



Published Every Tuesday and Friday by

THE LOMITA-TORRANCE PUBLISHING CO. Torrance, California

W. HAROLD KINGSLEY Editor GROVER C. WHYTE Business Manager

Subscription Rates in Advance

Anywhere in Los Angeles County \$3.00 per year... Single Copies 5c

OFFICIAL PAPER OF THE CITY OF TORRANCE

Published semi-weekly at Torrance, California, and entered at second-class matter January 30, 1914, at the Postoffice at Torrance, California, under the Act of March 3, 1879.

ORDINANCE No. 107

An Ordinance Regulating the Construction, Alteration, Repair and Removal of Buildings and Providing for the Issuance of Permits for the Same and for the Protection of Life and Property From Fire and for the Appointment of a Building Inspector and Repealing Ordinances Number 10, 54, 56, 60, 68, 87, 91 and 99.

The Board of Trustees of the City of Torrance do ordain as follows:

SECTION 1. The City of Torrance shall be divided into fire districts and, until otherwise ordered by ordinance of the Board of Trustees, such fire districts shall be designated respectively as:

Fire District Number One - Fire District Number One-A - Fire District Number Two - Fire District Number Three

The following are declared to be the boundary lines of Fire District Number One:

Beginning at the intersection of the easterly prolongation of the southerly line of Block 102 of Torrance Tract and the east boundary line of the City of Torrance;

Thence westerly and northwesterly along the southerly line of Block 102, said tract, the southerly line of said block, the southerly line of Block 103, said tract, the westerly line of Blocks 104 and 109, said tract, to the intersection of the easterly prolongation of the southerly line of Lot 3, Block 18, said tract;

Thence westerly along said prolongation and southerly line of said Lot 3 to the southerly corner of said Lot 3;

Thence in a direct line to the southeast corner of Lot 22, said Block 18;

Thence westerly along the southerly line of said Block 22 and the westerly prolongation thereof and of the southerly line of Lots 5, 4 and 3 of Block 19 to the southwest corner of said Lot 3;

Thence in a direct line to the southeast corner of Lot 2, said Block 18;

Thence westerly along the southerly line of said Block 22 and the westerly prolongation thereof and of the southerly line of Lots 5, 4 and 3 of Block 19 to the southwest corner of said Lot 3;

Thence in a direct line to the southeast corner of Lot 2, said Block 18;

Thence westerly along the southerly line of said Block 22 and the westerly prolongation thereof and of the southerly line of Lots 5, 4 and 3 of Block 19 to the southwest corner of said Lot 3;

Thence in a direct line to the southeast corner of Lot 2, said Block 18;

Thence westerly along the southerly line of said Block 22 and the westerly prolongation thereof and of the southerly line of Lots 5, 4 and 3 of Block 19 to the southwest corner of said Lot 3;

Thence in a direct line to the southeast corner of Lot 2, said Block 18;

Thence westerly along the southerly line of said Block 22 and the westerly prolongation thereof and of the southerly line of Lots 5, 4 and 3 of Block 19 to the southwest corner of said Lot 3;

Thence in a direct line to the southeast corner of Lot 2, said Block 18;

Thence westerly along the southerly line of said Block 22 and the westerly prolongation thereof and of the southerly line of Lots 5, 4 and 3 of Block 19 to the southwest corner of said Lot 3;

Thence in a direct line to the southeast corner of Lot 2, said Block 18;

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Thence in a direct line to the southeast corner of Lot 2, said Block 18;

exceed \$10,000.00, \$6.50; where the cost of the proposed work exceeds \$10,000.00, but does not exceed \$20,000.00, \$10.00; where the cost of the proposed work exceeds \$20,000.00, \$15.00.

SECTION 14. Whenever the Building Inspector shall find that any building, wall, chimney or smokestack or other structure or any part of a burnt building is, from any cause whatever, in a situation or condition to be dangerous to life, persons or property, or that any building is unsafe for the purpose for which it is used, or is in danger of fire from any defect in its construction, or that the doors, passageways, or stairways of any factory, workshop, store building, office building or other place of employment are in danger of the escape of fire, or that any building or structure does not conform to the Ordinances of the City of Torrance, or laws of the State of California, he shall notify the owner thereof, or his agent, or the occupant thereof, or any person having control thereof, in writing, specifying wherein the building is unsafe, insufficient or defective, or not in conformity with the said Ordinance or laws, and requiring such persons forthwith to remove, demolish or repair the same or such alterations as may be necessary to make the same conform to the said Ordinance or laws, and the person receiving such notice shall within forty-eight hours after receiving the same, begin to comply with the requirements thereof, and shall complete the work so required as soon as practicable.

