AN ORDINANCE

TO REGULATE THE CONSTRUCTION OF BUILDINGS IN THE CITY OF DENVER.

Be it ordained by the City Council of the City of Denver:

ARTICLE I.

REGULATIONS FOR STRENGTH AND SAFETY.

Section 1. The corporate limits of the City of Denver, shall constitute the building limits designated under this ordinance, in which no wall, structure, building, part or parts thereof shall hereafter be built, constructed, altered or repaired, except in conformity to the provisions of this ordinance.

Section 2. All buildings hereafter erected within said building limits, other than wooden or frame buildings, shall have walls, whether the same be outside or party walls, constructed of stone, brick or iron, properly bonded and solidly put together, and all such walls shall be built to a line and carried up plumb and straight, with close joints; and the several component parts of such buildings shall be built and constructed as herein provided.

Section 3. All foundation walls shall be not less than three feet below the surface of the soil, the nature of the ground, and in case the nature of the earth requires it, a bottom of driven piles or laid timbers of sufficient size and thickness shall be laid to prevent the walls from settling. The top of such pile or timber bottom to be driven or laid below the water line; and all piers, columns, posts, or pillars, extending to the earth, shall be set upon a corresponding foundation. Whenever the
foundation wall or walls shall be placed on a rock bottom, the rock shall be leveled off to receive the same.

SECTION 4. That the established depth of excavations for cellars and basements shall be and the same is hereby fixed at ten feet six inches below the side walk grade, in front of the same. Any person who shall excavate below the above established depth, shall, at his own proper cost and charge, save and protect the owners of adjoining property from injury or damage resulting from such excavation.

SECTION 5. All excavations upon the front or side of any lot, adjoining a street, shall be properly guarded and protected by the person or persons in charge so as to prevent the same from being or becoming dangerous to life or limb; whenever there shall be any excavation hereafter commenced upon any lot or piece of land in the City of Denver, and there shall be a building or buildings on adjoining land, and standing upon or near the boundary line of said lot, if the person or persons whose duty it shall be under this ordinance to preserve and protect said wall from injury, shall neglect or fail so to do, after notice of twenty-four hours from the Building Inspector, the Building Inspector may enter upon the premises, and employ such labor and take such steps, as in his judgment may be necessary to make the same safe and secure, or to prevent the same from becoming unsafe or dangerous, at the expense of the person or persons owning said wall, or the building of which it may be a part, and any person or persons doing said work, or any part thereof under or by the direction of said Inspector, may bring and maintain action against the owner or owners of the said wall or building of which it may be a part, for any work done or materials furnished for such protection, in the same manner as if he he had been employed to do said work, by the owner or owners of said premises.

SECTION 6. The footing or base course under all foundation walls, and under all piers, columns posts or pillars, extending to the earth, shall be of stone not less than six inches thick, concrete, or good
hard arch brick ten inches thick, and if under a foundation wall, shall be at least twelve inches wider than
the bottom width of said wall, and if under piers, columns, posts or pillars, shall be at least twelve
inches wider on all sides than the bottom width of the said piers, columns, posts or pillars, and not
less than twelve inches in thickness, and if built of stone, the stones thereof shall extend through from
side to side, and shall not be less in length than the width of the footing course, where footing
courses are over three feet in width, each stone shall be at least three feet long, and all base or footing
stones shall be well bedded and laid edge to edge, and if the walls are built of isolated piers or
columns, posts or pillars, additional footings may be required by the Building Inspector, as may, in
his judgment, be necessary. And all footings shall be laid in cement.

Section 7. All foundation walls shall be of stone or brick, and shall be laid in cement or
brown lime mortar, and if constructed of stone, shall be at least eight inches thicker than the wall next
above them to a depth of twelve feet below ground level, and at a greater depth may be increased in
thickness at the discretion of the Building Inspector; and if built of brick, shall be at least four inches
thicker than the wall next above to a depth of twelve feet below ground level, and at a greater depth
may be increased in thickness as aforesaid. In all buildings hereafter erected, the walls, when not
exceeding sixteen feet in height above ground, shall be not less than eight inches thick of brick, or
fourteen inches if of stone. Gables may be built of a corresponding thickness, provided the apex does
not exceed a height of twenty-eight feet. In two story buildings, when walls exceed sixteen feet in
height the walls in the first story shall not be less than twelve inches, if of brick, and sixteen inches if
of stone; in the second story, not less than eight inches, if of brick, and fourteen, if of stone.

