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tached thereto.

Drying Rooms

SECTION 90. The floor under every drying room in a laundry shall be of masonry or tile. No part of such drying room shall be nearer than three feet to any partition constructed in whole or in part of wood. Steam pipes in such rooms shall not be nearer to wood work than three inches, and shall be protected from contact with inflammable materials by wire netting. Hanging racks in drying rooms shall be of metal.

Floor and Roof Loads

SECTION 91. Floors shall be constructed to carry not less than the following live load per square foot over the entire surface of its floors with a factor of safety of four:

- Warehouses, wholesale houses and heavy factories, 250 pounds.
- Stores, 150 pounds.
- Assembly halls, dancing halls and corridors of public buildings, including hotels, 150 pounds.
- Apartment houses, flats, hotels and hospitals, 60 pounds.
- Dwellings, 50 pounds.
- Office buildings, 75 pounds.
- Roofs, 40 pounds.

Floor Lights

SECTION 92. Floor lights, used for transmission of light floors below, shall be constructed of metal frames and bars or plates; and if any glass therein measures more than sixteen square inches the glass shall, be provided with a mesh of wire either in the glass or under the same, and the floor lights shall be of the same proportional strength as the floors in which they are placed.

Projections

SECTION 93. No bay window or balcony shall be allowed to project over any public street or alley within Fire District Number One, or Fire District Number One-A, except that a balcony constructed of wrought iron or cast iron, stone or terra cotta may project not more than three feet over any street or alley if capable of sustaining a load of two hundred pounds per square foot; and outside of Fire District Number One or One-A no bay window or balcony shall project more than three feet over any street or alley or be less than twelve feet above the sidewalk. No such projection shall be allowed over any street or alley less than thirty feet wide.

There shall be no projection at the base of any building beyond the building line into the street.

Structures Above Roofs

SECTION 94. No structures built partly or wholly upon or above the roof of any building shall project above the highest point of the roof more than seven feet, and every outside wall of the same (excepting in Class "D" buildings) on any street or party line shall be of masonry. In buildings of Class "C," walls other than masonry wall shall be lathed with metal lath on both sides and plastered, and all ceiling on the interior of same shall be plastered on metal lath. The total area of such roof structures of any building shall not exceed two hundred square feet for each five thousand square feet of area, of the upper floor of such building. The roof of every roof structure shall be constructed in the same manner as the roof of the main building.

Roof Drainage

SECTION 95. Every building within Fire District Number One or One-A shall be provided with metallic water conductors, of sufficient capacity to convey all surface drainage from the roof to the street or alley gutter. The extension of any gutter from the building to curb shall be below the surface of the sidewalk, and no such conductors shall project beyond the street line of the building.

Tanks

SECTION 96. Tanks having a capacity of more than five hundred gallons placed on the roof, or above the roof of any building of Class "C" shall be supported on iron or steel beams of sufficient strength to safely carry the same, which beams shall rest at both their ends on masonry walls or on iron or steel girders or on iron or steel columns or piers of masonry. Such tanks shall have through or near the bottom thereof a short pipe or outlet not less than three inches in diameter, fitted with a suitable valve, having a lever or wheel handle so that firemen or others can easily discharge the contents from the tank. Where practicable such tank shall be placed at one corner on the roof of the building and shall not be placed over or near a line of stairs. Covers on top of tanks placed on roofs, if of wood, shall be covered with metal.

Excavations for Buildings

SECTION 97. An excavation must not be left longer than necessary, and in no event longer than thirty days without proceeding with the walls and superstructure. It shall be the duty of the Building Inspector to notify the owner or builder of the violation of the above requirement by written notice, and the person receiving same is required to proceed within forty-eight hours with the walls and superstructure of the building for which a permit has been granted, or else to fill or otherwise safeguard the excavation as the Building Inspector may in writing direct.

Ventilation

SECTION 98. Every apartment or room containing a water closet or urinal shall be ventilated by means of a window opening directly into the open air, except that where impracticable they may be ventilated by means of ducts, carried into the open air as the Building Inspector may approve.

