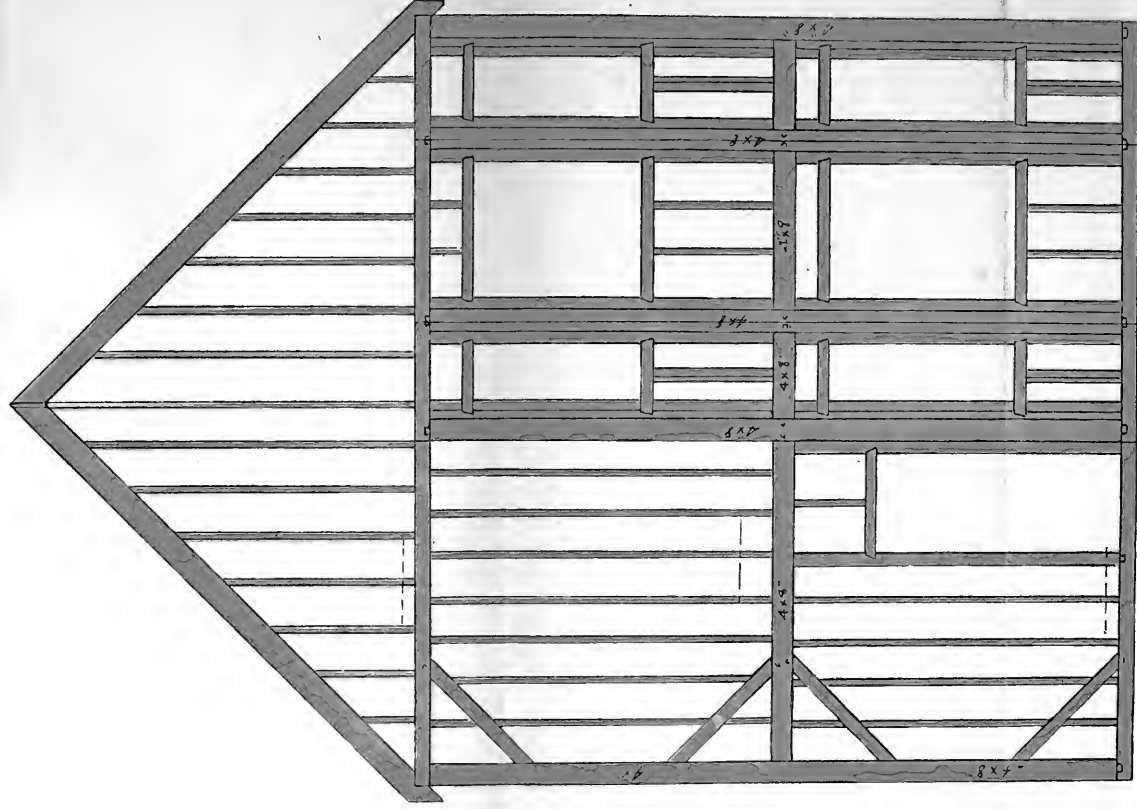
NOTE. — To be not less than 3 feet from line of lot. — *Revised Ordinances of 1898, Chapter 45, Section 34.*



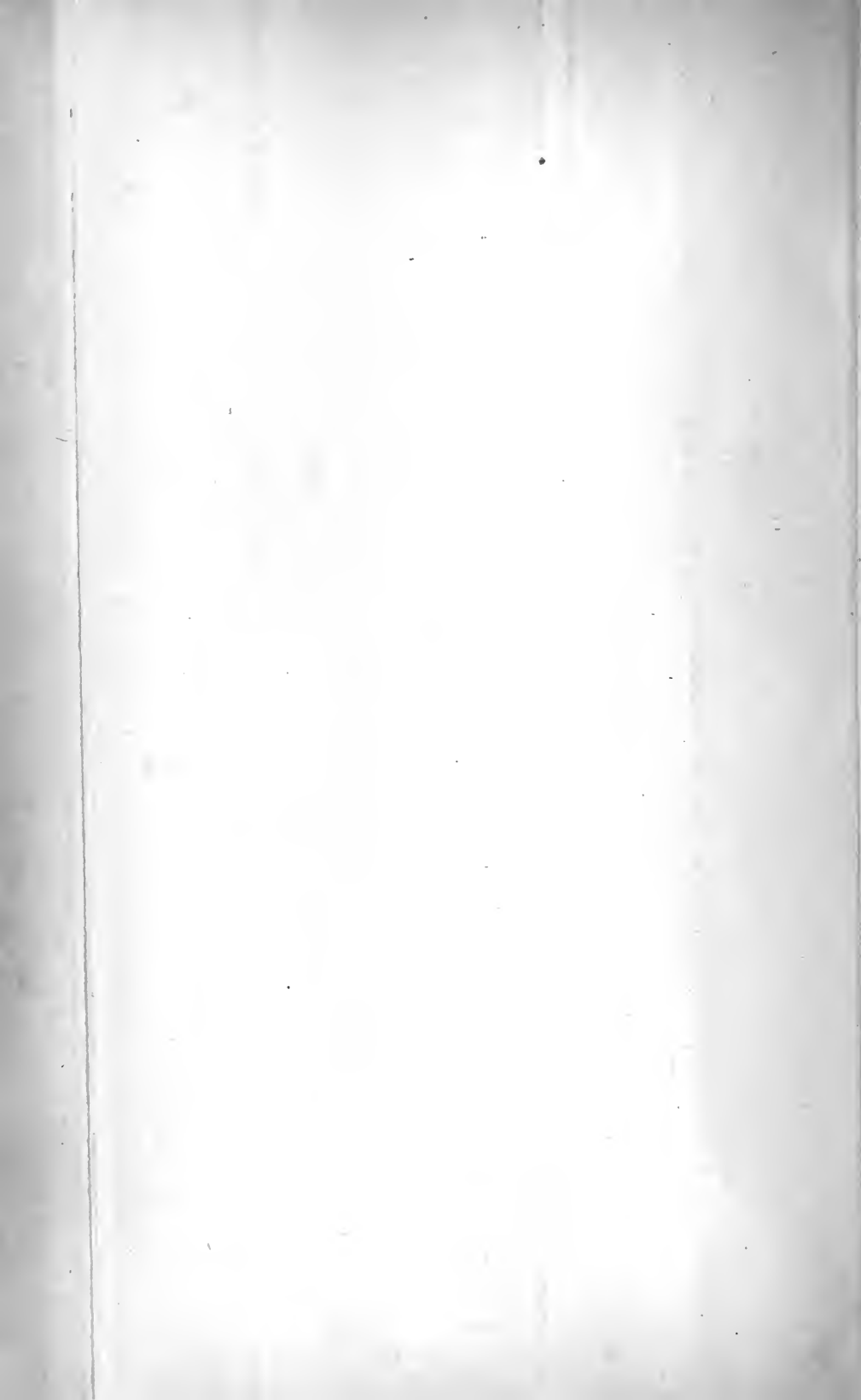


First Floor Framing Second Floor Plan.
Dwelling House for one or two families.





Front Elevation Framing

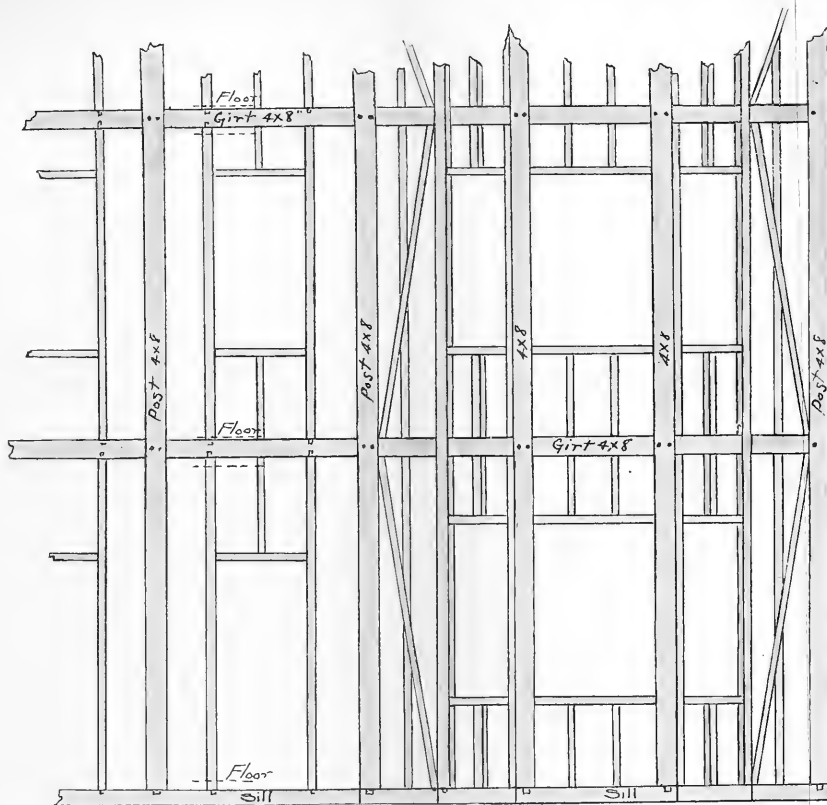




Side Elevation

Plate 43.

NOTE.—Showing size of posts and girts, and method of short bracing in wooden frame buildings.