SECTION 15. After a permit for the erection, alteration, repair, moving or demolition of a building has been issued, if the work authorized by said permit is not completed within sixty (60) days from the date thereof, said permit shall become void, and before such work can be commenced a new permit shall be taken out therefor, and the same fees as herein fixed for the original permit shall be paid.

SECTION 16. Whenever any building is damaged by fire or other cause, or when the cost of repairs, alterations or other work thereon exceeds more than ten percent of its actual value, the Building Inspector shall immediately give notice in writing to the owner, or owners, of such wooden building or to his, her or their agents, or to the person or persons having control thereof, to remove or demolish said building completely, or such alterations as may be necessary to meet fully the requirements of this ordinance. The person receiving such notice shall, within forty-eight hours after receiving the same, begin to comply with the requirements thereof, and shall complete the work so required as soon as practicable.

SECTION 17. It shall be unlawful for any person, firm or corporation, either as owner, architect or builder, to alter, change or modify any building erected of class "A", "B", "C" or "D" occupying in excess of 300 square feet of ground surface or more than one story in height or any building remodelled or repaired of class "A", "B", "C", or "D" when the cost of such remodeling or repairs exceeds \$100.00, or any building removed of class "A", "B", "C", or "D" without obtaining from the Building Inspector a certificate of inspection, the date of which, with the date and number of the building permit, shall be prominently displayed upon the building during building, repairing, remodeling or removal operations.

SECTION 18. It shall be unlawful for any person, firm or corporation, either as owner, architect or builder, to alter, change or modify any building erected of class "A", "B", "C", or "D" occupying in excess of 300 square feet of ground surface or more than one story in height or any building remodelled or repaired of class "A", "B", "C", or "D" when the cost of such remodeling or repairs exceeds \$100.00, or any building removed of class "A", "B", "C", or "D" without obtaining from the Building Inspector a certificate of inspection, the date of which, with the date and number of the building permit, shall be prominently displayed upon the building during building, repairing, remodeling or removal operations.

SECTION 19. It shall be unlawful for any person, firm or corporation, either as owner, architect or builder, to alter, change or modify any building erected of class "A", "B", "C", or "D" occupying in excess of 300 square feet of ground surface or more than one story in height or any building remodelled or repaired of class "A", "B", "C", or "D" when the cost of such remodeling or repairs exceeds \$100.00, or any building removed of class "A", "B", "C", or "D" without obtaining from the Building Inspector a certificate of inspection, the date of which, with the date and number of the building permit, shall be prominently displayed upon the building during building, repairing, remodeling or removal operations.

SECTION 20. It shall be unlawful for any person, firm or corporation, either as owner, architect or builder, to alter, change or modify any building erected of class "A", "B", "C", or "D" occupying in excess of 300 square feet of ground surface or more than one story in height or any building remodelled or repaired of class "A", "B", "C", or "D" when the cost of such remodeling or repairs exceeds \$100.00, or any building removed of class "A", "B", "C", or "D" without obtaining from the Building Inspector a certificate of inspection, the date of which, with the date and number of the building permit, shall be prominently displayed upon the building during building, repairing, remodeling or removal operations.

SECTION 21. It shall be unlawful for any person, firm or corporation, either as owner, architect or builder, to alter, change or modify any building erected of class "A", "B", "C", or "D" occupying in excess of 300 square feet of ground surface or more than one story in height or any building remodelled or repaired of class "A", "B", "C", or "D" when the cost of such remodeling or repairs exceeds \$100.00, or any building removed of class "A", "B", "C", or "D" without obtaining from the Building Inspector a certificate of inspection, the date of which, with the date and number of the building permit, shall be prominently displayed upon the building during building, repairing, remodeling or removal operations.

SECTION 22. It shall be unlawful for any person, firm or corporation, either as owner, architect or builder, to alter, change or modify any building erected of class "A", "B", "C", or "D" occupying in excess of 300 square feet of ground surface or more than one story in height or any building remodelled or repaired of class "A", "B", "C", or "D" when the cost of such remodeling or repairs exceeds \$100.00, or any building removed of class "A", "B", "C", or "D" without obtaining from the Building Inspector a certificate of inspection, the date of which, with the date and number of the building permit, shall be prominently displayed upon the building during building, repairing, remodeling or removal operations.