Unsafe Fixtures

SECTION 99. Whenever, in the judgment of the Building Inspector, any building or structure, or any appurtenance or fixture thereto, or any chimney, smokestack, stove, oven or furnace, or anything connected with such building or premises is defective or unsafe so as to be liable to cause fire or endanger life or health the said Building Inspector shall give the owner, or person having control of such property, notice in writing, requiring him, within five days, to make such changes, alterations or repairs as may be necessary to render the same safe, and any person refusing to comply with said notice shall be deemed guilty of a violation of this Ordinance.

Veneering

SECTION 100. No veneering of brick, stone or terra cotta on any frame building shall exceed twenty-five feet in height from the curb level. No veneering shall be less than four inches in thickness and must be built on a solid foundation wall not less than twelve inches thick. All veneered surfaces must be solidly boarded with inch lumber.

Retaining Walls

SECTION 101. Area walls or other retaining walls shall be of masonry or concrete proportioned to their height, length and load, and to the character of soil, according to the best architectural practice, and to the satisfaction of the Building Inspector. When built of brick they shall be laid in cement mortar composed of one part of cement to four parts sand.

Offsets

SECTION 102. Where an offset is used for reducing the size of a chimney or for corbelling out a wall to receive a joint, it shall not exceed one inch for each course.

Openings in Sidewalks

SECTION 103. There shall be no permanent openings in any sidewalks extending beyond the property line except such openings as are herein expressly authorized.

There may be such an opening, provided it is covered with metal sidewalk trap doors capable of sustaining, without perceptible deflection, a load of 400 pounds to each superficial foot of area thereof, placed simultaneously over the entire area of such doors, the outer edge of which door shall not be placed within two feet of the outside edge of the sidewalk curb, and the inner edge of which door shall not be more than seven feet six inches from the outer edge of the sidewalk curb. Every such sidewalk door shall be provided with metal guards for the protection of the public when open. There may also be openings through sidewalks for admittance of fuel. Every such opening shall be protected with a metal cover, of strength equal to that herein specified for sidewalk trap doors. All doors or openings in sidewalks protected with metal coverings shall have such coverings flush with the walk. The upper surfaces of all metal coverings on openings in sidewalks shall be roughened. All parts of sidewalks including illuminating tile or other structural parts shall be capable of sustaining a load at all points simultaneously equal to four hundred pounds for each superficial foot of the surface thereof. There shall be no permanent area openings or openings covered by gratings of any description in any sidewalk.

Openings in Alleys

SECTION 104. Gratings with iron bars at right angles to the course of the alley may be used in alleys, providing same extend not more than two feet beyond property line, also that they be capable of sustaining a load of 400 pounds to the square foot, as provided in the foregoing section; also that the bars of same be spaced not more than one inch apart, and that their upper surface be on a line with alley grade. Every sidewalk or alley opening must if not provided with metal railings, when open, have an efficient attendant to guard the opening, or alley. Every existing sidewalk or alley opening not built in accordance with this Ordinance shall be made to conform thereto, at the order of the Board of Trustees of the City of Torrance.

Awnings

SECTION 105. All movable awnings hereafter erected shall be elevated at least eight feet at the lowest part thereof, above the top of the sidewalk, provided that a hanging border may drop vertically to within not less than seven feet from the sidewalk. They shall be supported without posts by iron brackets, or by an iron framework attached firmly to the building, so as to leave the sidewalk wholly unobstructed thereby. Wood or iron awnings of a permanent nature will not be allowed except that metal canopies may be used over the main entrance to hotels or theatre buildings. The roofs of such canopies may be of metal or of wire glass supported in metal frames. The lowest point of any portion, including the supports thereof, of such canopies shall not be less than eight feet six inches clear above the sidewalk. The canopies shall be supported with chains or metal supports, properly secured to the building independent of the sidewalk.

All supports, framing and all constructive parts of the canopies shall be sufficient to sustain six times its own weight or strain without breaking, and shall be tested at any time when requested by the Building Inspector. Proper provision shall be made to carry water from the canopies through proper conductors to the sidewalk gutter; such conductors shall be placed within the wall of the building and below the surface of the sidewalk.

Hospitals, Sanatoriums and Asylums

SECTION 106. Hospitals, sanatoriums and asylums of more than two stories high shall be of Class "A" or "B" construction and, if more than four stories high, shall be of Class "A" construction. The walls and ceilings of every corridor of each floor shall extend from one exterior wall to another, and every such corridor shall have a door and fire escape at each end.