In three story buildings the walls in the first story shall not be less than sixteen inches, if of
brick, and eighteen inches, if of stone; and in the two upper stories, not less than twelve inches, if
of brick, and sixteen inches, if of stone. In four story buildings the walls of the first story shall not be less than twenty inches thick, and of the second story sixteen inches, if of brick, and eighteen inches if of stone; the two upper stories twelve inches, if of brick, sixteen inches if of stone. In buildings of more than four stories the Inspector may require a greater thickness of walls, as in his judgment seems best. The foregoing regulations apply only to buildings where spans from bearing to bearing do not exceed twenty feet. In buildings where the spans exceed twenty feet, for every additional five feet in length of spans, four inches of brick, or two inches of stone, shall be added to thicknesses above set forth. The amount of materials specified may be used either in piers or buttresses, provided the outside walls between the same shall in no case be less than twelve inches, in walls exceeding sixteen feet in height, and sixteen inches thick, in buildings exceeding four stories in height. The foregoing regulations apply to stories not exceeding sixteen feet. For stories exceeding sixteen feet in height, the building inspector may require additional thickness of walls. All walls other than bearing walls, may be four inches less in thickness than required in the clauses and provisions of this section, provided no wall is less than twelve inches in thickness.

SECTION 8. Buildings hereafter erected over thirty feet in width, except churches, theatres, school houses, car stables, and other public buildings, shall have one or more, stone or brick partition walls, running from front to rear, or iron or wooden girders, supported on iron or wooden columns; such walls or girders shall be located so that the space between any two of the bearing walls shall not exceed twenty-five feet. In case iron or wooden girders, supported on iron or wooden columns, are substituted in place of partition walls, the building may be seventy-five feet in width, but not more; and if there should be substituted iron or wooden girders, supported on iron or wooden columns, in place of partition walls, they shall be made of sufficient strength to bear safely the weight of two hundred and
fifty pounds for every square foot of the floor or floors that rest upon them, exclusive of the weight of
material employed in their construction; and shall have a footing course of not less than sixteen inches
in thickness, with inverted arches under and between the columns or footing courses of large, well-
shaped stone, laid crosswise, edge to edge; such stone shall be at least twelve inches in thickness,
and greater strength of footings may be required when deemed best by the Inspector; and under every
column a cap of hard cut stone, at least twelve inches thick, and of dimensions twelve inches greater
each way than the base of the column, must be laid solid and level.

SECTION 9. Any building that may hereafter be erected in an isolated position, and more than
one hundred feet in depth, and which shall not be provided with cross walls, shall be securely braced,
both inside and out during the whole time of its erection. But in case it cannot be braced from the
outside, it shall be properly braced from the inside. And all braces shall be continued from the
foundation upwards, at least one-half the height of the building. No wall of any building shall be
altered below without permission being first obtained of the Inspector. Every temporary support,
placed under any structure, wall, girder or beam, during the erection, finishing, alteration or repairing
of any building or part thereof, shall be equal in strength to the permanent support required for such
structure, wall, girder or beam. And the walls of every building shall be strongly braced from the
beams of each story until the building is topped out, and the roof beams, if necessary, shall be
strongly braced to the beams below, until the roof boards and all floors in the building are laid.

SECTION 10. All stone walls less than twenty four inches thick, shall have at least one header,
extending through the walls, in every three feet in height, and four feet in length; and, if over
twenty-four inches in thickness, shall have one header for every six superficial feet, on both sides of the
wall, running into the wall at least two feet; all headers shall be at least eighteen inches in width, and
eighth inches in thickness, and shall consist of good flat stone, dressed on all sides. And all stone shall be laid with level beds top and bottom. In every brick wall, every sixth course of brick, shall be a heading course, except when walls are faced with brick, in which case, every fifth course shall be bonded into the backing, by cutting the course of faced brick, and putting in diagonal headers, behind the same, or by splitting the face brick in half, and backing the same by a continuous row of headers. In all walls which are faced with thin ashler, anchored to the backing, or in which the ashler has not either alternate headers and stretchers in each course, or alternate heading and stretching courses, the backing of brick shall not be less than twelve inches thick, and shall be laid in cement or brown lime mortar, and shall not be laid to a greater height than prescribed for twelve-inch walls.

