

COPY OF THE  
**OFFICIAL BUILDING CODE**

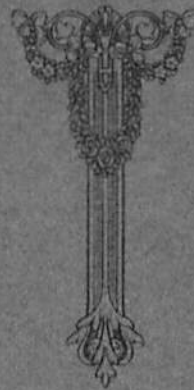
of the

**CITY OF SAINT PAUL, MINN.**

**1930**

Revised and brought up to date by

**The Department of Public Buildings**



(b) Buildings of Class IIc, not more than two stories in height may be of Type I, Type 2, Type 3 or Type 4 construction.

#### Elevators in Hospitals.

Sec. 8-18. Every building three stories or more in height constructed for or converted to hospital purposes, shall have at least one elevator, the floor dimensions of which shall not be less than seven feet by five feet and said elevator be enclosed in a fireproof shaft with incombustible doors.

#### Fire Escapes in Class IIc Buildings.

Sec. 8-19. All buildings of Class IIc, shall be equipped with stairway fire escapes, which shall in number, location and structural features comply with the general provisions of this Code, relating to fire escapes.

#### Fire Extinguishers.

Sec. 8-20. On each floor of every building used for Class IIc, there shall be provided, for each two thousand square feet of floor area or fractional part thereof, at least one chemical fire extinguisher which shall be subject to the approval of the Fire Chief as to size and location and maintenance.

#### Class III Buildings.

Sec. 8-21. Every building of Class III shall comply with the provisions of this Code, and shall in addition, comply with the following special provisions:

#### Construction of—Height of—Type.

Sec. 8-22. (a) Every building of Class III which is four stories or more in height, shall be of Type I construction.

(b) Every building three stories and attic in height shall be of Type 1, Type 2, Type 3 or Type 4 construction.

(c) Buildings of this class, less than three stories and attic in height, and having a superficial floor area of not more than 3,000 square feet, may be of Type 1, 2, 3, 4, or 5 construction.

#### Allowance of Live Loads in Construction of Floors.

Sec. 8-23. In every building of Class III, the floors shall be designed and constructed in such manner as to be capable of bearing in all their parts, in addition to the weight of the floor construction, partition, permanent fixtures and mechanisms that may be set upon the same, a live load of forty (40) pounds for every square foot of surface, except that for Class IIIc, live load shall be eighty-five (85) pounds per square foot.

#### Rooms, Lighting and Ventilation of.

Sec. 8-24. No room in a dwelling house or apartment house erected prior to the passage of this Ordinance shall hereafter be occupied for living purposes unless it shall have a window of an area of not less than eight (8) square feet, opening directly upon a street or upon a rear yard not less than ten (10) feet deep, or above a roof of an adjoining building or upon a court or side yard of not less than twenty-five (25) square feet, open to the sky without roof or skylight, unless such room is located on the top floor and is adequately lighted and ventilated by a skylight opening directly to the outer air. Where dark rooms are so located as to make it impossible to construct windows to the outer air, as provided in this Section, all doors shall be removed and such parts of the partitions as, in the

opinion of the Commissioner of Public Buildings would provide proper lighting and ventilation for such rooms.

Sec. 8-25. Public Halls and Stairs, Lighting and Ventilation of. In all dwelling houses and apartment houses erected prior to the passage of this Ordinance, the public halls and stairs shall be provided with as much light and ventilation to the outer air as may be deemed practicable by the Health Officer, who may order the cutting in of windows and skylights and such other improvements and alterations in said dwelling or tenement house, as in his judgment may be necessary and appropriate to accomplish this result. All new skylights hereafter placed in such dwellings shall be in accordance with this Ordinance and shall be of such size as may be determined to be practicable by the Health Officer.

Sec. 8-26. Sinks and Water Closets. In all dwellings erected prior to the passage of this Ordinance, the wood work enclosing sinks and water-closets shall be removed and the space underneath said fixtures shall be left open. The floor and wall surfaces beneath and around such fixtures shall be put in good order and repair, as defined by this Ordinance.

