
LEGISLATURE OF PENNSYLVANIA.

FILE OF THE HOUSE OF REPRESENTATIVES.

No. **1056** Session of
1919.

INTRODUCED BY MR. LANIUS, MARCH 24, 1919.

REFERRED TO COMMITTEE ON PUBLIC HEALTH AND SANI-
TATION, MARCH 25, 1919.

AN ACT

to protect the health safety and welfare of the people
of Pennsylvania by regulating the light ventilation
sanitation fire protection maintenance alteration improve-
ment use and occupancy of dwellings and land ap-
purtenant thereto to define the classes of dwellings
affected by the act to establish administrative require-
ments to establish remedies and fix penalties for the
violation thereof and to make an appropriation there-
for

1

Article I

2

General Provisions

3

Section 1 *Be it enacted by the Senate and House of Repre-*
4 *sentatives of the Commonwealth of Pennsylvania in General Assembly*
5 *met and it is hereby enacted by the authority of the same That*
6 *there shall be and there is hereby created a Bureau of*
7 *Housing in the State Department of Health and that*
8 *said Bureau of Housing shall have jurisdiction over all*
9 *matters coming within the provisions of this act*

1 The said Bureau of Housing shall have such executive
2 and clerical staff as may be necessary to carry into
3 effect the provisions of this act and the Commissioner of
4 Health with the consent of the Governor is hereby au-
5 thorized to designate such persons prescribe their titles and
6 respective duties and fix their compensation The necessary
7 expenses for the salaries of officers and employes and for
8 the operation of this Bureau shall be paid from the
9 general appropriation to the Department of Health in the
10 form and manner prescribed for other disbursements

11 Section 2 Scope of the act This act shall be known
12 as the Housing Law of Pennsylvania and all its pro-
13 visions shall apply to every city borough and first-class
14 township except such as on the date this law goes into
15 effect have a housing law or tenement house law dealing
16 with the erection alteration use and maintenance of dwell-
17 ings and requiring minimum standards for light ventilation
18 sanitation and fire protection

19 Section 3 Procedure If any city borough or first-class
20 township has on the date this law goes into effect a
21 law enacted by the Legislature dealing with the erection
22 alteration use and maintenance of dwellings and requiring
23 minimum standards for light ventilation sanitation and fire
24 protection such law and supplementary ordinances and reg-
25 ulations shall remain in full force and effect and shall
26 be administered by the appropriate local officials If any
27 city borough or first-class township which on the date
28 this law goes into effect has no housing law dealing
29 with the erection alteration use and maintenance of dwell-

1 ings and requiring minimum standards for light ventilation
2 sanitation and fire protection shall thereafter through its
3 legislative body formally so request the Bureau of Housing
4 may on being assured that proper provision has been
5 made for enforcement delegate to the appropriate local
6 officials the power to enforce the provisions of this law
7 within such city borough or first-class township

8 Nothing in this law shall be construed as depriving
9 the proper governmental authorities of any city borough or
10 first-class township from establishing requirements in addi-
11 tion to those provided in this law

12 The Bureau of Housing shall examine all existing
13 housing laws codes ordinances and regulations of cities
14 boroughs and first-class townships If it finds that the
15 standards they set are below those set in this law it
16 shall formally call the attention of the local authorities
17 to the fact The Bureau of Housing shall prepare a re-
18 port reviewing all housing laws codes and ordinances in
19 force in Pennsylvania at the time this law goes into
20 effect together with such additions or amendments as may
21 thereafter be adopted and shall present this report to-
22 gether with recommendations to the Legislature in one
23 thousand nine hundred twenty-one

24 Section 4 Continued powers of Bureau of Housing
25 Nothing in the foregoing sections shall be held to pre-
26 vent the Bureau of Housing either on its own initiative
27 or at the request of citizens from making inspections of
28 housing conditions in any part of the Commonwealth and
29 submitting to the local authorities or to the Commissioner

1 of Health the results of its findings and its recommend-
2 ations If it shall find that the local authorities in any
3 city borough or first-class township to whom it has dele-
4 gated power to enforce the provisions of this law are
5 not enforcing the provisions of this law the Bureau of
6 Housing may recommend that it be authorized to resume
7 the enforcement of this law within such city borough or
8 first-class township and the Commissioner of Health may
9 in his discretion grant such authorization

10 Section 5 Filing of Plans Plans for all dwellings shall
11 be filed in triplicate with the local chief of building inspection
12 or such other appropriate public official as may be desig-
13 nated by the Bureau of Housing by whom they shall be
14 examined within three days and if they comply with this
15 law and such other laws ordinances and regulations as
16 apply be stamped "approved" When they have been stamped
17 "approved" one set shall be returned to the owner or his
18 representative one set retained for the files of the desig-
19 nated local official and one set forwarded to the Bureau
20 of Housing In case plans are not approved because of
21 alleged violation of any provisions of this act the owner
22 or his representative may appeal to the Bureau of Hous-
23 ing for a final decision

