

TOWN ORDINANCE NO. 128

RELATING TO BUILDING, ALTERATION AND REPAIRS OF BUILDINGS, AND ESTABLISHING FIRE LIMITS.

BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF JEROME, AS FOLLOWS:

Section 1. That ordinances No. 6, 11, 58, 87, 95, 98, and Section 19 of ordinance No. 2 are hereby repealed.

Section 2. There is hereby created for the Town of Jerome, a building inspector, who shall be appointed by the Mayor and Common Council of said town, and may be removed by them at any time for cause.

The duties of the building inspector shall be, to make such inspection of all buildings in the Town of Jerome, which are either, under construction, alteration, or repair, or to which additions are being constructed, or the whole or any part of which, now constitutes or may hereafter constitute, a violation of this ordinance, and to enforce the same and secure a compliance therewith insofar as the same may be applicable to such construction, alteration, repair or addition to any such building or insofar as the same may be applicable to any building now or hereafter standing in said town.

He shall also perform such other duties as may be provided by this ordinance.

As full compensation for all services performed by the building inspector, he shall receive all fees paid to the town for building permits, as hereinafter provided.

Section 3. Whenever the building inspector shall consider any building, house or other structure, within the corporate limits of the Town of Jerome, or any addition to any of the same, or any part thereof, or any electrical wiring or plumbing in any of the same, to be in such condition as to endanger the health of any person or persons, or to be a menace to life or property, either by reason of defective construction or unsafe by reason of decay, deterioration or lack of repairs or for any other reason, or when the same fails to comply with any provision or provisions of this ordinance, he shall notify the owner or person having charge and control of such property of the defective condition of the same and that the defect must be remedied within ten (10) days from the date of such notice.

It shall be unlawful for any person, firm or corporation to fail, refuse or neglect to comply with any order or notice made or give by the building inspector of the Town of Jerome under the foregoing provisions.

Section 4. It shall be unlawful for any person, firm or corporation to erect, alter or repair any building or other structure, within the corporate limits of the Town of Jerome, nor shall the work on any of the same be started prior to obtaining a permit so to do, as hereinafter set forth.

Section 5. In order to obtain a permit to alter, erect or repair any building or other structure, within the corporate limits of the Town of Jerome, a copy of the plans and specifications of the proposed construction shall be filed with the Town Clerk, and upon approval of the same by the said clerk and the building inspector, a permit shall be issued allowing the said construction, by

the said clerk, for which the following fees shall be paid the clerk:

work costing	\$50.00	to	\$1,000.	\$2.50	
"	"	1,000.00	"	5,000.	10.00
"	"	5,000.00	"	10,000.	15.00
"	"	10,000.00	or over,		25.00

Section 6. If the work authorized in the permit as issued by the clerk is not begun within ninety days (90) from the date the permit is issued, the same shall be void.

See Ord. No. 144
Section 7. No person, firm or corporation shall construct or cause to be constructed within the limits of the Fire District Number 1, as hereinafter described, in the Town of Jerome, any building of any size, shape or character or of any class of construction, except such as may conform to the following requirements:

- a. All buildings in said district No. 1 shall be constructed of concrete blocks, common bricks, tufa bricks, or other character of brick, or of stone; or of reinforce concrete; or of a steel frame having metal covering the entire building.
- b. All buildings erected in said district having but one story, must have walls at least nine(9) inches thick, where constructed of any kind of brick or blocks; and at least six (6) inches in thickness where constructed of reinforced concrete.
Where the building is of two stories, the lower must have walls, for brick or block construction, thirteen(13) inches in thickness and the upper nine (9) inches; for reinforced concrete, the lower story must have walls at least nine (9) inches in thickness and the upper at least six (6) inches in thickness. Where the building is three stories in height and the construction is of any class of brick or blocks, the first story must be constructed with walls at least seventeen (17) inches in thickness; the second story at least thirteen (13) inches and the third story nine (9) inches; and where the construction is of reinforced concrete, the first story must have walls at least twelve (12) inches in thickness, the second story at least nine (9) inches and the third story at least six (6) inches.
For the purpose of the foregoing section, the basement or foundation walls are to be considered as the first story and any building more than three stories in height shall have the walls thereof of such thickness as may be determined by the building inspector.
- c. Cornices on all buildings constructed in said fire district shall be of brick, reinforced concrete, stone or metal, and if metal is used, the frame or structural part of such cornice shall be backed up with brick, stone or reinforced concrete.
- d. All buildings erected in said district must have the exterior walls of the same continue above the junction of the said walls with the roof, so as to form a fire wall; said extension must be not less than 18 inches in height, and if constructed of brick, or blocks, must be at least nine (9) inches in thickness, and if of concrete must be at least six (6) inches in thickness.

Section 8. No person, firm or corporation shall construct or cause to be constructed within the limits of fire district number 2 as hereinafter described, in the town of Jerome any building of any size, shape or character, unless the same shall be constructed of metal lath and plaster or of some fire proof material as provided for buildings in fire district number 1 of said town.

see
ord.
#144

Section 9. All electrical wiring placed in any building in fire district number 1, shall be carried in conduits or metal moulding; all wiring in fire districts numbered 2 and 3 in said town, as hereinafter described, may be placed therein by means of knobs and tubes subject to the following requirements and conditions; where knob and tube work is used for the purpose of carrying any electrical wiring in any building in said districts 2 and 3 the knobs or tubes must not be placed further apart than four (4) feet and all wires must be at least one (1) inch from the woodwork, when the wiring is carried over a flat surface; all of such wires must be run singly and no two wires shall be run closer than five (5) inches apart.