All heading courses in brick work shall be good, hard, perfect brick. The backing in all walls, of whatever material it may be composed, shall be of such thickness as to make the wall independent of facing at least eight inches.

**Section 11.** Every isolated pier of less than ten superficial feet area at the base, and all piers supporting a wall built of stone or brick, or under any iron beam, girder, lintel or arch on which a wall rests, shall, at intervals not less than thirty inches in height, have built into it a bond stone not less than six inches thick, and of a diameter equal to the diameter of the pier, except that in piers on street fronts, above curb in large piers the bond stone may be four inches less than the pier, and all piers shall be of good, well burnt bricks, of the hardest quality; and all ends of walls used as bearing piers, in the above sense, shall have bond stones as above. And all trusses, girders and the like, resting upon walls, shall be set upon bearing stones of size and thickness, required by the Inspector. In any case where an iron or other column rests on a wall or pier, built of brick or stone, the said column shall be set on a base of hard, cut stone, not less than eight inches thick, by the full size of the bearing pier, if resting on a pier, and if on a wall, the full thickness of the wall. In all buildings where the
walls are built hollow, the same amount of brick or stone shall be used in their construction, as if they
were solid, and no hollow walls shall be built unless the two walls forming the same shall be well tied
with ties, approved by the Inspector, every six superficial feet.

Section 12. No swelled, imperfectly burned or refuse brick shall be allowed in any wall or pier;
and all brick used in construction, alteration or repair of any building or part thereof, shall be good, hard,
well burnt brick, and shall be well wet, unless laid in frosty weather or in such seasons as are liable to
bring heavy frosts; and no brick or other masonry shall be laid in such frosty weather as above unless
the same be allowed to become dry and set before further progress, and if the bond of the mortar is
broken by heaving or expansion by frost, the same must be taken down and rebuilt.

Section 13. The mortar used in construction, alteration or repair of any building or part thereof, shall
be composed of lime or cement, mixed with sand, in the proportion of three of sand and one of lime, or
two of sand and one of cement, and no lime and sand shall be used within twelve hours after being
mixed, and no cement shall be used after having been mixed twenty-four hours. All walls or parts
thereof below the ground line shall be laid in cement mortar, in the proportion of at least one of
cement, and four of mortar. No inferior lime or cement shall be used, and all sand shall be clean,
sharp grit, free from loam; and all joints and all walls shall be well filled with mortar.

Section 14. In no case shall any part of the walls of a building be carried more than one and one-
half stories in height above the balance of the walls. The front, side, rear and party walls of any build-
ing, hereafter erected, shall be well anchored to each other, by tie anchors made of one and one quar-
ter inch by one quarter inch wrought iron, every six feet in height. The said anchors shall be built
into the side or party wall, at least sixteen inches, and into the front and rear walls one half the thick-
ness of the walls, respectively. All stone used for facing of any building except where built with alter-
nate headers and stretchers shall be strongly anchored with iron anchors in each stone, and such
anchors shall be let into the stone at least one-inch. The side, end, or party walls shall be anchored to each tier of beams, at intervals of not more than eight feet apart, with good, strong, wrought iron anchors three eighths of an inch by one inch, well built into the walls, and well fastened to the beams, and when the beams are supported by the girders, the ends of the beams resting on the girders which are anchored to the walls, shall be butted together end to end, and strapped by wrought iron straps of the same size.