24 Section 6 Application of the Act All the provisions of
25 the act shall apply to all dwellings within the classes
26 defined in the following sections except that in sections
27 where specific reference is made to one or more specific
28 classes of dwellings such provisions shall apply only to
29 those classes to which such specific reference is made All

1 other provisions which relate to dwellings shall apply to
2 all classes of dwellings

3 Section 7 Definitions Certain words in this act are
4 defined for the purposes thereof as follows Words used in
5 the present tense include the future words in the mascu-
6 line gender include the feminine and neuter the singular
7 number includes the plural and the plural the singular the
8 word "person" includes a corporation as well as a natural
9 person

10 (1) Dwelling A "dwelling" is any house or building or
11 portion thereof which is occupied in whole or in part as
12 the home residence or sleeping place of one or more
13 human beings either permanently or transiently

14 (2) Classes of Dwellings For the purpose of this act
15 dwellings are divided into the following classes (a) "private
16 dwellings" (b) "two family dwellings" and (c) "multiple
17 dwellings"

18 (a) A "private dwelling" is a dwelling occupied by but
19 one family alone

20 (b) A "two family dwelling" is a dwelling occupied by
21 but two families alone

22 (c) A "multiple dwelling" is a dwelling occupied other-
23 wise than as a private dwelling or two family dwelling

24 (3) Classes of Multiple Dwellings All multiple dwellings
25 are dwellings and for the purpose of this act are di-
26 vided into two class viz class A and class B

27 Class A Multiple dwellings of class A are dwellings
28 which are occupied more or less permanently for residence

1 purposes by several families and in which the rooms are
2 occupied in apartments suites or groupes This class in-
3 cludes tenement houses flats apartment houses apartment
4 hotels bachelor apartments studio apartments duplex apart-
5 apartments and all other dwellings similarly occupied whether
6 specifically enumerated herein or not

7 Class B Multiple dwellings of class B. are dwellings
8 which are occupied as a rule transiently as the more or
9 less temporary abiding place of individuals who are lodged
10 with or without meals and in which as a rule the rooms
11 are occupied singly This class includes hotels lodging houses
12 boarding houses rooming houses furnished room houses club houses
13 camps convents boarding schools dormitories asylums hospitals jails
14 and all other dwellings similarly occupied whether speci-
15 fically enumerated herein or not

16 (4) Hotel A "hotel" is a multiple dwelling of class
17 B in which persons are lodged for hire and in which
18 there are more than twenty sleeping rooms a public
19 dining room for the accommodation of at least fifty guests
20 and a general kitchen

21 (5) Camp A "camp" is a construction vacation or re-
22 creation shelter or group of shelters where more than ten
23 persons are housed or lodged for more than one month

24 (6) Mixed Occupancy In cases of mixed occupancy where
25 a building is occupied in part as a dwelling the part
26 so occupied shall be deemed a dwelling for the purposes
27 of this act and shall comply with the provisions thereof
28 relative to dwellings

29 (7) Yards A "rear yard" is an open unoccupied space

1 on the same lot with a dwelling between the extreme
2 rear line of the lot and the extreme rear line of the
3 house A yard between the front line of the house and
4 the front line of the lot is a "front yard" A yard be-
5 tween the side line of the house and the side line of
6 the lot and which extends from the front lot line or
7 front yard to the rear line of the lot or to the rear
8 yard is a "side yard"

9 (8) Courts A "court" is an open unoccupied space
10 other than a yard on the same lot with a dwelling A
11 court not extending to a street a public alley at least
12 fifteen feet in width or a front or rear yard is an
13 enclosed court A court extending to a street a public
14 alley at least fifteen feet in width or a front or rear
15 yard is an open court

16 (9) Corner and Interior Lots A "corner lot" is a lot
17 of which at least two adjacent sides abut for their full
18 length upon a street A lot other than a corner lot is
19 an "interior lot"

20 (10) Public Hall A "public hall" is a hall corridor or
21 passageway not within the exclusive control of one family

22 (11) Stair Hall A "stair hall" is a public hall and
23 includes the stairs stair landings and those portions of the
24 building through which it is necessary to pass in going
25 between the entrance floor and the roof

26 (12) Basement Cellar Attic (a) A "basement" is a
27 story partly underground but having at least one-half of
28 its height above the curb level and also one-half of its
29 height above the highest level of the adjoining ground

1 A basement shall not be counted as a story except in
2 a multiple dwelling when it is occupied for living pur-
3 poses by others than the janitor or his family

4 (b) A "cellar" is a story having more than one-
5 half of its height below the curb level or below the
6 highest level of the adjoining ground. A cellar shall not
7 be counted as a story for purposes of height measure-
8 ment. If any part of a story is in that part the
9 equivalent of a basement or cellar the provisions of this
10 act relative to basements and cellars shall apply to such
11 part of said story

12 (c) An attic or story in a sloping roof if not oc-
13 cupied for living purposes shall not be counted as a
14 story

