

An Ordinance

of the Borough of Bellefonte, in the County of Centre and State of Pennsylvania, providing for Fire Limits and the construction and equipment of buildings, and providing for the imposition of a penalty for a violation thereof.

BE IT ORDAINED by the Council of the Borough of Bellefonte, in the County of Centre and State of Pennsylvania, as follows:

Section 1: FIRE LIMITS:

The following shall be and are hereby declared to be the fire limits: Beginning at the Northwest corner of Penn and Howard Streets, thence in a westerly direction along the north side of Howard Street and a prolongation thereof to Spring Creek; thence northerly along the said creek to the Southwest corner of Lamb and Water Streets; thence westerly along the south side of Lamb Street to the South east corner of Lamb and Thomas Streets; thence southerly along the east side of Thomas Street to the intersection of North Thomas Street and the south side of West High Street; thence westerly along the south side of High Street to the Southeast corner of High and South Thomas Streets; thence southerly along South Thomas Street to Spring Creek; thence Easterly along Spring Creek to the North End of the Pennsylvania Railroad trestle; thence southerly along the Pennsylvania Railroad right of way to the south side intersection of Water and Willowbank Streets; thence in a northeasterly direction along the North side of Stony Batter to the Northeast corner of Spring and Logan Streets; thence easterly along the north side of Logan Street to the Northwest corner of Logan and Penn Streets; thence northerly along the west side of Penn Street to the Northwest corner of Penn and Howard Streets, the place of beginning.

Section 2: PERMIT REQUIRED:

No wall, structure or part thereof shall hereafter be built, enlarged or altered until a plan of the proposed work, together with a statement of the materials to be used shall have been submitted in duplicate to the Fire and Police Committee, of which the Fire Marshal, for the purposes of this Ordinance, is hereby made a member thereof, the chairman of which, under a majority vote of said committee, and if in accordance with the provisions herein contained, shall issue a permit for the proposed construction.

Structures hereafter erected without a permit, or not in conformity with this ordinance, shall be removed.

No building shall be moved until a permit has been obtained from the Fire and Police Committee; and such official shall not issue such permit if in his judgment the proposed new location of the building would seriously increase the fire hazard of the surrounding buildings.

Section 3: INCOMBUSTIBLE WALLS, CORNICES AND ROOFS

Every building hereafter erected or enlarged within the fire limits shall be enclosed on all sides with walls constructed wholly of stone, brick, hollow building tile, concrete, or other equivalent incombustible materials, and shall have the roof, top and sides of all roof structures, including dormer windows and cornices covered with incombustible material.

Section 4:

PERMISSIBLE WOODEN STRUCTURES WITHIN FIRE LIMITS.

No frame or wooden structures shall hereafter be built within the fire limits as given herein, or as they may be hereafter established except the following; and all roofs placed upon such buildings or structures shall have an incombustible covering:—

- Temporary one story frame buildings for use of builders.
- One story sheds not over 15 feet high, open on the long side with sides covered with incombustible material, and with an area not exceeding 500 square feet. A wooden fence shall not be used to form the back or side of such sheds.
- Wooden fences not over 10 feet high.
- Piazas, balconies, or sleeping porches shall be constructed in accordance with the requirements of the Fire and Police Committee, but in no event shall such structure extend beyond the lot line, or be joined to any similar structure or another building.
- Bay windows when covered with incombustible material.
- Small outhouses shall not be located within 5 feet of any lot line, nor less than 30 feet from any other building over one story high.
- Grain elevators, coal pockets, or ice houses, as usually constructed. No frame building shall be moved from without to within the fire limits.

Section 5:

REPAIRING FRAME BUILDINGS WITHIN FIRE LIMITS.

Any existing frame building within the fire limits, which may hereafter be damaged by fire, decay or otherwise to an amount greater than one-half of its present value, exclusive of the foundation, shall not be repaired or rebuilt but shall be removed.

Section 6:

GARAGE AND DRY CLEANING ESTABLISHMENTS.

All garages and dry cleaning establishments shall be constructed in accordance with rules and regulations of the State Fire Marshall's Department of Pennsylvania.

