

ORDINANCE NO. 16

AN ORDINANCE REGULATING THE CONSTRUCTION, ALTERATION, REPAIR AND MOVING OF BUILDINGS WITHIN THE CITY OF PORT ST. JOE, FLORIDA: PROVIDING FOR PERMITS AND FEES THEREOF: PROVIDING FOR PENALTIES FOR VIOLATION THEREOF: AND PROVIDING FOR THE REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PORT ST. JOE:

I. TITLE AND SCOPE

SECTION 1. TITLE -- This ordinance shall be known and cited as "The Building Code of the City of Port St. Joe, Florida".

SECTION 2. CODE REMEDIAL -- This code is hereby declared to be remedial, and shall be construed to secure the beneficial interests and purposes thereof -- which are public safety, health, and general welfare -- through structural strength, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal, demolition, use and occupancy of buildings, structures, or premises.

SECTION 3. SCOPE --

(a) The provisions of this code shall apply to the construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal and demolition, of every building or structure or any appurtenances connected or attached to such buildings or structures.

(b) No provision of this code shall be held to deprive any federal or state agency, or any municipal authority having jurisdiction, of any power or authority, which it had on the effective date of this act or of any remedy then existing for the enforcement of its orders, nor shall it deprive any individual or corporation of its legal rights as provided by law.

SECTION 4. MAINTENANCE -- All buildings or structures, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by this code in a building when erected, altered, or repaired, shall be maintained in good working order. The owner, or his designated agent, shall be responsible for the maintenance of buildings and structures.

II. ORGANIZATION

SECTION 1. BUILDING INSPECTOR -- The office of Building Inspector is hereby created. The Building Inspector shall be appointed by the Mayor with the consent of a majority of the City Commission. He is hereby charged with the administration and enforcement of this code.

SECTION 2. RECORDS -- The Building Inspector shall keep, or cause to be kept, a record of the business of the department. The records of the department shall be open to public inspection.

III. POWERS AND DUTIES OF BUILDING INSPECTOR

SECTION 1. RIGHT OF ENTRY -- The Building Inspector shall enforce the provisions of this code, and he may enter any building, structure or premises in the City to perform any duty imposed upon him by this code.

SECTION 2. STOP WORK ORDERS -- Upon notice from the Building Inspector that work on any building or structure is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall be immediately stopped. Such notice shall be in writing and shall be given to the owner of the property, or to his agent, or to the person doing the work, and shall state the conditions under which work may be resumed. Where an emergency exists, no written notice shall be required to be given by the Building Inspector.

SECTION 3. REVOCATION OF PERMITS -- The Building Inspector may revoke a permit issued under the provisions of this Ordinance in case there has been any false statement or misrepresentation as to a material fact in the application or plans on which the permit was based.

SECTION 4. UNSAFE BUILDINGS -- All buildings or structures which are unsafe, unsanitary, or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, are, severally in contemplation of this section, unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the following procedure:

(a) Whenever the Building Inspector shall find any building or structure or portion thereof to be unsafe, as defined in this section, he shall, in accordance with established procedure for legal notices, give the owner, agent or person in control of such building or structure written notice stating the defects thereof. This notice shall require the owner within a stated time either to complete specified repairs or improvements, or to demolish and remove the building or structure or portion thereof.

(b) If necessary, such notice shall also require the building, structure or portion thereof to be vacated forthwith and not reoccupied until the specified repairs and improvements are completed, inspected and approved by the Building Inspector. The Building Inspector shall cause to be posted at each entrance to such building a notice: "This Building is Unsafe and its Use or Occupancy has been Prohibited by the Building Inspector." Such notice shall remain posted until the required repairs are made or demolition is completed. It shall be unlawful for any person, firm or corporation or their agents, or other servants, to remove such notice without written permission of the Building Inspector, or for any person to enter the building except for the purpose of making the required repairs or of demolishing same.

(c) The owner, agent or person in control shall have the right, except in cases of emergency, to appeal from the decision of the Building Inspector, as provided hereinafter, and to appear before the City Commission at a specified time and place to show cause why he should not comply with said notice.

(d) In case the owner, agent, or person in control cannot be found within the stated time limit, or, if such owner, agent, or person in control shall fail, neglect, or refuse to comply with notice to repair, rehabilitate, or to demolish and remove said building or structure or portion thereof, the Building Inspector, after having ascertained the cost, shall cause such building or structure or portion thereof, to be demolished, secured, or required to remain vacant.

(e) The decision of the Building Inspector shall be final in cases of emergency which, in his opinion, involve imminent danger to human life or health. He shall promptly cause such buildings, structure, or portion thereof to be made safe, or removed. For this purpose he may at once enter such structure or land on which it stands, or abutting land or structures, with such assistance and at such cost as he may deem necessary. He may vacate adjacent structures and protect the public by appropriate fence or such other means as may be necessary, and for this purpose may close a public or private way.

(f) Costs incurred under sub-paragraphs (d) and (e) shall be charged to the owner of the premises involved and shall be collected in the manner provided by law.

IV. BUILDING PERMIT

SECTION 1. FORM -- Application for a building permit shall be filed by the owner or his agent with the Building Inspector upon a form provided for the purpose and giving such information as the Building Inspector shall require. Such application shall be accompanied by a complete set of plans and specifications including plot plans, foundation plans, floor plans, elevations (end and side) and wall plans, showing the relationship of the proposed building to abutting property lines and buildings. If, in the opinion of the Building Inspector, the character of the work is sufficiently described in the application, he may waive the filing of plans provided the cost of such work does not exceed two thousand dollars (2,000.00).