15 (13) Height The "height" of a dwelling is the per-
16 pendicular distance measured in a straight line from the
17 curb level to the highest point of the roof beams in
18 the case of flat roofs and to the average of the height
19 of the gable in the case of pitched roofs the measure-
20 ments in all cases to be taken through the center of
21 the front of the house. Where a dwelling is situated on
22 a terrace above the curb level such height shall be
23 measured from the level of the adjoining ground. Where a
24 dwelling is on a corner lot and there is more than
25 one grade or level the measurements shall be taken
26 through the center of the front on the street having
27 the lowest elevation

28 (14) Curb Level The "curb level" is the level of
29 the established curb in front of the building measured

1 at the center of such front Where no curb has been
2 established the city engineer or other designated official
3 shall establish such curb level or its equivalent for the
4 purposes of this act

5 (15) Occupied Spaces Outside stairways fire-escapes fire-
6 towers porches platforms balconies boiler flues and other
7 projections shall be considered as part of the building
8 and not as a part of the yards or courts or unoccu-
9 pied spaces This provision shall not apply to uninclosed
10 outside porches not exceeding one story in height which
11 do not extend into the front or rear yard a greater
12 distance than twelve feet from the front or rear walls
13 of the building nor to one such porch which does not
14 extend into the side yard to a greater distance than
15 five feet from the side lot line nor to cornices not ex-
16 ceeding eighteen inches in width

17 (16) Fireproof Dwelling A "fireproof dwelling" is one
18 walls of which are constructed of brick stone cement iron
19 or other hard incombustible material and in which there
20 are no wood beams or lintels and in which the floors
21 roofs stair halls and public halls are built entirely of
22 brick stone cement iron or other hard incombustible ma-
23 terial and in which no woodwork or other inflammable
24 material is used in any of the partitions furrings or
25 ceilings But this definition shall not be construed as pro-
26 hibiting elsewhere than in the public halls the use of
27 wooden flooring on top of the fireproof floors or the
28 use of wooden sleepers nor as prohibiting wooden hand-

1 rails or treads of hardwood not less than two inches
2 thick

3 (17) Wooden Buildings A "wooden building" is a build-
4 ing of which the exterior walls or a portion thereof are
5 of wood Court walls are exterior walls

6 (18) Nuisance The word "nuisance" shall be held to
7 embrace public nuisance as known at common law or in
8 equity jurisprudence and whatever is dangerous to human
9 life or detrimental to health whatever dwelling is over-
10 crowded with occupants or is not provided with adequate
11 ingress and egress to or from the same or is not suffi-
12 ciently supported ventilated sewerred drained cleaned or
13 lighted in reference to its intended or actual use and
14 whatever renders the air or human food or drink un-
15 wholesome are also severally in contemplation of this act
16 nuisances and all such nuisances are hereby declared il-
17 legal

18 (19) Construction of Certain Words The word "shall"
19 is always mandatory and not directory and denotes that
20 the dwelling shall be maintained in all respects accord-
21 ing to the mandate as long as it continues to be a
22 dwelling Wherever the words "ordinances" "regulations" "chief
23 of building inspection" or "appropriate public official" occur
24 in this act they shall be construed as if followed by
25 the words "of the city borough or first-class township
26 in which the dwelling is situated" The "appropriate pub-
27 lic official" shall be designated by the Bureau of Housing
28 The term "chief of building inspection" shall embrace the
29 department and the executive head thereof specially charged

1 with the execution of laws and ordinances relating to
2 the construction of buildings It shall be permissible for
3 two or more boroughs and first-class townships either on
4 their own initiative or that of the Bureau of Housing
5 to designate officials who shall represent them jointly in
6 carrying out the provisions of this act Wherever the
7 words "occupied" or "used" are employed in this act such
8 words shall be construed as if followed by the words
9 "or is intended arranged designed built altered converted
10 to rented leased let or hired out to be occupied or
11 used" Wherever the words "dwelling" "two-family dwelling"
12 "multiple dwelling" "building" "house" "premises" "land ap-
13 purtenant thereto" or "lot" are used in this act they
14 shall be construed as if followed by the words "or any
15 part thereof" Wherever the words "city water" are used
16 in this act they shall be construed as meaning any
17 public supply of water through mains under public control
18 or supervision whether publicly or privately owned and
19 wherever the words "public sewer" are used in this act
20 they shall be construed as meaning any part of a sys-
21 tem of sewers that is used by the public whether or
22 not such part was constructed at the public expense "Ap-
23 proved fire-proof material" means as set forth by law or
24 if not so determined as approved by the Bureau of Hous-
25 ing

26 Section 8 Buildings Converted or altered A building
27 not a dwelling if thereafter converted or altered to such
28 use shall thereupon become subject to all the provisions
29 of this act relative to dwellings hereafter erected A

1 dwelling of one class if hereafter altered or converted to
2 another class shall thereupon become subject to all the
3 provisions of this act relative to such class