A private garage may be located beneath or attached to a dwelling, provided the following regulations as to its construction are rigidly complied with:

- The floor and ceiling construction above the garage when it is located beneath the building, or the roof when the garage is attached to the building, shall be unpierced and have a fire resistance of one hour based upon the Standard Specifications for Fire Tests of Materials and Construction.
- Walls and partitions shall be of such construction as will meet requirements of the one hour test as above specified.
- All doors and windows with their sash and frames shall be of standard fire proof construction and glazed with wired glass.
- Openings from dwellings into garages shall be restricted to a single doorway; such openings shall be protected by a standard swinging self-closing door with approved fire resistive frame and hardware. No glass shall be permitted in such door.
- When doorway connects directly with a cellar or basement on the same or lower level in which there is any heating device or gas fixture, it shall have a sill raised at least one foot above the garage floor level, or the doorway shall lead into a vestibule from which a second door connects with the cellar or basement.
- Garage floor shall be of concrete or equal fire-resistive and impervious material and shall have a slope sufficient to permit natural drainage of gases, oil and water to the outside.
- Separate means of exit from all dwelling quarters in such buildings shall be provided; such exits shall be separated from the garage section by a partition having a fire resistance of one hour based upon the Standard Specifications of Fire Tests of Materials and Construction. The Building Official shall also have the power to require the construction and maintenance of outside stairways or fire escapes wherever he shall deem the same essential for safe exit in case of fire.
- There shall be no stove or forge in any private garage except in a heating room thereof, which heating room shall be separated from every other part of the garage by partitions, having one hour fire resistance fitted tightly to the floor and ceiling. There shall be but one door to such heating room, which door, unless opening from the exterior, shall be a self-closing standard fire door against a sill not less than 12 inches above the floor at the foot of the door.
- There shall be no pit in any floor. There shall be no smoking in any private garage, nor shall there be any artificial light other than incandescent electric light.
- No permit shall be required for the maintenance of a private garage, but each of the same shall be under the direct Supervision of the Chief of the Fire Department and of the Building Official and shall be frequently inspected.

Section 7:

LIMITS OF HEIGHT AND AREA.

Except as specified in Section 21, no building hereafter erected within the corporate limits, having walls of hollow building tile or concrete blocks, shall exceed three stories, or 40 feet in height; and no building hereafter erected or altered shall exceed four stories or 55 feet in

height, unless it be of fireproof construction, when it shall not exceed ten stories or 125 feet.

The floor area between the fire walls of non-fire proof buildings shall not exceed the following: When fronting on one street, 5,000 square feet; when fronting on two streets, 6,000 square feet; and when fronting on three streets, 7,500 square feet. These area limits may be increased under the following conditions as indicated:

For non-fire proof buildings, fully equipped with approved automatic sprinklers, 66.2-3%.

For fire proof buildings, not exceeding 125 feet in height, 50%.

For fire proof buildings, not exceeding 125 feet in height, fully equipped with automatic sprinklers, 100%.

Section 8:

WALLS.

All exterior, or division walls of buildings hereafter erected of masonry or concrete shall be of sufficient thickness to support safely the load to be carried. Walls, excepting party and fire walls, for all buildings of other than the dwelling house class, not exceeding five stories or 65 feet in height, shall have the upper two stories not less than 12 inches thick, increasing 4 inches in thickness for each two stories or fraction thereof below. For such buildings in excess of five stories but not exceeding ten stories or 125 feet in height, the top story shall be not less than 12 inches thick, increasing 4 inches in thickness for each two stories or fraction thereof below. No two-story increment shall exceed 30 feet in height.

Solid masonry exterior walls of dwellings not exceeding 30 feet in height, exclusive of gable, and occupied by not more than two families, may be not less than 8 inches thick, and shall include cellar and basement walls if built the same thickness. The unsupported length of such walls shall not exceed 25 feet.

Solid concrete shall be not less than 6 inches thick, and hollow monolithic concrete walls shall have an aggregate thickness not less than 6 inches. If masonry walls are built hollow, or are constructed of hollow clay or concrete units, the allowable height of the 8 inch portion shall be limited to 20 feet and the remaining lower portion shall be at least 10 inches thick.

For dwellings over 30 feet high, but not exceeding 40 feet in height, the exterior walls may be 8 inches thick for the uppermost 20 feet and shall be at least 12 inches thick for the remaining lower portion.

