

Legal Advertisement

ORDINANCE NO. 214 AN ORDINANCE OF THE CITY OF TORRANCE REGULATING LATHING AND PLASTERING WITHIN THE CITY AND REPEALING ALL SECTIONS OF ORDINANCES IN CONFLICT HEREWITH

The City Council of the City of Torrance do ordain as follows:

SECTION 1. The term "Plastering" shall include any plastering done by any person, firm or corporation, general contractor or builders or any one doing or causing to be done any plastering on any building or structure in the City of Torrance, excepting a plaster mechanic doing plastering on the job.

LICENSES

SECTION 2. Every person, firm, general contractor, corporation or any one building or well doing plastering in the City of Torrance shall obtain a license to do so. Such license shall be issued by the City Clerk of the City of Torrance only to such person, firm or corporation as hereinafter stated upon the payment of a fee of Twenty-Four Dollars (\$24.00) per annum. Such license shall be issued by the City Clerk of the City of Torrance only to such person, firm or corporation as hereinafter stated upon the payment of a fee of Twenty-Four Dollars (\$24.00) per annum in advance. This license shall be for a term of one year from the first of the month in which the license is issued.

BOND

SECTION 3. No license shall be issued for any plastering in or upon any building or structure within the City of Torrance, until a surety bond by a reliable bonding company in the amount of One Thousand Dollars (\$1000.00) payable to the City of Torrance and approved by the City Council of said City, shall have been executed by such person, association or corporation desiring to do said plastering, which bond shall set forth that the principal shall faithfully abide by and conform to the provisions of this Ordinance, and that any person who may be damaged in reason of a violation of any of the conditions of this Ordinance shall be indemnified and held harmless and recover thereon in his, its or their own name.

REVOCAION OF LICENSES

SECTION 4. Any license issued to a plastering contractor may be revoked by the City Council if it is found that the contractor building such license has deliberately and willfully violated the provisions of this plastering ordinance, and no license shall be issued him during the period following the revocation of his license.

PERMIT

SECTION 5. It shall be unlawful for any person, firm or corporation to do or cause to be done any plastering in or upon any building or structure within the City of Torrance which work exceeds Thirty Dollars (\$30.00) in cost, unless a permit to do so has been first obtained as in this Ordinance provided.

FEES

SECTION 6. A fee to be paid to the City of Torrance for the issuance of a plastering permit for each building upon which plastering work is to be done shall be as follows: For any building in the construction or repair of which the total interior plastering is not in excess of Four Hundred (400) square yards, the fee for permit and inspection shall be One Dollar and Twenty-Five Cents (\$1.25). For any building plastered both on the inside and outside where the combined plastering is not in excess of Five Hundred Fifty (550) square yards, the fee shall be Two Dollars (\$2.00). For buildings of more than Four Hundred (400) square yards interior plastering, the fee shall be Two Dollars and Twenty-Five Cents (\$2.25).

For buildings where the combined interior and exterior plastering is in excess of Five Hundred Fifty (550) square yards, the fee shall be Three Dollars and Forty-Five Cents (\$3.45). The fee for permits covering exterior plastering only shall be One Dollar (\$1.00) for buildings not over Two Hundred (200) square yards in plastering surface and One Dollar and Seventy-Five Cents (\$1.75) for buildings where the plastering surface is in excess of Two Hundred (200) square yards and not in excess of Five Hundred (500) square yards. For exterior plastering only, the fee shall be One Dollar and Seventy-Five Cents (\$1.75) per square yard for fees to be charged.

INSPECTIONS

SECTION 7. Upon notification from the permit holder or his representative, the Building Inspector shall make the following inspections and shall either approve that portion of the construction as completed, or notify the permit holder or his representative wherein the same fails to comply with the Ordinance, and in what way alterations are required to be made. Inspection shall be called for during the following period of construction: 1st. After all lathing, interior and exterior, is in place and all plastering materials are on the job. 2nd. After the first coat has been applied. 3rd. Fourteen (14) days after exterior walls have received the second coat of stucco. Final inspection of interior and exterior plastering. This final inspection must be within seven (7) days after the work has been completed.