SECTION 2. ISSUANCE OF PERMIT -- If the Building Inspector finds that the proposed building will comply in every respect with this code and the laws of the State of Florida, he shall issue a building permit therefor, and shall write "approved" on the set of plans and specifications submitted to him. After issuance of the building permit, the plans and specifications shall not be altered in any material way unless such change is approved by the Building Inspector as conforming to this code.

SECTION 3. LAPSE OF PERMIT -- A building permit shall become void unless operations are commenced within 60 days from date thereof unless such time is extended by the Building Inspector.

SECTION 4. INSPECTION -- The Building Inspector shall be notified by the holder of the permit, and the Building Inspector shall inspect the building:

1. When the trenches are excavated and reinforcing steel is in place.
2. When the structural frame is complete, and the building is "dried in" and plumbing and electrical work is "roughed in".
3. When the building is completed.

Provided, however, that any person who does not have a licensed contractor supervising the construction of a building shall be required to have two inspections in addition to the inspections hereinabove provided, for which the owner of said building shall pay the City the sum of \$5.00 for each additional inspection. The Building Inspector shall make these inspections to determine that the owner of said building is complying with the provisions of this code and may make such inspections at his discretion during the construction of said building.

SECTION 5. CHANGE IN USE -- No change in the type of use of any structure shall be made without first applying for a building permit. Upon application for such permit, the Building Inspector shall inspect the structure and he shall issue such permit only if the building complies with the provisions of this code and the laws of the State of Florida for the new use or if proposed alterations will result in such

compliance. A change in the type of use shall be interpreted to mean a new use of an existing structure which will change its classification from Group I to Group II as described in Sections I and 2 in Part XII of this code or a use which will increase the design loading requirements as found in Section I of Part XIII.

A permit may be issued for a change in type of use even though not complying completely with the above provisions if such occupancy change is determined by the City Commission to be less hazardous from the standpoint of life and fire risk than the existing use.

SECTION 6. FEES -- Before receiving a building permit for a Group I or Group II building as hereinafter defined, the owner or his agent shall pay the City Clerk the following fees:

1. One (\$1.00) dollar for work the valuation of which is \$1,500.00 or less.
2. Two (\$2.00) dollars for work the valuation of which is more than \$1,500.00 but less than \$3,000.00.
3. One (\$1.00) dollar for each additional \$1,000.00 or fraction thereof of total valuation.
4. Five (\$5.00) dollars for moving a building.

The City, County, State or United States shall be exempt from paying fees for a building permit.

V. CONTRACTORS LICENSE AND BOND REQUIRED

SECTION 1. REGISTRATION AND BOND -- It shall be the duty of every contractor or builder, who shall make contracts for the erection or construction or repair of buildings for which a permit is required, in the city, and every contractor or builder making such contracts and subletting the same, or any part thereof, to pay a license tax as provided in the general license ordinance, and to register his name in a book provided for that purpose, with the City Clerk, giving full name, residence and place of business; and it shall be the further duty of every such person to give good and sufficient bond in the sum of \$1,500.00, to be approved by the city attorney, conditioned to conform to the building regulations, the regulations of this section, and other ordinances of the city in reference to buildings.

SECTION 2. -- Any person who acts in the capacity of a builder or contractor in the construction of a building located on property in which he has an interest and who is not a licensed contractor or who does not have a licensed contractor in a supervisory capacity in the construction of said building, and who shall effect a sale of said building during construction or at any time within six months after the completion of same, shall be required to procure a license as provided in the general license ordinance when and if he commences the construction of another building within said city during the period of one year after he has effected a sale or a contract of sale for said property.

VI. APPROVAL OF NEW MATERIALS AND ALTERATIONS

SECTION 1. NEW MATERIALS -- New materials, systems of construction, and devices may be approved by the building inspector when they are determined to be the equal of those required in this code. The Building Inspector shall be guided in such approval by the results of tests conducted by testing laboratories such as the U. S. Bureau of Standards, the Underwriters' Laboratories, Inc., or by any other testing agency deemed by the Building Inspector to be competent to conduct the respective tests.

VII. MOVING BUILDINGS

SECTION 1. -- It shall be unlawful for any person, firm or corporation, to move any building or buildings within the City of Port St. Joe, Florida, or to move any building or buildings from outside the city limits of the City into the City limits of Port St. Joe without first having obtained a written permit from the Building Inspector. The applicant shall provide the Building Inspector with detailed plans and specifications of the improvements planned upon said building, and a cost estimate of same, and shall further provide a bond with two good and sufficient sureties, or a bond issued by a surety company in an amount sufficient to guarantee completion and making of the proposed improvements in accordance with the plans and specifications submitted, and within the time limit agreed upon between the applicant and the Building Inspector.

SECTION 2. -- No building shall be removed from one lot to another or from part of a lot to another of the same within the corporate limits of the City of Port St. Joe or into or out of the city limits of said city until the moving contractor or owner shall have made provision for the Building Inspector or a member of the police department to accompany same at all times when said structure or house is being moved and is in the public streets.

SECTION 3. -- No building shall be removed from one lot to another or from part of a lot to another of the same within the corporate limits of the City or into or out of the City unless the owner or moving contractor shall file with the Building Inspector a written statement setting forth the lot from which the same is to be removed and the lot upon which it is to be located, together with a detailed statement of the streets, alleys, passageways on and over which the building is to be moved, together with a bond with a surety company or having two good and sufficient sureties in an amount of not less than \$1,000.00 to be posted with the City Clerk of the City of Port St. Joe to indemnify said City against any damage to streets, alleys or passageways as well as to any private property whatsoever during the progress of the building or structure while it is in the process of being moved.