4 Section 9 Alterations and Change in Occupancy No
5 dwelling hereafter erected shall at any time be altered
6 so as to be in violation of any provision of this act
7 And no dwelling erected prior to the passage of this
8 act shall at any time be altered so as to be in vio-
9 lation of those provisions of this act applicable to such
10 dwelling If any dwelling or any part thereof is occupied
11 by more families than provided in this act or is erected
12 altered or occupied contrary to law such dwelling shall
13 be deemed an unlawful structure and the Bureau of
14 Housing or such other appropriate public official as may
15 be designated may cause such dwelling to be vacated
16 And such dwelling shall not again be occupied until it
17 or its occupation as the case may be has been made
18 to conform to the law

19 Section 10 Dwellings Damaged If a dwelling be dam-
20 aged by fire or other cause to the extent of one-half
21 or more of its original value exclusive of the value of
22 the foundations such dwelling shall not be repaired or
23 rebuilt except in conformity with the provisions of this
24 act relative to dwellings hereafter erected

25 Section 11 Dwellings Moved If any dwelling be here-
26 after moved from one lot to another it shall thereupon
27 be made to conform to all the provisions of this act
28 relative to dwellings hereafter erected

29 Section 12 Sewer Connection and Water Supply The

1 provisions of this act with reference to sewer connections
2 and water supply shall be deemed to apply only where
3 connection with a public sewer and with public water
4 mains is or becomes reasonably accessible. All questions
5 of the practicability of such sewer and water connections
6 shall be decided by the Bureau of Housing

7 ARTICLE II

8 Dwellings Hereafter Erected

9 Section 13 Height No dwelling hereafter erected shall
10 exceed in height by more than one half the width of
11 the widest street upon which it abuts nor in any case
12 shall it exceed one hundred feet except that hotels may
13 exceed this height in business districts unless height or
14 zoning laws or ordinances prevent. A dwelling may step
15 up to follow the grade of a street

16 Section 14 Frontage Every dwelling hereafter erected
17 shall front upon a street and it shall be placed so
18 that it is in no part nearer than twenty feet to the
19 center of said street provided that where an established
20 street is less than forty feet in width and there are
21 already abutting upon it one or more dwellings placed
22 less than twenty feet from the center of said established
23 street a dwelling hereafter erected within the same square
24 or block as said existing dwellings may be placed as
25 near the center of said street as are any of the said
26 existing dwellings unless local ordinances or regulations
27 shall prevent and provided further that a dwelling may
28 hereafter be erected fronting upon a square or court not

1 less than forty feet in width if this court opens for
2 its whole width upon a public street and is at every
3 point unobstructed from ground to sky

4 Section 15 Yards Every dwelling hereafter erected shall
5 have a yard at the rear across the entire width of
6 the building and open from the ground to the sky unob-
7 structed No such yard shall be less than fifteen feet in
8 depth except that in the case of corner lots abutting it
9 may be only ten feet in depth The depth of such
10 yards shall be increased five feet for every story above
11 two stories of the height of the building Any portion
12 of a corner lot more than seventy feet from the corner
13 line shall be treated as an interior lot

14 Side yards or passageways between dwellings shall never
15 be less than five feet wide and no window shall open
16 upon such a side yard or passageway unless it is at
17 least six feet wide between the wall of the house and
18 the side lot line in the case of one story buildings
19 and shall increase at least one foot in width for each
20 additional story up to fifteen feet in width Such side
21 yard or passageway if windows open upon it shall extend
22 through in a straight line from street to rear yard and
23 shall be situated entirely upon the lot occupied by the
24 house whose windows open upon it If there is no side
25 lot line of record between dwellings erected on a portion
26 of a lot or plot the distance between the side walls
27 of such dwellings if they have windows opening upon the
28 side yard shall be at least twice that required above
29 and a line drawn at least the required distance from

1 either dwelling at the option of the owner shall be held
2 to be the side lot line No bay windows porches or
3 other projections shall occupy any of the required yard
4 space except as permitted in Section seven (fifteen) "Occu-
5 pied Spaces" Nothing in this section shall be held to
6 prevent the erection of dwellings in groups or rows or
7 running through from street to street or in pairs back-
8 to-back or in groups of four about a common center
9 forming one building provided that when dwellings run
10 through from street to street or are in pairs back-to-
11 back or are in groups of four about a common center
12 forming one building there shall be substituted for the
13 rear yard two side yards each of which shall be not
14 less than ten feet wide at the narrowest point between
15 the side wall of the building and the side lot line and
16 extending through from street to street or from front
17 yard to front yard except that where such a building
18 abuts upon three streets or upon two streets and a
19 public alley not less than fifteen feet wide only one
20 such side yard shall be required The width of such side
21 yards shall be increased five feet for every story above
22 two stories of the height of the building Every dwelling
23 running through from street to street or built in pairs
24 or in groups of four about a common center shall have
25 windows in at least two exterior walls so as to permit
26 of through or cross ventilation Nothing in this section
27 shall be held to require a rear yard for a multiple
28 dwelling built around three or more sides of a block
29 or square and fronting upon three or more public streets

