

CITIES OF SECOND CLASS; DEPARTMENT OF PUBLIC SAFETY
Act of Mar. 25, 1903, P.L. 54, No. 57
A SUPPLEMENT

Cl. 11

To an act, entitled "An act creating a Bureau of Health in the Department of Public Safety in cities of the second class; defining the powers and duties thereof and the officers thereunder; prescribing rules, regulations and laws respecting the public health, and authorizing and imposing fines, penalties and punishments for violations thereof," approved June twenty-sixth, one thousand eight hundred and ninety-five.

Section 1. Be it enacted, &c., That certain words used in this act shall be defined, for the purposes thereof, as follows:

"Tenement-house" is any house or building, or portion thereof, which is: (a) intended or designated to be occupied, or (b) leased for occupation, or (c) actually occupied, as a home or residence for three or more families, living in separate apartments, and doing their cooking upon the premises.

"Apartment" is a room or suite of two or more rooms, occupied or leased for occupation, or intended or designed to be occupied, as a family domicile.

"Basement" is a story partly, but not more than one-half,-- "cellar" is a story more than one-half,--below the level of the street or ground adjacent to or adjoining the same; where the grade of a street adjacent to, or of ground surrounding, a tenement-house varies, the mean or average grade of such street or ground shall be regarded as the grade of such street or ground, in the meaning of this act.

Section 2. In no tenement-house shall any room or apartment in the cellar be hereafter constructed, altered, converted, leased or occupied for living purposes, and no room or apartment in the basement of any such building shall be constructed, altered, converted, leased or occupied for living purposes, unless the following conditions be complied with, viz.:

1. Every room shall be at least eight feet six inches high, in every part, from floor to ceiling.

2. Every such room shall have a window or windows opening upon the street, or upon a yard or court. The total area of the windows in such room shall be at least one-eighth of the floor area of the room, and one-half of the sash shall be made to open the full width, and the top of each window shall be within six inches of the ceiling.

3. There shall be appurtenant to every such room or apartment a water-closet, conforming in design, materials and construction to the building and health regulations of cities of the second class.

Section 3. All such basements, used for living purposes, shall be specially subject to examination by the Bureau of Health, and if found to be damp or otherwise unfit for habitation, the owners thereof shall be required to put the same in proper condition, or abandon the same for living purposes.

Section 4. No room (other than basement-rooms, provision for which is made in section two of this amendment) in any tenement-house thereafter to be erected or constructed, or altered into a tenement-house, shall be leased or occupied for living purposes, unless it contains at least one window having a superficial area of not less than one-tenth of the floor area of the room, which window opens upon a street or alley, or upon a yard or court, having a sectional area of less than one hundred square feet; and no room shall be so leased or occupied in any now existing tenement-house, unless it contains a window of the foregoing dimensions, opening upon a street or alley or upon a yard or court having a sectional area of less than twenty-five square feet; or unless such room adjoins another room in the same apartment, which other room has such a window, opening upon such a street, alley, yard or court, and between which two adjoining rooms there is a sash-window having at least fifteen square feet of glazed surface, the upper half of which is made to open easily.

Section 5. No room in any tenement-house shall be leased or occupied for living purposes unless it be of such dimensions as to contain at least seven hundred cubic feet of air, nor unless every part of the finished ceiling of such room be at least eight feet distant from every part of the finished floor thereof: Provided, That an attic-room need be eight feet high in but one-half of its area.

Section 6. No room in any tenement-house shall be so occupied that the allowance of air to each person living in such room shall, at any time, be less than four hundred cubic feet for each such person more than twelve years old, and two hundred cubic feet for each person of twelve years or under.

Section 7. In all tenement-houses hereafter erected, whenever a connection with the city water-main is in any way possible (and of this possibility the Bureau of Health of said cities shall be the sole judge), there shall be an independent water supply, and at least one sink for every tenement or suite of rooms; and in every now existing tenement-house, or house that may be hereafter converted into a tenement-house, there shall be on every floor at least one proper sink, with running water, accessible to all the tenants of that floor, without passing through any other apartment, if there be no such sink in each apartment; and the space under all sinks shall have no woodwork enclosing the same, but shall be left entirely open.

Section 8. In every tenement-house hereafter to be erected, whenever a connection with a public sewer is in any way possible (and of this possibility the Bureau of Health shall be the sole judge), 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 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. In every now existing tenement-house there shall be

(subject to the possibility of connection with public sewer, as above set forth) at least one water-closet for every two apartments. 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. And every such water-closet shall be properly ventilated, in accordance with the regulations governing the same already in force in said cities. When necessary (and of this necessity the said Bureau of Health shall be the judge) such water closets may be located in the yard. Wherever located, the said water-closets shall conform in design, materials and construction to the building and health regulations of said cities.

Section 9. Every tenement-house, and every part thereof, shall be kept in good repair, and shall be clean and free from any accumulations of dirt, filth or garbage, or other matter, in or on the same, or in the yards, courts, passages, areas or alleys connected with or belonging to the same.

Section 10. No horse, cow, swine, pig, sheep, goat or poultry shall be kept in any tenement-house; and no tenement-house or part thereof, shall be used as a stable, or for the storage of anything dangerous to life or detrimental to health; nor shall any explosive, inflammable or combustible thing be placed or stored under any stairway in any tenement-house.

Section 11. Any violations of the provisions of this act shall subject the person or persons so offending to a fine or penalty of not less than ten dollars nor more than one hundred dollars; and any such violation of the provisions of this act, if continued after the first fine is imposed therefor, shall, for every week of such continuance, be punishable by an additional fine of not less than ten dollars nor more than one hundred dollars. All such fines and penalties shall be collected and enforced in the manner provided by section forty-two of the act to which this is a supplement.

Section 12. Whenever any of such cities shall have incurred expense in enforcing any of the provisions of this act, imposing duties upon persons or corporations, such cities shall have the right to recover the same by action of assumpsit from the owners or occupants of the premises, or other persons or corporations, failing or refusing to comply with or execute the same.

Section 13. The Bureau of Health of such cities shall employ one or more Special Tenement-House Inspectors, whose duty it shall be to regularly inspect the tenement-houses within the purview of this act, and to see that the requirements therefor are enforced.