VIII. PENALTY

SECTION 1. -- Any person, firm, or corporation who violates or refuses to comply with any provision of this code shall be deemed guilty of a misdemeanor and shall be punished by a fine of not more than Five Hundred dollars, or by imprisonment of not more than sixty days, or both such fine and imprisonment, for each provision violated. It shall be the responsibility of the offender to abate the violation and each day that such violation is permitted to exist shall constitute a separate offense.

IX. VALIDITY

SECTION 1. -- Should any section or provision of this code be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the code as a whole or any part thereof other than the part so declared to be invalid.

X. CONFLICTING ORDINANCES REPEALED

SECTION 1. -- All ordinances or parts of ordinances in conflict with the provisions of this code are hereby repealed.

XI. DEFINITIONS

SECTION 1. MEANING OF TERMS -- In the interpretation of this code, the following definitions shall be used:

ALTERATION means any change or addition in construction or arrangement.

BUILDING means any structure constructed for the shelter of persons, animals, or property of any kind.

COURT means an unoccupied space extending to the sky from the ground or from the roof of a lower portion of a building, such space being adjacent to the building and enclosed on ~~two~~ or more sides by walls of the building.

DWELLING means a building or that part of a building arranged or occupied as the home or sleeping place of one or more persons.

GARAGE means a building which affords shelter to a motor vehicle using a volatile flammable liquid as fuel.

GRADE of a building means the established or finished ground elevation. This is used in determining the number of stories and height of the building.

If a building wall is built up to or within five feet of a street lot line, the grade is determined by the sidewalk elevation at the center of the length of the wall fronting on such sidewalk. If the building has two or more such walls, the grade shall be the average of the sidewalk elevations at such center points.

If the building walls are more than five feet from the street lot line, the grade shall be the average of the finished ground elevation at each wall of the building, measuring each elevation of the ground at the center point of the length of the wall.

HABITABLE ROOM means a room occupied or arranged for living, eating, or sleeping purposes, including kitchens for family units or individual households, but not including bath or toilet rooms, laundries, pantries, corridors, or recreation rooms.

HEIGHT OF BUILDING means the vertical distance from the grade of the building to the highest point in the coping of a flat roof or to the deck line of a mansard roof or to a point halfway between the eaves and the highest ridge of a barn or a gable type roof.

LOADS. Live loads mean the load carried by a building or structure not including the weight of any part of the building or structure and not including any loads caused by wind, earthquake, and laterally exerted pressure of earth or other materials, liquids, or gases.

Dead loads mean the actual weight of roof, walls, floors, partitions, and other permanent parts of building.

MASONRY means units of brick, stone, concrete, tile or terracotta laid in mortar and included monolithic concrete.

REPAIRS means the reconstruction or renewal of any part of a building or structure for the purpose of its maintenance. The word "repair" does not apply to any change of construction. See Alteration.

STORY means that part of a building between the upper surface of a floor and the upper surface of the floor next above except the top story which is that part included between the upper surface of the top floor and the ceiling or if there is no ceiling, the underside of the roof.

WALL means the vertical structural members of a building which enclose it, from its courts, or from its vertical fire divisions.

WALL, BEARING. Bearing wall means a wall which carries dead loads other than its own weight.

WALL, FIRE, means a wall of four-hour fire-resistive construction which divides a building or separates buildings for the purpose of restricting the spread of fire and which starts at the foundation and extends continuously through all stories to and above the roof. But where the roof is fire-proof or semi-fireproof the wall shall be carried up tightly against the underside of the slab.

WALL, NON-BEARING. Non-Bearing wall means a wall which supports no load other than its own weight.

WALL, PARTY. Party wall means a wall which separates two or more buildings or is built to be used jointly by separate buildings.

XII. CLASSIFICATION

SECTION 1. BUILDINGS COVERED -- For the purpose of this code all structures shall be classified in one of two groups:

Group I. Those structures whose construction is completely covered by this code:

(a) RESIDENTIAL -- Buildings used as single or two family dwellings constructed of frame construction not exceeding two stories in height with or without an attic or of ordinary masonry construction not exceeding one story in height with or without an attic.

(b) COMMERCIAL -- Buildings used for stores, offices, shops, or warehouse not exceeding one story or 25 feet in height and without basements.

(c) ACCESSORY -- Private garages not exceeding one story in height of frame or ordinary masonry construction with a capacity of not more than four (4) cars; woodsheds, chicken houses, and other similar buildings accessory to those allowed in parts (a) and (b) of this section.

(d) EXCEPTIONS -- Dry-cleaning establishments, garages accomodating over four (4) cars, and places of assembly or detention shall be regulated as Group II buildings.

Buildings designated in parts (a), (b) and (c) of this section involving a ground area in excess of 4,000 square feet or the use of structural reinforced concrete, structural steel, heavy mill construction, or roof trusses, shall be regulated as Group II buildings, except that the incidental use of steel beams, columns, lintels and hangars and of reinforced concrete slabs shall be permitted in Group I buildings.

Group II. All structures not included in Group I shall be classified as Group II.

SECTION 2. SPECIAL PROVISIONS FOR GROUP II BUILDINGS -

All Group II buildings shall be designed by, and their construction shall be supervised by an architect or engineer registered in the State of Florida. Upon completion of a structure, such architect or engineer shall be required to make and file with the Building Inspector an affidavit stating under oath that the provisions of this code have been complied with.

