

ORDINANCE NO. 76
BUILDING CODE

Of the Borough of Riverdale, N. J.
Be it ordained by the Council of the Borough of Riverdale:

1. The Mayor shall nominate and with the advice and consent of the Council appoint a Building Inspector for the Borough of Riverdale who shall hold office until the first day of January next after his appointment and thereafter for a period of one year and until his successor shall be appointed and qualified. Said inspector shall receive such compensation for his services as the Borough Council may by resolution determine.

2. The Building Inspector shall perform all the duties required of him by this ordinance and as the Borough Council may by resolution from time to time direct.

3. The Building Inspector shall strictly enforce all the ordinances of the Borough relating to the erection, construction, repair, removal and alteration of any building or structure or part thereof as provided for in this ordinance.

4. He shall issue permits for the erection, construction, alteration, repair or removal of all such buildings or structures and shall exercise control over and make a careful inspection of all buildings and structures in the course of erection, construction, repair or removal, and all buildings and structures, public or private, which in his judgment are dangerous and unsafe for occupancy and which increase the hazards of fire in the adjoining properties and he shall adopt such measures for the protection of life and property as are herein prescribed or as may be directed by the Borough Council.

5. He shall keep a record of all the proceedings of his office and a book of all complaints made to him as Building Inspector which books shall always be open for inspection by the Borough Officials and which shall be the property of the Borough. He shall report at the first regular meeting of the Borough Council of each month in writing, all permits issued by him with the estimated cost of the work for which such permits were issued during the next previous month, together with the statement of all fees received by him and shall recommend from time to time to the Borough Council such matters as he shall deem for the best interest of his department.

6. In case the Building Inspector is directly or indirectly interested in any building or structure for which a permit is required to be issued, such permit shall be issued by the Mayor and the fees received thereof shall be turned over to the Borough Collector.

7. The Building Inspector shall charge and collect the following fees for permits, which fees shall be paid and permits granted before any work may be commenced.

Work costing less than \$100, no fee.
Work costing over \$100, and less than \$500, fee \$1.00.
Work costing over \$500 and less than \$1000, fee \$3.00.
Work costing over \$1000 and less than \$2000, fee \$4.00.
Work costing over \$2000 and less than \$5000, fee \$7.00.
Work costing over \$5000, fee \$7.00 plus \$1.00 for each additional \$1000.

Such fees shall be retained by the Inspector in lieu of his salary.

8. If in the opinion of the Building Inspector an incorrect estimate has been made in the application for the erection, alteration, repair or removal of any building, it shall be the duty of the Inspector to make an estimate of the proper cost of such work and place such estimated total in his report and permit, charge fees or additional fees accordingly, subject to the approval of the Council, and the builder and owner is hereby required to pay on demand such additional fees so approved by the Council.

9. No building or structure erected, altered or removed under the provision of this ordinance shall be occupied by the owner or tenants until it has been approved as completed and all fees paid and occupancy permit granted by the Building Inspector.

10. No building or structure erected shall be occupied for store or dwelling purposes unless it has a cellar at least seven feet in height, 70% in area of the main portion of the building.

11. No building or any portion thereof may be erected closer to any curb line than one-third of the width of the roadway or the street on which said building faces. No building hereafter erected shall be located within one hundred feet of any other building (other than out buildings) unless it shall have a roof of slate, tile, metal or asbestos shingles or other fire resisting material approved by the National Board of Underwriters.

12. No wall, structure, building or part thereof, shall hereafter be built, enlarged, or altered, until a plan of the proposed work, together with a statement of the materials to be used, shall have been submitted to the Building Inspector who shall, in accordance with the provisions herein contained, issue a permit for the proposed construction.

Structures hereafter erected without permit or not in conformity with this ordinance, shall be removed. No building shall be moved until a permit has been obtained from the Building Inspector, and such official shall not issue such permit, if in his judgment the proposed new location of the building would seriously increase the hazard of the surrounding buildings.

13.—INCOMBUSTIBLE WALLS, CORNICES, LINTELS AND ROOFS REQUIRED.
Every building hereafter erected or enlarged within ten feet of any other, other

than outhouses, shall be enclosed on all sides so located with walls constructed wholly of stone, well burned brick, terra cotta, concrete, or other equivalent combustible materials; and all cornices shall be of incombustible supports, and all lintels or openings over ten feet in width shall be of incombustible materials.