SECTION 23. It shall be unlawful for any person, firm or corporation, either as owner, architect or builder, to alter, change or modify any building erected of class "A", "B", "C", or "D" occupying in excess of 300 square feet of ground surface or more than one story in height or any building remodelled or repaired of class "A", "B", "C", or "D" when the cost of such remodeling or repairs exceeds \$100.00, or any building removed of class "A", "B", "C", or "D" without obtaining from the Building Inspector a certificate of inspection, the date of which, with the date and number of the building permit, shall be prominently displayed upon the building during building, repairing, remodeling or removal operations.

SECTION 24. It shall be unlawful for any person, firm or corporation, either as owner, architect or builder, to alter, change or modify any building erected of class "A", "B", "C", or "D" occupying in excess of 300 square feet of ground surface or more than one story in height or any building remodelled or repaired of class "A", "B", "C", or "D" when the cost of such remodeling or repairs exceeds \$100.00, or any building removed of class "A", "B", "C", or "D" without obtaining from the Building Inspector a certificate of inspection, the date of which, with the date and number of the building permit, shall be prominently displayed upon the building during building, repairing, remodeling or removal operations.

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SECTION 26. It shall be unlawful for any person, firm or corporation, either as owner, architect or builder, to alter, change or modify any building erected of class "A", "B", "C", or "D" occupying in excess of 300 square feet of ground surface or more than one story in height or any building remodelled or repaired of class "A", "B", "C", or "D" when the cost of such remodeling or repairs exceeds \$100.00, or any building removed of class "A", "B", "C", or "D" without obtaining from the Building Inspector a certificate of inspection, the date of which, with the date and number of the building permit, shall be prominently displayed upon the building during building, repairing, remodeling or removal operations.

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SECTION 32. It shall be unlawful for any person, firm or corporation, either as owner, architect or builder, to alter, change or modify any building erected of class "A", "B", "C", or "D" occupying in excess of 300 square feet of ground surface or more than one story in height or any building remodelled or repaired of class "A", "B", "C", or "D" when the cost of such remodeling or repairs exceeds \$100.00, or any building removed of class "A", "B", "C", or "D" without obtaining from the Building Inspector a certificate of inspection, the date of which, with the date and number of the building permit, shall be prominently displayed upon the building during building, repairing, remodeling or removal operations.

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SECTION 39. It shall be unlawful for any person, firm or corporation, either as owner, architect or builder, to alter, change or modify any building erected of class "A", "B", "C", or "D" occupying in excess of 300 square feet of ground surface or more than one story in height or any building remodelled or repaired of class "A", "B", "C", or "D" when the cost of such remodeling or repairs exceeds \$100.00, or any building removed of class "A", "B", "C", or "D" without obtaining from the Building Inspector a certificate of inspection, the date of which, with the date and number of the building permit, shall be prominently displayed upon the building during building, repairing, remodeling or removal operations.

SECTION 40. It shall be unlawful for any person, firm or corporation, either as owner, architect or builder, to alter, change or modify any building erected of class "A", "B", "C", or "D" occupying in excess of 300 square feet of ground surface or more than one story in height or any building remodelled or repaired of class "A", "B", "C", or "D" when the cost of such remodeling or repairs exceeds \$100.00, or any building removed of class "A", "B", "C", or "D" without obtaining from the Building Inspector a certificate of inspection, the date of which, with the date and number of the building permit, shall be prominently displayed upon the building during building, repairing, remodeling or removal operations.

SECTION 41. It shall be unlawful for any person, firm or corporation, either as owner, architect or builder, to alter, change or modify any building erected of class "A", "B", "C", or "D" occupying in excess of 300 square feet of ground surface or more than one story in height or any building remodelled or repaired of class "A", "B", "C", or "D" when the cost of such remodeling or repairs exceeds \$100.00, or any building removed of class "A", "B", "C", or "D" without obtaining from the Building Inspector a certificate of inspection, the date of which, with the date and number of the building permit, shall be prominently displayed upon the building during building, repairing, remodeling or removal operations.

SECTION 42. It shall be unlawful for any person, firm or corporation, either as owner, architect or builder, to alter, change or modify any building erected of class "A", "B", "C", or "D" occupying in excess of 300 square feet of ground surface or more than one story in height or any building remodelled or repaired of class "A", "B", "C", or "D" when the cost of such remodeling or repairs exceeds \$100.00, or any building removed of class "A", "B", "C", or "D" without obtaining from the Building Inspector a certificate of inspection, the date of which, with the date and number of the building permit, shall be prominently displayed upon the building during building, repairing, remodeling or removal operations.