Any and all applications for building permits for the erection or remodeling of any building for use as a hotel, apartment house, rooming house or restaurant must be accompanied by detailed plans and specifications and drawings which have been approved by the supervising architect of the State Hotel Commission.

XIII. STANDARDS OF DESIGN AND CONSTRUCTION

SECTION 1. DESIGN LOADS -- The minimum live loads per square foot for floors and roofs shall be as follows:

- (a) Floors (minimum live load in lbs. per square foot) Private dwellings, dormitories, hotel, guest rooms, apartments, hospital rooms and school class rooms 40
- Offices and assemblyrooms with fixed seats 50
- Public rooms, corridors, balconies, and public stairways100
- All floors other than the above shall be designed for actual loads, but in no case less than100
- (b) Roof load per square foot of horizontal projection
- Slope less than 4 in 12 25
- Slope 4 in 12 and greater 20

SECTION 2. WOOD FRAME CONSTRUCTION - GENERAL --

(a) All measurements of lumber given in this code are nominal.

(b) In frame construction, sills shall be anchored to the exterior foundation walls at 8 foot intervals or less by bolts not less than 1/2 inch in diameter embedded at least 6 inches in the foundation walls.

(c) It shall be unlawful for anyone to use wooden shingles on any type of building or dwelling within the corporate limits of the City on new construction.

(d) The Building Inspector or party charged with the issuance of building permits is hereby ordered to refuse to issue any permit for new construction wherein wooden shingles are specified; provided, however, that it is not the intention of this section to prevent minor repairs to existing roofs which are now in existence and composed of wooden shingles.

SECTION 3. WOOD FRAME CONSTRUCTION - JOISTS, RAFTERS, BEAMS AND GIRDERS -

(a) The minimum thickness of floor and roof beams, joists or rafters shall be 2 inches.

(b) The maximum allowable spans and spacings for joists, rafters and girders shall be determined in accordance with nationally recognized standards for the material and loading. The joist, rafter or girder spans in Tables 1 & 2 may be used for material equivalent to or better than the grades of material indicated without additional evidence of compliance with national standards provided the maximum allowable live loads do not exceed those specified in the tables. If flooring is to be installed over ceiling joist, they shall be considered as floor joist.

TABLE 1 -- CEILING JOIST AND RAFTER SPANS

Table values are the maximum spans measured horizontally between points of support using 1100 f or Number 2 grade Douglas Fir. Ceiling joists are to carry no live load. Roof loading of 25 pounds per square foot of horizontal projection for slopes of less than 4 in 12 and 20 pounds per square foot or horizontal projection for slopes of 4 in 12 or greater. Light roofing includes shingle roofing or types of similar weight. Heavy roofing includes tile, slate and five-ply felt and gravel. Regardless of roof pitch, rafters may be of an unsupported length sufficient to span the horizontal distances given in the table except that in no case shall the unsupported length exceed 1.4 times the horizontal lengths found in the table.

SIZE	SPACING	CEILING JOIST	RAFTERS -- HORIZONTAL SPAN			
			slope less than 4 in 12		slope 4 in 12 and greater	
			Light Roofing	Heavy Roofing	Light Roofing	Heavy Roofing
2"x4"	12"	11'-0"	9'-1"	8'-5"	9'-11"	9'-0"
	16"	10'-1"	7'-11"	7'-4"	8'-8"	7'-10"
	24"	8'-11"	6'-6"	7'-1"	6'-6"	
2"x6"	12"	16'-7"	13'-11"	12'-10"	15'-1"	13'-10"
	16"	15'-4"	12'-2"	11'-3"	13'-3"	12'-1"
	24"	13'-8"	10'-0"	9'-3"	10'-11"	9'-11"
2"x8"	12"	21'-7"	18'-3"	16'-11"	19'-10"	18'-2"
	16"	20'-1"	16'-0"	14'-10"	17'-5"	15'-11"
	24"	17'-11"	13'-3"	12'-3"	14'-6"	13'-2"
2"x10"	12"	26'-9"	22'-10"	21'-3"	24'-9"	22'-8"
	16"	25'-0"	20'-1"	18'-8"	21'-10"	20'-0"
	24"	22'-5"	16'-8"	15'-5"	18'-2"	16'-7"

TABLE 2 -- FLOOR JOIST AND GIRDER SPANS

Table values are the maximum spans for live loads of 40 pounds per square foot using 1100 f or Number 2 grade Douglas Fir provided the floor panel is of ordinary wood joist and double wood floor construction or other construction of no greater weight.

JOIST SPANS				GIRDER SPANS		
Size	Spacing	Plastered Below	Unplastered Below	Size	Spacing of Girders (Joint span)	Span
2"x6"	12"	10'-5"	11'-6"	4"x4"	6'	4'-9"
	16"	9'-1"	10'-0"		8'	4'-3"
2"x8"	12"	13'-10"	15'-2"	4"x6"	6'	7'-6"
	16"	12'-1"	13'-3"		8'	6'-6"
	24"				10'	5'-9"
2"x10"	12"	17'-5"	19'-1"	4"x8"	6'	9'-9"
	16"	15'-2"	16'-8"		8'	8'-6"
	24"				10'	7'-6"
					12'	7'-0"

JOIST SPANS				GIRDER SPANS		
Size	Spacing	Plastered Below	Unplastered Below	Size	Spacing of Girders (Joint span)	Span
2"x12"	12" 16"	20'-11" 18'-3"	22'-11" 20'-1"			
2"x14"	12" 16"	24'-4" 21'-4"	26'-7" 23'-5"			
3"x6"	12" 16"	12'-4" 11'-3"	14'-5" 12'-7"			
3"x8"	12" 16"	16'-4" 14'-11"	18'-11" 16'-7"			
3"x10"	12" 16"	20'-6" 18'-10"	23'-7" 20'-10"			
3"x12"	12" 16"	24'-6" 22'-7"	28'-2" 24'-11"			
3"x14"	12" 16"	28'-7" 26'-4"	(a) 28'-11"			
(a) over 30', the maximum practical limit of material length.						

