

between columns or piers and wholly supported at each story by construction other than the wall below.

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

PARTY WALL is a wall used or adapted for joint service between 2 buildings.

RETAINING WALL is any wall used to resist the lateral thrust of any material.

2.136 WINDERS—Stair treads which do not have a uniform width throughout their length.

2.137 YARD—The open unoccupied part of a lot upon which a building is situated. This does not include courts.

CHAPTER III

Classifications

Section 3.1 CLASSIFICATION OF BUILDINGS BY USE OR OCCUPANCY

General Classifications.

3.101 (a) All buildings or parts of buildings shall be classified according to use or occupancy into the following groups:

- Class 1—Public
- Class 2—Institutional
- Class 3—Residential
- Class 4—Business
- Class 5—Hazardous
- Class 6—Miscellaneous

Each class is intended to embrace all buildings or parts thereof, as hereinafter defined, and those of similar character or use. Wherever there is any uncertainty as to the classification of a building, the Building Inspector shall determine the classification within which it falls.

Public Buildings.

3.102 (a) Class 1—Public Buildings include buildings or parts thereof in which people assemble for transaction of public business; for educational purposes; for civic, political, social, or religious purposes; for entertainment or recreation; such as city halls, churches, schools, theatres, and similar occupancies.

Institutional Buildings.

3.103 (a) Class 2—Institutional Buildings include buildings or parts of buildings in which people are harbored for medical, charitable or other care or treatment, or in which people are detained for penal or correctional purposes; such as hospitals, sanitariums, homes for children and aged, prisons, jails, reformatories and similar occupancies.

Residential Buildings.

3.104 (a) Class 3—Residential Buildings include buildings or parts thereof in which families or households live or in which sleeping accommodations are provided; such as apartment houses, hotels, dormitories, dwellings and similar occupancies.

Business Buildings.

3.105 (a) Class 4—Business Buildings include buildings or parts of buildings in which goods are manufactured, stored, converted, or sold; or in which business or professional services are rendered; such as factories, warehouses, stores, office buildings, and other similar occupancies not included in Class 5.

Hazardous Buildings.

3.106 (a) Class 5—Hazardous Buildings include buildings or parts thereof in which goods are manufactured, stored, converted or sold which involve the handling of highly combustible or explosive materials; such as garages, filling stations, hangars, paint shops, dry cleaning plants, wood working shops and similar occupancies.

Miscellaneous Buildings.

3.107 (a) Class 6—Miscellaneous Buildings include buildings or parts thereof not properly classifiable in classes 1 to 5 inclusive; such as private garages, sheds, construction shelters, reviewing stands, buildings of a temporary nature and similar occupancies.

Sub-Classes.

3.108 (a) All buildings or parts of buildings shall be further subdivided into the following sub-classes as divisions of the main classes:

Class 1—Public.

- 1A—Theatres and motion picture theatres having a seating capacity of 1,000 or more.
- 1B—Theatres and motion picture theatres having a seating capacity of less than 1,000 and 400 or more, and all other places of assembly having a total seating capacity of 600 or more.
- 1C—All other Class 1 buildings, including all places of assembly, with a total capacity of 75 or more persons.

Class 2—Institutional.

- 2A—Jails, reformatories, asylums, and other places where persons are forcibly detained.
- 2B—Hospitals, sanitariums, homes for children and aged, private schools, accommodating 11 or more persons.

Class 3—Residential.

- 3A—Apartment houses, hotels, lodging houses, dormitories, and similar occupancies accommodating 11 or more persons.
- 3B—Single and two-family residences and terraces.

Class 4—Business.

- A—As defined in section 3.105 (a).

Class 5—Hazardous.

- A—Garages, gasoline-filling stations, mattress factories, wood-working plants and other similar occupancies.
- B—Dry cleaning plants, buildings used for storage or manufacture of cellulose, including nitro-cellulose motion picture films, and other exceptionally hazardous occupancies of similar character.

Class 6—Miscellaneous.

