

BUILDING CODE

OF THE

CITY OF ST. PAUL

MINNESOTA

1921.

girders, and riveted or bolted to the columns. Such connections 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. 131. 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. 132. 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. 133. (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, hereinafter 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.

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Class III.

Sec. 154. (a) In this class shall be included every building used as a dwelling, flat building or tenement, workshop or private stable or private garage as defined in Article IV of 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 building used as a dwelling house.

(c) In Class III-B, shall be included every building or part of building used as a transient house or flat building.

(d) In Class III-C, shall be included every building used for workshop, garage, or stabling purposes and having a ground area of less than 500 square feet.

Class IV.

Sec. 155. (a) In this class shall be included every building used for cinema or place of worship, lodge halls, dance halls, banquet halls, clubs, assembly halls, halls used for exposition, exhibition or amusement purposes other than theaters, halls used for instructions other than schools included in Class VII, or any part of any building containing a hall or room for a concourse of more than one hundred (100) persons, hereinafter referred to as Class IV, Class IV-A, Class IV-B, and Class IV-C.

(b) In Class IV-A, shall be included every building used as a cinema or place of worship.

(c) In Class IV-B, shall be included every building having a lodge hall, banquet hall, skating rink, assembly hall, halls used for the purpose of expositions, exhibitions and similar purposes and shall include buildings having a hall for the purpose of instructions other than schools included in Class VII.

(d) Class IV-C, shall include every building used for moving picture shows and similar entertainments, where an admission fee is charged. Rooms used for Class IV-C purposes, with a seating capacity of more than 400 persons and with a stage of a total area of more than 250 square feet shall come under Class V buildings.

Class V.

Sec. 156. In this class shall be included every building used as a theater, defined in Article IV of this Code.

Class VI.

Sec. 157. In this class shall be included every building used for the sale at retail of dry goods and other articles of general merchandise, commonly known and described as a Department Store, and being more than two (2) stories in height, and with an area of more than 5,500 square feet on each floor devoted to such business.

Class VII.

Sec. 158. In this class shall be included every building used for school purposes and having a seating capacity for more than 25 students.

Class VIII.

Sec. 159. (a) In this class shall be included all grandstands, stands, bleachers, or hereinafter defined, shelter sheds, ice houses, and all pens, corrals, enclosures used in connection with stock yards and slaughter houses, and all other structures not hereinafter classified, hereinafter referred to as Class VIII-A, Class VIII-B and Class VIII-C.

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Class III.

~~Sec. 234.~~ (a) In this class shall be included every building or part of every building used as a dwelling, flat building or tenement house, ~~workshop or~~ private stable or private garage as defined in Article IV of 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 house.

(c) In Class III-B, shall be included every building or part of every building used as a tenement house or flat building.

(d) In Class III-C, shall be included every building used for workshop, garage, or stabling purposes and having a ground area of less than 500 square feet.

to yard along the lot line shall be deemed an open court.

(a) **Inner Court.** A court surrounded on all sides by walls is an "inner court" and when such inner court is enclosed over with a skylight, it is a "lighted court."

(b) **Open Court.** A court having one side or end open is an "open court" and when such opening is on a party line it is an "inner court." When it opens on a street or yard it is an "outer court."

(c) **Outer Court.** A court which opens to street or yard. When such open court extends from yard to street, it may be termed a "lot-line court."

(d) **Court-yard.** A court between the rear ends of two (2) buildings on the same lot which is open on the two (2) ends adjoining the lot line, is a "court-yard."

(e) **Court-way.** When an "inner" or "lot line court" opens through to another court or yard, or to a street or alley, it is a "court-way."

(f) **Recessed Court.** An open court opening into another court, court-yard or court-way.

Closet.

Sec. 68. A "closet" is a room which is designed and suitable to be used and is used only for the storage of inanimate objects.

Curb Level.

Sec. 69. The "curb level" is the level of the established curb in front of the building measured at the center of such front. Where no curb has been established, the City Engineer shall establish such curb level or its equivalent for the purposes of this Ordinance.

Curtain Wall.

Sec. 70. "Curtain Wall" shall be taken to mean an enclosing wall built and supported between columns or piers and on girders, or other supports, and sustaining no weight but its own.

Dwelling House.

Sec. 71. A "dwelling house" is a house or building, all or any portion of which is rented, leased, let or hired out to be occupied or is occupied, or is intended, arranged or designed to be occupied as the home or residence of not more than two families living independently of each other and doing their cooking on the premises. All such houses and buildings, whether built singly, or in conjunction with others as double houses or terraces or attached or semi-detached rows, shall be deemed dwelling houses.

(b) A "skeleton-frame" for a building or structure may also be made of reinforced concrete, properly joined together at the junction points of the beams, girders and columns, as hereinafter provided.

Structure.