It shall be unlawful for lathing, plaster, or in any manner conceal any part of any building under construction until same has had final inspection and approval by the Building Inspector or his deputy.

WOOD LATH

SECTION 8. Wood lath shall be of a good quality of pine, spruce

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or Douglas fir, approximately three-eighths (3/8) of an inch thick and not to exceed one and five-eighths (1 5/8) inches wide and, except when necessary to cover a narrower space or to break a plaster joint, shall be not less than four (4) feet long. Such lath shall be free from cross-grain, knots or other defects. Each lath shall be nailed with fine lined nails to a stud, joist or other support at each end thereof and at points not more than sixteen (16) inches apart along the length of such lath. Such nails shall be not less than three-penny in size and shall be driven full length. For lime plaster lath shall be spaced not less than three-eighths (3/8) of an inch and not more than one-half (1/2) of an inch apart and for gypsum plaster not less than one-quarter (1/4) of an inch and not more than three-eighths (3/8) of an inch apart. Joints at the end of laths shall be broken at least every eighth (8th) lath. Stud, joist or other supports for lathing shall be spaced not to exceed sixteen (16) inches on centers. No vertical or diagonal lathing or plaster joint or warped lath shall be used. At the time of being nailed in place all such lath shall be well soaked with water and shall be thoroughly wet at the time plaster is applied thereon. It shall be unlawful to apply any exterior wood lath until all exterior felt paper has been applied. All covers, ball noses and interior angles shall receive a strip of metal lath for reinforcement at least four (4) inches wide and weighing not less than two and two-tenths (2 2/10) pounds per square yard before any plastering is applied. A four (4) inch strip shall also be used where masonry and wood join.

GYPNUM PLASTER LATH

SECTION 9. Gypsum plaster lath is used it shall be composed of pure gypsum, wood and manila fibre, or of other similar materials provided that not less than eighty-five per centum (85%) of such composition shall be of non-inflammable material. Such plaster lath shall be not less than three-eighths (3/8) of an inch in thickness and shall be spaced one-quarter (1/4) of an inch apart horizontally and vertically and each joint broken.

WOOD JOISTS, FURRING STRIPS, STUDDING OR OTHER WOOD PLASTER LATH

SECTION 10. Wood joists, furring strips, studs or other wood plaster lath shall be spaced not more than sixteen (16) inches apart in one direction and sixteen (16) inches apart in a right angle direction. Where the furring strips, studs or other supports are of metal the plaster lath shall be securely fastened to the same with galvanized iron wire of not less than fourteen (14) B. W. gauge or with metal clips or nails spaced the same as required for nails. All wire nails used for fastening plaster lath shall be not less than eleven (11) gauge with flat heads not less than three-eighths (3/8) of an inch in diameter.

FIBRE BOARD LATH

SECTION 10. Any fibre board lath or other similar board lath which is equivalent to plaster board lath in strength, durability and weight may be used as a backing for lathing provided the type of such board lath shall have first been approved and all such board lath shall conform strictly to the type so approved. Such approved board lath may be used wherever wood lath is permitted but shall not be used in substitution for plaster board lath or metal lath wherever such plaster board lath or metal lath are specifically required.

METAL LATH

SECTION 11. Metal lath shall be of copper alloyed elastic open mesh steel, copper bearing, Bessmer steel, or hot iron. Such metal lath shall be either galvanized or dipped in an asphaltic base dip which dip shall be alkali resisting and shall be lime and acid proof. Metal lath shall be lapped not less than one (1) inch at each joint and for exterior lathing shall be kept not less than one-quarter (1/4) of an inch away from all backing and supports by galvanized metal furring nails, galvanized metal furring clips, or other equivalent means of furring; provided, however, that when self-furring metal lath is used such furring nails, clips or other equivalent means of furring shall not be held in place by means of galvanized or blued nails not smaller than five-penny in size, or by means of galvanized staples not less than one (1) inch in length made of not smaller than No. 11 B. W. gauge wire, or by any other approved method of equivalent strength. Metal lath when applied to metal supports shall be fastened thereto with not smaller than No. 11 B. W. gauge wire, annealed wire or by metal clips of equivalent strength. Nails for holding metal lath in place shall be driven to approximately three-fourths (3/4) penetration and bent over one or more strands, or its equivalent of such metal lath. Staples, furring nails, furring clips or other methods of fastening metal lath shall develop a strength equivalent to the nails hereinbefore specified in this subsection. In no case shall any metal lath be cracked, broken or otherwise defective. Stud, joist, furring strip, or other supports to which metal lath for suspended ceilings is attached shall be spaced at not more than twelve (12) inches on centers and not more than sixteen (16) inches

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on centers for other metal lathing. Metal lath shall be fastened to such studs, joists, furring strips or other supports at points spaced at approximately six (6) inches on centers by one of the means hereinbefore specified in this subsection.