- A—Private garages.
- B—Stadiums, amusement park structures and structures of similar occupancies.
- C—Fences, sheds, water tanks and other similar structures.

Section 3.2 CLASSIFICATION OF BUILDINGS BY TYPES OF CONSTRUCTION

General Classification.

3.201 (a) Buildings shall be classed as to type of construction based on their resistance to fire. The lowest type of construction used in a building or part thereof establishes its type. Type VII shall be considered as the lowest type of construction. For the purposes of classification in this Code the types of construction shall be listed as follows:

- Type I—Fire-resistive Construction.
- Type II—Semi-fire-resistive Construction.
- Type III—Mill or Slow-burning Construction.
- Type IV—Protected Ordinary Masonry Construction.
- Type V—Ordinary Masonry Construction.
- Type VI—Unprotected Metal Construction.
- Type VII—Frame Construction.

Fire-Resistive and Semi-Fire-Resistive Construction.

3.202 (a) Type I—Fire-resistive and Type II—Semi-Fire-resistive Constructions are those in which all walls are of masonry or of reinforced concrete and all structural members are incombustible and protected by fire-resistive materials. In Type I Fire-resistive Construction all walls and structural members shall have a fire-resistive rating, as specified in Chapter X, sufficient to withstand the hazard involved in the occupancy, with a minimum protection as specified in Section 3.202 (b).

Protection Required.

(b) In Type I—Fire-resistive and Type II—Semi-fire-resistive all

walls and structural members shall have a fire-resistive rating not less than that given in the following table:

Wall or Structural Member	Protection Required	
	Fire-Resistive	Semi-Fire-Resistive
Fire walls	4 hours	4 hours
Fire division walls	4 hours	4 hours
Party walls	4 hours	4 hours
Exterior walls	4 hours	3 hours
Bearing walls	4 hours	3 hours
Columns	3 hours	2 hours
Stair enclosures	3 hours	2 hours
Beams	3 hours	2 hours
Floors and floor fillings	3 hours	2 hours
Roofs	3 hours	2 hours
Non-bearing walls	2 hours	1 hour
Corridor partitions	2 hours	1 hour
Partitions separating tenants	2 hours	1 hour
Interior partitions	1 hour	1 hour

Supporting Members.

(c) Columns, girders and other structural members supporting walls or other construction shall have a fire-resistive rating equal to that required for the walls or other construction supported by such members.

Combustible Material Allowed.

- (d) Combustible material may be used in:
 - Temporary partitions.
 - Door trim and window sash and trim.
 - Picture molds.
 - Chair rails.
 - Baseboards.
 - Handrails.
 - Show window backing.
 - Finish flooring and necessary wood sleepers, except in stair halls and basements or cellars.
 - Doors, except in stair and elevator enclosures or where prohibited elsewhere in this Code.

Mill or Slow Burning Construction.

3.203 (a) Type III—Mill or slow burning construction is that in which all bearing walls are of masonry or reinforced concrete, having a fire resistance rating of not less than 3 hours, and the interior framing is of large timbers, or in part of protected metal or reinforced concrete having a fire-resistance rating of one hour, as specified in Chapter X, the plank floors and roof being arranged in heavy solid masses and smooth flat surfaces, avoiding thin sections, sharp projections, and concealed or inaccessible spaces.

Structural Framework.

(b) All timber columns shall be at least 8" x 8" nominal size, except that columns supporting the roof may be 6" x 6" nominal size. All beams and girders shall be at least 6" in least nominal dimension.

Connections.

(c) Timber columns shall be superimposed throughout all stories on reinforced concrete or metal caps with brackets, or shall have ends connected by properly designed steel or iron cap, plate and base plate. Wood bolsters may be used to support roof girders only. Column and girder connections shall be of fire-resistive construction or shall be protected by fire-resistive materials affording 1 hour fire-resistance rating, as specified in Chapter X. Posts or columns shall in no case rest directly on floor timbers or masonry foundations. Beams, when supported by masonry walls, shall be provided for free release in case of failure of beam.

Floor and Roof Construction.