SECTION 15. All iron beams or girders used to span openings over six and not less than twelve feet in width, upon which a wall rests, shall have a bearing of at least twelve inches at each end, by the thickness of the wall to be supported; and for every additional foot of span, over and above the said twelve feet, if the supports are iron or solid cut stone, the bearing shall be increased half an inch at each end. But if supported on the ends by walls or piers, built of brick or stone, if the opening is over twelve feet, and not more than eighteen feet, bearings shall be increased four inches at each end, by the thickness of the wall supported; and if the space is over eighteen feet, and not more than twenty-five, then the bearings shall be at least twenty inches at each end by the thickness of the wall to be supported; and for every additional five feet or part thereof, that the space shall be increased, the bearings shall be increased an additional four inches at each end. And on the front of any building where the supports are of iron or solid cut stone, they shall be at least sixteen inches on the face, and of the width of the thickness of the wall to be supported, and shall, when supported at the ends, by brick walls or piers, rest upon a block of hard, cut stone, twelve inches thick, the full size of the bearing; and in case the opening is less than twelve feet, the block may be six inches thick by the whole size of the bearing, and all iron beams or girders used in any building shall be through-out of a thickness, not less than the thickness of the wall to be supported.
SECTION 16. All iron beams or girders used to span openings more than eight feet in width, and upon which a wall rests, shall have tie rods of sufficient strength, well fastened at each end of the beam or girder, and shall have cast iron shoes on the upper side, to answer for the skewback of a brick or cut stone arch, which arch shall be always turned over such girder or beam, and the arch shall not be less than twelve inches in height by the width of wall to be supported, and the shoes shall be strong enough to resist the pressure of the arch in all cases. Cut stone or hard brick arches, with two wrought iron tie rods of sufficient strength may be turned over any opening less than thirty feet, provided they have skewbacks of cut stone or cast or wrought iron, with which the bars or tension rods shall be properly secured by heavy wrought iron washers, necks, and heads of wrought iron, properly secured to the skewbacks. The above clause is intended to meet cases where the arch has not abutments of sufficient size to resist its thrust.

SECTION 17. All iron beams, girders and lintels, or columns, before the same are used in any building, shall have the maximum weight, which they will safely sustain, stamped, cast or permanently marked in a conspicuous place thereon by the founder or manufacturer of the same, and shall be made of the best materials and made in the best manner. When wooden girders are used as above to support brick or stone walls sufficient wrought iron flitches shall be used to prevent the same from springing or sagging from the superincumbent weight of wall, and the same shall have skewbacks and tie-rods as above described, and the iron flitches shall be properly bolted to the wood.

SECTION 18. All openings for doors and windows, except as otherwise provided, shall have a good and sufficient stone or brick arch, well keyed and built, and shall have good and sufficient abutments, or lintels, of stone or iron, as follows: For an opening not more than four feet in width the lintels shall not be less than eight inches in height; and for an opening not more than six feet in
width the lintels shall not be less than \( \frac{1}{4} \) inches in height; and for an opening exceeding six feet in width and not more than eight feet the lintel shall be iron or stone, and the full thickness of the wall to be supported, and in every such opening, six feet or less in width, the lintel shall be one third the thickness of the walls on which it rests, and shall have a bearing at least six inches at each end, and on the inside of all such openings there shall be a good timber lintel which shall have a bearing of six inches at each end, and shall have a double rowlock, of sufficient spring, turned over the timber. Arches built of stone or brick may be turned over openings on a center, which may be struck after the arch is turned, provided the arch has a good and sufficient rise, and that the piers or abutments are of sufficient strength to bear the thrust of the arch. All arches over openings of fire places shall be built of good, hard brick, laid with close joints, well keyed.

Section 19. All gas, water, steam or other pipes, which may be introduced into any building other than small dwellings, shall not be let into the beams, unless the same be placed within thirty-six inches of the end of the beams, and in no case shall the pipes be let into the beams more than two inches in depth.

Section 20. In all buildings the floor shall be of sufficient strength to bear the weight to be imposed upon them, exclusive of the weight of materials used in their construction, and in all store-houses, the weight that each floor will safely sustain upon each superficial foot, shall be estimated by the owner thereof, and posted in a conspicuous place upon each floor thereof. And the weight that may be placed on each of the floors of said building, shall be safely distributed thereon. In all buildings, every floor shall be of sufficient strength, in all its parts, to bear safely upon every superficial foot of its surface, seventy-five pounds; and if used as a place of public assembly, one hundred and twenty pounds; and if used as a store, factory, warehouse, or for any other manufacturing or com-
mercial purpose, at least one hundred and fifty pounds; and every floor shall be of sufficient strength
to bear safely the weights aforesaid in addition to the weight of materials of which the floors are com-
posed; and every column, post, or other vertical support, shall be of sufficient strength to bear safely
the weight of the portion of each and every floor depending upon it for support, in addition to the
weight required as above to be supported safely upon said portions of said floor. In every building
already erected or hereafter to be built, the floors shall be of sufficient strength to bear the weight to be
required as above, to be supported safely upon said portions of said floors.