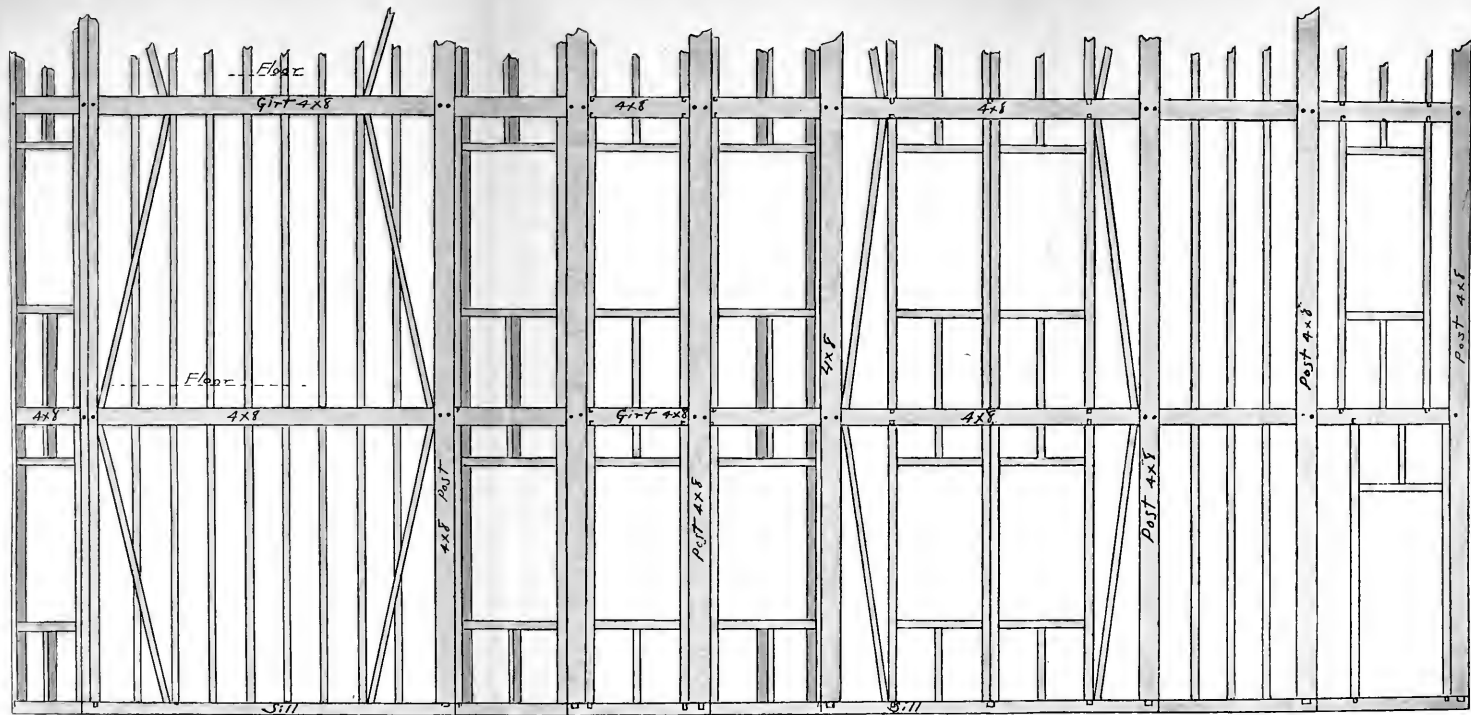


Front Elevation Framing

M.W.F.

Plate 44.

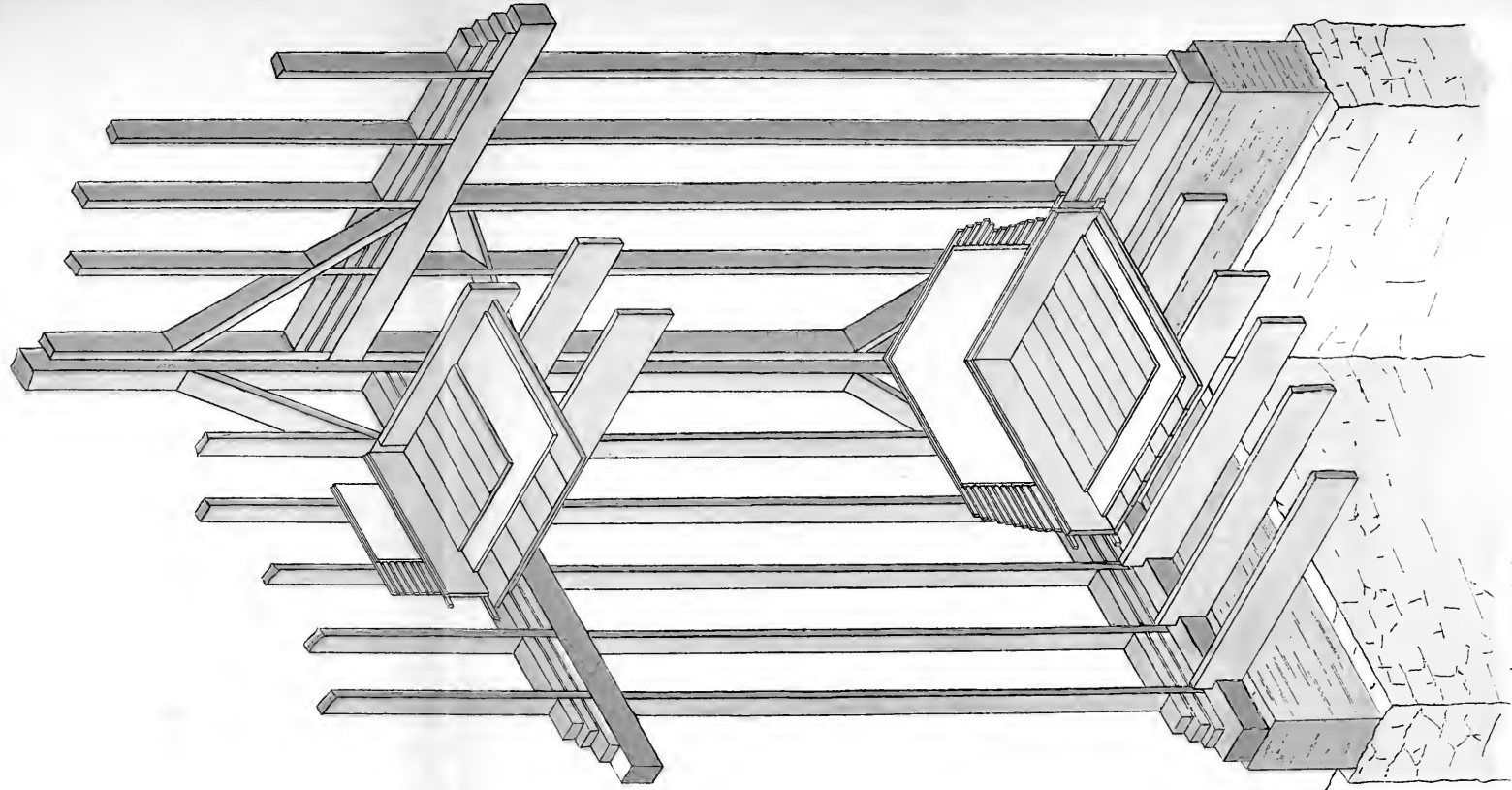
NOTE. — Showing size of posts and girts, and method of long bracing in wooden frame buildings.



Side Elevation Framing

M.W.F.

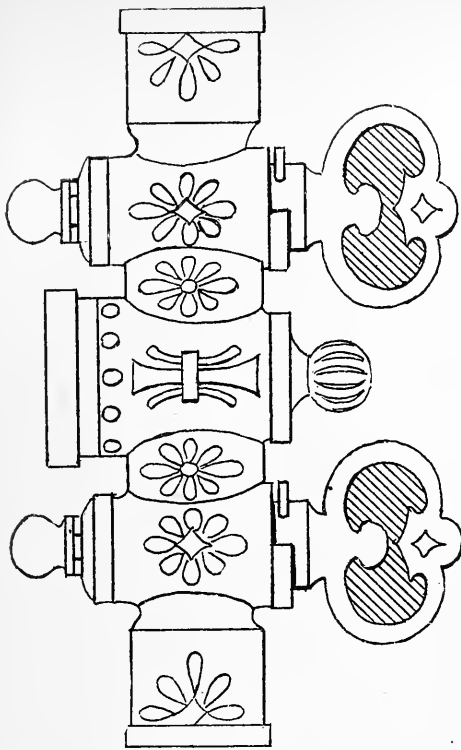




Isometric showing framing and fire stops.

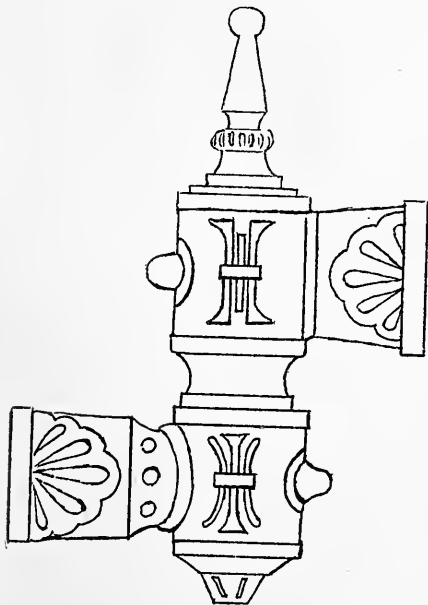
Plate 46.

NOTE.— Where fire stops are desired to be used in wooden frame buildings, the above method is a desirable form.



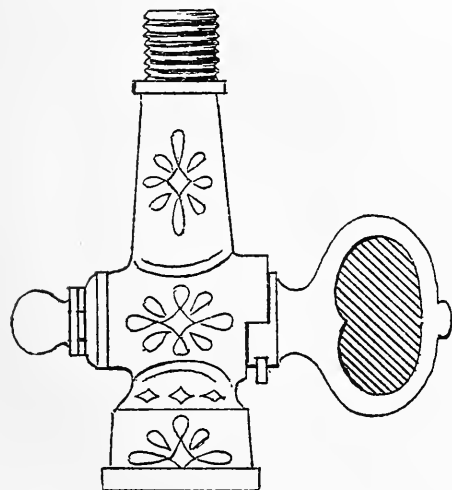
TWO LIGHT PENDANT COCK.
Standard Fitting.