14.—PERMISSIBLE WOODEN STRUCTURES
(a) Temporary one-story frame building for use of builders.

(b) One-story sheds not over 15 feet high, open on the long side with sides covered with incombustible material, and with an area not exceeding 500 square feet. A wooden fence shall not be used to form the back or sides of such sheds.

(c) Wooden fences not over ten feet high.

(d) Piazzas or balconies not exceeding ten feet in width, nor extending more than three feet above the second story floor beams. No such structure shall extend beyond the lot line, or be joined to any similar structure of another building.

(f) Small outhouses not exceeding 150 square feet in area and 8 feet in height. Wooden sheds or outhouses shall not be located within 5 feet of any line, nor less than 30 feet from any other building over one story high.

(g) Grain elevators, coal pockets, or ice houses, as usually constructed. No frame building shall be moved within ten feet of another frame building.

15.—BUILDINGS HAVING PROHIBITED OCCUPANCIES.
No building shall be used for a public garage, coffee-roaster, bakery, or dry cleaning establishment, unless it be of fire-proof construction.

16.—LIMITS OF HEIGHT AND AREA.
Except as specified in Section 14, no building hereafter erected, having walls of hollow terra cotta or concrete blocks, shall exceed three stories, or 40 feet in height; and no building hereafter erected or altered shall exceed four stories or 55 feet in height unless it be of fire-proof construction.

The floor area between fire walls of non-fireproof buildings shall not exceed the following: When fronting on one street, 5000 square feet; when fronting on two streets, 7,500 square feet. These area limits may be increased under the following conditions as indicated:

For non-fireproof buildings, fully equipped with approved automatic sprinklers, 50%.

17.—WALLS.
All exterior, or division walls of buildings hereafter erected shall be of sufficient thickness to support the load to be carried, but in no case shall a brick, stone, concrete, or hollow block wall be less than 8 inches thick. Walls, excepting party and fire walls, for all buildings of other than the dwelling house class, not exceeding five stories or 65 feet in height, shall have the upper two stories not less than 12 inches thick, increasing 4 inches in thickness for each two stories or fraction thereof below.

Walls in skeleton construction shall be of brick, stone, or stone increment. They shall be supported by girders at each story, shall be laid in Portland cement mortar, and shall be not less than 12 inches thick.

Stone walls shall be 4 inches thicker than required for brick walls.

The foundation walls of all buildings over two stories in height shall be 4 inches thicker from footing to grade than required for the remainder of the wall.

Hollow blocks of concrete or terra cotta when used for bearing walls shall have not more than 50% of cellular space.

The coarse aggregate shall be of suitable material graded in size, but in no case shall the maximum dimension exceed one-half the minimum width of any section of the finished block. Concrete blocks shall not be used in construction until they have attained the age of 28 days, or developed the strength required in this section.

All walls and partitions in schools, hospitals and places of public assemblage, over one story high and all walls and partitions in theatres shall be of incombustible construction.

18.—CONCRETE CONSTRUCTION.
Concrete for reinforced concrete construction shall consist of a wet mixture of one part of Portland cement to not more than six parts of aggregate, fine and coarse in such proportions as to produce the greatest density.

The quality of the materials, the design and the construction shall be in accordance with the best engineering practice.

19.—PROTECTION OF ENDS OF WOODEN BEAMS.
The ends of all floor, ceiling or roof beams entering a party or fire wall from opposite sides shall be separated by at least 8 inches of solid masonry, such separation to be obtained by corbelling the wall or staggering the beams or the beams may be supported by steel wall hangers, but no wall shall be corbelled more than 2 inches for this purpose. The ends of all wooden beams which enter walls shall be cut to a bevel to make self-releasing.

20.—FIRE STOPS.
At each floor level in all buildings hereafter erected, all stud walls, partitions, furrings and spaces between joists where they rest on division walls or partitions, shall be fire-stopped with incombustible material in a manner to completely cut off communication by fire through concealed spaces. Such fire-stopping shall extend the full depth of the joists, and at least 4 inches above each floor level.

Stair carriages shall be fire-stopped at least once in the middle portion of each run.