Sec. 8-27. Privy Vaults, School Sinks and Water Closets. Whenever a connection with sewer is possible, all privy vaults, school sinks, cesspools, crock hoppers, or other similar receptacles used to receive fecal matter, urine or sewage, shall, with their contents be completely removed and the place where they were located, properly disinfected under the direction of the Health Officer, within sixty (60) days after notification of the Health Department. Such appliances shall be replaced by individual water closets of durable non-absorbent materials, properly sewer connected and with individual traps, and properly connected flush tanks provided an ample flush of water is available to thoroughly cleanse the bowl. Each such water-closet shall be located inside the dwelling house or other building in connection with which it is to be used, in a compartment completely separated from every other water closet and such compartment shall contain a window of not less than four (4) square feet in area opening directly to the street, or rear yard or court of the minimum sizes prescribed in sections of this Ordinance. The floors of water-closet compartments shall be as provided in this Ordinance. Such water-closets shall be provided in such numbers as required by this Ordinance. Such water-closets and all plumbing in connection therewith, shall be sanitary in every respect, and except as in this Ordinance otherwise provided, shall be in accordance with the all ordinances and regulations in relation to plumbing and drainage. Pan, plunger and long hopper closets will not be permitted. No water closets shall be placed out of doors.

Sec. 8-28. Basement and Cellars. The floor of the cellar or lowest floor of every dwelling house or apartment house shall be constructed with not less than three inches of concrete or sidewalk tile of good quality and with a finished surface.

Sec. 8-29. Shafts and Courts. In every dwelling house or apartment house where there is a shaft of any kind, there shall be at the bottom of every such shaft and court a door giving sufficient access to the shaft or court to enable it to be properly cleaned out; provided that where there is already a window giving proper access to it, it shall be deemed sufficient.

"A dwelling house or apartment house is to be construed as meaning any building or any portion of any building to be used as a home or residence or sleeping place for one or more human beings, either permanently or temporarily."

#### Height of Buildings—Width of Street.

#### (Class IIIa and IIIb Buildings.)

Sec. 8-30. No apartment house or dwelling house hereafter erected shall exceed in height the width of the widest street upon which it stands, un-

**Drainage of Courts, Acrens and Yards.**

Sec. 8-56. All courts, areas and yards around every dwelling house and apartment houses shall be properly drained. In every dwelling house and apartment house hereafter erected where water mains are now in the street adjoining the lot upon which such a dwelling house or apartment is to be located, there shall be installed a proper sink or wash bowl with proper water connection, exclusive of any sink in the cellar. In two-family dwelling houses there shall be such a sink or wash bowl in each apartment, suit or group of rooms.

**Water Closet Accommodations.**

Sec. 8-57. In every dwelling house and apartment house hereafter erected, there shall be a separate water closet in each apartment or suite of rooms. Each such water closet shall be placed in a compartment completely separated from every other water closet; such compartment shall be not less than three feet wide, and shall be enclosed with partitions which shall extend to the ceiling and be covered with non-absorbent material. Every such compartment shall have a window opening directly upon the street or upon a yard or court of the minimum sizes prescribed by this Ordinance and located upon the same lot. Nothing in this section contained shall be construed so as to prohibit a general toilet room containing several water closet compartments separated from each other by dwarf partitions provided such toilet room is adequately lighted and ventilated to the outer air and that such water closets are supplemental to the water closet accommodations required by other provisions of this section for the tenants of the said house. No water closet shall be placed out of doors. This provision shall not apply to privies. No water closet fixtures shall be enclosed with any woodwork. No drip trays shall be permitted in any water closet. No water closet shall be placed in a cellar except with a written permit from the Health Officer unless it is an extra water closet in a private dwelling and is well lighted and ventilated by a window to the outer air. In two family dwellings and in apartment houses hereafter erected there shall be for each family a separate water closet constructed and arranged as above provided and located within each apartment, suite or group of rooms. Every water closet compartment hereafter placed in any dwelling house or apartment house shall be provided with gas or electric light for lighting the same at night unless no gas or electric light is available in such buildings.

**Water Closet Floors.**

Sec. 8-58. In apartment houses hereafter erected the floor of every water closet compartment shall be made waterproof with asphalt, tile, stone, terrazzo or some other non-absorbent waterproof material; and such waterproofing shall extend at least four inches above the floor so that the said floor can be washed or flushed out without leaking.