PLASTER REINFORCING

SECTION 12. Any metal reinforcing material, which wire netting, expanded metal fabric or welded wire fabric used for exterior stucco or for an interior or exterior plaster reinforcing shall be elastic and shall be galvanized or dipped in an asphaltic base dip which dip shall be alkali resisting and shall be lime and acid proof. Metal reinforcing shall be turned, lapped and fastened in place in the same manner as required herein for metal lath and shall have a mesh not exceeding two (2) inches in width and four (4) inches in length and each such mesh shall be not less than eight (8) square inches. Such metal reinforcing material, woven, wire netting, expanded metal fabric or welded wire fabric shall not be less than one and one-eighth (1 1/8) pounds per square yard.

SUSPENDED CEILINGS

SECTION 13. Each suspended ceiling, and each portion thereof, in any Class "A" building or in any building of Class "A" construction shall be constructed and supported as hereinafter in this subsection provided. The main runners or other supports for any suspended ceiling shall consist of steel channels, steel angles or steel tees, not smaller than one (1) inch in vertical depth when in place and weighing not less than two and two-tenths (2 2/10) pounds per square foot. Such main runners or other supports shall be supported by galvanized steel wire hangers not smaller than No. 8 B. W. gauge, spaced at not more than four (4) feet on centers. Such wire hangers shall be securely fastened to such structural framing, masonry or concrete by means of such wire hangers shall be secured to such main runners or other supports by wrapping each such wire hanger a full turn around such main runner or other support and twisting such wire hanger together over the top of such main runner or other support so as to develop the full strength of the wire. The under side of such main runners or other supports shall be three (3) inches apart, spaced at not more than four (4) feet on centers. Each such three-quarter inch channel shall be fastened to each main runner or other support directly above same by means of not smaller than No. 8 B. W. gauge galvanized annealed wire wrapped around members with a double turn and twisted securely together. Each main runner and cross furring channel shall be straight and true and shall be maintained in that condition by means of metal lath applied to such three-quarter inch channels shall be of the quality and weight and shall be applied in the manner specified in Section 11 of this Ordinance for metal lath applied to metal supports.

EXTERIOR LATHING AND BACKING

SECTION 15. All exterior plaster and/or stucco shall be not less than three (3) coat work, and be reinforced and applied as hereinafter provided in this section. Stucco or other material construction shall be sheathed or covered with a backing for exterior plaster and/or stucco, as follows: 1. Wood boards not less than one (1) inch in thickness and spaced at not more than four (4) inches in width or four (4) inches in length or more than eight (8) inches in width, spaced not more than six (6) inches apart, covered with approved asphalt saturated and water proofed felt paper; 2. Approved asphalt saturated and water proofed felt paper, covered with approved plaster board lath or fiber board lath; or 3. Approved metal lath, back plastered in an approved manner.

INTERIOR PLASTERING

SECTION 21. Plastering with lime mortar shall be three (3) coat work when applied over metal lath, wire fabric, plaster lath or fiber board, and may be two (2) coat work when applied over wood lath. Plastering with gypsum or hard wall plaster shall be three (3) coat work when applied over metal lath or wire fabric, and not less than two (2) coat work when applied over wood lath, plaster lath or fiber board. Plastering with cement mortar shall be three (3) coat work when applied over metal lath, expanded metal or wire mesh. Cement plaster shall not be applied over wood lath, wood lath or fiber board unless such gypsum lath, wood lath or fiber board shall be first covered with a waterproof paper and metal reinforcing as required for exterior plastering.