Every fire escape in a building of this class shall consist of an iron stairway extending from the ground to the top story, having a landing at each story communicating with the said corridors; the treads of said stairway shall not be less than eight inches wide and the risers shall not be over seven inches high.

Each iron stairway shall have a substantial iron railing at least three feet high on its exposed sides. From the landing at the top story a metal ladder shall extend to the roof.

Where any hospital, sanatorium or asylum is built on the pavilion system, consisting of two or more buildings connected by corridors, there shall be fire doors at each end of every corridor connecting buildings, the said fire doors to be constructed and arranged in accordance with Section 86 hereof.

Hotels

SECTION 107. Buildings used or designed to be used as hotels as defined in this Ordinance, if over three stories in height, shall be of Class "A" or "B" construction; if over four stories in height, shall be of Class "A" construction.

Special Requirements for Churches and Other Public Halls

SECTION 108. (A) Any room used for the installation of a heating or ventilating plant or for any machinery whatever in a building containing a church, lecture room, music hall, or other public hall, shall have brick walls surrounding the same and extending from floor to ceiling. The ceiling of any such room shall be lathed with metal lath and plastered, and all openings through its walls into any other part of the building shall be protected by fireproof doors as specified in Section 86 hereof, or by metal sash with wire glass in frames of metal, or covered with metal.

(B) In said buildings the under side of every stairway and gallery, both sides of every vestibule wall and the ceiling of every vestibule, shall be lathed with metal lath and plastered; also if there is a basement under any audience room, all walls, partitions and ceilings, not of masonry, in such basement shall be lathed with metal lath and plastered.

(C) In said buildings, all seats and pews shall be arranged so that there shall be not less than thirty-two inches from the back of one seat to the back of the next seat parallel thereto in a horizontal line. Where the seating capacity of a floor is not more than five hundred persons the aggregate width of the aisles thereof shall be not less than ten feet; and the aggregate width of such aisles shall be increased one foot for each increase of seating capacity of one hundred persons or fraction thereof, in excess of five hundred.

(D) In said buildings no staircase leading to a gallery containing two hundred seats or less shall be of less than four feet in width; and same shall be increased twelve inches in width for each one hundred additional seats or fraction thereof in excess of two hundred. There shall be proper hand rails on each side of any stairway leading to gallery or basement. There shall be no window in any stairway and every landing shall be the full aggregate width of both flights leading to the same, and the depth of such landing or landings shall equal the width of one run of stairs. The minimum head room over any stairway at any point shall be not less than eight feet six inches.

(E) In said buildings the aggregate width of the exits shall be at least fifteen per cent greater than required for the aisles, and each gallery shall have an exit separate and distinct from any other exit, direct to the vestibule or street.

Automobile Garages

SECTION 109. Where any automobile storage room or garage contains oil, gasoline or fuel of any character, the floor of such room shall be of fire proof material or may be of wood covered with concrete not less than two inches thick.

Use of Streets and Sidewalks

SECTION 110. Where any building in Fire District Number One or One-A is built flush with the sidewalk there shall be, during the construction, alteration, demolition, or repair thereof, a temporary canopy at least ten feet above the sidewalk the full width of the front of the building and extending the full width of the sidewalk. Said canopy shall be constructed of two-inch planking with close joints, covering the entire space, supported at least every twelve feet with posts not less than four inches by six inches and girders not less than four by ten inches; planking to have intermediate supports every four feet. The canopy must incline towards the building with a fall of at least one foot, or must have a curb at least twelve inches high on the outer edge. There shall also be, along the center line of such sidewalk, a substantial lightly boarded fence extending to the temporary canopy.

No excavation shall be made in that part of any sidewalk lying between its center line and its curb line, unless there shall be a good and substantial temporary walk erected over such excavation. Such walk may be raised not more than four feet above the curb level when provided with steps at each end and a railing three feet high along its edge nearest the street.

Public streets and sidewalks may be partially occupied or obstructed in connection with building operations as specified in this Ordinance only after there has been deposited with the City Clerk the sum of Twenty Dollars ($20.00) as a bond to insure the removal and cleaning up of all materials or debris on any such street, sidewalk or parking space within five (5) days after material of the class so stored shall cease to be used in the building for which such material was supplied; and if such material or debris is not entirely removed within such time, same shall be removed by the Street Superintendent and the cost of removal shall be deducted from the Twenty Dollars ($20.00) so deposited, and the remainder shall be returned to the party paying same upon the completion of said building operations and removal of said material and debris. It shall be unlawful for any person, firm or corporation to occupy or obstruct any portion of any street, alley or sidewalk in any other manner or to any greater extent than is allowed by this Ordinance without first obtaining a permit therefor. Such permit may be issued by the Street Superintendent upon application therefor in writing, and shall be accompanied by the building permit for the building operations proposed. Such permit from the Street Superintendent shall describe in detail the privileges granted when at variance with this Ordinance.