SECTION 21. All buildings built to the street line, shall be kept provided with proper metallic
leaders to conduct the water from the roof. The same shall be connected with the sewer or street
gutter, and in no case shall water be allowed to flow so as to injure the walls and foundation.

SECTION 22. No buildings shall be enlarged, raised or altered, or built upon in such a manner
as to make the whole, when completed, in violation of any of the provisions of this ordinance; and
any building to be enlarged, raised or altered, shall be first examined by the Inspector to ascertain
whether the proposed changes will leave the building in a safe condition; and no building shall be so
enlarged, raised or built upon, unless the Inspector give a permit for such changes upon exami-
nation.

SECTION 23. Before the erection, construction, alteration or repair of any building, or part of
any building, in the City of Denver, the owner, architect or builder, shall notify the Inspector of
Buildings of the same, and shall submit to the said Inspector, plans and detailed statement in writing,
or specifications of the same. The Inspector shall keep a record of all the main facts relative to
buildings or parts thereof, for which permits are granted; material to be used, the number of the
permit, location of work or building, lot or lots and block upon which it stands, size and cost thereof,
There are a cap projecting more than three feet from the street line, may be built and shall be well guarded with iron rails, the opening to such rails shall be at right angles, to the street. One corner to be built covered with iron grates, not projecting more than four feet from the street line, or with illuminated iron tiles of any size within the curb line.
name of owner or owners, the architect and builders. The same plans and detailed statements shall be kept ready for examination of said Inspector, until the completion of the work aforesaid, and said work shall not be commenced or proceeded with, until the same is approved, and a permit given by the Inspector for such work, and at any time the Inspector may revoke such permit, if the provisions of this ordinance are violated by the owner, architect, contractor or mechanics employed on or about work for which said permit has been granted, and the further work thereon shall be stopped until such violation shall be rectified. Then upon written consent of the Inspector, work may be resumed, and the permit returned and be in full force. It is understood that the Inspector is not required to issue permits unless applied for, where the value of the work does not exceed one thousand dollars, but the owner or owners, architect or builder, shall notify the Inspector and submit plans, written description or specification, the same as if a permit were issued; and these permits may grant the use of one-third of the street and the side walk for storing materials, etc., and running derricks, etc., with the exception of a three foot passage, which shall be kept clear and guarded.

ARTICLE II.

PROTECTION AGAINST FIRE.

SECTION 1. All chimneys and flues in stone or brick walls, in any building, hereafter erected, altered, or repaired, shall have the joints struck smooth on the inside, and the fire backs of all chimneys shall not be less than eight inches thick. No tin or other metal flue, pipe or box of a single thickness of metal, used or intended to be used to convey heated air, shall hereafter be built, altered or repaired unless the same shall be built in a stone or brick wall; in all other cases the same shall be made double, and a half inch space between the two shall be filled with plaster of Paris, or other fire proof material. And no wooden furring or lath shall be placed in contact with the same. No air flue
shall be used at any time for a smoke flue. No steam pipe shall be placed within two inches of any wood work, unless the same be thoroughly protected with some fire proof material.

SECTION 2. All flues shall be properly cleaned and all rubbish removed, and the flues left smooth on the inside upon completion of the building. No chimney shall be started or built upon any floor or beam, and in no case shall a chimney project more than twelve inches from the wall. All chimneys which are corbelled out from the wall shall be supported by at least five courses of brick, but if supported by piers, the piers shall start from the foundation on the same line with the chimney breast. All hearths shall be supported by arches of stone or brick, and no chimney shall be cut off below, in whole or in part, and supported by wood, but shall be supported wholly by stone or concrete, and all chimneys in any part of the City of Denver which shall be dangerous in any manner whatsoever, shall be repaired and made safe, or taken down, and the flues of all furnaces and boilers shall be constructed in such manner as shall prevent any danger from heat or fire.