INTERIOR PLASTERING WITH LIME MORTAR

SECTION 22. The first or finish coat of interior plaster shall be mixed one (1) part lime to not more than two and one-half (2 1/2) parts of sand, by volume. Each cubic yard of lime mortar shall contain not less than two hundred (200) pounds of Keene's cement. To each cubic yard of lime mortar used for first or scratch coat there shall be added not less than four (4) pounds of manila fiber, or loose hair, the same to be distributed thoroughly throughout the mortar. The second coat of mortar applied over metal or plaster lath or fiber board shall be well scored so as to form a good mechanical key. The first coat shall be completely limbed and cover all of the lath. The second coat of lime mortar shall be mixed one (1) part of lime to not more than three (3) parts of sand, by volume, and shall contain not less than one hundred (100) pounds of Keene's cement in each cubic yard of mortar. To this shall be added not less than four (4) pounds of manila fiber or loose hair. The second coat of lime mortar shall be rodded or darbed to a straight surface. The minimum thickness of the two coats of lime mortar shall be not less than three-fourths (3/4) of an inch (3/4), including the lath. The second coat of lime mortar shall be thoroughly set and dry before the third or finish coat is applied. The third or finish coat may consist of one of the following: 1. Part gypsum plaster mixed one (1) part of gypsum plaster to not more than one (1) part of lime putty. Such white coat shall thoroughly cover all brown mortar surfaces and shall be troweled smoothly with a steel trowel, and must be free from blemishes. 2. A sand finish consisting of one (1) part gypsum plaster to not more than three (3) parts of sand, by volume. Such sand finish shall thoroughly cover all brown mortar surfaces and may be left in any texture desired. 3. Any approved brand of interior stucco which shall cover all brown mortar surfaces. Portland cement will not be per-

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mitted for the third or finish coat over lime or gypsum brown mortar, nor shall any Portland cement be used over lime or gypsum mortar surfaces. Lime mortar, when applied over wood lath, shall be mixed and applied as required for the brown coat and finish coat of lime mortar over metal lath, plaster lath or fiber board, except that the brown coat shall be mixed one (1) part lime to not more than two and one-half (2 1/2) parts of sand, by volume. It shall contain not less than two hundred (200) pounds of Keene's cement in each cubic yard of mortar. To the brown coat shall be added at least four (4) pounds of manila fiber or loose hair.

INTERIOR HARDWALL OR GYPSUM PLASTER

SECTION 23. Whenever private garages are connected to or form a part of a dwelling, flat, apartment house, building or structure, used for habitation, the sides and ceilings occurring between such apartment or between any room in such building or structure used for human habitation shall be covered on the automobile storage side of the wall, walls or ceiling with metal lath and cement plaster of a total thickness not less than three-quarters (3/4) of an inch. Provided, however, where apartments or rooms are built above a garage, all side walls of garage shall be covered with metal lath and cement plaster of a total thickness not less than three-quarters (3/4) of an inch. Except in fireproof buildings, whenever an automobile storage space of more than one thousand (1000) square feet occurs in such building, the storage rooms shall be subdivided by means of one thousand feet area or less by means of fireproof floors, walls and ceilings. Private automobile storage rooms when occurring above the first floor shall be constructed in the same manner and of the same materials as required for public garages.

CEILING

SECTION 25. All basement ceilings, stairs, halls, corridors, public passageways and stores, where there are living quarters above shall be lathed with a non-combustible lath and plastered in the same manner as required for total thickness, lath included, of three-quarters (3/4) of an inch. Such ceilings may be of metal or wooden lath and plaster. SECTION 26. Every building containing a moving picture theater, seating over one hundred persons, or in which there is a balcony seating over one hundred persons, shall conform to all the requirements of a theater in regard to class of building, front courts, aisles, exits and entrances.