The permission to occupy and obstruct streets and sidewalks for the purpose of building operations is intended only for use in connection with the actual erection, repair, alteration, removal or demolition of buildings, and it shall be unlawful to occupy or obstruct any part of any sidewalk or street unless such building operations are in progress on premises abutting on such part of such street or sidewalk.

It shall be unlawful to use, obstruct or occupy more than one-quarter of the width of the roadway of any street in front of any building for the storage of building materials, or to use any part of such street for any purpose other than for storage of material. In case there is a street railroad track upon any street, no part thereof within four feet of any such track shall be so used, obstructed or occupied. It shall also be unlawful to use, obstruct or occupy any portion of any sidewalk, street or alley for the storage of any material or article not intended for immediate use in connection with building operations upon the premises abutting upon such portion of such street or sidewalk.

It shall be unlawful to fail or neglect to have at least one-half of width of any sidewalk and not less than ten feet of the width of any alley unobstructed and free of rubbish at all times, without a permit from the Street Superintendent, except that a passage across such space may be used for the carriage of material.

No earth taken from any excavation and no rubbish or material taken from any building shall be stored or deposited either upon the sidewalk or the roadway of any street, and the same must be removed from day to day as rapidly as produced. When any dry rubbish liable to produce dust is being handled, it must be wetted down so as to prevent it from being blown about by the wind.

Lights at Obstructions

SECTION 111. It shall be the duty of every person, firm or corporation using, occupying or obstructing any portion of any street or sidewalk or alley, for the storage of building materials, to display and maintain a red light during the whole of every night at each end of every pile of such material situated in any street, sidewalk or alley.

Scuttles and Ladders

SECTION 112. Every building other than a dwelling house two stories or over in height shall have a scuttle not less than two feet by one and one-half feet with a permanent ladder arranged in a convenient place for access to the roof.

Elevators, Dumb Waiters and Chutes

SECTION 113. All passenger elevators shall be enclosed in a shaft having a covered top; said shaft shall extend from the basement floor to at least eighteen feet above the highest floor reached by car or not less than three feet above the roof.

Such shaft shall be of brick, tile, concrete or of wood studs, having fire stops the width of studs and not less than two inches thick at each floor and once between floors; such studs shall be metal-lathed on both sides and plastered three-fourths inches thick or such shaft may be inclosed with wired glass not less than one-fourth inch thick in metal frames and sash.

All doors to such shaft shall be constructed of metal or metal covered wood, and any glass in doors or shaft walls shall be wired glass not less than one-fourth inch thick in metal or metal-covered sash and frame.

The room containing the elevator machinery shall be of the same construction as required for shaft.

Every dumb waiter, chute or other shaft, cutting through from floor to floor, shall be of the same class of construction as required for passenger elevator shafts, or may be of metal or metal-lined where too small to plaster, and all openings to such shafts or chute shall be provided with doors or covers.

If a freight elevator is placed in a shaft the shaft shall be constructed as provided for shafts for passenger elevators. In case a freight elevator is not enclosed, trap doors shall be provided at each floor, which doors shall be automatic, or shall be held open by fusible links and so arranged as to fall shut when link is fused, and shall be covered with lock-jointed tin on under side and edge.

Every passenger elevator, car or hoist shall be provided with the proper automatic apparatus to prevent its falling in event of accident. Immediately below sheave beams of elevator there shall be placed a strong metal netting of not less than three-sixteenths inch iron and having mesh not exceeding two inches, supported on steel angles, and upon such metal netting there shall be a lighter wire netting not exceeding three-eighths inch mesh. Every elevator and its carrying beams and cables shall have a capacity of not less than one hundred pounds to the square foot, with a factor of safety of ten. Every such elevator shall be provided with automatic devices which shall stop the car at the top and bottom floors and with automatic safety devices which will bring the cars to a stop in case of excessive speed, or in case of failure of any part of the apparatus.