	WEIGHT	oz.
3 x 3	8	8 $\frac{1}{2}$
3 x 3	4	6 $\frac{3}{4}$ "
3 x 3	4	7 $\frac{1}{4}$ "
3 x 3	8	5 $\frac{3}{8}$ "



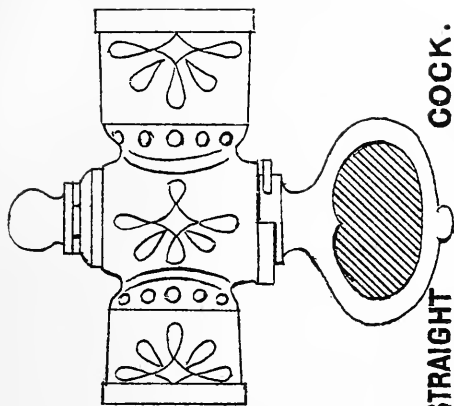
TOP SWING.
Standard Fitting

	WEIGHT	oz.
3 x 3	5	5
3 x 3	4	4 $\frac{1}{2}$ "
3 x 3	8	4 $\frac{3}{4}$ "



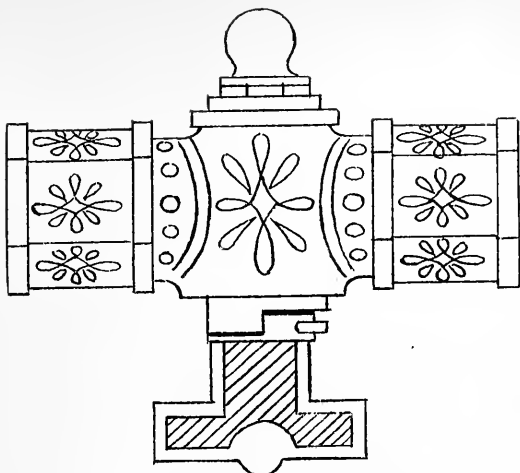
PILLAR COCK.
Standard Fitting.

	MALE & FEMALE	MALE
WEIGHT	4 $\frac{1}{8}$ oz.	4 oz.
"	3 $\frac{1}{2}$ "	3 "
"	3 "	3 "
"	2 $\frac{3}{4}$ "	3 "
$\frac{1}{2}$ x $\frac{1}{8}$		
$\frac{1}{2}$ x $\frac{3}{8}$		
$\frac{1}{4}$ x $\frac{1}{8}$		
$\frac{1}{8}$ x $\frac{1}{8}$		



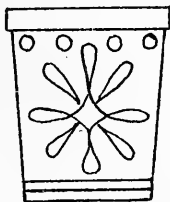
STRAIGHT COCK.
Standard Fitting.

WEIGHT	3 $\frac{5}{8}$ oz.
"	3 $\frac{1}{4}$ "
"	3 "
"	2 $\frac{3}{4}$ "
"	2 $\frac{1}{2}$ "
$\frac{3}{8}$ x $\frac{3}{8}$	
$\frac{3}{8}$ x $\frac{1}{4}$	
$\frac{1}{4}$ x $\frac{1}{4}$	
$\frac{1}{4}$ x $\frac{1}{8}$	
$\frac{1}{8}$ x $\frac{1}{8}$	



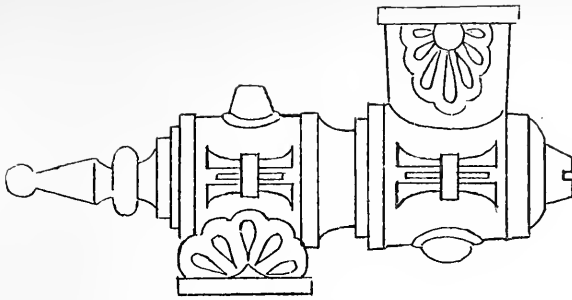
T HANDLE COCK.
Standard Fitting.

3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50	WEIGHT	19 oz.
	"	12 "
	"	9 "



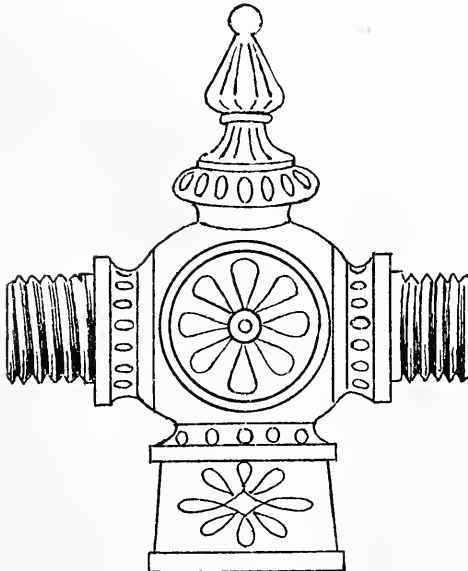
TOP COUPLING.
Standard Fitting.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50	$\frac{1}{2} \times \frac{3}{8}$ $\frac{1}{2} \times \frac{1}{4}$ $\frac{3}{8} \times \frac{3}{8}$ $\frac{1}{2} \times \frac{1}{4}$ $\frac{3}{8} \times \frac{1}{8}$	WEIGHT	$3\frac{1}{2}$ oz. 3 " $2\frac{1}{2}$ " 2 " 2 "
---	--	--------	---



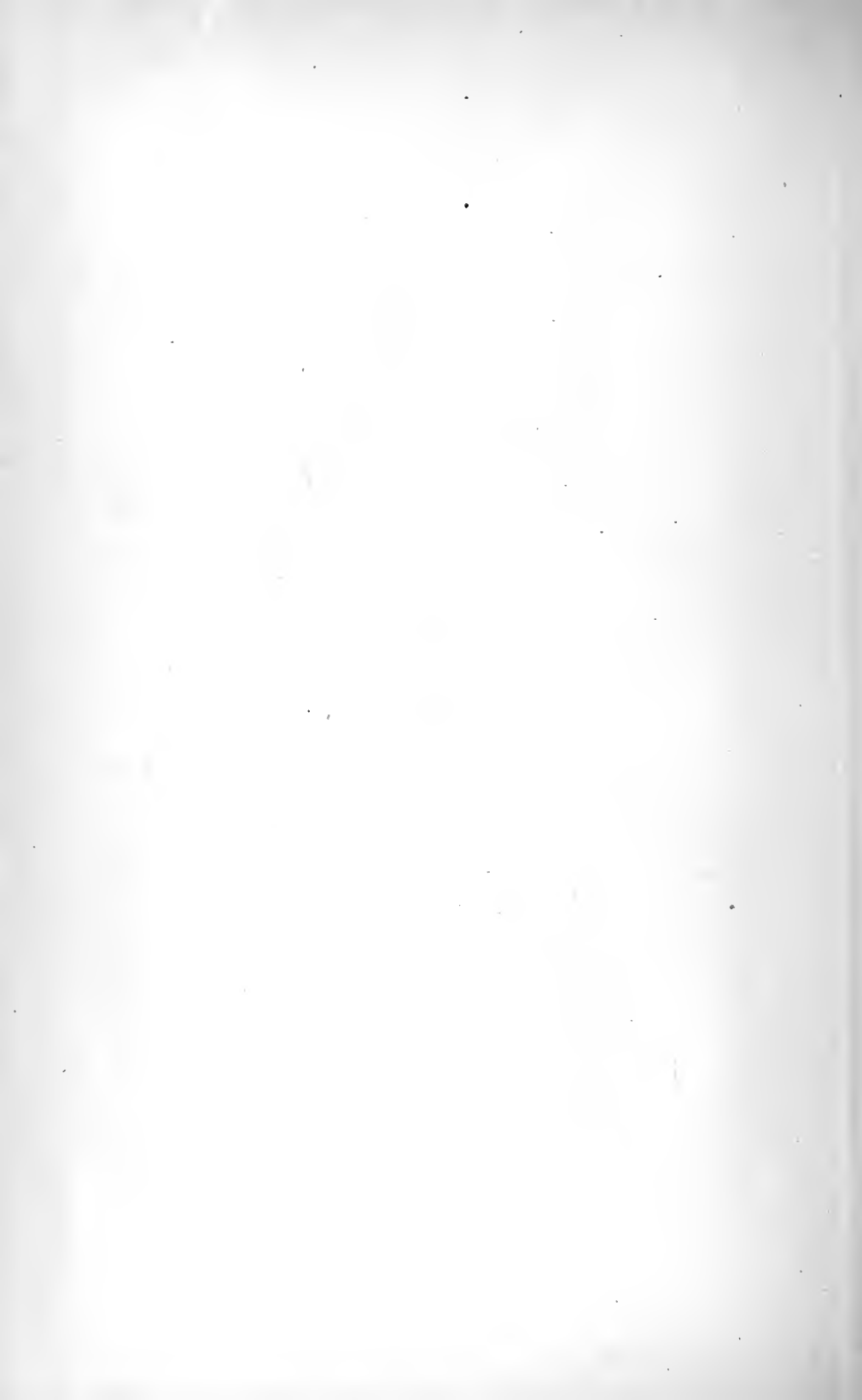
MIDDLE SWING.
Standard Fitting.

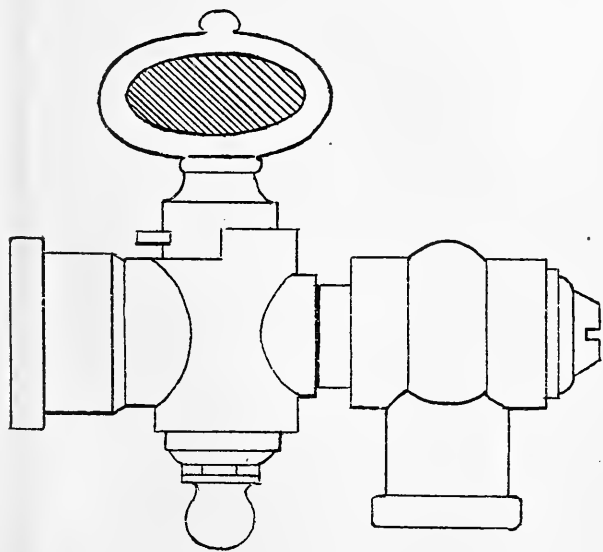
$\frac{1}{4} \times \frac{1}{4}$	WEIGHT	4	oz.
$\frac{1}{4} \times \frac{1}{8}$	"	3	"
$\frac{1}{8} \times \frac{1}{8}$	"	$2\frac{3}{4}$	"



TWO LIGHT PILLAR BODY.
Standard Fitting.