(c) The ends of joists, beams, rafters and girders entering masonry walls shall be beveled 3 inches in 12 inches from the vertical, with $\frac{1}{2}$ inch air space on each side and on the top and shall have bearing not less than 3 inches in length upon solid masonry not less than $\frac{1}{4}$ inches thick.

(d) The maximum spacing of floor joist shall be 16 inches center to center unless the floor panel is adequately designed for wider spacing. No joist span shall exceed 8 feet between supports without crossbridging equivalent to 1" X $\frac{1}{4}$ " wooden members being installed at least every 8 feet of span.

(e) Joists supporting and parallel to partitions or supporting unusual loads shall be doubled.

(f) Joists and rafters not resting on masonry shall be supported by bearing partitions or by beams, girders, hangers or trusses except that where loads do not exceed 50 lbs. per square foot, a wooden strut at least 2" x 2", strongly spiked to the girder may be used to support the joist or rafter.

(g) Joists and rafters may be notched at the support but neither the cut nor the notch shall exceed $\frac{1}{5}$ of the total depth of the joist or rafter.

(h) Header joists over 6 feet long and tail joists over 12 feet long shall be hung in joist beam hangers or secured by other devices affording equivalent support. Trimmer and header joists more than $\frac{1}{4}$ feet long shall be doubled.

(i) All wood joists used to frame over unexcavated areas shall have a clearance of not less than 20 inches above the surface of the grounds, unless lumber is pressure treated.

SECTION 4. WOOD FRAME CONSTRUCTION - BEARING PARTITIONS --

(a) The minimum size of an exterior wall or bearing partition stud shall be 2 inches by $\frac{1}{4}$ inches.

(b) The maximum spacing between centers of studs shall be 24 inches.

(c) Flat studs shall not be used in exterior or bearing walls except where such walls are constructed double to receive a sliding door.

(d) The exterior stud walls of all wood frame buildings of more than one story in height shall be diagonally braced at the corners by notching into the studs a 1 inch by $\frac{1}{4}$ inch brace at an angle of 45 degrees except that it shall be optional to omit these braces if the studs are covered with boards applied diagonally.

(e) All partitions shall be framed solid at the corners so that no lath may extend from one room to the other.

(f) Frame buildings may be veneered with masonry but such veneer shall be not less than $\frac{1}{4}$ inches thick and shall be anchored to the wood frame or backing at intervals not exceeding 16 inches vertically and 32 inches horizontally by approved galvanized wall ties. The height of such veneer construction shall in no case be more than 30 feet above the grade of the building, and shall be carried on the foundation wall.

SECTION 5. FIRE STOPPING IN FRAME CONSTRUCTION -- Fire stopping shall be provided to cut off all concealed draft openings both vertical and horizontal, and to form an effective barrier between the

top story and the roof space. It shall be used in specific locations as follows:

- (a) In exterior or interior stud walls at ceiling and floor levels.
- (b) In all stud walls and partitions, including furred spaces, so placed that the maximum dimension of any concealed span is not over 10 feet.
- (c) In furred masonry walls.
- (d) Between stair stringers at least once in the middle portion of each run, at the top and bottom and between studs, along and in line with run of stairs adjoining such partition.
- (e) Around top and bottom, sides and ends of sliding door pockets.
- (f) Any other location not specifically mentioned above, such as holes for pipes, shafting, etc., which could afford a passage for flames.
- (g) Clothes chutes, wood hoists, and similar devices shall be equipped with self-closing doors at all access points.

Fire stops, when of wood, shall be 2 inches thick. If width of opening is such that more than one piece of lumber is necessary, there shall be two thicknesses of 1 inch material with joints broken.

Floor joists in all types of construction shall be fire stopped at the end, and over supports for the full depth of the joists.

No fire stopping shall be covered or concealed until inspected by the Building Inspector.

SECTION 6. CHIMNEY CONSTRUCTION --

(a) Flue linings shall be manufactured from fire clay or other suitable refractory clays and shall have a softening point not lower than 1994 degrees Fahrenheit. Flue linings shall have a minimum thickness of 5/8 inches and shall be carefully bedded upon one another in mortar with all joints left smooth on the inside.

Masonry shall be laid up with mortar around each successive length of lining shall be completely filled as each course of masonry is laid.

No defective linings shall be used. Linings shall start 8 inches below the smoke pipe intake or in the case of a fireplace from the apex of the smoke chamber and shall be continuous to the top of the chimney. No smokepipe intake shall be cut into a flue lining which is already set in place.

(b) Mortar is defined as follows:

	Ratio by Volume		
	Cement	Lime	Sand
Cement Lime Mortar	1	1	6
Portland Cement Mortar	1	1/4	3

Mortar used between joints of flue linings and in portions of the chimney above the roof or otherwise exposed to the weather shall be Portland Cement mortar.