Fire Escapes and Stand Pipes

SECTION 114. Every building that is already erected, or that may hereafter be erected in the City of Torrance shall be provided and equipped with fire escapes and stand pipes as follows:

Every building more than two stories in height that is occupied by two or more families above the second floor or that is used or occupied or so constructed as to be capable of being used or occupied as a theatre, hospital, asylum, seminary, academy, college, hotel, rooming house, apartment house, tenement house, lodging house, factory, mill or manufactory, and every building used or occupied or capable of being occupied, above the second story, for offices, workshop or public entertainments or assemblages or for school purposes, and every building whatever more than three stories in height shall be provided and equipped with metallic fire escapes, combined with suitable metallic balconies, platforms and railings, firmly secured to the outer walls, and erected and arranged in such a way, and in such proximity to one or more windows of each story above the first as may be necessary to make and render said fire escapes readily accessible, safe and adequate for the escape of the inmates in case of fire, and for the use of the fire department. All such buildings as above described, which are more than three stories in height, shall have a metallic standpipe in connection with every fire escape required by this Ordinance. Such pipes to be of the size described in this Ordinance. On every such building there must be at least one fire escape connected with every floor above the first floor. Every such building of Class "C" containing more than five thousand square feet of floor area on any floor above the first story shall be provided and equipped with an additional fire escape for every additional five thousand square feet of area, or fractional part thereof, contained in the floor of largest area above the first story and every such building of Class "D" construction containing more than four thousand square feet of floor area on any floor above the first story, shall be equipped with an additional fire escape for every additional four thousand square feet of floor area or fractional part thereof contained in the floor of the largest area above the first story.

Specifications for the Erection and Construction of Fire Escapes

SECTION 115. Buildings of three stories, except as provided in Section 106 hereof, may have fire escapes with vertical ladders from balcony to balcony and from upper balcony to roof. Such fire escapes shall be constructed as follows: The balconies shall be not less than six feet in length and three feet in width. The frame of the platforms shall be constructed of wrought iron or steel angles not less than 2½x2½x5/16 inch section, which shall continue entirely around the platform. The angles at the ends of the platform shall continue through the wall and finish on the inside with a threaded ¾ inch bolt, nut and a 4x4x⅜ inch washer, or may end with an eye-bolt and 12x¾ inch vertical anchor placed two inches outside of the inner face of the wall.

Flooring of balcony shall be constructed of 2x¼ inch iron or steel slats spaced three inches from centers. These shall be riveted to the said angles and to a 2½x2½x5/16 angle support through the center of balcony.

Each balcony shall be provided with a top rail not less than two feet ten inches above its floor. This shall be constructed of wrought iron or steel equal in sectional area to a 2x2x¼ inch angle. The ends of this rail shall be secured to the wall as provided for the frame of the platform. Corner posts of balcony shall be in sectional area equal to the rail and of the same material. Balusters of balcony shall be of iron or steel of sectional area equal to ½ inch square spaced six inches from centers. Each end of balcony shall be braced with a strut of 2½x2½x5/16 inch wrought iron or steel angle, the upper end of which shall be riveted or bolted to the frame of the platform and the lower end securely embedded in the wall with a terminal vertical bearing and anchorage of not less than sixteen square inches.

Where balcony exceeds eight feet in length like braces shall be added for each additional four feet. Spacing of braces to be equidistant so far as may be.

All connections of frame must be riveted with two or more 5/16 inch rivets. The opening in the floor of the balcony for the ladder shall not be less than 22x24 inches. The ladder shall not be less than sixteen inches in width. The same to be bolted or riveted to each balcony floor and to the roof of the building. The ladders shall be set parallel with and not less than eight or more than twelve inches from the face of the wall from lowest balcony to top of wall, and shall be braced once for each six feet of its height above the highest balcony with wrought iron or steel brackets built into or bolted to the wall of the building.

Ladders shall be constructed with two by three-eighths inch side rail with rungs of five-eighths inch round, all of wrought iron or steel.

All buildings of more than three stories must be equipped with fire escapes having inclined step-ladders or stairways from balcony to balcony. In such, balcony shall not be less than eight feet long and 42 inches wide, and the openings for stairways not less than 20x40 inches. The stairways shall have stringers and treads ¼x4 inch, all of wrought iron or steel. The treads shall be flanged at either end and twice riveted to each stringer with 5-16 inch rivets. The rise from tread to tread shall not exceed 12 inches, and the run shall not be less than 4 inches to each foot of rise.