$\frac{3}{8} \times \frac{3}{8}$ WEIGHT $5\frac{3}{4}$ oz.

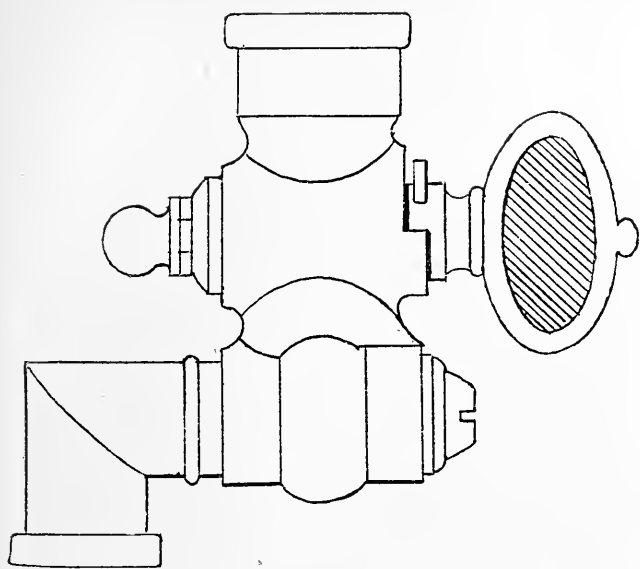




REVOLVING PENDANT COCK.

Extra Heavy Fitting.

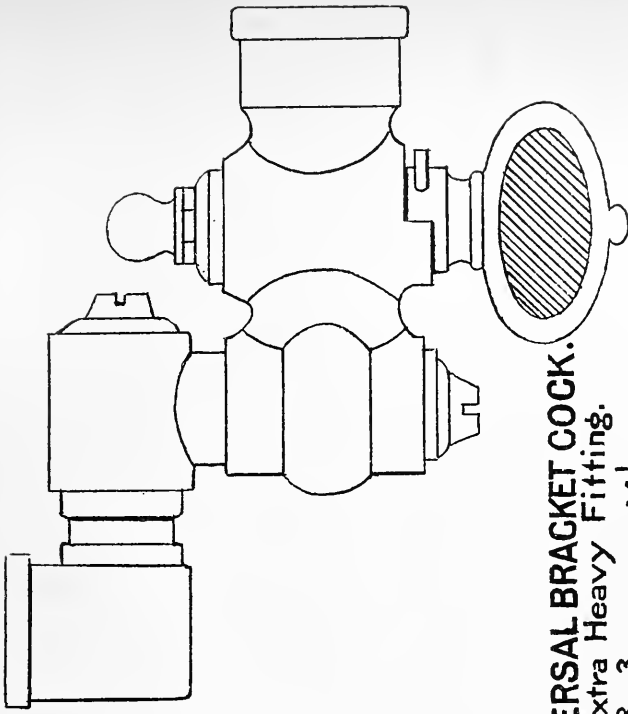
$\frac{3}{8} \times \frac{1}{4}$	WEIGHT	$7\frac{1}{2}$ oz.
$\frac{3}{8} \times \frac{1}{8}$	"	$7\frac{3}{4}$ "
$\frac{1}{4} \times \frac{1}{4}$	"	$8\frac{1}{4}$ "
$\frac{1}{4} \times \frac{1}{8}$	"	$8\frac{1}{4}$ "



SWING BRACKET COCK.

Extra Heavy Fitting.

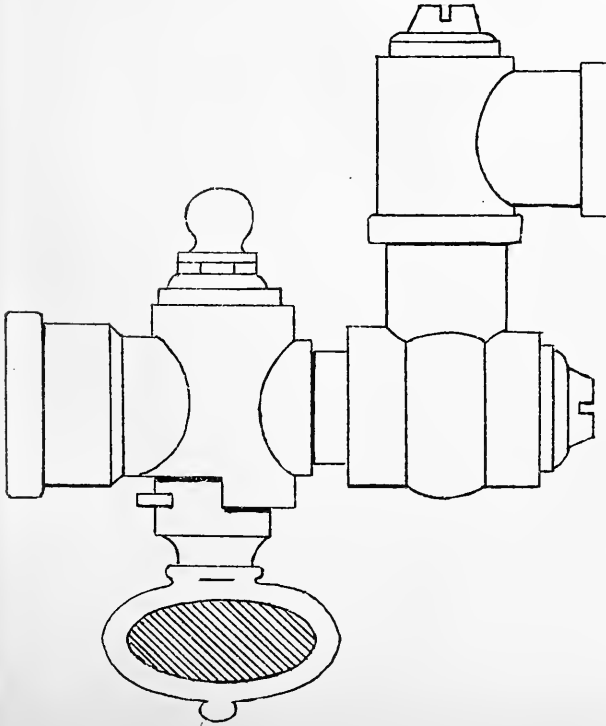
$\frac{3}{8} \times \frac{3}{8}$	WEIGHT	$10\frac{3}{4}$ oz
$\frac{1}{4} \times \frac{3}{8}$	"	$8\frac{1}{2}$ "
$\frac{1}{8} \times \frac{3}{8}$	"	$8\frac{3}{4}$ "



UNIVERSAL BRACKET COCK.

Extra Heavy Fitting.

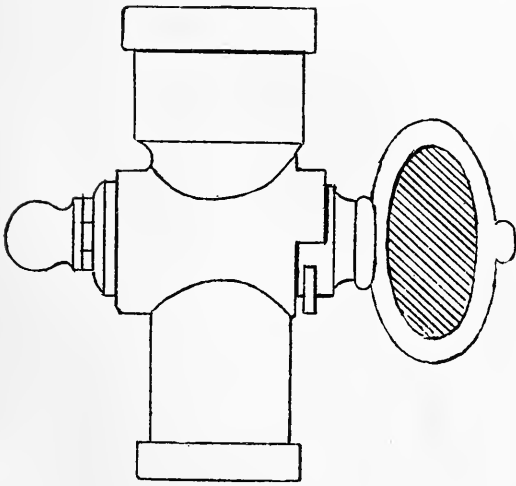
$3 \times \frac{3}{8}$	WEIGHT	$14\frac{1}{4}$ oz.
$3 \times \frac{1}{4}$	"	$12\frac{1}{4}$ "
$3 \times \frac{1}{8}$	"	$12\frac{1}{4}$ "



UNIVERSAL PENDANT COCK.

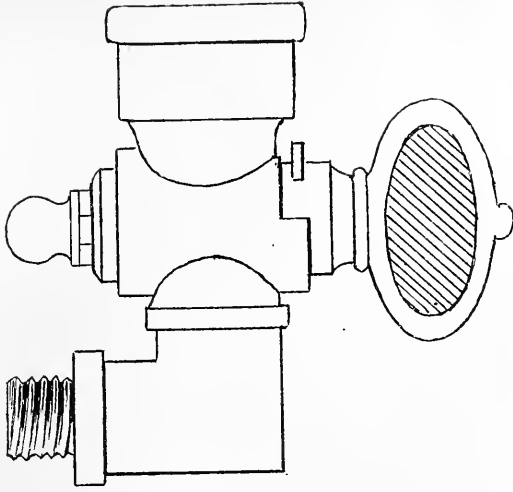
Extra Heavy Fitting.

$3 \times \frac{3}{8}$	WEIGHT	12 oz.
$3 \times \frac{1}{4}$	"	$11\frac{1}{2}$ "
$3 \times \frac{1}{8}$	"	$10\frac{1}{2}$ "
$3 \times \frac{1}{4}$	"	$11\frac{1}{2}$ "
$3 \times \frac{1}{8}$	"	$11\frac{1}{4}$ "



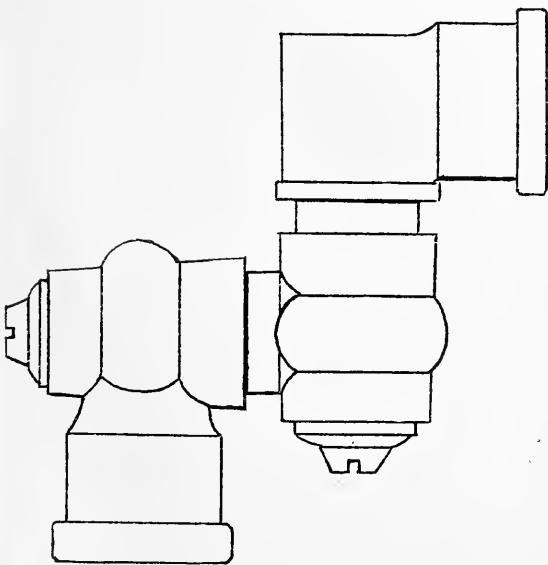
STRAIGHT COCK.
Extra Heavy Fitting.

