

15.12 – Building Operations

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15.12.010 – Use of streets

The use of streets for storage of materials in the process of construction or alteration of a building may be granted where the same will not unduly interfere with traffic and will not reduce the usable width of the roadway to less than eighteen feet; provided, that no portion of the street other than that directly abutting on the premises on which work is being done shall be used except with the consent of the owner or occupant of the premises abutting on such portion. Any person seeking to make such use of the street shall file with the city clerk a bond with corporate sureties to be approved by the city council, to indemnify the city for any loss or damage which may be incurred by it by reason of such use and occupation.

(Prior code : § 13.401)

15.12.020 – Night operations

No construction or alteration operations shall be carried on at nighttime if the same are accompanied by loud noises.

(Prior code : § 13.402)

15.12.030 – Sidewalks

No sidewalk shall be obstructed in the course of building construction without a special permit from the director of public works being first obtained.

(Prior code : § 13.403)

15.12.040 – Safeguards

It shall be the duty of the person or corporation doing any construction or altering or wrecking work in the city to do the same with proper care for the safety of persons and property. Warnings, barricades and lights shall be maintained wherever necessary for the protection of pedestrians or traffic, and temporary roofs over sidewalks shall be constructed wherever there is danger to pedestrians from falling articles or materials.

(Prior code : § 13.404)

15.12.050 – Penalty for violation of sections 15.12.010 through 15.12.040

Any person, firm or corporation violating any provision of Sections 15.12.010 through 15.12.040 shall be fined not less than one dollar nor more than five hundred dollars for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

(Prior code : § 13.405)

15.12.060 – Public gatherings - Regulations generally

It is unlawful to hold, manage, or conduct any meeting or entertainment of any kind in the city, in premises other than a building constructed in full compliance with the ordinance and laws pertaining thereto for auditorium, theater or lodge room purposes, excepting in compliance with the provisions of Sections 15.12.050 through 15.12.120.

(Prior code : § 27.601)

15.12.070 – Public gatherings - Notice - Permit issuance

It shall be the duty of any person or persons conducting, calling for or managing any gathering in any premises other than a theater, lodge room or auditorium building constructed as provided in Section 15.12.060, to notify the city clerk of the date of such intended use at least ten days before such meeting is to take place. Upon such notice, the building commissioner shall inspect the premises to determine whether or not they comply with the provisions hereof. Any permit issued for any such gathering shall be subject to the condition that Sections 15.12.060 through 15.12.120 be fully complied with, whether or not such condition is embodied in the permit.

(Prior code : § 27.606)

15.12.080 – Public gatherings - Inspection of premises

No such gathering or entertainment shall be held or presented in any premises other than a building as described in Sections 15.12.070, unless such premises have been examined by the building inspector not more than three days before the date of such gathering and found to be free from any fire hazard and found to be suitable for the purpose. No structure enclosed by a roof shall be used for such purpose unless the same is constructed of nonflammable materials; provided, that tents or structures covered by canvas or other materials may be so used if such canvas or other material has been properly treated so as to be rendered fire resistive.

(Prior code : § 27.602)

15.12.090 – Public gatherings - Exits

Adequate unobstructed exits shall be provided in all premises used for such purposes to permit rapid egress of all persons attending, and there shall be at least two separate exits located at least thirty feet from each other. There shall be two lineal feet of doorway or exit space for each one hundred people accommodated.

(Prior code : § 27.603)

15.12.100 – Public gatherings - Seats

- A. Any stand or rows of seats used in such premises shall be so constructed as to be safe for the use designated, and shall be sufficiently strong to carry the same weight and stress as is required for the construction of the auditorium floors of theater buildings, not less than one hundred pounds per square foot.
- B. It is unlawful to admit to any such premises a number of persons to exceed the number of actual seats maintained for their accommodation.

(Prior code : § 27.604)

15.12.110 – Public gatherings - Doors

All doors or gates or exits from premises used for such purpose shall open outward and no such exit shall be so constructed or locked that egress from inside the premises is blocked.