Sec. 8-59. No apartment houses shall hereafter be erected on any street unless there is city water supply accessible thereto and a public sewer in such street. Every such apartment house shall have its plumbing system connected with the city water supply and with a public sewer before such apartment house is occupied. No cesspool or vault or similar means of sewerage disposal shall be used in connection with any dwelling house or apartment house where there is a public sewer in the street upon which the building lot abuts.

**Plumbing.**

Sec. 8-60. In every dwelling house or apartment house hereafter erected, no plumbing fixture shall be enclosed with woodwork, but the space underneath shall be left entirely open. All plumbing work shall be sanitary in every particular.

**Garbage Disposal System.**

Sec. 8-61. Every apartment house hereafter erected shall be provided with an approved type of incinerator. Height of incinerator stack and construction of same shall be as required by Health Officer and Commissioner of Public Buildings.

**Means of Egress.**

Sec. 8-62. Every apartment house hereafter erected exceeding one story in height shall have at least two independent ways of egress, which shall be located remote from each other, and shall extend from the entrance floor to the top floor. The stairs and stair halls therein shall each be at least three (3) feet six (6) inches wide in the clear. The two ways of egress shall be flights of stairs, either inside or outside, constructed and arranged as provided in this Ordinance. In apartment houses the second way of egress shall be directly accessible to each apartment, group or suite of rooms without having to pass through the first way of egress.

**Roof Egress—Scuttles and Bulkheads.**

Sec. 8-63. Every flat roofed apartment house, hereafter erected exceeding one story in height or occupied by more than two families on any floor, shall have in the roof a bulkhead or scuttle not less than two (2) feet by three (3) feet in size. Such scuttle or bulkhead shall be fireproof or covered with metal on the outside. Every flat roofed apartment house hereafter erected exceeding two stories in height shall be provided with stairs or stationary ladders leading to such scuttle or bulkhead and easily accessible to all occupants of the building. No scuttle or bulkhead shall be located in a closet or room, but shall be located in the ceiling of the public hall on the top floor, and access through the same hall shall be direct and unobstructed.

**Stairs.**

Sec. 8-64. In apartment houses hereafter erected, all stairs shall be constructed with a rise of not more than eight (8) inches and with treads not less than ten (10) inches wide and not less than three (3) feet six (6) inches long in the clear, except that apartment houses not exceeding two stories in height or having not more than two families on any floor, may have stairs with treads not less than three feet long in the clear. Winding stairs shall not be used.

**Hall Widths.**

Sec. 8-65. Every main entrance hall in apartment houses hereafter erected shall be at least five feet six (6) inches wide in the clear, and shall comply with all the conditions of the preceding sections as to the construction. In every apartment house hereafter erected access to the first floor shall be had from the street or alley to the rear yard either in a direct line or through a court or side yard. Corridors and public hallways shall not be less than four (4) feet, six (6) inches in width.

**Dumb Waiters, Elevators and Shafts.**

Sec. 8-66. In apartment houses hereafter erected, all vertical shafts, whether for dumb-waiter, elevator or other purposes, shall be enclosed with non-combustible material, and shall be equipped with self-closing fireproof doors at all openings at each story, including the cellar.

**Basement or Cellar Stairs.**

Sec. 8-67. In apartment houses hereafter erected which exceed two stories in height or which are occupied by more than two families on any

(b) The columns, if of wood shall have a sectional area of not less than one-hundred (100) square inches, floor joists or beams, not less than seventy-two (72) square inches.

(c) All girders, beams and joists, less than one hundred (100) square inches in sectional area shall be in solid pieces. Where two or more beams or girders are coupled they shall be framed solidly with bolts, spaced not exceeding four (4) times the depth of the members coupled and in no case shall the least dimension be less than six inches.

(d) If metal columns and girders or beams are used in buildings of this type they must be protected as per Type I.

(e) Wooden posts, beams and girders need not be protected by fire-proof coverings.

(f) Three-inch thick splined, or tongued and grooved wood partitions, or a partition of wood or metal studding, plastered on both sides with cement plaster on metal lath, is permissible in buildings of this type.

(g) Every trimmer or header more than four (4) feet long used in the floor construction of buildings of this type shall be hung in stirrup irons of sufficient strength to carry the weight to be supported thereby.