WEIGHT	7 oz.	$\frac{3}{8}$	x	$\frac{1}{8}$	WEIGHT	6 oz.
"	7 $\frac{1}{2}$ "	$\frac{1}{4}$	x	$\frac{1}{4}$	"	4 $\frac{3}{4}$ "
"	6 $\frac{3}{4}$ "	$\frac{1}{4}$	x	$\frac{1}{8}$	"	5"
"	5 $\frac{3}{4}$ "	$\frac{1}{8}$	x	$\frac{1}{8}$	"	5 $\frac{1}{4}$ "



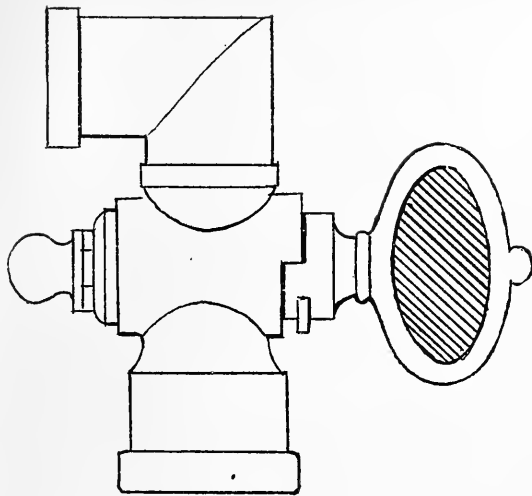
L BURNER COCK.
Extra Heavy Fitting.

$\frac{3}{8}$	x	$\frac{1}{8}$	WEIGHT	6 $\frac{3}{4}$ oz.
$\frac{1}{4}$	x	$\frac{1}{8}$	"	6 $\frac{1}{2}$ "



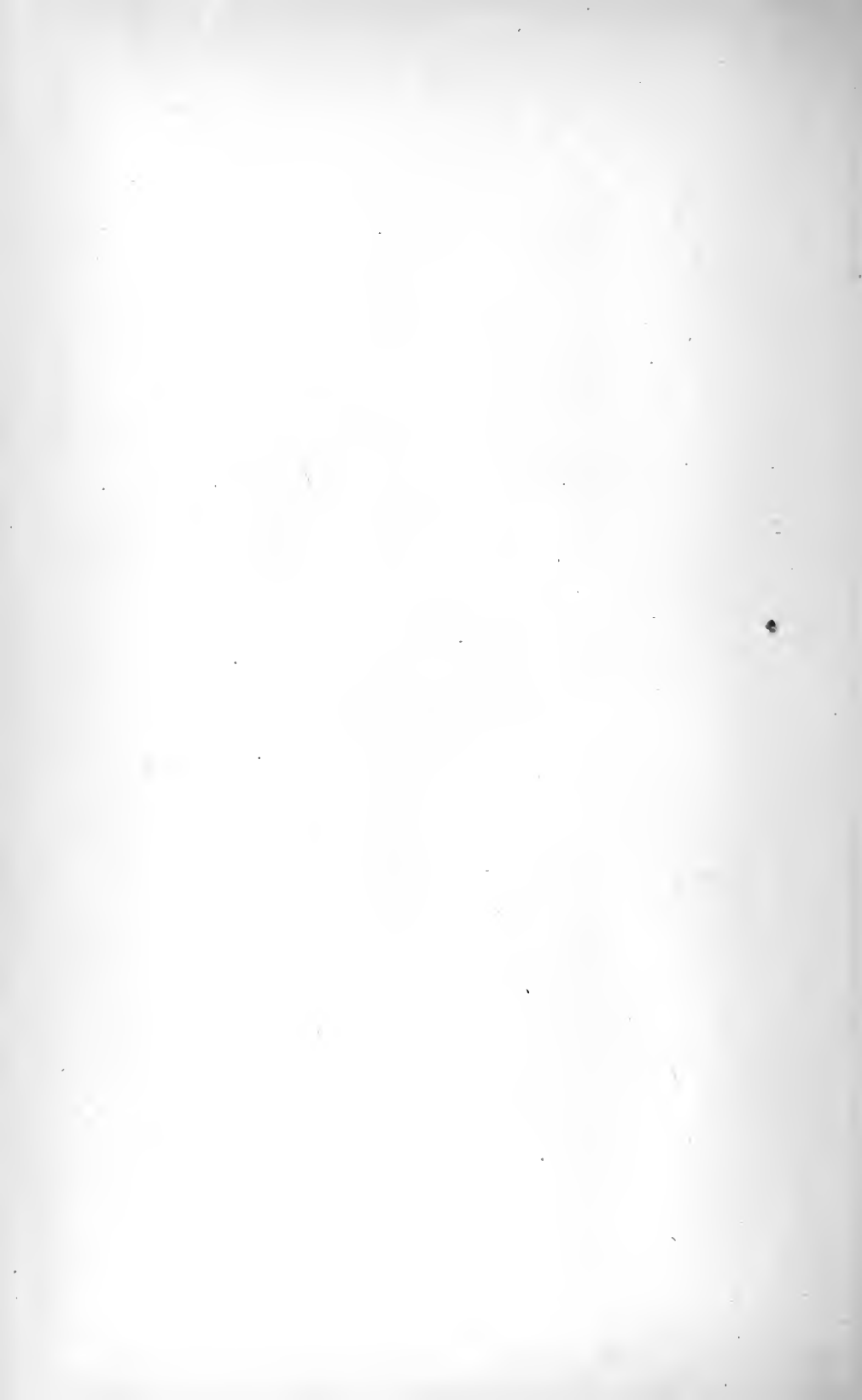
UNIVERSAL SWING.
Extra Heavy Fitting.

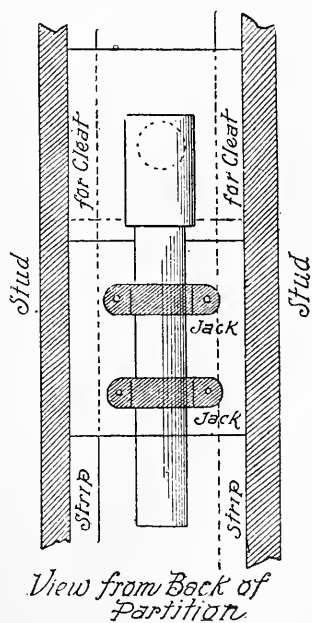
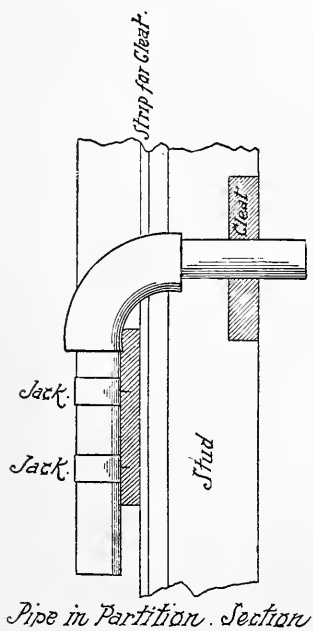
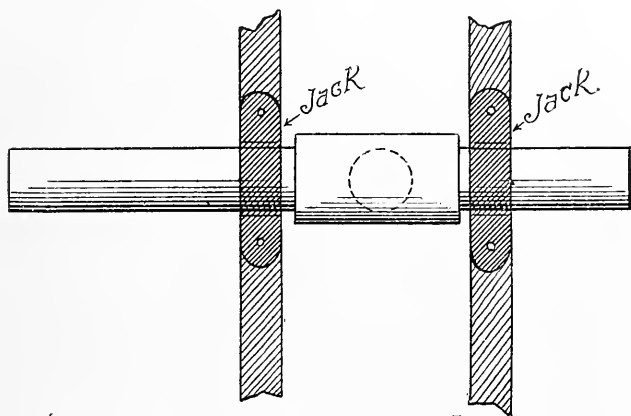
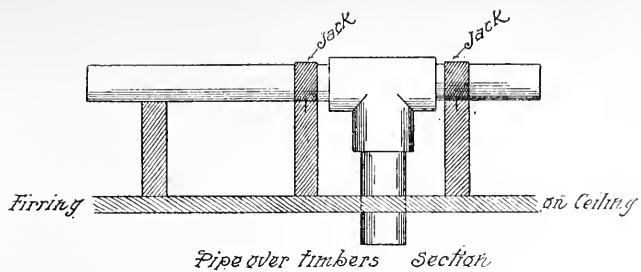
	WEIGHT	oz.
3 x 8	11	9 1/2
3 x 10	"	8 1/4
3 x 12	"	8 1/2
3 x 14	"	8 3/4

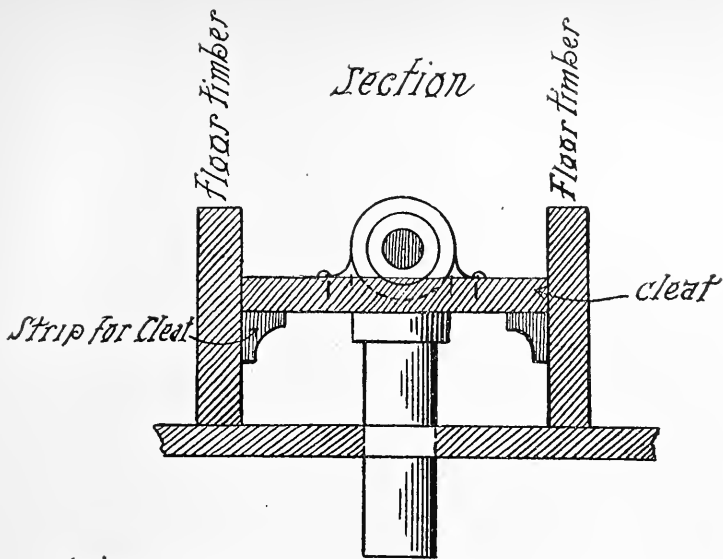


PENDANT COCK.
Extra Heavy Fitting.