GENERAL PROVISIONS OF MOVING PICTURE THEATERS

SECTION 27. The underside and soffits of all stairways and outside stringers of masonry and inside of masonry and wooden buildings shall be metal lath and plastered not less than three-quarters (3/4) of an inch in thickness, including the lath. SECTION 28. In all buildings or structures in the City of Torrance, except those of mill type construction, the walls and ceilings of rooms that are used for eating, sleeping, or living purposes, for the present or future sale of food for human consumption, and also all wooden portions of rooms where merchandise is stored, provided such rooms are part of a building used as an apartment house, hotel or place of public assembly shall be covered with a non-combustible material, known as plaster. Wherever plaster is used, as required by this section, it shall have a minimum thickness of not less than three-eighths (3/8) of an inch, measured from the exterior of any lath or wooden support. SECTION 29. Where furnaces are placed in any building or structure of wood construction for heating purposes, the ceiling overhead shall be plastered on metal lath for a distance of at least five (5) feet horizontally from said furnace. All staff shall be thoroughly soaked before sticking. All lugs shall be of pure fibre and plaster of Paris. Excelsior shall not be used for lugs. In all cases where staff is heavy auxiliary fastenings shall be used and such fastenings shall be not less than the equivalent of fourteen (14) gauge copper wire, shall in all cases be of sufficient strength to securely fasten the staff to the support, and shall be rust resisting. SECTION 30. When plastering is done in dry weather, all openings in any building or structure shall be closed until plaster has become properly set and shall be rust resisting. SECTION 31. All Ordinances and parts of Ordinances of the

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City of Torrance which may be found to be in conflict with this Ordinance are hereby repealed. SECTION 32. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be published once in the Torrance Herald and thereafter the same shall be in full force and effect. Approved: JOHN DENNIS, Mayor of the City of Torrance. Attest: A. H. BARTLETT, City Clerk of the City of Torrance (Seal)

PRIVATE GARAGES WHEN CONNECTED WITH AN APARTMENT HOUSE

SECTION 24. Whenever private garages are connected to or form a part of a dwelling, flat, apartment house, building or structure, used for habitation, the sides and ceilings occurring between such apartment or between any room in such building or structure used for human habitation shall be covered on the automobile storage side of the wall, walls or ceiling with metal lath and cement plaster of a total thickness not less than three-quarters (3/4) of an inch. Provided, however, where apartments or rooms are built above a garage, all side walls of garage shall be covered with metal lath and cement plaster of a total thickness not less than three-quarters (3/4) of an inch. Except in fireproof buildings, whenever an automobile storage space of more than one thousand (1000) square feet occurs in such building, the storage rooms shall be subdivided by means of one thousand feet area or less by means of fireproof floors, walls and ceilings. Private automobile storage rooms when occurring above the first floor shall be constructed in the same manner and of the same materials as required for public garages.

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SECTION 24. Whenever private garages are connected to or form a part of a dwelling, flat, apartment house, building or structure, used for habitation, the sides and ceilings occurring between such apartment or between any room in such building or structure used for human habitation shall be covered on the automobile storage side of the wall, walls or ceiling with metal lath and cement plaster of a total thickness not less than three-quarters (3/4) of an inch. Provided, however, where apartments or rooms are built above a garage, all side walls of garage shall be covered with metal lath and cement plaster of a total thickness not less than three-quarters (3/4) of an inch. Except in fireproof buildings, whenever an automobile storage space of more than one thousand (1000) square feet occurs in such building, the storage rooms shall be subdivided by means of one thousand feet area or less by means of fireproof floors, walls and ceilings. Private automobile storage rooms when occurring above the first floor shall be constructed in the same manner and of the same materials as required for public garages.

CEILING

SECTION 25. All basement ceilings, stairs, halls, corridors, public passageways and stores, where there are living quarters above shall be lathed with a non-combustible lath and plastered in the same manner as required for total thickness, lath included, of three-quarters (3/4) of an inch. Such ceilings may be of metal or wooden lath and plaster. SECTION 26. Every building containing a moving picture theater, seating over one hundred persons, or in which there is a balcony seating over one hundred persons, shall conform to all the requirements of a theater in regard to class of building, front courts, aisles, exits and entrances.