(d) Floor construction shall be splined or tongue and grooved planks not less than 3" nominal thickness, or laminated flooring not less than 4" nominal dimension in thickness. Laminated floors shall not be attached to the floor beams or girders and adequate provision shall be made for their contraction and expansion. Floors, or portions thereof, of other materials may be substituted for the above described types if constructed to afford 1 hour fire-resistance rating. Roof construction shall comply in all respects with the requirements for floor construction, except that planking may be not less than 2 1/4" nominal thickness. Roof planking shall not extend over fire or party walls.

Partitions.

(e) Partitions, other than fire separations, shall be of not less than 1 hour fire resistive construction, or may be of a single thickness of splined or tongue and grooved lumber not less than 2" nominal thickness spiked to a framework made of timber of not less than 4" nominal least dimension, such partitions shall have no hollow or concealed spaces.

Build-up Members.

(f) All girders and timbers shall preferably be solid timbers, but if built up members are used, they shall be properly bolted together and contact faces shall be treated to prevent decay.

Protected Ordinary Masonry Construction.

3.204 (a) Type IV—Protected Ordinary Masonry Construction is that in which all walls are of masonry or reinforced concrete and the interior framing is partly or wholly of wood or metal, which framing with all partitions and ceilings shall be protected by construction affording 1 hour fire-resistance rating, such protection shall completely cover all structural members. All concealed spaces shall be effectively fire stopped with incombustible material at floors and ceilings and at all junctions with roofs.

Ordinary Masonry Construction.

3.205 (a) Type V—Ordinary Masonry Construction is that in which the exterior walls are of masonry or reinforced concrete and the interior framing is partly or wholly of wood or unprotected iron or steel.

Unprotected Metal Construction.

3.206 (a) Type VI—Unprotected Metal Construction is that in which the imposed loads are carried by an unprotected metal frame and the exterior walls are of sheet metal, masonry or other incombustible material.

Frame Construction.

3.207 (a) Type VII—Frame Construction is that in which the imposed loads are carried on a structural frame of wood. This includes construction having an exterior veneer of masonry or other material.

CHAPTER IV

General Building Restrictions

Section 4.1 FIRE LIMITS AND RESTRICTIONS THEREIN

Fire Limits.

4.101 (a) For the purpose of reducing the fire hazard due to the erection of the various types of building construction with the Village, a district known as the Fire Limits is hereby established, which shall include the following described territory:

All that property abutting on the following described streets and right of way.

The property abutting on a street or right of way, for the purpose of this description, shall include all that property included within those lots a portion of whose boundary coincides with the boundary of any of the following described streets or right of way.

All corner lots any side of which abuts any of the following described streets or right of way shall be included in the fire limits.

ADAMS AVENUE.

West Side.
From 102 feet north of the centerline of Haynes Street to Ruffner Avenue.

East Side.

From 139 feet north of the centerline of Holland Avenue to Ruffner Avenue.

ANN STREET.

From 125 feet south of the centerline of Landon Street to Lincoln Avenue; also lot 8, the west 1/2 of lot 7 and the east 1/2 of lot 1 of Assessor's Plat Number 15.

BOWERS STREET.

From Woodward Avenue to 145 feet east of the centerline of Elm Street.

BROWN STREET.

From 145 feet west of the centerline of Henrietta Street to Woodward Avenue.

BROWNELL STREET.

From Maple Avenue to Forest Avenue.

CHESTNUT STREET.

From the Grand Trunk right of way to 145 feet east of the centerline of Elm Street.

COLE AVENUE.

From Adams Avenue to 113 feet east of the centerline of Adams Avenue.

DAINES STREET.

From 125 feet east of the centerline of Purdy Street to Woodward.

ELM STREET.

From Maple Avenue to Haynes Street and from the Grand Trunk right of way to Worth Street, including lot 16 of O. E. Shattucks Rural Subdivision.

FERNDALE AVENUE.

From 125 feet north of the centerline of Oakland Avenue to 125 feet north of Hamilton Street.

FOREST AVENUE.

From Woodward Avenue to 145 feet east of the centerline of Elm Street.