SECTION 43. It shall be unlawful for any person, firm or corporation, either as owner, architect or builder, to alter, change or modify any building erected of class "A", "B", "C", or "D" occupying in excess of 300 square feet of ground surface or more than one story in height or any building remodelled or repaired of class "A", "B", "C", or "D" when the cost of such remodeling or repairs exceeds \$100.00, or any building removed of class "A", "B", "C", or "D" without obtaining from the Building Inspector a certificate of inspection, the date of which, with the date and number of the building permit, shall be prominently displayed upon the building during building, repairing, remodeling or removal operations.

SECTION 44. It shall be unlawful for any person, firm or corporation, either as owner, architect or builder, to alter, change or modify any building erected of class "A", "B", "C", or "D" occupying in excess of 300 square feet of ground surface or more than one story in height or any building remodelled or repaired of class "A", "B", "C", or "D" when the cost of such remodeling or repairs exceeds \$100.00, or any building removed of class "A", "B", "C", or "D" without obtaining from the Building Inspector a certificate of inspection, the date of which, with the date and number of the building permit, shall be prominently displayed upon the building during building, repairing, remodeling or removal operations.

SECTION 45. It shall be unlawful for any person, firm or corporation, either as owner, architect or builder, to alter, change or modify any building erected of class "A", "B", "C", or "D" occupying in excess of 300 square feet of ground surface or more than one story in height or any building remodelled or repaired of class "A", "B", "C", or "D" when the cost of such remodeling or repairs exceeds \$100.00, or any building removed of class "A", "B", "C", or "D" without obtaining from the Building Inspector a certificate of inspection, the date of which, with the date and number of the building permit, shall be prominently displayed upon the building during building, repairing, remodeling or removal operations.

SECTION 46. It shall be unlawful for any person, firm or corporation, either as owner, architect or builder, to alter, change or modify any building erected of class "A", "B", "C", or "D" occupying in excess of 300 square feet of ground surface or more than one story in height or any building remodelled or repaired of class "A", "B", "C", or "D" when the cost of such remodeling or repairs exceeds \$100.00, or any building removed of class "A", "B", "C", or "D" without obtaining from the Building Inspector a certificate of inspection, the date of which, with the date and number of the building permit, shall be prominently displayed upon the building during building, repairing, remodeling or removal operations.

SECTION 47. It shall be unlawful for any person, firm or corporation, either as owner, architect or builder, to alter, change or modify any building erected of class "A", "B", "C", or "D" occupying in excess of 300 square feet of ground surface or more than one story in height or any building remodelled or repaired of class "A", "B", "C", or "D" when the cost of such remodeling or repairs exceeds \$100.00, or any building removed of class "A", "B", "C", or "D" without obtaining from the Building Inspector a certificate of inspection, the date of which, with the date and number of the building permit, shall be prominently displayed upon the building during building, repairing, remodeling or removal operations.

Interference with the Building Inspector SECTION 18. It shall be unlawful for any person in any way to hinder or prevent the Building Inspector or any other duly authorized officer from entering or inspecting during business hours any building already erected or any building in course of construction, alteration, repair, removal or demolition; provided, that such officer shall not be authorized to enter any dwelling house after the same is occupied without the consent of the occupant thereof.

Work in Violation of Ordinance SECTION 19. It shall be unlawful for any person, firm or corporation, whether as owner, or architect, contractor, or artisan or otherwise, to erect or cause to be erected any building, or to do or cause to be done any work in or upon any building, in such manner as to violate any of the provisions of this Ordinance.

Appeal SECTION 20. In the cases provided for by Section 14 of this Ordinance, an appeal to a hearing of the Board of Trustees shall be allowed to any person aggrieved by any decision or order of the Building Inspector made in the exercise of the powers conferred by said Section, as follows: The person wishing to make such an appeal must do so within five days after written notice of the decision or order of the Building Inspector has been given, by filing with the City Clerk a request for a hearing by the Board of Trustees, which request shall be in writing. The Board of Trustees shall at their next meeting hear or set a time to hear both sides of the case and after said hearing shall thereupon render a decision which shall be binding.

Whenever the decision of the Building Inspector upon the safety of any building or any part thereof is made in a case so urgent that failure to promptly carry out his orders to demolish or strengthen such building or part thereof may endanger life or limb, the decision and order of the Building Inspector, when set forth in a notice marked "emergency" and approved by the president of the Board of Trustees, shall be final without recourse to appeal.