GENERAL PROVISIONS OF MOVING PICTURE THEATERS

SECTION 27. The underside and soffits of all stairways and outside stringers of masonry and inside of masonry and wooden buildings shall be metal lath and plastered not less than three-quarters (3/4) of an inch in thickness, including the lath. SECTION 28. In all buildings or structures in the City of Torrance, except those of mill type construction, the walls and ceilings of rooms that are used for eating, sleeping, or living purposes, for the present or future sale of food for human consumption, and also all wooden portions of rooms where merchandise is stored, provided such rooms are part of a building used as an apartment house, hotel or place of public assembly shall be covered with a non-combustible material, known as plaster. Wherever plaster is used, as required by this section, it shall have a minimum thickness of not less than three-eighths (3/8) of an inch, measured from the exterior of any lath or wooden support. SECTION 29. Where furnaces are placed in any building or structure of wood construction for heating purposes, the ceiling overhead shall be plastered on metal lath for a distance of at least five (5) feet horizontally from said furnace. All staff shall be thoroughly soaked before sticking. All lugs shall be of pure fibre and plaster of Paris. Excelsior shall not be used for lugs. In all cases where staff is heavy auxiliary fastenings shall be used and such fastenings shall be not less than the equivalent of fourteen (14) gauge copper wire, shall in all cases be of sufficient strength to securely fasten the staff to the support, and shall be rust resisting. SECTION 30. When plastering is done in dry weather, all openings in any building or structure shall be closed until plaster has become properly set and shall be rust resisting. SECTION 31. All Ordinances and parts of Ordinances of the

NOTICE OF TRUSTEE'S SALE

WHEREAS, by Deed of Trust dated January 21st, 1922, and recorded February 4th, 1923, in Book 985, Page 275, of Official Records in the office of the County Recorder of Los Angeles County, California, EDGAR S. SCHAEFER and THOMAS H. CHARTER, husband and wife, did grant and convey the property therein and hereinafter described to WESTERN TRUST AND SAVINGS BANK, a Corporation of Los Angeles, California, as Trustee, with power of sale to security among other things, the payment of promissory note in favor of PACIFIC COAST SECURITIES COMPANY, a Corporation, and moneys advanced, and interest thereon; and

WHEREAS, said note, together with said Deed of Trust and all rights accrued or to accrue thereunder, was on May 10th, 1929, transferred and assigned by said Pacific Coast Securities Company to EDGAR S. SCHAEFER, who is now the owner and holder of said note; and

WHEREAS, said Deed of Trust provides that should breach as default be made in payment of any indebtedness and/or in performance of any obligation, covenant, promise or agreement therein mentioned, that the owner and holder of said note may declare all sums secured by said Deed of Trust immediately due and may require the Trustee to sell the property thereby granted; and

WHEREAS, default has been made in payment of said promissory note, and in accordance with the obligations for which said Deed of Trust is a security, in this, that the quarterly installments of interest due on said note on October 21st, 1929, January 21st, 1930, April 21st, 1930, and July 21st, 1930, have not been paid, nor has any part thereof since been paid, nor have any payments hereafter falling due been made; and

WHEREAS, on October 8th, 1930, said EDGAR S. SCHAEFER, then the owner and holder of said note, and holder of said Deed of Trust, did execute and did deliver to and did deliver to said Deed of Trust immediately due and payable and did demand that said Trustee sell the property granted thereby to accomplish the objects of the trust therein expressed, in accordance with the provisions therein set forth, and in conformity with Section 224 of the Civil Code of California, did thereafter cause to be recorded on October 22nd, 1930, in Book 1038, Page 266 of Official Records of said County of Los Angeles, California, a notice of breach and default and of election to cause said Trustee to sell said property to satisfy said obligations; and

NOTICE HEREBY given that the obligations so secured, and by virtue of the authority in it vested, the undersigned, as Trustee, will sell at public auction to the highest bidder for cash, PAYABLE IN UNITED STATES GOLD COIN AT 11 O'CLOCK, on Saturday, the 21st day of February, 1931, at eleven o'clock A. M., at the Broadway entrance of the City Hall in the City of Long Beach, County of Los Angeles, State of California, to-wit: the interest conveyed to it by said Deed of Trust in and to all the following described property, or so much thereof as may be necessary, situate and being in the City of Torrance, County of Los Angeles, State of California, to-wit: Lot Fourteen (14) in Block "N", of Tract Number Ten Thousand, Three Hundred (10,300), as per map recorded in Book 145, pages 86 to 89, inclusive, of Maps, in the office of the County Recorder of Los Angeles County; To pay the