Firebrick used for the lining of flues or facing of fireplaces shall be laid in fire clay mortar. Other parts of the chimney shall be laid up in cement lime mortar.

(c) All brick shall be laid with full, push filled cross and bed mortar joints and shall be struck smooth where exposed to the weather.

(d) Chimneys in dwellings and buildings of like heating requirements shall be constructed of solid masonry units or of reinforced concrete 3 3/4 inches in thickness if lined and 6 inches or more in thickness if not lined. In other buildings the thickness shall be not less than 8 inches and the chimney shall be lined.

(e) Stone chimneys may be used if lined but dressed stone chimneys shall be at least 8 inches thick and other stone chimneys shall be at least 12 inches thick.

(f) Masonry and concrete walls of buildings may form part of a chimney when the chimney walls are securely bonded into the walls of the building and when the flue is lined the same as in independent chimneys. Flues in parth walls shall not extend beyond the center of the wall.

(g) Hollow tile or hollow concrete blocks shall not be used for the walls of an independent chimney, but may be used for chimneys built as a part of an exterior wall of hollow masonry, in which case the chimney walls shall be at least 8 inches thick, and shall be lined.

(h) Every chimney shall extend at least 3 feet above the highest point where it passes through the roof and at least two feet higher than the highest elevation of any portion of the building within ten feet of the chimney.

(i) Chimneys shall be built from the ground up and shall rest on concrete or solid masonry foundations. The footing of an exterior chimney shall start below the frost line and shall rest on undisturbed soil. Such footings shall be at least 8 inches thick and extend at least 6 inches beyond the face of the chimney wall.

(j) Corbeled chimneys shall be supported by solid masonry walls at least 12 inches thick and the corbeling shall not project more than 1 inch per course and not more than 6 inches in any course.

(k) No flue shall be built at an angle greater than 30 degrees with the vertical.

(l) Not more than two lined flues shall be permitted in the same flue space and the joints of any such adjoining flue linings shall be staggered at least 7 inches.

(m) Fireplace walls shall be not less than 8 inches thick, and if built of stone, not less than 12 inches thick. The faces of all such minimum thickness walls exposed to fire shall be lined with firebrick, soapstone, cast iron, or other fire-resistive material. When lined with 4 inches of firebrick, such lining may be included in the required minimum thickness.

All fireplaces shall have trimmer arches, reinforced concrete cantilever slabs, or other approved fire-resistive construction supporting the hearth, and the hearth shall extend not less than 20 inches from the face of the chimney wall and shall be not less than 8 inches wider than the fireplace opening on either side. The flue area of a fireplace shall be not less than 1/12th of the area of the fireplace opening.

(n) Minimum flue sizes:

	<u>Rectangular Lined Flue</u>	<u>Rectangular Unlined Flue</u>	<u>Circular Flue</u>
Stoves, ranges, & room heaters	8" x 8"	10" x 10"	8" diam.
Warm air furnaces, steam & hot water boilers.	8" x 12"	12" x 12"	10" diam.

(o) Smokepipes shall enter the side of a chimney through a fire clay or metal thimble or flue-ringing of masonry. The top of the smokepipe shall be at least 18 inches below the ceiling or joists. No woodwork shall be placed within 6 inches of a thimble. No intake pipe or thimble shall extend into the flue.

(p) No wooden beams, joists, rafters, or studs shall be placed within 2 inches of chimney walls and no woodwork shall be placed within 4 inches of the back of any fireplace. All spaces between chimneys and members of the wood frame shall be filled with incombustible material supported by strips of sheet metal or metal lath set in the brick work and nailed to the wooden members.

(q) Gas appliances using more than 5000 B.T.U. per hour shall be connected to an effective flue or outlet pipe opening to the outer air. Such flue shall be either a lined chimney or an outlet pipe of incombustible, non-corrodible material with bell and spigot or other acceptable joints. Such pipes, when located inside frame walls, shall be encased in an incombustible jacket.

(r) The use of porcelain enamel or other types of flues, which are approved by the Underwriters' Laboratories, Incorporated, shall be permitted under this code, subject to the limitations imposed upon their use by the Underwriters' Laboratories, Incorporated.

SECTION 7. MASONRY CONSTRUCTION --

(a) The minimum thickness of exterior walls and bearing walls of masonry shall be as follows:

1. Cavity wall masonry 10"
2. Stone masonry (Ashler) 12"
3. Stone masonry (Rubble) 16"
4. Other masonry walls when used in one-story dwellings and buildings accessory to a dwelling not over 9' in height, provided that when gable construction is used, an additional 6' is permitted to the peak of the gable 8"
5. All other masonry walls 8"

(b) The minimum thickness of interior non-bearing partitions of masonry shall be 4 inches.

(c) The maximum height of exterior walls and bearing walls between horizontal lateral supports such as afforded by floor and roof members shall be 10 feet for cavity wall or stone masonry and 12 feet for other masonry walls of minimum thickness unless lateral support is provided by securely bonded crosswalls, piers or buttresses at intervals not exceeding 20 feet.

(d) Masonry walls shall be securely anchored to all tiers of wood joists, beams or girders bearing on them, other than the first floor tier, at maximum intervals of 4 feet. Masonry walls parallel to wood joists or beams shall be securely anchored to them at maximum intervals of 8 feet with all anchors engaging three joists or beams.

(e) Walls of hollow units shall be capped with a minimum of 4 inches of solid masonry or poured concrete.