1 provided there is between the wings of said multiple
2 dwelling an open space which fulfills the requirements for
3 enclosed courts given in Section sixteen

4 Section 16 Courts The sizes of all courts in dwel-
5 lings hereafter erected shall be proportionate to the height
6 of the building The least dimension of an open court
7 shall never be less than five feet No window shall open
8 upon an open court less than ten feet in width except
9 windows at the far end of the court and directly fac-
10 ing the street public alley or yard upon which the
11 court opens The length of an open court shall never
12 be more than four times its width The least dimension
13 of an enclosed court shall be at least equal to the
14 height of the building and in no case shall it be less
15 than forty feet The measurement for the least dimension
16 of an enclosed court in the case of triangular or gore
17 shaped courts may be taken at a distance of not more
18 than forty feet from any corner and shall be measured
19 at right angles to the wall No window on an enclosed
20 court shall open upon a space less than ten feet in
21 width to the opposite wall All courts shall be open at
22 the top and all enclosed courts shall have at least one
23 horizontal air-intake at the bottom communicating directly
24 in a straight line with street public alley or yard This
25 air-intake shall be a passageway not less than two feet
26 six inches wide and six feet six inches high which may
27 be provided with an open gate at either end No dwel-
28 ling exceeding four stories in height shall have an
29 enclosed courts No stairway fire-escape or other means of

1 egress shall open upon an enclosed court unless such
2 court is directly accessible to a public street or a pub-
3 lic alley not less than fifteen feet wide by means of
4 an archway or other opening not less than fifteen feet
5 in width and ten feet in height and not shut off by
6 any gate or other obstruction

7 Section 17 Buildings on the Same Lot with a Dwel-
8 ling No building shall hereafter be placed on the same
9 lot with a dwelling in such a way as to diminish any
10 of the required open spaces except that a private garage
11 not exceeding one story in height may be placed in the
12 rear yard provided it does not diminish the required open
13 space in front of any window in the dwelling Any
14 dwelling hereafter placed on the same lot with another
15 building shall comply with all the provisions for dwellings
16 hereafter erected

17 Section 18 Windows in Rooms In dwellings hereafter
18 erected every room shall have at least one window and
19 the total window area in each room except bathroom and
20 water closet compartments shall be not less than one-
21 eighth of the superficial floor area of the room and all
22 windows up to the required area shall be made to open
23 in all their parts In every room except bathrooms and
24 water closet compartments there shall be at least one
25 window with a superficial area of not less than twelve
26 square feet All windows up to the required area shall
27 open upon the street or upon an alley not less than
28 fifteen feet in width or upon a yard or court of at

1 least the dimensions given in preceding paragraphs and
2 located on the same lot as the dwelling No part of
3 any room shall be shut off from the rest by perma-
4 nent or movable partitions unless such part has the re-
5 quired window space This provision shall not apply to
6 rooms designed or used as art galleries swimming pools
7 gymnasiums squash courts or for similar purposes provided
8 they are adequately lighted and ventilated by ventilating
9 skylights in the roof thereof

10 Section 19 Rooms Size of In every dwelling hereafter
11 erected no room except bathroom water closet compartment
12 kitchen laundry or pantry shall contain less than seventy
13 square feet of floor area In multiple dwellings of class
14 A in each apartment group or suite of rooms there
15 shall be at least one room containing not less than one
16 hundred and fifty square feet of floor area Bathrooms
17 water closet compartments kitchens laundries and pantries
18 if they contain less than seventy square feet of floor
19 area must be fully equipped for their stated purpose
20 Kitchens that contain less than seventy square feet of
21 floor area shall not contain more than forty square feet
22 of floor area Store rooms or closets if more than five
23 feet six inches in depth or width must conform to all
24 the requirements for rooms

25 Section 20 Privacy In every dwelling hereafter erected
26 access to every living room and to every bed room and
27 to at least one water closet compartment shall be had
28 without passing through a bed room Provided that in
29 multiple dwellings it shall be deemed sufficient if a water

1 closet compartment is accessible to each bed room without
2 passing through another bed room or a living room

3 Section 21 Water Closet Compartments and Bath Rooms
4 Lighting and Ventilation of In every dwelling hereafter
5 erected every water closet compartment or bathroom shall
6 have at least one window opening directly upon the street
7 or upon a public alley not less than fifteen feet wide
8 or upon a yard or court of the dimensions specified and
9 located upon the same lot as the dwelling The window
10 area in such compartment or bathroom shall not be less
11 than six square feet All windows shall be made so as
12 to open in all their parts A water closet compartment
13 or bathroom on the top floor may have a ventilating
14 skylight in lieu of a window This section shall not apply
15 to hotels which have a system of forced air supply and
16 ventilation that will completely change the air in every
17 water closet compartment or bathroom at least four times
18 an hour