SECTION 3. No smoke pipe in any building with wooden or combustible floors, shall enter any flue, unless the said pipe shall be at least eighteen inches from either floor or ceiling, where smoke pipes pass through stud or wooden partitions, or combustible floors, they shall be guarded with a double collar of metal, with at least four inches of air space, with holes for ventilation, or be thoroughly protected with plaster of Paris or other fire proof material. In all cases where hot water, steam, hot air, or other furnaces are used, the furnace smoke pipe must be kept at least two feet below the beams or ceilings above the same, unless said beams or ceilings be properly protected by a metal shield or plate, suspended above the said smoke pipe, with sufficient space for free circulation of air above and below said shield, and the said smoke pipe shall in all cases be kept at least eight inches from the beams or ceilings.
SECTION 4. The top of all furnaces set in brick must be covered with brick, slate or metal, supported by iron bars, and so constructed as to be perfectly tight. Said covering to be in addition to, and not less than six inches from the inner covering of the hot air chamber. If, however, there is not height enough to build the furnace top at least four inches below the beams or ceilings, then the floor beams must be trimmed around the furnace, and said covering, and trimmers, and headers must be at least four inches from the same. The top of every portable furnace not set in brick, shall be kept at least one foot below the beams or ceilings; and shall have a metal plate suspended as above, and extending one foot beyond the top of the furnace on all sides.

SECTION 5. Whenever hot water, steam, hot air, or other furnaces are hereafter placed in any building, notice shall first be given to the Inspector of Buildings, by the owner or owners of said building, or by the person or persons placing said furnace or furnaces in said building, or by the contractor or superintendent of said work.

SECTION 6. In all buildings no wooden girders, beams, timbers, or wooden plugs shall be placed within twelve inches of any smoke or air flue. No floor beams shall be supported wholly upon wood partition, but every beam, except headers and tail beams, shall rest at one end, not less than four inches in the wall or upon a girdler; and every trimmer or header more than four feet long used in any building, except dwellings, shall be hung with stirrup irons of suitable size and thickness. No timber shall be used in any building where stone, brick or iron is commonly used, except bond timbers and lintels as hereinbefore provided for, or as may be approved by the Inspector.

SECTION 7. All exterior cornices and gutters of all buildings hereafter erected, shall be of some fire proof material, and in every case, the greatest weight of materials of which the cornice shall
be constructed shall be on the inside of the outer line of the wall on which the cornice shall rest, in proportion of three of wall to two of cornice in weight. Allowance to be made for leverage of projecting, and all cornices shall be well secured to the walls with iron anchors, independent of any woodwork; and in all cases the walls shall be carried up to the roof board, and when the cornice projects above the roof, the wall shall be carried to the top of the cornice, and the party walls in all cases shall be carried above the roof and coped with fire proof material. All wooden cornices that may now be or hereafter become, unsafe or rotten shall be taken down, and if replaced shall be constructed of some fire proof material, and all wooden cornices or gutters that may become damaged by fire to the extent of one third the value thereof, shall be taken down and if replaced, shall be constructed of some fire proof material. If not damaged the extent of one third the value thereof, the same may be repaired with the same material of which it was originally constructed. This section applies to buildings within the fire limits.

SECTION 8. All walls of any brick or buildings over fifteen feet high shall be carried up at least twenty four inches above the roof, and shall be coped with stone or metal. If a mansard roof shall be placed upon any building, over three stories in height, exclusive of said roof, the same shall be constructed fire proof.

SECTION 9. On all buildings hereafter to be erected within the fire limits, the sheathing of the roof shall in no case extend across the front and rear end of the party walls thereof; and the tops and sides of all dormer windows shall be covered with fire proof material; and all roof coverings except mansard, as hereinbefore provided, shall be made of slate, iron or tin, or if cement or tar (that is to say, what are commonly known as gravel roofs,) they shall be thoroughly covered with gravel.

SECTION 10. All buildings in the city, over two stories in height, shall have scuttle frames
and covers, or bulkheads and doors, made of the same material as the roofs, and covered with fire
proof materials, and all such scuttles shall have substantial and convenient stairs or ladders, leading
thereto; and in case the building shall be a hotel, tenement or lodging house, the door in the bulk-
head, or any scuttle, shall at no time be locked, but may be fastened on the inside by moveable
bolts or hooks. And all sky-lights, more than thirty-six feet area, shall have the sash and frames
thereof constructed of fire proof materials.