21.—FRAME BUILDINGS.

No frame building hereafter erected or altered shall exceed two stories or over 30 feet in height, except that private dwellings may be three stories or 40 feet high.

In no case shall a frame building be erected within 3 feet of the side or rear lot line, not within 6 feet of another building, unless the space between the studs, on such side be filled solidly with not less than 2 1/2 inches of brick work or other equivalent incombustible material.

In rows of frame houses the dividing walls or partitions between houses shall be built of brick, terra cotta, concrete or other incombustible material, or they be built of 4 inch studs, filled solidly with brick work laid in mortar, or with other incombustible material. If lath be used on such partitions, it shall be metal lath. Such dividing walls and partitions shall rest on masonry walls and shall extend to under side of roof boards. A flush mortar joint shall be made between the roof boards and the partition.

In rows of more than three houses every alternate division wall or partition shall be constructed of solid brick-work not less than 8 inches in thickness. Buildings with wooden frame work clad with sheet metal, or veneered with brick, shall be classed as frame buildings.

22.—ELECTRICAL INSTALLATIONS.
All electrical installations shall be in accordance with the National Electrical Code, and no installation of electrical equipment shall be made, except in conformity thereto.

23.—CHIMNEYS AND FIRE-PLACES.
Except as herein provided all chimneys in every building hereafter erected, and all chimneys hereafter altered or rebuilt, shall be constructed of brick, stone or reinforced concrete. No masonry chimney shall have walls less than 8 inches thick, unless it be lined on the inside with well burned terra cotta or fine clay chimney tile set in Portland cement mortar, in which case the wall shall be not less than 4 inches thick. The lining shall be continuous from the bottom of the flue to its extreme height.

No chimney shall be corbelled out more than 8 inches from a brick wall, and such corbelling shall consist of at least five courses of brick.

Brick set on edge shall not be permitted in chimney construction.

Chimneys of all low-pressure boilers or furnaces, also the smoke flues for bakers' ovens, large cooking ranges, large laundry stoves, and all flues used for similar purposes, shall be at least 8 inches in thickness and lined continuously on the inside with well burned terra cotta or fire clay chimney tile set in Portland cement mortar. All such chimneys shall be capped with terra cotta, stone, concrete, or cast iron.

All chimneys shall project at least 3 feet above the point of contact with a flat roof, and two feet above the ridge of a pitched roof.

Portland cement mortar only shall be used in the construction of chimneys. No chimney in any building shall have wooden supports of any kind. Supports shall be incombustible, and shall rest upon the ground dangerous from any cause shall be repaired or the foundation. All chimneys which are and made safe, or taken down.

Metal smoke stacks may be permitted for boilers, furnaces and similar apparatus, provided they have a clearance from all combustible material of not less than one-half the diameter of the stack, but not less than 9 inches.

Where such stack passes through a roof, it shall be guarded by a galvanized iron ventilating thimble extending from at least 9 inches above the roof, and the diameter of the ventilating thimble shall be not less than 3/8 inches greater than that of the smoke-stack. Metal smoke-stacks shall not be permitted to pass through floors.

The fire-back of every fire-place hereafter erected shall be not less than 8 inches in thickness of SOLID BRICK WORK, nor less than 12 inches of stones lined with firebrick. When a grate is set in a fire-place a lining of fire-brick at least 2 inches in thickness shall be added to the fire-back; or a lining of soap-stone, tile or cast iron may be used, if solidly backed with brick or concrete.

All flue holes when not in use shall be closed with tight-fitting metal covers.

24.—WOODEN BEAMS SEPARATED FROM MASONRY CHIMNEYS.
No wooden beams or joists shall be placed within 2 inches of the outside face of a chimney or flue, whether the same be for smoke, air or any other purpose.

No woodwork shall be within 4 inches of the back wall of any fire-place. All spaces between the chimney and the wooden beams shall be solidly filled with mortar, mineral wool, or other incombustible material.

The header beam, carrying the tail beams of a floor, and supporting the trimmer arch in front of a fire-place, shall be not less than 20 inches from the chimney breast.

No wooden furring or studding shall be placed against any chimney; the plastering shall be directly on the masonry or on metal lathing.