Change in Plans SECTION 15. After a permit has been granted for the construction, alteration, repair, moving or demolition of any building, the terms thereof shall not be changed without notice having been given to the Building Inspector of said change, and a new permit secured from him therefor. If such change increases the cost of the proposed work, the Building Inspector shall collect an additional fee for such change in accordance with the scale of fees hereinbefore prescribed.

Definition of Terms SECTION 21. For the purpose of this Ordinance the following terms shall have the meaning attached to them by this article, unless it is apparent from the context that they are used with another meaning:

"Apartment house" is a building intended for the residence of more than two families, and having a street entrance common to all.

"Boarding" or "lodging house" is a building used for boarding or lodging purposes, and containing not less than two and not more than ten sleeping rooms for the use of guests.

"Hotel" is a building used as a place of entertainment for the accommodation of transient guests and having more than ten sleeping rooms for the use of the guests.

"Office building" is a building, the whole or a larger part of which is distinctly intended and used for office purposes, and no part of which is used for living purposes except by the janitor and his family.

"Theatre" is a building in which is a room used for theatrical or operatic exhibitions or other public entertainments, having a total seating capacity of one hundred or more persons, upon the stage of which movable scenery is used, and which has a stage ten feet or more in depth with the ceiling of the stage more than three feet higher than the proscenium arch at any point.

"Public hall" is a room with a seating capacity of one hundred or more persons, which is used for public assemblages and which is not a theatre.

"Hospital", "sanatorium" or "asylum" is a building designed or used for the housing of persons afflicted with disease or injury, or of aged, infirm or orphaned persons in number exceeding ten.

"Warehouse" is a building used for the storage of goods, or whose floors are designed to sustain a load of two hundred and fifty pounds or more to the square foot.

"Factory" is a building used for manufacturing purposes.

"Barn" is a building for the housing of vehicles and domestic animals.

"Shed" is a building having one side open, and the walls of which are unplastered and not more than 12 feet high.

"Outbuilding" is a building occupying not more than 200 square feet of ground space, the outer walls of which are not more than 12 feet high and which is not a barn or dwelling house.

"Store building" is a building used wholly or in part for the exhibition and sale of goods, wares, or merchandise.

"Alterations" means any change or addition.

"Repairing" means the reconstruction or removal of any existing part of a building or of its fixtures or appurtenances.

"Party wall" means a wall used or designed to be used between two buildings.

"Partition wall" means any wall other than an exterior wall or a party wall, which extends the full height of the building and through the roof, and such walls shall be in all respects as provided for a party wall.

"Bearing wall" is a wall carrying the interior load of a building.

"Exterior wall" means every outer wall or vertical enclosure of a building other than a party wall.

"Thickness of wall" means the minimum thickness of such wall between floors or between ceiling and roof.

"Cellar or basement" means a lower story, any part of the height of which is below the level of the street or streets on which it faces, or more than one-half of the height of which is below the general level of the surrounding ground.

"Fireproofing" of structural iron or steel means the protection from rust and fire by brick, terra cotta or concrete, as follows: All structural steel or iron, being fireproofed, shall, unless increased in concrete, be cleaned of dirt and scale, and be coated with an efficient preservative. All iron and steel columns, girders and beams, including lugs and brackets to be used in construction of any fire proof building or supporting any fire proof floors or masonry walls, shall be entirely covered with not less than two inches of well burned brick or tile, laid in cement mortar, or with concrete, with no space next to metal. The extreme ends of lugs, brackets and similar supporting metal may be protected to within seven-eighths of an inch of the surface of the fireproofing.

The shells and webs of hollow tile blocks more than six inches thick shall not be less than three-fourths inch thick, and said blocks shall be thoroughly tied and anchored together. Structural iron or steel in exterior walls shall be considered fire proofed when thoroughly protected by concrete, tile, brick or sandstone, which shall be built in solid to the metal; but where any column projects out of a wall into the building it shall be fireproofed as aforesaid for interior columns.

"Story" means for the purpose of calculating the thickness of foundations, walls and studding, any part of a building of which three-quarters or more is above the level of the street or streets on which it faces, or the general level of the ground, or which exceeds seven feet in height above the ground.

"Masonry" means brick, stone, concrete or reinforced concrete.

"Frame building" means any building, the outer walls of which in whole or in part are constructed of vertical studding not less than 2x3 inches in size and spaced not more than two feet from center to center.

"Galvanized iron construction" means the covering of exterior walls and roof with galvanized iron, which in no case shall be of less thickness than No. 22 gauge.

Description of Buildings of Class "A" SECTION 22. Class "A" shall include every building