19 Section 22 Public Halls and Stair Halls In every
20 two-family and multiple dwelling hereafter erected there
21 shall be at least one window at each story to light
22 and ventilate each stair hall This window shall open the
23 street or upon a public alley not less than fifteen feet
24 wide or upon a yard or court of the required dimen-
25 sions and located on the same lot as the dwelling At
26 least one such window at each story shall contain a
27 glazed surface of not less than twelve square feet In
28 every multiple dwelling hereafter erected there shall be at
29 the end of every public hall a window opening upon

1 the street or upon a public alley not less than fifteen
2 feet wide or upon a yard or court of the prescribed
3 sizes This window shall contain a glazed surface of not
4 less than twelve square feet and shall be so placed that
5 the natural direction of the light shall be parallel to
6 the hall's axis In lieu of a window at the end of
7 the hall there may be windows at the side of said
8 hall provided there is one window for each twenty feet
9 or fraction thereof of said hall and each such window
10 shall open directly upon the street or a public alley
11 not less than fifteen feet wide or upon a yard or
12 court of the prescribed sizes Any part of a public hall
13 that is recessed more than ten feet or shut off from
14 any other part of said hall shall be deemed a separate
15 hall and shall be separately lighted and ventilated A door
16 containing not less than ten square feet of glazed sur-
17 face may be submitted for a window provided there is
18 above said door a transom containing not less than two
19 square feet of glazed surface and so made that it may
20 be readily opened

21 Sanitation.

22 Section 23 Cellar or excavated Space Every dwelling
23 hereafter erected shall have a cellar or basement with at
24 least six foot head room beneath the entire entrance floor
25 or shall be elevated above the ground at least two feet
26 In case a cellar or basement is constructed it shall be
27 made so that it will be dry and shall be adequately
28 lighted and ventilated by windows to the outer air in
29 case a clearance space is provided in lieu of a cellar

1 or basement it shall be enclosed but provided with means
2 of ventilation and the ground shall be graded so it
3 will drain properly

4 Section 24 Water Supply In every dwelling hereafter
5 erected wherever public water mains are accessible there
6 shall be indoors a sink with running water In two-family
7 and multiple dwellings of class A there shall be a sink
8 with running water in every apartment suite of rooms
9 No multiple dwelling of class A shall be erected unless
10 there is accessible a public water main In multiple dwell-
11 ings of class B there shall be a sink or wash bowl
12 with running water for every six occupants or fraction
13 thereof but in no case shall there be less than one
14 sink or wash bowl for every four rooms Where there
15 are no public water mains regulations formulated by the
16 Bureau of Housing shall apply to multiple dwellings of
17 Class B

18 Section 25 Water Closet Accommodations In every dwell-
19 ing hereafter erected where public sewers are accessible
20 there shall be inside the dwelling exclusive of any in
21 the cellar a water closet compartment connected with a
22 sewer In two-family and multiple dwellings of class A
23 hereafter erected there shall be a water closet compart-
24 ment within each apartment suite or group of two or
25 more rooms If single room apartments have not a water
26 closet appurtenant to each apartment there shall be at
27 least one water closet compartment for each three single
28 room apartments or fraction thereof and located on the

1 same floor as the apartments they serve The only access
2 to such water closet compartments shall be through a
3 public hall In all multiple dwellings hereafter erected the
4 floor of all bathrooms and water closet compartments shall
5 be covered with an impervious water proof material and
6 such material shall extend up the walls at least six
7 inches above the floor so that said floor can be washed
8 or flushed without leaking No multiple dwelling of class
9 A shall be hereafter erected where a sewer is not ac-
10 cessible In all multiple dwellings of class B hereafter
11 erected there shall be one water closet for every twelve
12 occupants or fraction thereof but in no case shall there
13 be less than one water closet for every eight rooms Where sewers
14 are not accessible water closets shall be placed within
15 the dwelling and connected with cesspools or other means
16 of disposal constructed according to regulations drawn by
17 the Bureau of Housing provided that where this is im-
18 practicable in the opinion of the Bureau of Housing
19 privy vaults may be erected if constructed in accordance
20 with regulations drawn by the Bureau of Housing

21 Section 26 Courts Areas and Yards In every dwelling
22 hereafter erected and on the land appurtenant thereto all
23 court areas and yards shall be graded and drained and
24 when required by the Bureau of Housing they shall be
25 properly paved or concreted in whole or in part as may
26 be necessary

1 One Have windows of the required size in every
2 room and opening directly upon a street or upon a pub-
3 lic alley not less than fifteen feet wide or upon a rear
4 yard not less than ten feet deep or upon a side yard
5 not less than five feet wide or upon an open court not
6 less than three feet wide and not exceeding in length
7 four times its width No window shall open upon an
8 open court less than five feet in width except windows
9 at the far end of the court and directly facing the
10 street public alley or yard upon which the court opens
11 All such courts and yards must be open to the sky
12 and unobstructed by balconies stairways or other projec-
13 tions which will reduce the dimensions of open spaces
14 below those here required except that open iron fire-
15 escapes may project over a rear yard if there is be-
16 hind this yard a public alley