(f) In plain masonry of brick, all stretcher courses shall be bonded by making vertical joints over the centers of stretchers. Every sixth course shall be a header course and in no case shall there be less than one header in every 72 square inches of wall surface. If the thickness of the wall is greater than the length of one header, each header shall be covered by another header that breaks joints with the header below.

(g) In plain masonry of stone, the bond stones shall be uniformly distributed throughout the wall and shall comprise not less than 20 per cent of the wall surface. There shall be at least one bond stone for every five stretchers and each bond stone shall extend through the wall.

SECTION 8. FOOTINGS, FOUNDATION WALLS AND RELATED ITEMS --

(a) Footings shall be constructed of solid masonry or of reinforced concrete and shall extend 6 inches below the front line measured from the finished grade and to undisturbed soil, except that reinforced concrete footings may rest on fill when installed according to recognized good practice.

Footings shall be acceptable without computation of the unit pressure under them if they have a minimum projection of four inches from all faces of the wall, column or pedestal, and if their depth is at least equal to their projection and never less than 6 inches.

(b) Foundation or basement walls shall be at least as thick as the wall immediately above, except that a masonry veneer wall may project not more than 3/4 inches beyond the outside face of the supporting wall. Such walls shall be not less than 8 inches thick except that 6 inch walls may be used to support a one-story wood frame dwelling if the walls are of poured concrete.

Any masonry in foundations or in walls in contact with the earth shall be laid with Portland cement mortar.

Foundation walls supporting wood or light steel structural members shall extend at least 6 inches above the finished ground level.

(c) Concrete floor slabs installed on the ground and driveway slabs shall be not less than 4 inches thick.

(d) The space beneath a building not having a basement shall be enclosed by a concrete wall or masonry wall resting on a footing. The wall shall extend at least 6 inches above the finished grade. Such space shall be ventilated by at least two screened openings arranged so that air can circulate. The area of such openings shall be not less than 2 square feet for each 25 lineal feet or fraction thereof of exterior wall.

XIV. FIRE AND SAFETY

SECTION 1. FIRE ZONE -- There is hereby established a fire zone which shall embrace that portion of the City of Port St. Joe as set forth in an ordinance provided for such purposes.

SECTION 2. OLD AND DAMAGED BUILDINGS -- Any existing building within the fire zone which becomes damaged to an extent of 50 per cent of the replacement value as of the date of the damage, by fire, decay, or otherwise, shall not be rebuilt unless the entire building when so rebuilt will conform to this code. When damage thereto is less than 50 per cent of the replacement value thereof as of the date of the damage, the structure shall not be rebuilt to an elevation higher than the highest part left standing after such damage shall have occurred, or so as to be in better state of repair or to occupy a greater space than before it was damaged. The extent of the damage that has been done to any such building by fire, decay or otherwise, shall be determined by three disinterested persons, residents of the City of Port St. Joe, one of whom shall be selected by the owner or agent of the building, the second by the City Commission or an authorized official, and the two so chosen to select a third. The persons so chosen shall fairly and impartially estimate the damage, and report a written decision which shall be final and binding upon all persons concerned.

Whenever any building shall be found to be damaged to an extent of 50 per cent of the replacement value thereof, by fire, decay, or otherwise, notice of such finding shall be served in writing by the City Commission or an authorized official, on the owner or agent of said building, and thereafter said building shall be and the same is hereby declared, a public nuisance and shall be abated. Failure of the owner or agent of said building to remove the same within thirty (30) days after receipt of written notice of the finding hereinabove referred to, shall be fined in a sum not exceeding Five Hundred Dollars. Each day the same shall be permitted to stand after the receipt of such notice in writing and the expiration of said 30-day period, shall constitute a separate offense. In case the owner after due notice fails to remove or abate the structure within sixty (60) days after service of notice, the city shall remove and abate said nuisance.

The Commission shall ascertain and declare the cost of said work, and assess the same against the property upon which said building is situated. Said assessment shall be declared by resolution, and it shall be entered in the docket of city liens, and shall thereupon be and become a lien against said property, and the creation of said lien and the collection and enforcement of said cost shall be done in substantially the same manner as in the case of cost of street improvements, but irregularities or informalities in the procedure shall be disregarded.

SECTION 3. LIMITATIONS WITHIN THE FIRE ZONE -- Buildings hereafter erected, constructed, moved into or moved within the fire zone shall conform to the following minimum requirements:

(a) Four-hour fire-resistive construction -- Fire walls and party walls.

(b) Two-hour fire-resistive construction -- Exterior walls except that exterior walls fronting on a street having a width of at least 50 feet may be of incombustible construction with all structural members having one-hour fire protection.

(c) One-hour fire-resistive construction -- Floors, roofs, stairs, shafts, inner bearing walls, inner courts and permanent partitions separating tenants.

(d) Roof coverings shall be fire retardant.

(e) Exceptions -- The following types of structures shall be allowed in the fire zone:

Buildings of one-hour fire-resistive construction or of all metal construction not exceeding 2,500 square feet in area not one-story in height used as gasoline service stations provided no exterior wall is closer than 10 feet from any property line other than one abutting a street or alley of 20 feet or more in width.

Dwellings in compliance with this code if not over two stories in height and arranged for no more than two family living units provided no exterior wall is closer than 10 feet from any property line other than one abutting a street or alley of 20 feet or more in width and provided further that wood shingle roof coverings shall not be used. Exterior walls may be placed within 5 feet of the property line if all parts of such exterior walls between five and ten feet of the property line are of one-hour fire-resistive construction and have no openings therein.