see
ord.
#144

Section 10. Fire district number 1 of the Town of Jerome shall consist of the following: all of blocks 1, 2 and 3; the Hull avenue side of blocks 7, 8 and 9, except the following portion of the Hull avenue side of Block 7; beginning at the southeast corner of lot 9 in said block and running thence along the southerly line of said block, in a westerly direction to the town limit; the First street sides of blocks 7 and 8 to the north end of lot 1 in each of said blocks; the Conglomerate street side of block 9 to the north end of lot 11; the Conglomerate street side of block 8 to the north end of lot 9; the Second street side of block 9 to the northerly end of lot 24; all of block 4 except the Clark street side thereof; Fire district number 2 of the said Town of Jerome, shall consist of the following: the Diaz street side of block 7, and also that portion of block 7, beginning at the south-east corner of lot 9 in said block and running thence along the southerly line of said block and running thence along in a westerly direction to the town limits; the Rich street side of blocks 8 and 9; all of blocks 13, 13A and 14; the Clark street side of block 4; that part of First street, Conglomerate street and Second street, between Rich street and Hull avenue, not included in district number 1; Fire district number 3 shall be all of the town of Jerome not included above.

see
ord.
#144

Section 11. The roofs of all buildings, together with all projections from such roofs, including any porches or pergolas, and the roofs of all additions to such buildings, shall be constructed in such a manner as to be fire-proof, when such building, projection or addition is constructed in either fire district 1 or 2, in said Town of Jerome; any outside stairway attached to any of the foregoing buildings, in either of said districts 1 or 2, shall be of fire-proof or fire-resistant construction. The fire-proof character of said roofs and stairways, shall be determined by the building inspector, and tin, tile or asbestos or other fire-proof roofing laid on a wooden frame shall be deemed a compliance with this section.

see
ord.
#144

Metal gutters and down pipes must also be used on all of said buildings and structures in said districts 1 and 2 in said Town of Jerome.

Section 12. Whenever any building or structure of any character, in either fire district 1 or 2, shall either be partially destroyed, or shall be remodeled or added to, such rebuilding, remodeling or addition to, shall be made in compliance with the provisions of this ordinance.

see ord. # 144
Section 13. All buildings erected in fire districts 1 or 2, in said town, shall have all chimneys constructed therein of brick or concrete, and where any such building shall be of two or more stories in height, all chimneys running from the first story must start from a foundation built upon the ground. No flue shall be less than 4" X 8" inches inside, and larger in proportion to its requirements, and no wall of any of said chimneys shall be less than 4" inches in thickness and where a flue lining is not required, the inside of the said chimney shall be plastered smoothly for its entire height; chimneys constructed in one story residences may be carried on substantial brackets.

In fire district 3, in said town, galvanized iron stacks may be used in place of brick or concrete chimneys, but in any building where such type of construction is used, a ventilator must be installed of sufficient length to extend from the point where such stack starts through the ceiling, to a point at least six (6) inches above where the stack leaves the roof.

Section 14. It shall be unlawful for any person, firm or corporation to conceal in any manner, the joists or partitions in any building constructed in the Town of Jerome, until the plumbing and electrical inspector of the said town has inspected and approved all plumbing and wiring in the said building.

Section 15. In all buildings erected in the Town of Jerome, fire stops must be placed in the walls of the same, where there are two or more stories, or where there is one story and a basement.

see ord. # 144
Section 16. Wherever, inside the corporate limits of the Town of Jerome and within fire districts 1 or 2 of said town, any building is erected two and one-half (2½) feet from or closer to the adjoining property line on either or both sides of said building, such side or sides of said building must have all windows in the same set in metal frames, or in metal covered frames, and said windows must have metal or metal covered sashes, and the glass in the same must be wire glass.

All doors in such side or sides of any such building must be set in metal frames or in metal covered frames, and such doors must be of metal or must be metal covered with wire glass in the same where glass is used, and if any other openings are made or used in such side or sides of any such building, the same must comply substantially with the foregoing requirements.

Section 17. It shall be unlawful for any person, firm or corporation to have or permit any stove pipe to pass through the side wall of any building and run up the side of such building on the outside thereof, in the Town of Jerome.

Section 18. Stove pipes may be run from one room of a house to another, provided the same in passing through a partition between two rooms, passes through a standard ventilated flue, and provided further, that such pipe does not run closer than two inches to any woodwork or other inflammable material.

Section 19. Any person who shall interfere with, hinder or molest, or in any manner prevent or attempt to prevent the building inspector or any person appointed by him from performing any duty imposed upon him by the provisions of this ordinance shall be deemed guilty of a misdemeanor and shall be punished as hereinafter provided.

Section 20. Any person, firm or corporation who shall violate or who shall aid or abet in the violation of any of the provision of this ordinance, shall upon conviction thereof be punished by a fine of not less than ten (\$10.00) dollars

nor more than three hundred (\$300.00) dollars, or by imprisonment in the Town jail for a period of not exceeding three months or by both such fine and imprisonment.

Section 21. Inasmuch as this ordinance is necessary and requires an early operation to preserve the public health and safety of the inhabitants of the Town of Jerome, an emergency is hereby declared to exist, and this ordinance shall take effect from and after its passage, approval and publication and the same is hereby exempted from the referendum provisions of the Constitution and Laws of the State of Arizona.

PASSED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF JEROME THIS 19th DAY OF MARCH, A.D. 1925, BY THE FOLLOWING VOTE: AYES 4 NAYS 0

MAYOR

ATTEST:
CLERK