Section 11. No enclosed platforms, stoops, piazzas, balconies, stairways, bays or oriel win-
dows, over two stories in height, or twelve feet in width, shall be built unless constructed of stone,
brick or iron, and all such platforms, stoops, piazzas, stairways, bays or oriel, whether enclosed or
otherwise, shall be securely anchored, tied and braced, and any platforms, stoops, piazzas, balconies,
stairways, bays or oriel of whatever material, shall in no case extend over the street line, unless per-
misson is first obtained from the Inspector, and the same approved by a majority of the council.

Section 12. No building shall be removed from one lot to another, or from one part of a lot
to another part, until a sworn petition, setting forth the purposes of said removal, and the uses to
which said building is to be applied, is filed in the office of the Inspector of Buildings, and the written
consent of the Inspector of Buildings, and the approval of a majority of the council, is first obtained.

Section 13. All buildings inside of fire limits, whether frame or brick, which may hereafter be
damaged by fire, or otherwise, to an amount not greater than one half the value thereof, at the time of
such damage, shall amount to more than one half of such value; exclusive of value of foundation,
the such building shall not be repaired, but shall be taken down.

Section 14. The percentage of damage in such cases shall be determined by appraisement by
three citizen free holders, in the following manner, to wit: The owner of the building or his agent shall
appoint one, the Building Inspector shall appoint one, and the two then appointed shall designate a
third. The finding of a majority of this commission so appointed reduced to writing shall be final in
each case.

Section 15. All buildings in the city more than two stories in height, built to be occupied, or
occupied by two or more families, on any floor above the first, and all buildings now erected, or that
may hereafter be erected, more than four stories in height, occupied or used, or built to be occupied
or used, as a hotel, boarding or lodging house, factory, mill, manufactory or work shop, or in which
operatives are employed on any of the stories above the first, shall be provided with fire escapes, and
alarms, and doors, as shall be directed by the Inspector of Buildings, and the Inspector shall have
power to determine the construction and arrangement of halls, stairways, flues, furnaces, fire places
and heaters, in all such buildings hereafter erected in the city. All fire escapes to be kept in good
repair, and no person shall place, at any time, any obstruction or encumbrance of any kind whatsoever
thereon.

Section 16. In all buildings of a public character, already erected or hereafter to be built, in
said city, such as hotels, churches, theaters, school houses, restaurants, railroad depots, public halls,
and other buildings, used, or intended to be used, for purposes of public amusement, instruction or
assemblage, the halls, doors and doorways, stairways, seats and aisles, shall be so arranged as to
facilitate egress therefrom, and to afford the requisite and proper accommodation for the public
protection in cases of accident or fire; and all aisles and passages in said buildings, devoted to purposes
of amusement, instruction or assemblage, shall be kept free from chairs, stools, sofas, and other
obstructions, during any performance, service, exhibition, concert, ball, or any public assemblage,
and such public places aforesaid shall be open at all times for examination by the Inspector or deputies.

In all cases the doors of such building when used for public passage shall open outward, and the doorways and passages shall allow eighteen inches width for every hundred people.

Section 17. Frame buildings constructed in a strong and substantial manner, and having fifteen hundred superficial feet in area, two stories in height, and thirty-five feet from water table to apex of roof, may be built within the outer fire limits. No such frame building shall be placed nearer than two and one-half feet to the lot lines or five feet from each other; but no frame or wooden buildings shall be built within the city of a greater size or height than above permitted.

ARTICLE III.
BUILDING INSPECTOR.

Section 1. No person shall be eligible to the office of Building Inspector unless he shall be a competent and experienced architect, not actually engaged in such business or calling in the City of Denver, or keeper and owner of any building or calling in the City of Denver demanding that service.

Section 2. The City Council shall elect the Building Inspector in the same manner and form provided by ordinance for election of city officers; and said Inspector shall hold his office for the term of one year or until removed for cause; and such officer shall be elected annually thereafter as aforesaid.

Section 3. That it shall be the duty of said Inspector to see that all ordinances relating to buildings in the City of Denver are strictly enforced, and for that purpose he shall have the power and authority of a policeman in said city.