HAMILTON STREET.

From Woodward Avenue to the Grand Trunk right of way.

HAYNES STREET.

From Woodward Avenue to Adams Avenue, including only the south 1/2 of lots 11 to 16 inclusive of Bowers Addition.

HAZEL STREET.

From Woodward Avenue to 145 feet east of the centerline of Elm Street.

HIGH STREET.

From Maple Avenue to Forest Avenue.

HOLLAND AVENUE.

From Adams Avenue to 113 feet east of the centerline of Adams Avenue.

LANDON STREET.

From Woodward Avenue to Adams Avenue.

LAWDALE AVENUE.

From 165 feet south of the centerline of Oakland Avenue to 160 feet south of the centerline of Ridgedale Avenue, including all property within 125 feet of the centerline of Lawndale Avenue.

LINCOLN AVENUE.

From 150 feet west of the centerline of Grant Avenue to 113 feet east of the centerline of Adams Avenue.

MAPLE AVENUE.

From 87 feet west of the centerline of Chester Street to 122 feet east of the centerline of Adams Avenue, including only the north 120 feet of lots 16, 17, 18, 19, 22, 23, 24 and 25 of Assessor's Plat Number 3, and between the old Grand Trunk right-of-way and 122 feet east of Adams Avenue only such land shall be included as is within 153 feet of the centerline of Maple Avenue. From 125 feet west of the centerline of Eton Road to 105 feet east of the centerline of Edenborough Road, including on the north side only such property as within 153 feet of the centerline of Maple Avenue.

MARTIN STREET.

North Side.
From Chester Street to Pierce Street.

South Side.

None.

MERRILL STREET.

North Side.
From Pierce Street to Woodward Avenue.

South Side.

From alley 430 feet west of the centerline of Chester Street to Woodward Avenue.

OAKLAND AVENUE.

From Woodward Avenue to the old Grand Trunk right-of-way, including on the north side only property with 125 feet of the centerline of Oakland Avenue.

PARK AVENUE.

From 125 feet north of the centerline of Oakland Avenue to Hamilton Street.

PIERCE STREET.

From Maple Avenue to 133 feet south of the centerline of Brown Street, including all that property bounded by Maple Avenue, Woodward Avenue, Brown Street and Pierce Street.

TOWNSEND STREET.

From 150 feet west of the centerline of Henrietta Street to Pierce Street.

VILLA AVENUE.

From 145 feet west of the centerline of Eton Road to Eton Road.

WEBSTER AVENUE.

From Adams Avenue to 113 feet east of the centerline of Adams Avenue.

WILLITS STREET.

From 150 feet west of the centerline of that portion of Bates Street north of Willits Street to Woodward Avenue, including between Bates Street and Woodward Avenue only that property within 125 feet of the centerline of Willits Street.

WOODWARD AVENUE.

West Side.
From Quarton Road to 278 feet south of the center line of Redding Road.

Both Sides.

From 160 feet north of the centerline of Harmon Avenue to the Southern Village Limits, including on the west side north of Willits Street only such property as is within 103 feet of the west line of Woodward Avenue, and including only the E. 1/2 of lots 6 and 7 of Assessor's Plat Number 15.

WORTH STREET.

From Haynes Street to Lincoln Avenue.

YOSEMITE BOULEVARD.

From 145 feet west of the centerline of Eton Road to Eton Road.

GRAND TRUNK RIGHT-OF-WAY (old).
From 150 feet south of the centerline of Oakland Avenue to the southern Village Limits, provided that all that property bounded on the west by the Grand Trunk right-of-way, on the north by a line 160 feet south of the centerline of Ridgedale Avenue and parallel thereto, on the east by the projection of the west line of Oakdale Avenue and on the south by Maple Avenue, shall be included in the fire limits.

Construction Types Permitted in Fire Limits.

4.102 (a) Within the Fire Limits District every building hereafter erected shall be of one of the following types of construction.

Type I—Fire-resistive Construction.

Type II—Semi-fire-resistive Construction.