
LEGISLATURE OF PENNSYLVANIA.

FILE OF THE HOUSE OF REPRESENTATIVES.**No.****788****Session of
1919.**

INTRODUCED BY MR. GLASS, MARCH 5, 1919.

**REFERRED TO COMMITTEE ON JUDICIARY LOCAL,
MARCH 10, 1919.**

AN ACT

To amend sections twenty-four and twenty-six of an act approved the third day of June one thousand nine hundred and fifteen (Pamphlet Laws nine hundred and fifty-four) entitled "An act to protect the public health and safety By regulating the erection alteration repair use occupancy maintenance sanitation and condemnation of dwellings two-family dwellings rooming houses and tenements by regulating the use maintenance and sanitation of the grounds surrounding the same the adjoining buildings and all vacant land in cities of the first class providing for their inspection the abatement of nuisances the vacating of uninhabitable houses and the filing of liens creating a Division of Housing and Sanitation and providing penalties for violations of the provisions thereof and repealing all laws inconsistent therewith" by providing

that one water closet in the yard with ample water to flush same and one hydrant shall be sufficient for two houses in a court or alley

1 Section 1 *Be it enacted by the Senate and House of Repre-*
 2 *sentatives of the Commonwealth of Pennsylvania in General Assembly*
 3 *met and it is hereby enacted by the authority of the same That*
 4 section twenty-four of an act of Assembly approved the
 5 third day of June one thousand nine hundred and fif-
 6 teen (Pamphlet Laws nine hundred and fifty-four) entitled
 7 "An act to protect the public health and safety By
 8 regulating the erection alteration repair use occupancy
 9 maintenance sanitation and condemnation of dwellings two-
 10 family dwellings rooming-houses and tenements by regulating
 11 the use maintenance and sanitation of the grounds sur-
 12 rounding the same the adjoining buildings and all vacant
 13 land in cities of the first class providing for their in-
 14 spection the abatement of nuisances the vacating of un-
 15 inhabitable houses and the filing of liens creating a
 16 Division of Housing and Sanitation and providing penalties
 17 for violations of the provisions thereof and repealing all
 18 laws inconsistent therewith" which reads as follows

19 "Section 24 In every rooming-house there shall be at
 20 least one water-closet in a separate compartment for every
 21 four rooms or major fractional part thereof approached
 22 by an entrance independent of any living room In each
 23 two-family house or tenement there shall be at least one
 24 water-closet contained in a separate compartment for each
 25 family occupying the premises except that where there are
 26 apartments of one or two rooms there shall be at least

1 one water-closet for each three families located in a
2 separate compartment on the same floor with the apart-
3 ments it is to serve if feasible otherwise it shall be
4 in a place easily accessible to such apartments Such
5 water-closet shall be approached by at least one entrance
6 independent of the living-room At least one water-closet
7 for each other apartment in such buildings shall have at
8 least one entrance by separate hall or passageway inde-
9 pendent of a room used for sleeping purposes except that
10 where such apartment consists of a kitchen a bath-room
11 and not more than two living-rooms and is occupied by
12 not more than one family said entrance may be direct
13 from a living-room No water-closet shall be maintained in
14 the cellar or basement of any building without a permit
15 from the Bureau or Board of Health but under no
16 circumstances shall the general water-closet accommodations of
17 a rooming-house or tenement be permitted in a cellar or
18 basement" is hereby amended to read as follows

19 Section 24 In every rooming-house there shall be at
20 least one water-closet in a separate compartment for every
21 four rooms or major fractional part thereof approached
22 by an entrance independent of any living-room In each
23 two-family house or tenement there shall be at least one
24 water-closet contained in a separate compartment for each
25 family occupying the premises except that where there are
26 apartment of one or two rooms there shall be at least
27 one water-closet for each three families located in a
28 separate compartment on the same floor with the apart-
29 ments it is to serve if feasible otherwise it shall be

1 in a place easily accessible to such apartments. Such
2 water-closet shall be approached by at least one entrance
3 independent of living-room. At least one water-closet for
4 each other apartment in such buildings shall have at
5 least one entrance by separate hall or passageway in-
6 dependent of a room used for sleeping purposes except
7 that where such apartment consists of a kitchen a bath-
8 room and not more than two living-rooms and is oc-
9 cupied by not more than one family said entrance may
10 be direct from a living-room. No water-closet shall be
11 maintained in the cellar or basement of any building
12 without a permit from the Bureau or Board of Health
13 but under no circumstances shall the general water-closet
14 accommodations of a rooming-house or tenement be per-
15 mitted in a cellar or basement. Provided however that
16 one water closet in the yard (with ample water to
17 flush same) shall be sufficient for two houses in a court
18 or alley

19 Section 2 That section twenty-six of the said act
20 which reads as follows

21 "Section 26 Where water-mains have been placed in a
22 street and there is sufficient pressure water shall be in-
23 troduced in every dwelling and in every apartment of
24 two or more rooms in a two-family house and in a
25 tenement. Provided That in sparsely populated districts
26 where there is a well upon the premises and the water
27 therefrom is of standard purity required by the Board of
28 Health such well may be considered an acceptable sub-
29 stitute for water in dwellings. When one or more apart-

1 ments consist of but one room there shall be at least
2 one source of water-supply in an easily accessible place
3 for every two such apartments In all rooming-houses water
4 shall be introduced in an accessible place on each floor
5 Provided That where less than three rooms are on each
6 floor of a rooming-house water may be introduced on
7 every alternate floor Wherever a water fixture is in-
8 troduced a sink and suitable drain properly trapped lead-
9 ing from it shall also be installed No such sink in
10 a tenement shall be enclosed with any "woodwork" is
11 hereby amended to read as follows

12 Section 26 Where water-mains have been placed in a
13 street and there is sufficient pressure water shall be in-
14 troduced in every dwelling and in every apartment of
15 two or more rooms in a two-family house and a tene-
16 ment Provided That in sparsely populated districts where
17 there is a well upon the premises and the water there-
18 from is of standard purity required by the Board of
19 Health such well may be considered an acceptable sub-
20 stitute for water in dwellings When one or more apart-
21 ments consist of but one room there shall be at least
22 one source of water-supply in an easily accessible place
23 for every two such apartments In all rooming-houses
24 water shall be introduced in an accessible place on each
25 floor Provided That where less than three rooms are on
26 each floor of a rooming-house water may be introduced
27 on every alternate floor Wherever a water fixture is in-
28 troduced a sink and suitable drain properly trapped lead-

1 ing from it shall also be installed No such sink in a
2 tenement shall be enclosed with any woodwork Provided
3 however that one hydrant be provided for two houses in
4 a court or alley and the same shall be considered
5 sufficient water supply for the said two houses