Solid party and division walls of dwellings shall be at least 12 inches for the remaining lower portion. Such party and division walls, if hollow, or if built of hollow clay or concrete units, shall be not less than 12 inches thick.

All walls of buildings of the dwelling house class of ordinary construction exceeding 40 feet in height shall be solid. The upper three stories shall be not less than 12 inches thick, increasing 4 inches in thickness for each three stories or fraction thereof below. No three-story increment shall exceed 45 feet in height.

Walls in skeleton construction shall be supported by girders at each story, and shall be not less than 12 inches thick, except that solid concrete may be 8 inches thick.

In all buildings, except dwellings, frame buildings, and skeleton construction, party walls and fire walls which serve as bearing walls on both sides, shall be not less than 16 inches thick in the upper two stories or upper 30 feet, increasing 4 inches in thickness for each two stories or fraction thereof below. All other fire walls shall be not less than 16 inches thick in the upper four stories or upper 50 feet, increasing 4 inches in thickness for each two stories or fraction thereof. No two-story increment shall exceed 30 feet in height.

Reinforced concrete walls, with the steel reinforcement running both horizontally and vertically and weighing not less than one-half pound per square foot of wall, may have a thickness 4 inches less than prescribed for brick walls.

Rubble stone walls shall be four inches thicker than required for brick walls.

The foundation walls of all buildings over two stories in height, except as above provided, shall be 4 inches thicker from footing to grade than required for the remainder of the wall.

All exterior, or division or party walls over one story high, shall extend the full thickness of top story at least 2 feet above the roof surfacing of a building as a parapet and be properly coped, excepting walls which face on a street and are finished with incombustible cornices, gutters or crown moldings; excepting, also, the walls of detached dwellings with peaked or hipped roofs. The parapet walls of warehouses and all manufacturing or commercial buildings shall extend three feet above the roof.

Fire walls shall be continuous from foundation to 3 feet above roof level and shall be coped.

Brick or concrete walls of buildings outside the fire limits, which under this ordinance could be of wood, may have a minimum thickness of 8 inches. Such walls shall not exceed two stories or 30 feet in height, exclusive of gable, nor shall they exceed 35 feet in length unless properly braced by cross walls, piers or buttresses.

Clay brick used for exterior walls, chimneys or piers, shall have an average compressive strength of 2,000 pounds per square inch, and an absorption not exceeding 20 per cent. Concrete, sand lime, and other varieties of brick, used for the same purposes shall have an average crushing strength of 1,500 pounds per square inch, and an absorption not exceeding 15%.

Portland cement only shall be used in the manufacture of concrete blocks. The coarse aggregate shall be of suitable material graded in size, but in no case shall the minimum dimension exceed one-fourth the minimum width of any section of the finished block. Concrete blocks shall not be used in construction until they have attained the age of 28 days, or developed the strength required in this section.

The compressive strength of building shall in all cases be calculated upon the gross area of the bedding faces, no account being taken of the cellular spaces.

Hollow building tile used for exterior or party walls or piers, and designed to be laid normally with the cells vertical, shall have an average compressive strength of not less than 1,200 pounds per square inch when tested with the cells vertical, and not less than 300 pounds per square inch when tested with the cells horizontal.

The average compressive strength of hollow building tile designed to be laid normally with the cells horizontal, and tested with the cells in that position, shall be not less than 700 pounds per square inch.

Hollow concrete block or tile used for exterior or party walls or piers shall have an average compressive strength of not less than 700 pounds per square inch.

Concrete blocks shall be not less than 36 days old when tested. The average strength of the blocks as here given shall be obtained by testing five blocks of average quality.

The allowable working stress on all masonry construction shall not exceed one-tenth of the required average strength.

All walls and partitions in schools, hospitals and places of public assemblage, over one story high, and all walls and partitions in theatres, shall hereafter be built of brick, stone, concrete, hollow or solid blocks, or metal lath and Portland cement plaster on metal studding, or other equivalent incombustible construction.

The mortar used for all 8 inch walls, foundation walls, walls for skeleton construction, and all walls built of hollow building tile or concrete blocks, shall be either Portland cement mortar, or cement lime mortar, the latter in proportions not leaner than 1 part Portland cement, 1 part lime and 6 parts sand by volume.

