

SUPPLEMENTARY ACT, FIRST CLASS CITIES
Act of Jun. 7, 1895, P.L. 178, No. 110
A SUPPLEMENT

Cl. 11

To an act, entitled "An act amending section one of article three of an act, entitled 'An act for the better government of cities of the first class in this Commonwealth,' approved the first day of June, Anno Domini one thousand eight hundred and eighty-five, regulating the construction, maintenance and inspection of buildings," approved the eighth day of June, Anno Domini one thousand eight hundred and ninety-three, regulating the construction, alteration and ventilation of tenement houses, and providing for the safety of the inhabitants thereof, and providing penalties for the violation of the same.

Section 1. Erection of tenement houses regulated

No tenement house shall hereafter be erected, altered, or constructed in any city of the first class, unless such erection, alteration or construction shall be in conformity with the provisions of this act. 1895, June 7, P.L. 178, Sec. 1.

Section 2. Court or shaft for furnishing light or air

Every court or shaft which shall be built for the purpose of furnishing light or air to any such tenement house shall open upon one side into a street or into the yard or open space, except such shafts as may be necessary for the ventilation of water-closets or bath rooms. 1895, June 7, P.L. 178, Sec. 2.

Section 3. Windows; corridors

Every room in every such tenement house shall have at least one window opening upon a street, or upon the open space provided for in the second section of this act. And the distance from every window in every such tenement house to the wall or party line opposite to it shall be at least eight feet. The halls on each floor of every such tenement house shall have a window or windows opening either upon a street or upon the open space provided for in the second section of this act, and shall have no room or other obstruction at the end, unless sufficient light and ventilation is otherwise provided for said halls in a manner approved by the Chief of the Bureau of Building Inspection. But whenever in the judgment of the Chief of the Bureau of Building Inspection it shall be possible to construct such tenement house without corridors connecting the entrance of several tenements or suites of rooms, the Chief of the Bureau of Building Inspection may require that such tenement house be so constructed that it shall contain no such corridors. 1895, June 7, P.L. 178, Sec. 3.

Section 4. Size of rooms; height of ceilings; area of windows

Every habitable room in every such tenement house shall be of such dimensions as to contain at least seven hundred cubic feet of air. Every habitable room in every such tenement house shall in every part not less than eight feet in height from floor to ceiling, and every window shall have an opening of not less than

twelve square feet in superficial area; but the Bureau of Building Inspection may permit windows of less size than twelve square feet, if more than one window is provided for a room, so that however the total window space for any one room shall not be less than twelve square feet. 1895, June 7, P.L. 178, Sec. 4.

Section 5. Stairways

All stairways in such tenement houses shall lead directly to the ground floor. The location and construction of all stairways shall be determined by the chief of the Bureau of Building Inspection so as to provide for the safety of the occupants of such tenement house.

All such tenement houses shall be provided with a tower fire escape or tower fire escapes, enclosed in incombustible material, the number and location of which shall be determined by the chief of the Bureau of Building Inspection.

All stairways shall have a rise of not over eight inches to a step, and not less than nine inches tread, exclusive of the nosing. All stairways and all hallways must be not less than three feet in width in houses containing less than fifteen rooms; not less than three feet six inches in width in houses containing not less than fifteen rooms and not more than twenty-five rooms; and not less than four feet in width in houses containing twenty-five or more rooms. 1895, June 7, P.L. 178, Sec. 5.

Section 6. Water closets; sinks; hydrants

In every such tenement house there shall be one water closet for every tenement or suite of rooms which has its own independent hallway, so separated that its rooms do not open into or connect with any other rooms; and in tenement houses so constructed that a tenement may consist of a single room, or of two rooms, there shall be at least one water closet for every three rooms: Provided, That in the case of buildings existing at the date of this act which shall hereafter be altered into tenement houses there shall be one water closet for six rooms, but not less than one for each floor. Every water closet shall be separated from every other water closet and shall have an entrance entirely independent of the entrance to every other water closet. There shall also be an independent water supply, and at least one sink for every tenement or suite of rooms. No hydrant shall be permitted in the yard or open space provided for in the second section of this act. 1895, June 7, P.L. 178, Sec. 6.

Section 7. Receptacle for ashes

In every such tenement house there shall be a suitable receptacle for ashes, constructed of incombustible material, and interior chutes or shafts leading to the same shall not be permitted. 1895, June 7, P.L. 178, Sec. 7.

Section 8. Certain tenement houses to be fireproof

All such tenement houses, more than four stories in height, which shall hereafter be erected, altered or constructed, shall be made fireproof throughout: Provided, however, That this section shall not preclude the use of wooden floor boards and sleepers or beams to which to fasten the same, which, however, shall be imbedded to their top surface in incombustible

material. 1895, June 7, P.L. 178, Sec. 8.

Section 9. Plans and specifications to be filed with Chief of Bureau of Building Inspection

The Chief of the Bureau of Building Inspection shall require such plans and specifications of any proposed erections, alterations or constructions of tenement houses as sufficiently set forth and record the intent of the builder to comply with the requirements of this act, to be filed with him. And no permit for the erection or construction of any such tenement house shall be granted unless the same shall be in conformity with the provisions of this act. 1895, June 7, P.L. 178, Sec. 9.

Section 10. Penalty for violation of act

Any person who shall erect, alter or construct such a tenement house, except in conformity with the provisions of this act, shall be guilty of a misdemeanor, and, on conviction thereof, be sentenced to an imprisonment not exceeding three months, or to pay a fine not exceeding five hundred dollars, or both, at the discretion of the court. 1895, June 7, P.L. 178, Sec. 10.

Section 12. Definition of "tenement house"

The term tenement house in this act shall be taken to mean every building which, or a portion of which, is occupied, or is to be occupied, as a residence of three or more families, living independently of each other, and doing their cooking upon the premises. 1895, June 7, P.L. 178, Sec. 12.