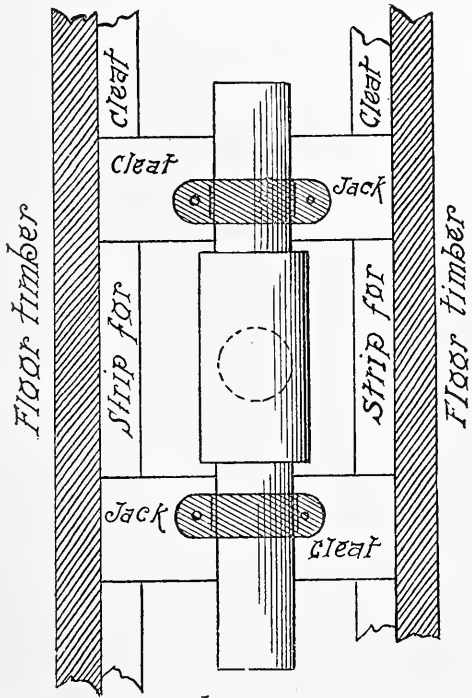
	WEIGHT	oz.
3 x 4	7 1/4	7
3 x 6	"	7 3/4
3 x 8	"	7 1/4



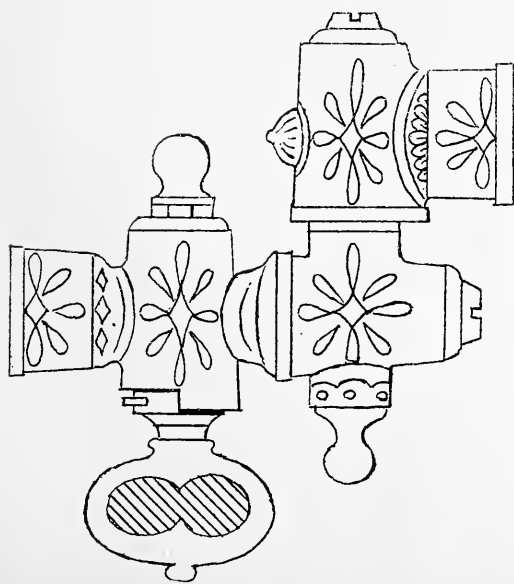




Pipe between floor timbers, pipe running in same direction.



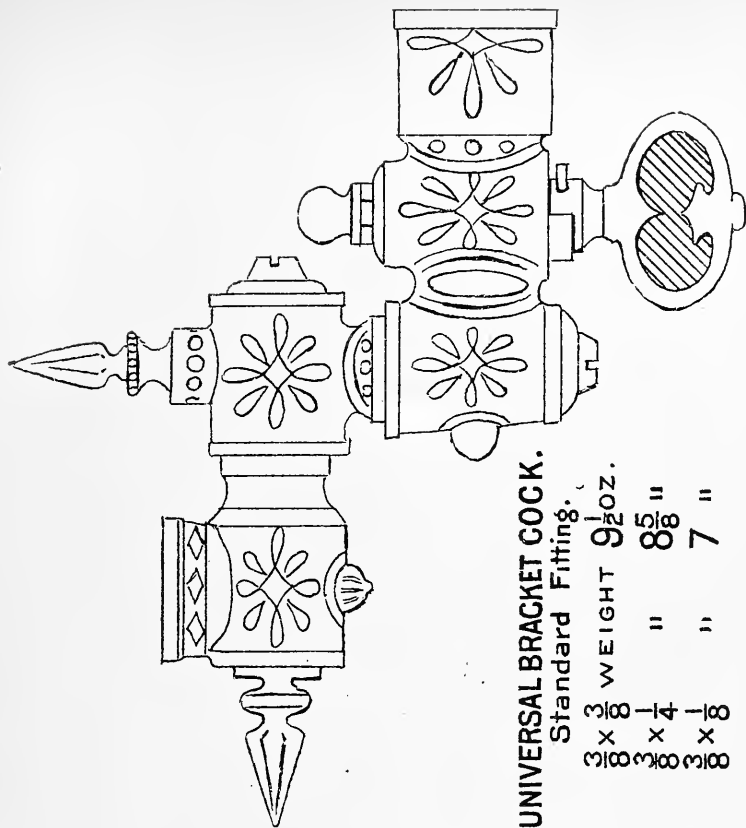
Plan looking down on pipe running in same direction as floor timbers



UNIVERSAL PENDANT COCK.

Standard Fitting.

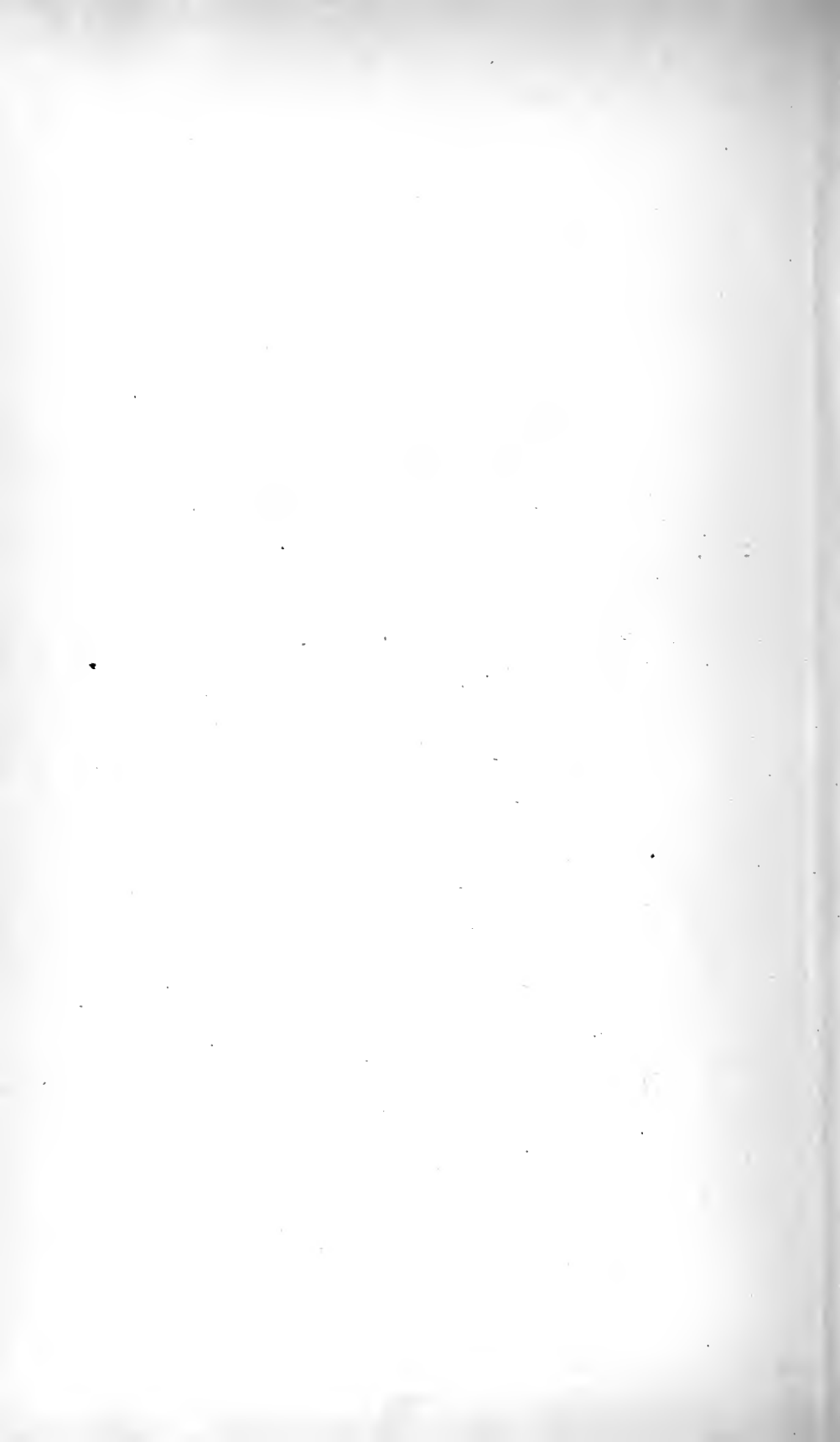
	WEIGHT	7 oz
$\frac{3}{8} \times \frac{1}{4}$	"	$\frac{7}{8}$ "
$\frac{3}{8} \times \frac{1}{8}$	"	$\frac{5}{4}$ "
$\frac{1}{4} \times \frac{1}{4}$	"	$\frac{5}{8}$ "



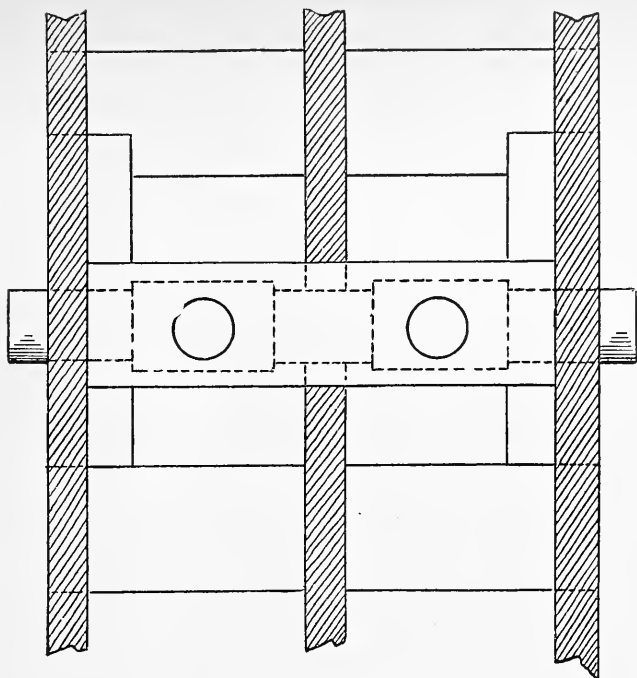
UNIVERSAL BRACKET COCK.

Standard Fitting.