The stairways shall have a landing not less than 29 inches wide at either end of each flight, and shall be provided with a hand rail of one inch gas pipe.

All other details of stairway fire escapes to be the same as heretofore specified for fire escapes with vertical ladders, except that the angle iron frame for platform and the center support for flooring shall be 3 inch angle iron where specified 2½ inch for buildings of three stories in height, and except as provided in Section 105 hereof.

Fire escapes on Class "D" buildings must be bolted to floor joists and studding. No lag screws shall be used. Ladders must be shaped around cornice projections of not more than two feet, and must pass through any of greater projection. The opening through cornice to be not less than 22x24 inches.

All parts and details of the construction of balconies, ladders, stairways and hand-rails shall be firmly supported and stiffened so as to be perfectly rigid, durable and secure.

Each balcony shall be tested by the owner or builder thereof at his own expense whenever required to do so by the Building Inspector, with a dead load of one hundred pounds per square foot of floor area. If the balcony shows any weakness in the construction or anchorage it shall be strengthened at once by the owner or builder and made in every way satisfactory to the Building Inspector.

Standpipes

SECTION 116. Every building of four or five stories in height shall have, outside of the exterior walls or embedded therein, one or more metallic standpipes of at least four inches diameter, from a point four feet six inches above the sidewalk, to and over the roof, and at each story there shall be branches with two and one-half inch gate valves; and there shall be a two and one-half inch Siamese inlet attached to each standpipe four feet six inches above the line of the sidewalk; and an outlet over the roof with two three-inch gate valves with reducers from three inches to two and one-half inches, provided with caps and chains.

Every building of six stories in height shall have, outside of the exterior walls or embedded therein, one or more metallic standpipes at least five inches in diameter, each of which shall have a four-way two and one-half inch Siamese inlet attached thereto, four feet six inches above the line of the sidewalk, and at each story there shall be a three inch gate valve, with reducers to two and one-half inches provided with cap and chain; there shall be an outlet at the end of each standpipe, over the roof, which shall be connected with three three-inch gate valves, with reducers to two and one-half inches, provided with caps and chains. All hose connections shall fit the hose connections in use by the Torrance Fire Department. All stand pipes shall be capable of sustaining a hydrostatic pressure of three hundred pounds to the square inch throughout their entire length, after same are erected.

On every building where standpipes are required, said standpipes shall follow the line of fire escapes wherever such fire escapes occur.

Inside Standpipes

SECTION 117. Inside of every building over two stories in height except those in Class "A" dwellings and churches, there shall be standpipes extending from a connection with the city water main (such connection to be not less in diameter than that of the standpipes), to above the roof of the building, as follows:

Buildings of three stories in height shall have standpipes of not less than two inches internal diameter; buildings over three stories and not over five stories in height of not less than two and one-half inches internal diameter, and buildings over five stories in height of three inches internal diameter. Said standpipes shall have a one and one-half inch hose connection on each floor and roof, with sufficient good one and one-half inch hose (and suitable nozzle) attached to reach all points of the floor. Such stand pipes and hose shall be located and maintained to the satisfaction of the Building Inspector, and in case the height of the building renders the available water pressure insufficient to throw a reasonable stream, they shall be connected to a tank of not less than one thousand gallons capacity upon the roof of the building in such a manner as to be capable of furnishing a good stream of water for extinguishing fire.

This section shall apply to buildings hereafter erected, also to buildings already erected where the fire risk is, in the judgment of the Board of Trustees and Building Inspector, particularly hazardous, or as provided in Section 16 hereof.

Location of Fire Escapes and Standpipes

SECTION 118. The Board of Trustees and Building Inspector shall have power to determine the location of all fire escapes and standpipes, and the number thereof when not fixed by this Ordinance, and to inspect the same to see that they are properly constructed and maintained, as required by this Ordinance. Before a building permit is issued for any building required to have fire escapes or standpipes, the plans therefor must be submitted to said Board of Trustees and Building Inspector and the location and number of such fire escapes must be designated by the said officers and endorsed on such plans. If the Board of Trustees and Building Inspector find that any building now existing or in course of construction or hereafter to be constructed does not comply with any of the provisions of this Ordinance in regard to fire escapes or standpipes they shall give written notice of such deficiency to the owner, lessee or occupant of such building requiring him within thirty days after the receipt of such notice to make such building conform to the provisions of this Ordinance. It shall be unlawful for the owner, lessee or occupant of such building to use or occupy the same after the expiration of thirty days from receipt of said notice unless the same has within that time been made to conform to said provisions of this Ordinance.