Buildings in compliance with this code not over one story in height nor 500 square feet in area serving as accessory buildings to a dwelling provided no exterior wall is closer than 5 feet from any property line other than one abutting a street or alley of 20 feet or more in width and provided further that wood shingle roof coverings shall not be used.

SECTION 4. DISTANCE FROM PROPERTY LINE --

(a) In the fire zone, the distance between exterior walls and the nearest property line other than a public thoroughfare of 20 feet or more in width shall be not less than that listed in the following table:

Less than one-hour fire-resistive or one-hour fire-resistive	Not permitted other than exceptions in Section 3 (e).
Two-hour fire-resistive.....	3 feet
Three-hour fire-resistive	2 feet
Four-hour fire-resistive	No restrictions.

(b) In the fire zone, there shall be no openings in firewalls, party walls, and exterior walls if within 5 feet of any property line other than one abutting a street or alley. Openings in exterior walls between 5 and 20 feet of such property lines or within 20 feet of the centerline of a street or alley shall not exceed a total width of 50 per cent of the total length of the wall and such openings shall be protected by the fire doors or fire windows which are approved by the Underwriters' Laboratories, Incorporated, or other recognized testing agencies.

(c) The exterior walls of buildings which are located outside the fire zone and which are built less than 5 feet from adjacent property lines other than one abutting a street shall have no openings therein and shall be not less than one-hour fire-resistive construction.

XV. SANITATION AND HEALTH

SECTION 1. SANITARY FIXTURES -- Every dwelling unit to which running water and sewerage are available shall be provided with not less than one water closet, one bath tub or shower, one lavatory, and one kitchen sink.

SECTION 2. VENTILATION AND LIGHT -- Every habitable room shall have openings to the exterior with an area through which light may pass of not less than 10 per cent of the floor area.

Windows shall face unobstructed, uncovered, horizontal areas of at least the extent of the glass of all windows opening thereon, no dimensions of which shall be less than 5 feet.

Every bathroom or water closet compartment shall be provided with an outside window or a skylight with an area of not less than one-eighth of the floor area with not less than 45 per cent of the area openable, but in no case shall the window sash area be less than 3 square feet.

SECTION 3. HABITABLE ROOMS --

(a) Minimum Area -- Living rooms shall have an area of not less than 150 square feet or not less than 160 square feet when dining space is included and not less than 220 square feet when dining and cooking space is included, provided that a living-dining-kitchen combination may be reduced to not less than 210 square feet when located in a dwelling unit having less than two bedrooms.

The area of the kitchen shall be not less than 60 square feet or not less than 90 square feet when dining space is included, provided that the area of the kitchen shall be not less than 50 square feet when located in a dwelling unit having less than two bedrooms.

The area of at least one bedroom shall be not less than 100 square feet.

The area of any other habitable rooms shall be not less than 70 square feet.

(b) Minimum Height -- Habitable rooms shall have a clear height of not less than 7 feet 6 inches, provided that rooms in the half story shall have a clear height of 7 feet 6 inches, for at least one-half their area. In computing the area of rooms in half-stories, all portions less than 5 feet in height shall be disregarded.

(c) Minimum Width -- Habitable rooms, except kitchens, shall be not less than 7 feet wide in every part.

(d) Rooms below Grade -- No room which has less than 50 per cent of its height above the average adjoining finished grade shall be occupied as a habitable room. This section shall not be construed to prohibit a play or recreation room below grade.

XVI. PREFABRICATED CONSTRUCTION

SECTION 1. GENERAL -- Prefabricated construction shall conform to the requirements of this Code, except as otherwise provided for in this chapter.

SECTION 2. LOADS -- Design load requirements shall conform to the requirements as set forth in Section 1 of Part VIII of this Code.

SECTION 3. STRUCTURAL DESIGN -- Where the size and spacing of framing members on materials is in conflict with, or not covered by this Code, they will be acceptable if the assembly meets the load requirements of this Code, provided they conform to the requirements as set forth for tests under Section 4 hereof.

SECTION 4. TESTS --

(a) Every manufacturer of prefabricated construction shall file with the Building Inspector, duplicate copies of a certificate from a recognized testing laboratory, which states that tests have been made on this particular type of prefabricated construction, and showing the live, dead and wind load capacities in pounds, per square foot, uniformly distributed, together with a detailed physical description of the panels tested.

(b) Panels and other elements tested for loads shall sustain, without failure, for a period of 24 hours, a super-imposed load equal to $2\frac{1}{2}$ times the live load. Recovery within 24 hours, after removal of the full test load, shall be not less than seventy-five (75) per cent of the observed deflection. The measured deflection of any panel or element under full live load shall be not over one three-hundred and sixtieth ($1/360$) of the clear span.

(c) When it is definitely ascertained by the Building Inspector that the requirements of this Code have been met, a permit shall be issued. A copy of all testing laboratory certifications shall be filed as a permanent record in the office of the Building Inspector.

SECTION 5. PLYWOOD --

Plywood of Douglas Fir shall conform to U. S. Commercial Standard CS 45047. Plywood of other species, when structurally used, shall be identified as to veneer grade and glue type by an approved agency and shall meet the performance standards in U. S. Commercial Standard CS 45-45 for this type.

INTRODUCED in the City Commission on the 5th day of January, A. D. 1965 and ADOPTED and PASSED by the City Commission on the 19th day of January, A. D. 1965.

/s/ Frank Hannon
Mayor-Commissioner

ATTEST:

/s/ J. B. Williams
City Auditor and Clerk