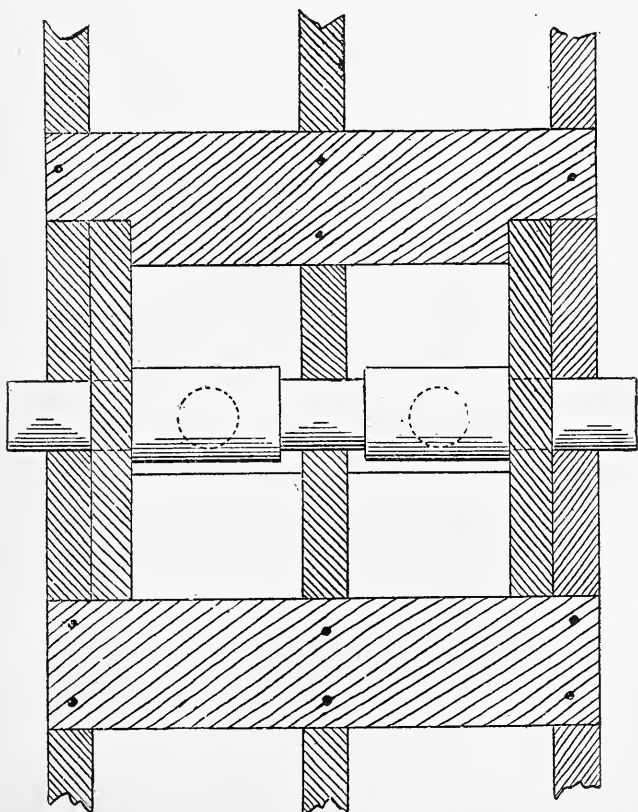
	WEIGHT	9 1/2 oz.
$\frac{3}{8} \times \frac{3}{8}$	"	$\frac{8}{8}$ "
$\frac{3}{8} \times \frac{1}{4}$	"	"
$\frac{3}{8} \times \frac{1}{8}$	"	7 "



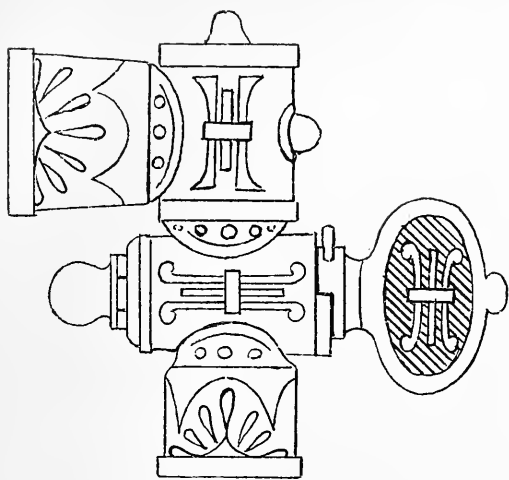
Gas Pipe in Breastwork



Front View



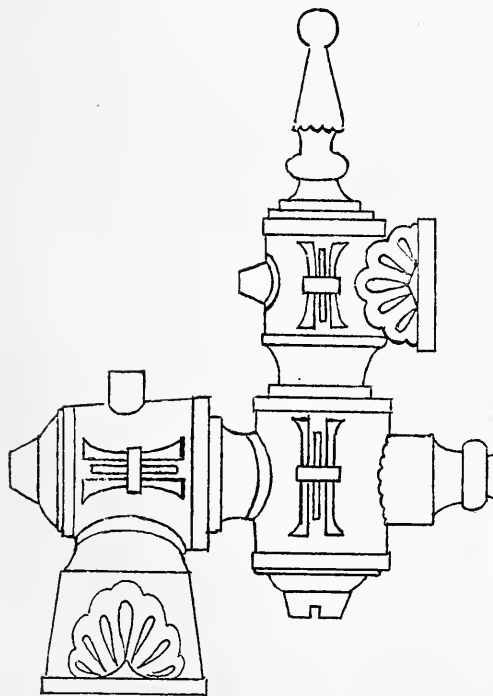
Back View.



L PENDANT COCK.

Standard Fitting.

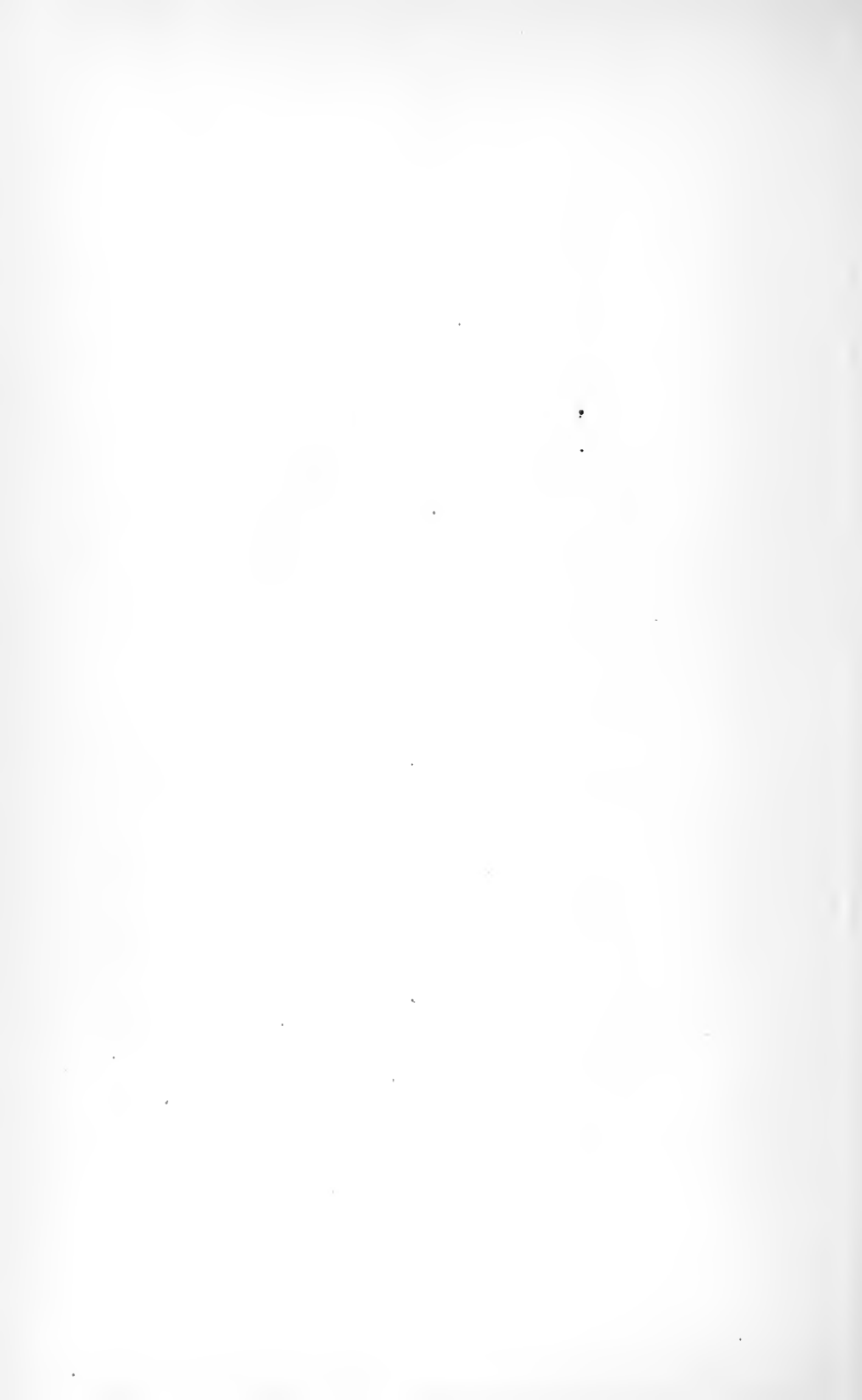
3 x 1/4	WEIGHT	4 1/2	oz
8	"	4 5/8	"
3/8 x 1/8	"	5	"
1/4 x 1/4	"		"

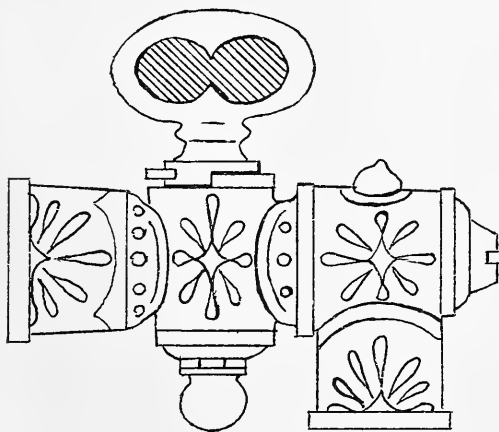


UNIVERSAL SWING.

Standard Fitting.

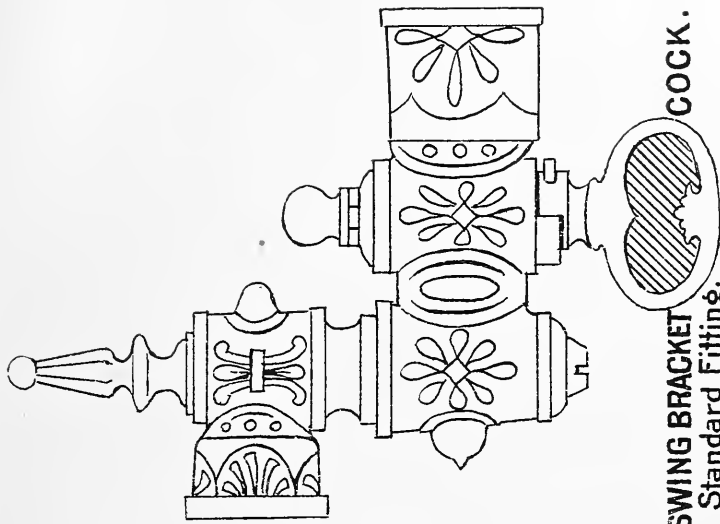
3/8	WEIGHT	7 1/2	oz.
3/8 x 1/4	"	7	"
1/4 x 1/4	"	6 1/4	"
1/4 x 1/8	"	4 1/2	"
1/8 x 1/8	"	4 1/2	"





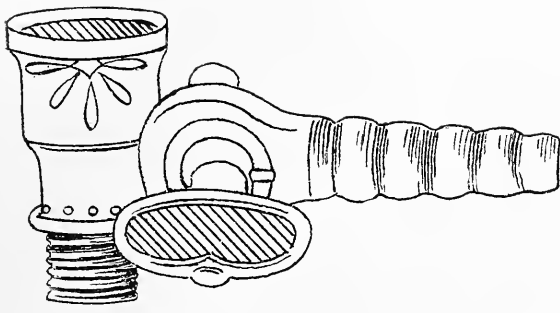
REVOLVING PENDANT COCK.
Standard Fitting.