Section 4. That the said Inspector may appoint one or more deputies with the power
provided for deputies of other offices of the city as may be required from time to time, shall be approved by the Council, and the compensation of said deputies shall not exceed $25.00 per day, to be paid by the city. Said deputies shall be practical architects, masons, or carpenters.

Section 5. That the Inspector of buildings shall be provided with suitable office room and with all necessary supplies and printing for the proper transaction of business in the same manner as now provided for other executive departments in the City of Denver. He shall receive a salary of $200.00 dollars per annum, payable in equal monthly installments, at the beginning of each and every month; and shall receive no other fees or emolument by reason of said office.

Section 6. The Inspector shall have power to pass upon any question relative to mode, manner of construction or materials used in erection, alteration or repair, of any building in the City of Denver; when the same is not especially provided for herein to make the same conform to the true intent, meaning and spirit, of the several provisions hereof, and shall also have discretionary power to modify or vary any of the several provisions of this ordinance, where the same do not conflict, in order that substantial justice may be done. It is understood the above is to meet the requirements of special cases.

Article IV.

Fines and Penalties

Section 1. When any building, or part thereof, in the City of Denver, shall become dangerous to life or limb of persons residing therein, or in adjacent buildings, or passing in the vicinity, or to property in the vicinity, or if from cause apparent it will so become dangerous, the Building Inspector shall proceed to make a survey of said building, and if it shall be found to be as aforesaid, the Inspector shall immediately notify the owner or agent of such building or structure to have the same
removed, repaired, or secured, within twenty-four hours thereafter; and if the owner or agent

to do, it shall be the duty of the said Inspector to proceed to demolish or secure the same so as to
insure safety, and he may call upon the police, or fire department, or both, for assistance, or may
employ labor or purchase material needed, and the expense thereof may be collected from such owner,
as provided in section 5. and any owner or agent who shall fail to comply with required
ments of such notice, shall be deemed guilty of a misdemeanor, and upon conviction thereof, he shall
be fined not less than ten nor more than three hundred dollars. And in like manner, any owner,
or owners, agent or agents of any buildings, architect, contractor or mechanic, employed in or about
a building, who shall violate any provisions in this ordinance, shall be deemed guilty of a misde-
meanor, and upon conviction, shall be fined not less than ten nor more than three hundred
dollars.

Section 2. If any building or portion thereof shall be or become in such state as to violate any
of the provisions of this ordinance, it shall be the duty of the owner or owners to remodel, repair or
remove the same as required by the ordinances, and in case of a failure to repair, remodel or remove
such building for twenty-four hours after written notice from the Building Inspector, such owner or
owners, or the person controlling such building for the purpose of repairs shall be deemed guilty of a
misdemeanor, and upon conviction shall be fined not less than ten nor more than one hundred dollars,
for each twenty-four hours he shall refuse to comply with said notice.

Section 3. The Inspector of Buildings shall have power to remove any soft, shelly, imperfectly
burnt or refuse brick, or any other unsuitable building material, found upon any premises where buildings,
repairs, additions or alterations are in progress; if after verbal notice, the owner, agent, architect or
builder shall refuse or neglect to remove them, such owner, agent, architect or builder shall be deemed
guilty of a misdemeanor, and upon conviction thereof shall be fined not less than ten nor more than one hundred dollars, and each twelve hours shall be deemed a separate offense.

ARTICLE V.

REPEALS.

SECTION 1. Article four of chapter seven; sections two, three, six, seven, eight, nine, ten, eleven and twelve of chapter fourteen; and sections eight, nine, ten, fifteen, sixteen, seventeen, eighteen, nineteen, twenty and twenty-one of article three, chapter fifteen; and sections one, three and four of article one, chapter twenty seven, all in the Revised Ordinances of the City of Denver, edition of 1878; together with an ordinance creating the office of Building Inspector and defining his duties and powers passed on April 1, A. D. 1880; and all other ordinances or parts of ordinances inconsistent or conflicting with this ordinance are hereby repealed.

Passed by the City Council of the City of Denver and approved by the Mayor this 10th day of May A.D. 1881.

Albert

Description: Mayor

Validation: City Clerk