17 Two Comply with the requirements for water supply
18 for dwellings hereafter erected

19 Three Comply with the requirements for water closet
20 accommodations for dwellings hereafter erected

21 Four Comply with Sections thirteen and fourteen

22 Five Have windows of the size required for dwellings
23 hereafter erected in the public halls and stair halls on
24 each floor of multiple dwellings and two-family dwellings

25 ARTICLE IV

26 Improvements

27 Section 29 Rooms Lighting and Ventilation of No
28 room in a dwelling erected prior to the passage of this
29 act shall hereafter be occupied for living purposes unless

1 it shall have a window or skylight of an area of not
2 less than ten square feet opening directly to the outer
3 air upon an open space containing not less than fifty
4 square feet and not less than three feet wide and ex-
5 tending to the sky unobstructed

6 Section 30 Public Halls and Stairs Lighting and Ven-
7 tilation of In all multiple dwellings erected prior to the
8 passage of this act all public halls and stairs shall be
9 provided with as much light and ventilation to the outer
10 air as may be deemed practicable by the Bureau of
11 Housing which may order the installation of windows and
12 skylights and may require that translucent panels of wire
13 glass be set in the doors of rooms or apartments

14 Section 31 Privy Vaults School Sinks and Water
15 Closets Wherever a connection with a sewer is or be-
16 comes accessible all privy vaults school sinks cesspools or
17 other similar receptacles to receive fecal matter urine or
18 sewage shall within one year from the date of passage
19 of this act or the time when such sewer becomes ac-
20 cessible be completely removed and the place where they
21 were filled in and abandoned They shall be replaced by
22 water closets properly sewer connected . Wherever practicable
23 such water closet shall be placed within the dwelling but
24 they shall not be placed in the cellar In multiple dwell-
25 ings of Class A there shall be at least one such water
26 closet for each two apartments group or suite of rooms
27 having two or fewer rooms each or fraction thereof ac-
28 cess to which from each apartment shall be had through

1 a public hall Each apartment containing three or more
2 rooms shall have its own water closet the only access
3 to which shall be had directly from the apartment it
4 serves or through a public hall Water closet compart-
5 ments in multiple dwellings of Class A shall be on the
6 same floor as the apartments they serve In multiple
7 dwellings of Class B there shall be a water closet for
8 every twelve occupants or fraction thereof but in no
9 case shall there be less than one water closet for every
10 eight rooms

11 Section 32 Egress Every multiple dwelling exceeding
12 two stories in height shall have at least two separate
13 ways of egress as widely separated as practicable of
14 which an iron fire-escape may be one

15 Section 33 Water Supply Wherever public water mains
16 are to become accessible every dwelling shall have within
17 the dwelling a sink with running water In every two-
18 family and multiple dwelling of Class A where public
19 water mains are or become accessible there shall be a
20 sink with running water on every floor accessible to each
21 family without passing through another apartment In every
22 multiple dwelling of Class B where public water mains
23 are or become accessible there shall be a sink or wash-
24 bowl for every six occupants or fraction thereof but in
25 no case shall there be less than one sink or washbowl
26 for every four rooms

27 ARTICLE V

28 Maintenance

29 Section 34 The Bureau of Housing shall formulate

1 rules for the maintenance of sanitary conditions in and
2 about dwellings and the grounds appurtenant thereto These
3 rules after approval by the Commissioner of Health shall
4 have the effect of law Included in these rules shall be
5 the following

6 No room in a cellar shall be occupied for living
7 purposes

8 No room in a basement shall be occupied for living
9 purposes unless it shall have a window area at least
10 equal to that required for rooms in dwellings hereafter
11 erected opening to the outer air upon a space at least
12 ten feet wide and unobstructed to the sky except that
13 such window area may open for not more than half its
14 height upon an area not less than three feet wide

15 No horse cow calf swine goat chickens geese or ducks
16 shall be kept in any dwelling or part thereof provided
17 that this shall not be held to prevent the occupancy of
18 rooms above a private stable by household employes or
19 stable men if these rooms comply with all the provisions
20 for rooms and apartments in dwellings hereafter erected
21 and if the stable is kept constantly in a cleanly and
22 sanitary condition

23 If any room in a dwelling is overcrowded the Bu-
24 reau of Housing may order the number of persons liv-
25 ing or sleeping in said room to be reduced so that
26 there shall be not less than six hundred cubic feet of
27 air for each person

28 Section 35 Inspection Duly accredited representatives of
29 the Bureau of Housing may enter and examine all dwell-

1 ings and the; land appurtenant thereto on any week day
2 between the hours of eight ante meridian and five post
3 meridian In case they have reason to believe that a
4 dwelling or any of its rooms are overcrowded duly ac-
5 credited representatives of the Bureau of Housing may en-
6 ter and examine such dwelling at other hours Any owner
7 agent or occupant who interferes with or prevents ingress
8 to any duly accredited representative of the Bureau of
9 Housing after said representative has shown a certificate
10 of authority signed by the chief of the Bureau of Hous-
11 ing shall be deemed guilty of a misdemeanor and upon
12 conviction thereof shall be fined not less than fifty dol-
13 lars nor more than one hundred dollars for each and
14 every offense or suffer an imprisonment of not more than
15 sixty days either or both at the discretion of the court