Painting of Fire Escapes and Standpipes

SECTION 119. All standpipes and fire escapes must be painted with two coats of approved metallic paint when erected, and where exposed must be painted with a heavy coat of lead paint at least once each year.

Safes and Machinery in Buildings

SECTION 120. It shall be unlawful for any person, firm or corporation to place any safe exceeding ten cubic feet in size, or 2500 pounds in weight, in any part of any building above the basement, without first obtaining a permit therefor from the Building Inspector. Before issuing any such permit the Building Inspector shall ascertain the bearing capacity of the floor upon which it is proposed to place such safe or machine, and if such floor is of the necessary strength to sustain such safe or machine with safety he shall grant such permit, otherwise he shall refuse it.

Test of Strength

SECTION 121. Before the entire completion of any building the owner of the same shall, at the request of the Building Inspector, make a test of strength wherever the said Building Inspector requires, and after such test, in the event of failure to fulfill any or all of the requirements of this Ordinance, the deficiency shall be immediately corrected. Such tests must be made by the owner of any completed building or sidewalk upon written request so to do from the Building Inspector and any deficiency in strength immediately corrected.

Weights of Material

SECTION 122. In computing the weight of walls, floors and materials, a cubic foot of material shall be deemed to have the weight given in the tables of F. E. Kidder's "Architects' and Builders' Pocket Book."

Test of Material

SECTION 123. Building materials used shall be subjected to such tests to determine their character and quality as the Building Inspector may direct.

Cement

SECTION 124. No cement except Portland cement shall be used in building operations; it must be of such quality as will develop a tensile strength of 350 pounds per square inch after one day in the air and six days in water.

Concrete

SECTION 125. Concrete for foundations shall contain not less than one part of cement to three parts of sand and five parts of clean gravel or broken stone. Ingredients shall be put together by measure and thoroughly mixed.

Bearing Capacity of Soils

SECTION 126. The maximum load allowed upon any square foot of the various kinds of ground shall be as follows: Upon firm gravel or hard clay not less than eight feet below the surface, four tons. Upon soft clay or adobe, not less than ten feet below the surface, three tons. Upon firm gravel or hard clay from three to six feet below the natural surface, two tons. Upon sandy loam, one ton. Upon soft clay or adobe, not less than two feet below the surface, one ton.

All footings shall be extended through the surface down to undisturbed natural ground. Wherever wet land or tide land occurs and proper foundations cannot otherwise be secured, piles shall be used and driven in such manner as to secure a safe and durable foundation in accordance with standard practice.

Safe Loads of Masonry

SECTION 127. The safe load on hard-burned brick laid in lime mortar shall not exceed eight tons per square foot, and on same laid in cement mortar shall not exceed fifteen tons per square foot. The safe load on concrete foundations shall not exceed fifteen tons per square foot.

Gas Meters

SECTION 128. No gas meter shall be located in the same enclosure with any boiler, hot air heater or hot water heater.

Lights at Exits

SECTION 129. At each and every exit in any room or building used for the entertainment of the public and having an area of 1000 square feet or more, there shall be placed and maintained a lamp in which only non-inflammable oil shall be used, or electricity upon an independent circuit satisfactory to the Building Inspector. Said lamp or lamps shall be lighted previous to the opening of the doors of such room or building and shall be kept lighted until the audience shall have departed from the premises. There shall be inscribed upon such lamp or lamps the word "Exit" in plain block letters at least six inches high. All existing buildings or rooms of the kind in this section specified shall be made to conform hereto as the Building Inspector may direct.