Section 9:

CONCRETE CONSTRUCTION.

Concrete for reinforced concrete construction shall consist of a medium wet mixture of one part Portland cement to not more than six parts aggregate, fine and coarse, in such proportions as to produce the greatest density.

The quality of the materials, the design, and the construction, shall conform to the "Standard Specifications for Concrete and Reinforced Concrete" promulgated by the Joint Committee.

Section 10:

PROTECTION OF ENDS OF WOODEN BEAMS.

The ends of all floor, ceiling, or roof beams, entering a party or fire wall from opposite sides, shall be separated by at least 6 inches of solid masonry. Such separation may be obtained by corbeling the wall, or staggering the beams, or the beams may be supported by steel hangers, but no wall shall be corbeled more than 2 inches for this purpose. The ends of all wooden beams which enter walls shall be cut to a level to make them self-releasing.

Section 11:

PROTECTION OF WALL OPENINGS.

No openings in an interior division wall shall exceed 8 feet by 10 feet. If the opening be in a party or fire wall it shall have a standard automatic fire door on each side of the wall. If an opening in a fire wall is made to serve as an emergency exit, it shall not exceed 48 square

feet in area, and a self-closing swinging fire door shall be substituted for one of the automatic fire doors. The total width of openings in fire wall shall not exceed 25% of the length of the wall.

Every building within the fire limits, except churches, dwelling tenant houses, dormitories, and lodging houses, shall have standard doors, shutters or wired glass in incombustible frames and sash on every exterior opening above the first story, except when fronting on a street not less than 50 feet wide, or where no other building is within 50 feet such opening. The wall of a building in the same plane as that which the opening is situated shall not be considered as coming within the intent of this rule. All openings in the side and rear walls of first story, except show windows, shall be protected as prescribed in this section when within 50 feet of another building.

All exterior windows more than 75 feet above the curb shall have incombustible frame and sash glazed with wired glass.

Occupants of buildings shall close all exterior and interior fire doors and windows at the close of business each day.

Section 12:

STAIRWAY AND ELEVATOR SHAFTS.

In all buildings hereafter erected, except private dwellings, which are used above the first floor for business purposes or for public assemblage or for any purpose whatever, if over three stories high, the stair shaft shall be separately and continuously enclosed by incombustible partitions. Elevator shafts in all buildings hereafter erected shall be enclosed in the same manner. The partitions shall be constructed of brick or other fire-resistive material approved by the Fire and Police Committee or other designated official. No such partition shall be less than inches thick.

Except as herein stated, the stair, elevator and hoistway shafts all existing buildings over two stories high, in which considerable numbers of people work are liable to assemble, shall be separately enclosed by incombustible partitions as above specified; or the shafts may be enclosed by approved hollow or solid partition blocks not less than three inches thick, or by 4 inch wood stud partitions, covered each side with not less than ¾ inch of Portland cement or gypsum plaster on metal lath; or by 2 inch solid metal lath and Portland cement plaster partitions. The metal frame-work of such partitions shall be securely fastened to both floor and ceiling. Metal lath used for such partitions shall be of galvanized steel weighing not less than ounces per square yard. Wire lath shall not be less than No. 20 gauge and sheet metal lath not less than No. 24 gauge. All such partition erected in existing buildings shall be fire-stopped with incombustible material the full depth of the floor beams at each floor level.

All door openings in stair and elevator enclosures shall be protected by fire doors mounted with wrought iron or steel hardware, and shall be securely attached to the wall or partition, or to substantial incombustible frames anchored thereto. If glass panels be used in such doors, they shall be of wired glass not exceeding 144 square inch in area. Interior shaft windows shall not be permitted.

Doors opening into stairway shafts shall swing in the direction of exit travel, shall be self-closing, and shall be at least 30 inches wide.

The enclosure walls for all elevator shafts shall extend at least feet above the roof, and at least three-fourths of the area shall be covered with a skylight constructed as specified in Section 13. If the opinion of the Fire and Police Committee, or other designated official, it is necessary to preserve an open elevator or hoistway existing buildings, the floor openings through which they pass shall be equipped with automatically closing trap doors not less than 1½ inch thick, made of two thicknesses of matched boards, covered on the underside with tin; the trap doors, when closed, shall extend beyond the openings on all sides. Such trap doors shall be protected by a substantial guard or gate, which shall be kept closed at all times except when in actual use.