Sec. 112. The word "structure" shall be taken to mean any grouping or combination of building material so joined together and arranged as to serve any certain definite purpose not in conflict with the definition of the word "building."

Street.

Sec. 116. Wherever the word "street" is used in this Code it shall be construed as including any public thoroughfare thirty (30) feet or more in width.

Street Line.

Sec. 117. The line of demarcation where the "building line" and "lot line" coincides along any public street, alley, park or other public property. (See "Building Line").

Theater.

Sec. 118. The term "theater" shall be taken to mean a building or part of a building containing a room with a total seating capacity of 350 or more persons, and designed, intended or used for the presentation of dramatic performances, or for other entertainment of spectators, to which an admission is charged, and containing a stage on which scenery or other theatrical apparatus are employed. Provided, however, that Assembly Halls with a seating capacity of not more than (500) five hundred persons, although occasionally used for theatrical or dramatic presentations, the proceeds of which are used for religious, charitable or philanthropic purposes, shall not be considered as a theater, as used in this Code, notwithstanding the fact that movable scenery or other theatrical apparatus are used upon the stage thereof. In making calculations of seating capacity in proposed theaters, six (6) square feet, shall be allowed for each person, and the total floor area, and the total area of galleries, within such proposed theater, shall be included in the calculation.

Tenement House.

Sec. 119. A "tenement house" is a house or building, all or any part of which is rented, leased, let or hired out, to be occupied, or is intended, arranged or designed to be occupied as the home or residence of more than two (2) families living independently of each other and doing their own cooking upon the premises. Provided, that tenement houses herein

defined, shall not be construed to mean a building of two stories or less in height, all or part of which is occupied, intended, arranged or designed to be occupied as the home or residence of more than two (2) families, when such building is divided by dead walls, running from the lowest floor occupied for such purpose and to the attic floor and from the front wall to the rear wall of such building, and in which the rooms between such dead walls are used, designed, arranged, occupied or intended to be occupied, as the home or residence of not more than two (2) families, and in which each such family is provided with a separate toilet and bath, and in which each such part so separated by dead walls, is provided with direct separate entrance to street, and to yard in rear for each family. The front and rear exits must in all cases be easily accessible by each family, and without going through any of the private halls or rooms of the other family, living within such part, divided by such dead wall.

Sec. 520. On every floor of all buildings in which the stairways are to be enclosed, there shall be provided over an open entry door leading to such stairway an illuminated sign reading "Exit," with letters at least 10 inches high.

Stairways Around Elevator Shafts.

Sec. 524. No stairway shall hereafter be constructed around or along any elevator shafts in Class IIa, IIb, IIc, Class IIIa, Class IV, Class V, Class VI or Class VII buildings more than two (2) stories in height, and such elevator shafts are enclosed and entirely separated from the stairway by fireproof walls. All doors leading to such elevator shafts must be provided with approved fire doors.

Stairway Railings—Balcony and Stair Platform Railings.

Sec. 525. (a) All stairways more than three (3) stories high shall have substantial railing, not less than forty-four (44) inches in height, measurement of height, to be taken from center of tread.

(b) All stairs in buildings of Class I, Class II, Class IIIa, Class IV, Class V, Class VI and Class VII shall have handrails on both sides of the stairs.

(c) The required width of stairs must be in clear width between handrails or stair newel posts.

(d) Handrails for stairways which are by this code permitted to be open or railing shall be provided and placed as directed by the Building Inspector.

Fire Escapes and Stand Pipes.

Sec. 526. (a) For the proper and necessary protection of life and property, all buildings more than three (3) stories in height except private dwellings now existing or hereafter to be constructed, shall, unless otherwise in this code provided, be equipped with a metallic fire escape or fire ladders, placed on the outside of such buildings, extending from proper openings on such fire escape on the 2nd floor to and above the roof. See requirements in Sec. 559.

Heights of Buildings.

Sec. 527. Where by reason of the topography of the ground upon which a Class I, Class IIa, Class VI and Class VII building is constructed, and the height of any such building above grade is greater on one side or one end to the extent of one or more stories, than at the other side or end, and is so arranged that free and uninterrupted means of access is furnished from the portion that is higher above grade, to the portion that is lower above grade and such lower side or end is contiguous to a public street or alley, or to a court, yard, lawn, or other grounds from which there is free and unobstructed means of access to a public street, or alley, and such building is not more than One Hundred and Fifteen (115) feet in height, then such building shall, for the purpose of determining fire escape requirements, be considered a building of the height measured from the end or side where it is the lesser number of stories above grade.

Fire Escapes—Location of.

Sec. 528. The location of all fire escapes on buildings shall be subject to the approval of the Commissioner of Public Buildings and the Chief of the Fire Department.

Number of Fire Escapes Required.

Sec. 529. (a) There shall be at least one stairway fire escape provided and maintained as required by the provisions of this code, for each