SECTION 130. Whenever the Building Inspector shall find that any building or structure or part thereof, now erected or which may hereafter be erected is dangerous to persons or property or is unsafe for the purpose for which it is used or is in danger of fire from any defect in its construction or is unsightly or unsanitary or partially destroyed, he shall notify the owner, person in charge or occupant thereof in writing, specifying therein where such building or structure is dangerous, unsafe or defective or that same is unsightly or unsanitary, and in such notice shall require such owner, person in charge or occupant forthwith to remove, demolish or repair the same or to make such alterations as may be necessary to make such structure or building safe, sanitary or sightly, and to render the same safe to life and property, and he shall specify in such notice with reasonable certainty the work necessary to such end.

The owner, person in charge or occupant of any such building or structure or part thereof, upon whom notice has been served as herein provided, shall, within five days after receiving said notice, commence to comply with the terms of the same, and thereafter proceed with diligence and dispatch either to remove, demolish or repair the same as in said notice required.

It shall be and is hereby declared unlawful for any person, firm or corporation to use or permit to be used or maintain or permit to remain standing or existing any building or structure or part thereof which has been declared to be dangerous to persons or property or unsafe for the purpose for which it is to be used or is in danger of fire from any defective construction or is unsanitary or unsightly, after five days from receiving a notice as aforesaid from the said Building Inspector of said city.

In the event that the owner, person in charge or occupant of any such building or structure or part thereof, upon whom notice has been served as herein provided, shall fail for five days to commence to demolish or remove or repair such building or structure or part thereof as provided for in said notice, the said Building Inspector shall have authority and it is hereby declared to be his duty to immediately and forthwith enter upon said premises and cause the demolition and removal of such building or structure or part thereof which is defective or dangerous to persons or property for any cause above mentioned or unsightly or which is partially destroyed, and to charge the cost thereof to the owner of such property. This remedy shall be cumulative and in addition to the fine, penalty or punishment provided for the violation of this Ordinance.

The members of the Board of Trustees, the Inspectors of Buildings, and Chief of the Fire Department and the City Marshal shall have a right to enter at any time any room or building used for public entertainments of any kind.

SECTION 131. A violation of this Ordinance shall be punishable by imprisonment for a period of ninety (90) days or by a fine of Two Hundred Dollars ($200.00) or both such fine and imprisonment.

SECTION 132. Ordinances numbered 10, 54, 56, 60, 68, 87, 94, and 99, and any portion of any other ordinance in conflict with this Ordinance, are hereby repealed.

SECTION 133. The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be published once in the Torrance Herald, and thereupon and thereafter this Ordinance shall be in full force and effect.

Approved:
R. R. SMITH,
President of the Board of Trustees of the City of Torrance.

Attest:
A. H. BARTLETT,
City Clerk of the City of
(Seal) Torrance.

State of California, County of Los Angeles.—ss.

I, Albert H. Bartlett, do hereby certify that I am the City Clerk of the City of Torrance, and that the above ordinance was regularly introduced at a meeting of the Board of Trustees of said city on the 2nd day of March, 1925, and was adopted on the 16th day of March, 1925.

A. H. BARTLETT,
City Clerk of the City of
(Seal) Torrance

NOTICE OF SALE AT PUBLIC AUCTION

Notice is hereby given, that pursuant to the provisions of Sections 3051 and 3052 of the Civil Code of the State of California, the undersigned will sell at public auction to the highest bidder for cash, on April 10, 1925, at the hour of 9 A. M. of that day, at the garage of Frank Myers, located at 1071 Narbonne Avenue, in the town of Lomita, Los Angeles County, California, the following described personal property, to satisfy the liens of the undersigned thereon for labor performed and material furnished in the repair of said personal property $94.90, for one month's storage $10, and for the costs of advertising and the expenses of sale, to-wit:

One Ford Touring Automobile, California 1924 license 1,085,898, engine number 6,781,451.

Dated, March 24, 1925.

FRANK MYERS.

NOTICE OF SALE

Notice is hereby given by the undersigned that a certain Maibohm automobile, 1920 model, engine No. 8151, license No. 379609, will on the 11th day of April, 1925, at the hour of 3 o'clock p. m., be sold by the undersigned at Keystone Garage, 22121 Main Street, in Keystone, County of Los Angeles, State of California, to the highest bidder for cash. That from the proceeds of such sale the claim of the undersigned for towing and storage of said automobile and for the caring for said automobile will be paid. That the cost of conducting such sale will be paid from such proceeds, and any balance remaining in the hands of the undersigned will thereupon be paid to the former owner of such automobile.

G. WARREN MOSELEY.

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