Section 13:

SKYLIGHTS OVER STAIRWAY AND ELEVATOR SHAFTS.

Where a stairway, elevator, or dumb-waiter shaft extends through the roof and is covered by a skylight, the skylight shall be constructed with incombustible frame and sash, glazed with ordinary thin glass, and shall be protected by a galvanized steel wire screen with a mesh not exceeding one inch, and the wire not smaller than No. 12 gauge. The screen shall have metal supports and be placed not less than 6 inches above the skylight. Instead of a skylight a window may be placed in the side of the shaft above the roof which is farthest removed from a property line. The window shall have incombustible frame and sash, and be glazed with thin glass.

Section 14:

FLOOR LIGHTS.

Except in dwellings, all openings hereafter made in floors for the transmission of light to floors below shall be covered with glass set in metal frames and bars. The glass shall be not less than ¼ inch thick, and if any glass measures more than 16 square inches then shall be a rigid wire mesh either in the glass or under it.

Section 15:

LIGHT, VENT AND DUMB-WAITER SHAFTS.

In every building hereafter erected or altered except frame buildings, all walls or partitions forming interior light or vent shafts shall be built in accordance with the requirements for stair and elevator shafts in new buildings as specified in Section 12. The walls of dumb-waiter shafts, except those in dwellings which extend only one story above the basement or cellar, shall be of fire-resistive construction, and shall be not less than three inches thick if constructed of brick, hollow or solid partition blocks, or of steel or wood studding and metal lath with ¾ inch of Portland cement or gypsum plaster on each side; or a 2 inch solid metal lath and Portland cement or gypsum plaster wall may be permitted, if securely anchored at each floor and ceiling. The material and method of construction shall be as specified in Section 12 for stair and elevator shafts in existing buildings.

Where a dumb-waiter shaft does not extend through the roof, the top of the shaft shall be of fire-resistive construction of the same thickness as the walls of the shaft.

All opening in dumb-waiter shafts shall be protected by fire door mounted in incombustible frames securely anchored to the walls.

The walls of all light and vent shafts hereafter erected shall extend not less than 3 feet above the roof level, except that when a shaft is covered by an incombustible ventilating skylight, the walls need not extend more than 2 feet above the roof. Masonry walls shall be properly coped.

When metal louvres are used for ventilating purposes, the louvre or slats shall be riveted to the metal frame.

Section 16:

ROOFING.

Every building hereafter erected within the corporate limits shall have a fire resistive roof covering, and no existing wooden shingle roof if damaged more than 50%, shall be renewed or repaired with other than a fire-resistive roof covering.

Section 17:

ROOF OPENINGS.

All openings in roofs for the admission of light or air, other than those provided for in Sections 13 and 15, shall have incombustible frame and sash glazed with wired glass or ordinary glass may be used, if protected above and below by galvanized wire not smaller than No. 1 gauge. The top screen shall be installed as specified in Section 13.

Section 18:

EXITS REQUIRED.

The term floor area as used in this section shall mean the entire floor space between exterior walls and fire walls.

In every building hereafter erected, except in private dwellings each floor area above the first shall be provided with at least two means of egress remote from each other, one of which shall be an enclosed stairway as provided in Section 12, or a doorway in a fire wall leading to another floor area separately provided with adequate stairs or other independent means of exit. Such doorway serving as an emergency exit in a fire wall shall be protected by an automatic and a self-closing fire door, as specified in Section 11. No portion of any floor area shall be more than 100 feet from a space egress. Elevators shall not be considered as a required means of egress as specified in this Section.

Except in dwellings, no required stairway shall be less than 4 inches wide, and in all public buildings the total width of exit doorway leading therefrom shall at least be equal to the total width of the stair way which they serve.

The total width of stairway, interior and exterior, provided for the occupancy of each floor and those above, shall be not less than 44 inches for the first 50 persons and 6 inches for each additional 50 persons to be accommodated thereby. The stair treads shall be not less than 9¼ inches wide, and the risers not more than 7¼ inches high. Winders in such required stairways are prohibited.

Every school, hospital and theatre, over one story high, shall have

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