(Prior code : § 27.604)

15.12.120 – Penalty for violation of sections 15.12.060 through 15.12.110

Any person, firm or corporation violating any provision of Sections 15.12.060 through 15.12.110 shall be fined not less than twenty-five dollars nor more than five hundred dollars for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

(Prior code : § 27.607)

15.12.130 – Public buildings - Responsibility for maintenance and safety

The owner, agent, occupant or person charged with the custody of any public building, auditorium, hotel, theater, lodge hall, or church, and in the case of schools, the president of the board of education, or the person in charge thereof and owning the same, shall be held liable for the equipment and maintenance of such apparatus as is required in Sections 15.12.140 through 15.12.200 for the maintenance and safety of all exits, stairs, doors, windows, or passageways.

(Prior code : § 27.501)

15.12.140 – Public buildings - Enforcement of provisions

It shall be the duty of the fire chief to inspect all apparatus to be installed, and their location, and to make or cause to be made periodic inspections concerning the operation and accessibility of regular and emergency exits in such public places.

(Prior code : § 27.502)

15.12.150 – Public buildings - Fire fighting appliances

Unless and until an approved sprinkler system is installed, the following appliances shall be required: the location and number of fire appliances shall be as follows, unless other location shall be more accessible and convenient for protection against fires:

- A. Theaters.
 - 1. Stage, two one-quart chemical hand extinguishers, one on each side of the stage; one two and one-half gallon chemical hand extinguisher, readily accessible; one five-gallon hand pump, one fire axe,
 - 2. Foyer, two one-quart hand extinguishers at each end,
 - 3. Manager's office, one two-gallon chemical hand extinguisher or five-gallon hand pump;
- B. Public Buildings, Auditoriums, Lodge Halls, and Hotels.
 - 1. Five-gallon hand pump and fire axe at or near the main entrance on the ground floor,
 - 2. Five-gallon hand pump at or near the foot of all basement stairways,
 - 3. Two pails in boiler room unless oil burner, then two and one-half gallon special chemical hand extinguishers just outside boiler room doors.
 - 4. One-quart chemical hand extinguisher on the stage, and
 - 5. One-quart chemical hand extinguisher in the lobby;
- C. Churches.
 - 1. One five-gallon hand pump and fire axe at or near main entrance on ground floor,
 - 2. One five-gallon hand pump and fire axe in boiler room;
- D. Schools.
 - 1. One five-gallon hand pump and fire axe at or near the main entrance on ground floor,
 - 2. One five-gallon hand pump and fire axe in boiler-room.

(Prior code : § 27.503)

15.12.160 – Public buildings - Removal of apparatus

It is unlawful to remove from its proper place and fire apparatus or appliances except for inspection or in case of emergency.

(Prior code : § 27.505)

15.12.170 – Public buildings - Fire drills

It shall be the duty of the principal or other person in charge of pupils in every school in the city to establish and maintain a good and efficient fire drill which shall be practiced at least once a month during the time the building is used for school purposes. A written report shall be made by the principal or person in charge of such building on each fire drill held, and of the time elapsed from the first fire signal until the last person was out.

(Prior code : § 27.504)

15.12.180 – Public buildings - Doors

- A. All public buildings which may be or are used for church, school, opera performances, theater, lecture room, hotel, public meeting or similar purposes, or which may be or are used for the collection of people for worship, amusement or instruction, and all buildings used for stores to which the public is invited, shall be so built that all doors which lead from the main hall or place of assembly shall open outward, and all means of egress for persons within such building shall be by means of egress for persons within such building shall be by means of doors which shall open outwards from the main hall and from the building.
- B. All doors of schools and educational institutions shall remain unlocked during school hours.

(Prior code : § 27.506)

15.12.190 – Public buildings - Exit lights

In all theaters and public meeting halls, a red light illuminating the word "EXIT" shall be kept burning over each regular and emergency exit while the theater or hall is occupied by an audience or by patrons.

(Prior code : § 27.507)

15.12.200 – Penalty for violation of section 15.12.130 through 15.12.190

Any person, firm or corporation violating any provisions of Sections 15.12.130 through 15.12.190 shall be fined not less than five dollars nor more than five hundred dollars for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

(Prior code : § 27.508)