Woodwork fastened to a plaster which is against the masonry of a chimney shall have a layer of asbestos board at least one-eighth inch thick placed between the woodwork and the plaster.

25.—SMOKE PIPES.
No smoke pipes shall be within 9 inches of any woodwork or any wooden lath and plaster partition or ceiling.

Where smoke pipes pass through a wooden

and plaster partition they shall be guarded by galvanized iron thimble built in at least 3 inches of brick work or other incombustible material. No smoke pipe shall pass through any floor, or combustible roof of any building.

26.—STEAM AND HOT-WATER PIPES.
No steam or hot-water pipe shall be within 1 inch of any woodwork. Every steam or hot-water pipe passing through combustible floors, or ceilings, or wooden lath and plaster partitions, shall be protected by a metal tube one size larger in diameter than the pipe, and be provided with a metal cap. All wooden covers to recesses in walls in which steam or hot-water heating pipes are placed, all wooden boxes or casings enclosing steam or hot-water pipes shall be lined with metal.

27.
Hotel and restaurant ranges shall be provided with a metal hood, placed at least 9 inches below any wooden lath and plaster or wooden ceiling, and have an individual pipe outlet connected with a good brick flue. The pipe shall be protected by at least 1 inch of asbestos covering or its equivalent.

Combustible floors under coal ranges and similar appliances without legs in which hot fires are maintained, shall be protected by a sheet of metal, or a one-eighth inch layer of asbestos building lumber, which shall be covered with not less than 4 inches of masonry set in cement mortar. Such masonry may consist of one course of 4 inch hollow terra cotta, or of two courses of brick or terra cotta, at least one of which shall be hollow and be laid to preserve a free circulation of air throughout the whole course. Concrete may be substituted for a course of solid brick if desired. The masonry work shall be covered by sheet metal of not less than No. 26 gauge so arranged as not to obstruct the ventilating passages beneath. Such hearths shall extend at least 24 inches in front and 12 inches on the sides and back of the range or similar heating appliance.

All coal stoves or ranges, with legs, shall be set on incombustible material which shall extend at least 12 inches in front.

28.—HEATING FURNACES AND APPLIANCES.
Any woodwork, wooden lath and plaster partition or ceiling within 4 feet of the sides or back, or 6 feet from the front of any heating boiler, furnace, bakery oven, coffee roaster, fire-heated candy kettle, laundry stove, shall be protected by metal shields to the height of at least 4 feet above the floor. This protection shall extend the full length of the boiler, furnace or heating appliance, and to at least 5 feet in front of it. Said metal shields shall be loosely attached, thus preserving an air space behind them. In no case shall such combustible construction be permitted within 2 feet of the sides or back of the heating appliance, or five feet in front of same. No furnace, boiler, range, or other heating appliance shall be placed against a wall furred with wood.

Heating boilers shall be encased on sides and top by an incombustible protective covering not less than 1 1/2 inches thick.

29.—OPEN FLAME HEATING DEVICES.
All gas, gasoline, oil or charcoal burning stoves or heating devices shall be placed on iron stands at least 6 inches above combustible supports, unless the burners are at least 5 inches above the base with metal guard plates 4 inches below the burners.

No open flame heating or lighting device shall be used in any room where gasoline or other volatile inflammable fluids are stored or handled.

30.—PENALTY FOR VIOLATIONS.
Any and all persons who shall violate any of the provisions of this ordinance or fail to comply therewith, or who shall violate or fail to comply with any order or regulation made thereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder shall severally for each and every such violation and non-compliance respectively, forfeit and pay a penalty in the sum of twenty-five dollars. The imposition of one penalty for any violation of this ordinance shall not excuse the violation, or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten days that prohibited conditions are maintained shall constitute a separate offense.

The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions, as provided in Section 13 of this ordinance.

31.—CONFLICTING ORDINANCES REPEALED.
All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

32.—DATE OF EFFECT.
This ordinance shall take effect and be in force from and after its passage.

33.
In case any court of this state shall determine that any provision of this ordinance is illegal or void for any reason the remaining provisions of this ordinance shall remain in full force and effect.

Introduced April 17, 1925.
Passed May 15, 1925.
Approved May 15, 1925.

WILLIAM SCINSKI
Mayor.

James F. Dodd,
Borough Clerk.