(h) The floors in buildings of this type of construction shall not be less than two and five-eighths (2 $\frac{5}{8}$ ) inches thick if of solid wood; splined or tongued and grooved. When sub-floor is of wood one and three-quarters (1 $\frac{3}{4}$ ) inches thick, splined or tongued and grooved, on top of such plank floor there shall be laid in a crosswise or diagonal direction, boards not less than seven-eighths ( $\frac{7}{8}$ ) of an inch in thickness, tongued and grooved and properly nailed.

(i) Elevator and stair enclosure in buildings of this type shall be made of incombustible material and all openings shall be provided with fire doors.

(j) All windows opening upon courts or alleys less than thirty feet in width shall be provided with standard fire-proof shutters, or with metal frame and sash glazed with wire or electro-prism glass, approved by the Commissioner of Public Buildings.

#### Type 4—Ordinary Construction.

Sec. 6-18. This type of construction shall be applied to all buildings in which the exterior walls are of incombustible material, and the interior walls, floors, etc., are constructed of combustible material, and in which the interior timber or metal structural parts are not protected with an approved fire resisting or protective covering.

#### Type 5—Frame Construction.

Sec. 6-19. (a) This type of construction shall be applied to all buildings in which the enclosing and interior walls, floors, etc., are to be constructed entirely of wood.

(b) Structural frames of wood, covered with a brick or stone veneer, cement, stucco or a covering of sheet iron, shall be classed in this type.

#### Type 6—Skeleton Construction.

Sec. 6-20. (a) By this term shall be meant all buildings in which all internal loads and strains, or both internal and external loads and strains are transmitted to the foundations by a skeleton or framework of iron or steel or reinforced concrete. Such buildings may be fireproof or protected construction, or may have mill construction floors, and all skeleton construction buildings must be governed by the requirements as set forth for these types.

(b) In any skeleton construction building, the steel girders and beams must be riveted or bolted together at their respective junction points, and riveted or bolted to the columns. Each successive column must be riveted or bolted to the one below it.

(c) Where columns are of cast iron, they must have brackets or vertical lugs cast on columns and the ends of the girders and beams must be bolted to these brackets or lugs or to both brackets and lugs or must be otherwise connected by wrought iron or steel straps, passed across or through the columns in such a manner as to rigidly connect the beams and girders in the direction of their length. These straps must be riveted or bolted to the girders and beams.

(d) In all skeleton construction building the parts of such steel construction contained in walls must have these walls anchored to the skeleton.

#### ARTICLE VII.

##### Classification of Buildings.

Sec. 7-1. For the purposes of this Code, all buildings hereinafter described, now existing or hereafter erected, altered or enlarged within the City, shall be divided into "Classes" in accordance with their occupancy or use, as follows:

##### Class I.

Sec. 7-2. In this class shall be included every building used for the manufacture, storage and sale of merchandise, other than Department Stores as defined in Class VI, and shall include every garage, workshop and stable having a ground area of 500 square feet or more, also every building used for fire stations and insurance patrol stations.

##### Class II.

Sec. 7-3. (a) In this class shall be included every building used for office purposes, club houses, hotels, lodging and rooming houses, apartment or family hotels, hospitals, buildings for housing the sick and infirm, imbeciles or children, jails, police stations, asylums, houses of correction and detention; and also every home for the aged and decrepit where sleeping accommodations are provided for more than ten (10) persons, herein-after referred to as Class II, Class II-A, Class II-B, Class II-C.

(b) In Class II-A, shall be included every building used for office purposes, and also every building used for club house purposes where sleeping accommodations are provided for less than twenty persons.

(c) In Class II-B, shall be included every building used for hotel, apartment or family hotel, dormitory, club, lodging or rooming house purposes where such building has sleeping accommodations for twenty or more persons.

(d) In Class II-C, shall be included every building used for a hospital, for housing the sick and infirm, imbeciles or children, and every jail, police station, asylum, house of correction and detention and also every home for the aged and decrepit where sleeping accommodations are provided for ten or more persons.

##### Class III.

Sec. 7-4. (a) In this class shall be included every building or part of every building used as a dwelling, duplex dwelling, apartment building, or private garage as defined in this Code, and hereinafter referred to as Class III, Class III-A, Class III-B, Class III-C.

(b) In Class III-A, shall be included every building or part of every building used as a dwelling or duplex dwelling.