16 Section 36 Notices When the Bureau of Housing
17 through any of its accredited representatives finds in any
18 dwelling or on the land appurtenant thereto a violation
19 of this law it shall notify the owner or agent thereof
20 in writing specifying the violation or violations and fur-
21 ther specifying the time within which such violation or
22 violations must cease Notices may be served either in
23 person or by mail on the owner or his agent and by
24 posting a copy in a conspicuous place on the dwelling
25 In case the name and address of neither the owner nor
26 his agent is registered on a public record accessible to
27 the Bureau of Housing posting of said notice on the
28 dwelling shall be sufficient service No civil proceeding

1 hereinafter provided for shall be instituted until the ex-
2 piration of the time set in such notice

3 Section 37 Permit to Commence Building Before the
4 construction or alteration of a dwelling or the alteration
5 or conversion of a building for use as a dwelling is
6 commenced and before the construction or alteration of
7 any building or structure on the same lot with a dwell-
8 ing the owner or his agent or architect shall submit to
9 the chief of building inspection or other designated appro-
10 priate public official a detailed statement in writing veri-
11 fied by the affidavit of the person making the same of
12 the specifications for such dwelling or building upon blanks
13 or forms to be furnished by the Bureau of Housing Such
14 statement shall give in full the name and address of
15 the owner or owners of such dwelling or building and
16 the purposes for which such dwelling or building will be
17 used Said affidavit shall allege that said specifications and
18 the plans as filed are true and contain a correct de-
19 scription of such dwelling building structure lot and pro-
20 posed work The chief of building inspection or the desig-
21 nated appropriate public official may approve changes in
22 any specifications or plans previously approved Provided
23 The plans and specifications when so changed shall be in
24 conformity with law When the statement specifications and
25 plans have been submitted to the chief of building in-
26 spection or other designated appropriate public official they
27 shall be examined by him within three days and if they
28 comply with this law and with other laws ordinances and
29 regulations that apply shall be stamped "approved" The

1 chief of building inspection or other designated appropriate
2 public official shall thereupon issue to the owner or to
3 his agent or architect a written permit in such form as
4 the Bureau of Housing shall prescribe to commence build-
5 ing Until this permit is issued no work shall be done
6 upon the said building or structure Any permit under
7 which no work has been done above the foundation walls
8 within one year from the time of issuance of such per-
9 mit shall expire by limitation

10 Section 38 Enforcement—Imposition of Penalties—Proceed-
11 ings under this section for any violation of this act
12 shall be instituted by the Commissioner of Health or the
13 agent designated by him Such proceedings shall be in-
14 stituted before a magistrate alderman or justice of the
15 peace who shall issue a summons commanding the person
16 charged with any violation of the act to appear within
17 not less than five nor more than eight days Judgment
18 may be entered in such proceeding and a penalty im-
19 posed for a first offense in the sum of not less than
20 five dollars nor more than fifty dollars and for a sec-
21 ond and subsequent offense in the sum of not less than
22 twenty-five dollars or more than one hundred dollars which
23 shall be final subject to the right of the defendant to
24 a review thereof as provided by law

25 Section 39 Enforcement—Criminal Any person who shall
26 violate any of the provisions of this act or any rea-
27 sonable rule or regulation of the Bureau of Housing au-
28 thorized by this act shall be guilty of a misdemeanor
29 and upon conviction shall be fined not less than five dol-

1 lars or more than fifty dollars for a first offense and
2 for a second and subsequent offenses not less than twenty-
3 five dollars or more than one hundred dollars or by
4 imprisonment for not more than sixty days or both at
5 the discretion of the court

6 Section 40 Vacation of Dwellings In case the Bu-
7 reau of Housing considers a dwelling by reason of the
8 conditions in or about the same to be unfit for habi-
9 tation or if after conviction has been secured for vio-
10 lation of any of the foregoing provisions of this act the
11 violation is not removed the Bureau of Housing may or-
12 der the said dwelling vacated and keep it vacant until
13 such time as it has in the Bureau's opinion been made
14 fit for human habitation or until the violation has been
15 removed It shall be a violation of this act for any
16 person to live in such dwelling subsequent to the date
17 set in said order for the vacation thereof and until the
18 Bureau of Housing shall have declared such dwelling fit
19 for human habitation and such person shall be liable to
20 prosecution as hereinbefore provided and the owner of such
21 dwelling shall be liable to the penalties as hereinbefore
22 provided

23 Section 41 Acts Repealed All acts or parts of acts
24 inconsistent with the provisions of this act are hereby
25 repealed