$3 \times \frac{1}{4}$	WEIGHT	$5\frac{1}{4}$ oz.
$3 \times \frac{3}{8}$	"	$5\frac{1}{4}$ "
$3 \times \frac{1}{4}$	"	$4\frac{1}{8}$ "
$1 \times \frac{1}{4}$	"	4 "



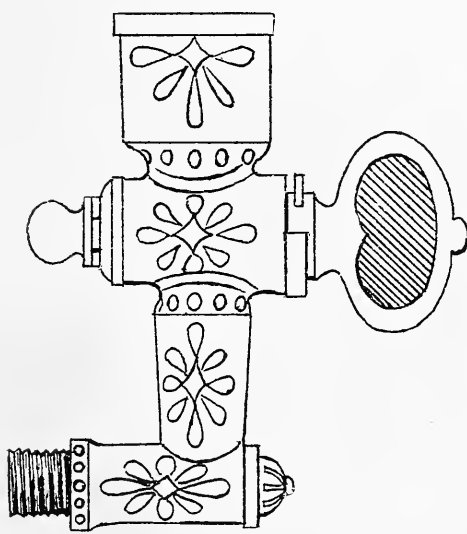
SWING BRACKET COCK.
Standard Fitting.

$3 \times \frac{3}{8}$	WEIGHT	$7\frac{1}{4}$ oz.
$3 \times \frac{1}{4}$	"	$6\frac{3}{4}$ "
$3 \times \frac{1}{8}$	"	$5\frac{1}{2}$ "



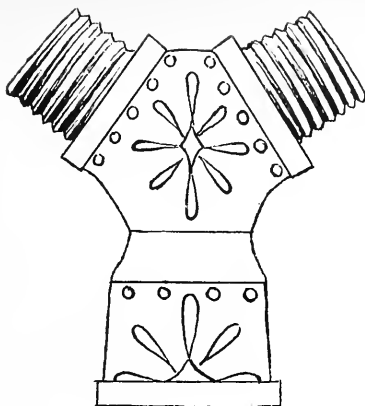
INDEPENDENT COCK.
Standard Fitting.

$\frac{3}{8} \times \frac{3}{8}$	WEIGHT	$6 \frac{1}{4}$ oz.
$\frac{1}{4} \times \frac{1}{4}$	"	4 $\frac{3}{8}$ "
$\frac{1}{8} \times \frac{1}{8}$	"	4 $\frac{1}{4}$ "



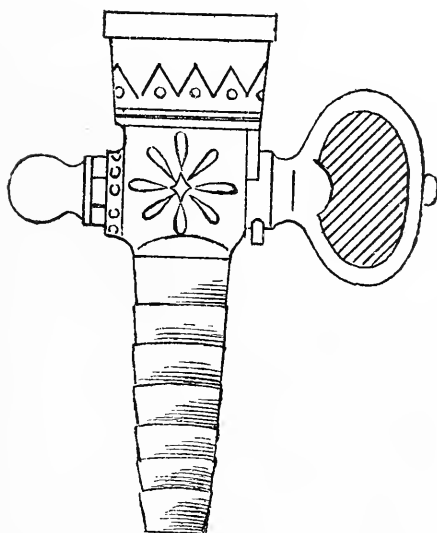
L BURNER COCK.
Standard Fitting.

$\frac{1}{8} \times \frac{1}{8}$	WEIGHT	$4 \frac{1}{2}$ oz.
$\frac{1}{8} \times \frac{1}{8}$	"	4 "
$\frac{3}{8} \times \frac{3}{8}$	"	$3 \frac{1}{2}$ "
$\frac{1}{4} \times \frac{1}{8}$	"	$3 \frac{1}{8}$ "



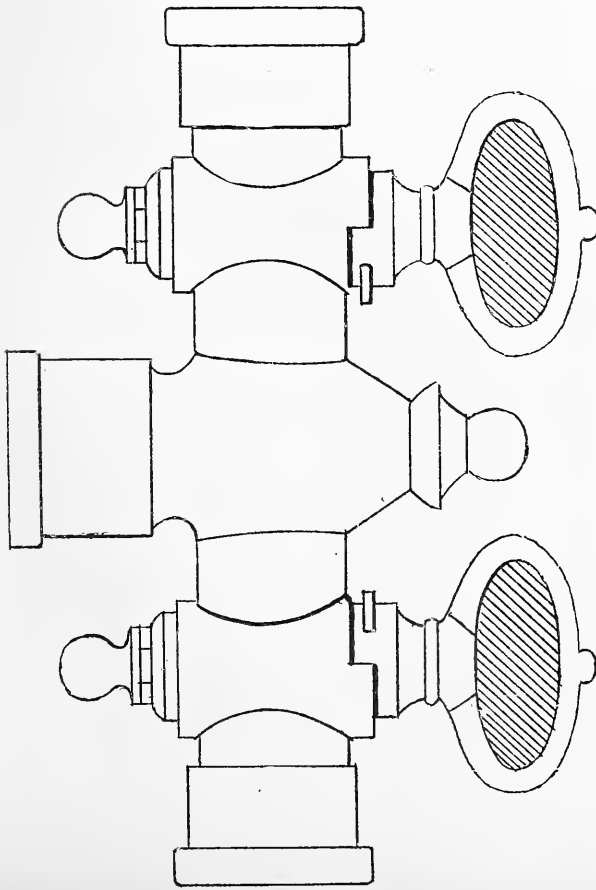
TWO LIGHT BRACKET BODY.
Standard Fitting.

$\frac{3}{8} \times \frac{3}{8}$ WEIGHT 5 oz.



HOSE COCK.
Standard Fitting.

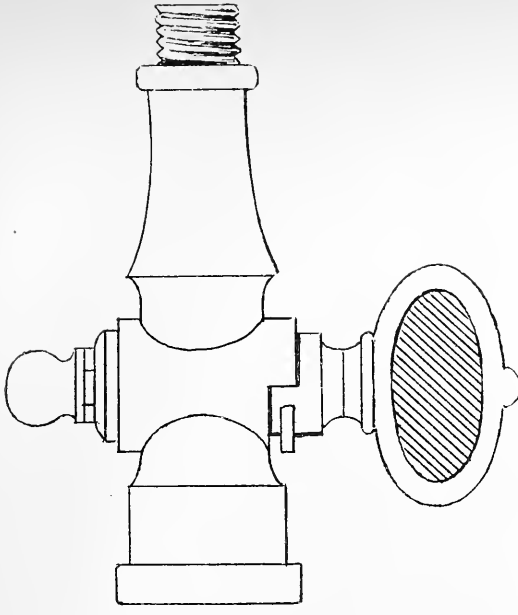
$\frac{1}{2}$ WEIGHT $5\frac{5}{8}$ oz.
 $\frac{3}{8}$ " 4 "



TWO LIGHT PENDANT COCK.

Extra Heavy Fitting.

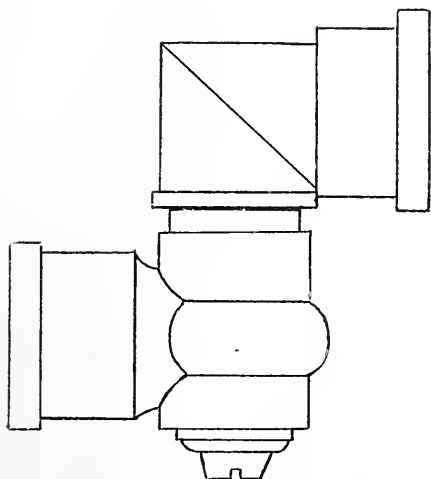
WEIGHT	19 OZ.	WEIGHT	13½ OZ.
1½ x 8	3 x 8	1 x 8	13¾ "
3 x 8	1 x 4	"	15½ "
1 x 4	1 x 8	"	



PILLAR COCK.

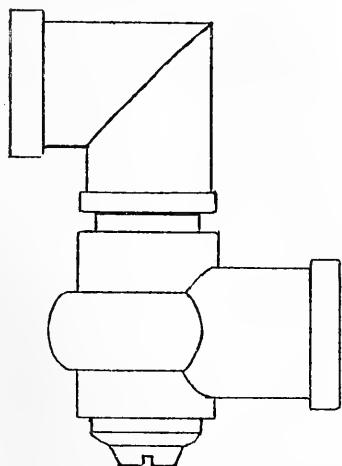
Extra Heavy Fitting.

WEIGHT	7 OZ.
3 x 8	1 x 8
1 x 8	"
1 x 4	7 "



TOP SWING.
Extra Heavy Fitting.

$\frac{1}{2} \times \frac{1}{2}$	WEIGHT	$8\frac{1}{2}$ oz.
$\frac{3}{8} \times \frac{3}{8}$	"	8 "
$\frac{3}{8} \times \frac{1}{4}$	"	$6\frac{1}{4}$ "



MIDDLE SWING.
Extra Heavy Fitting.

$\frac{1}{4} \times \frac{1}{4}$	WEIGHT	$5\frac{1}{4}$ oz.
$\frac{1}{4} \times \frac{1}{8}$	"	$5\frac{1}{2}$ "
$\frac{1}{8} \times \frac{1}{8}$	"	$5\frac{3}{4}$ "

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