

Ordinance Establishing Fire Limits And Providing A Building  
Code For The Town of Fleming, Colorado, Logan County .

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF FLEMING:

Section 1. The portion of The Town of Fleming described as follows; shall hereafter be defined and considered as within the Fire Limits of said Town: Beginning on Railway Street, at the junction of Logan Street, thence easterly, to the alley in Block 8, thence north on the centre line of said alley through blocks 8, 5, and 2, to the junction of said alley and Douglas Street, thence westerly to the junction of said Douglas Street and the alley in block 3, thence south on the centre line of said alley through said blocks 3, 4, and 9, to the junction of said alley and Railway Street, thence easterly to the place of beginning. The blocks herein referred to being the blocks so numbered in the Original Town of Fleming as platted.

Section 2. There shall be appointed by the Board of Trustees a building inspector, and whose duty it shall be to inspect all buildings in process of construction, alteration or repair, and all other buildings, to ascertain if the ordinance in regard to building is being complied with, and who shall keep such a record of such inspection, which shall be filed with the Town Clerk. It shall further be the duty of such inspector to enforce the provisions of this ordinance, and to file all complaints for violation of its provisions.

Section 3. It shall be unlawful for any person, or persons, firm or corporation to construct, repair, alter or add to any building or other structure within said fire limits, except in compliance with terms, and provisions contained in this ordinance, and in the manner and of the materials hereinafter specified and until he, or they, shall have made application to and received a permit from the Inspector of Buildings and approved by the Board of Trustees. Such applicant shall furnish said Inspector of Buildings with a written statement of location, intended use, and estimated cost of the proposed building or structure, or proposed repair, alteration, or addition thereto, together with complete plans and specifications of the same. It shall be the duty of the Inspector to approve or reject any plan filed with him within a reasonable time. If it shall appear to the Inspector of Buildings that the law and ordinances in force upon the subject will be complied with, he shall give the permit asked for upon the payment of fees as follows: \$1.00 for work costing <sup>not</sup> more than \$1,000; \$1.00 for each thousand or fraction thereof. Each building must have a separate permit.

Section 4. Each and every permit issued by the Inspector of Buildings shall be subject to revocation by said Inspector of Buildings whenever it appears that such building or structure in being so constructed that the same or any part thereof, encroaches upon any street, alley or other public place, or is being so constructed as to violate any of the terms or conditions of this ordinance.

Section 5. No building shall be constructed hereafter within said fire limits contrary to the following provisions:

1. All buildings shall be of brick, stone, solid or reinforced concrete or cement block construction.
2. Bricks used in all buildings shall be well burned. When old bricks are used they shall be thoroughly cleaned and shall be whole, good, well burned brick.
3. All stone used in buildings shall be of a quality, size and strength suitable to the specific use to which it is to be put.
4. Walls and piers of all buildings shall be properly and solidly bonded together with close joints, filled with mortar. They shall be carried up plumb and straight. The walls of each story shall be built up the full thickness to the top of the beams above.
5. Brick walls are to be 12 inches thick for the two upper stories, increasing 4 inches for each two stories below up to 24 inches.
6. Party or division walls to be 4 inches thicker than the above requirements.
7. Natural stone walls to be 4 inches thicker than brick walls.
8. Basement walls to be 4 inches thicker than walls of first story.



9. The following table shows thickness of supporting walls as required by the standards:

Height of Building Stories	Basement		Brick Exterior Walls						
	Stone	Brick	1	2	3	4	5	6	7
One	20	16	12						
Two	20	16	12	12					
Three	24	20	16	12	12				
Four	24	20	16	16	12	12			
Five	28	24	20	16	16	12	12		
Six	28	24	20	20	16	16	12	12	
Seven	32	28	24	20	20	16	16	12	12

Height of Buildings Stories	Stone walls and brick Party Walls								
	Stone	Brick	1	2	3	4	5	6	7
One	24	20	16						
Two	24	20	16	16					
Three	28	24	20	16	16				
Four	28	24	20	20	16	16			
Five	32	28	24	20	20	16	16		
Six	32	28	24	24	20	20	16	16	
Seven	36	32	28	24	24	20	20	16	16

10. The above table shall apply to walls of 100 feet and under in length. Walls exceeding 100 feet in length shall not have more than one upper story of brick 12 inches thick unless strengthened by brick cross walls or pilasters.
11. Dwellings when located in fire limits, may have walls 4 inches less than outlined in above requirements.
12. At window, door or other openings, walls above to be self supporting without the use of lintels.
13. On all side exterior and fire division party walls, parapets should be same thickness as standard party wall of upper story, coped with stone cement or terra cotta, and rise not less than 18 inches above roof of building.
14. Where practical, a standard fire wall should be provided at each 50 foot lot line, said wall to be of brick or stone of standard thickness with standard parapet. All openings in fire wall between communication occupancies shall be protected by automatic standard fire doors, one on each side of wall opening, all constructed and installed in accordance with the specifications of The National Board of Underwriters.
15. Partition walls between ground floor and (or) basement occupancies to be of brick, tile or other equally fire resisting materials.
16. All excavations for walls, piers and columns of brick or stone buildings shall extend to a depth of not less than 3 feet below any adjoining surface exposed to frost, to a good bed or solid bottom of such character as to provide safe support to loads intended to rest thereon.
17. Roofs or floor timbers entering the same wall from opposite sides shall have at least 8 inches solid brick work between the ends of said timbers. Timbers shall have a bearing of 4 inches and shall be self-releasing.
18. All timbers and wooden beams in any building shall be good sound material free from rot, large or loose knots or imperfections whereby the strength may be impaired, and of such sizes and dimensions as the purpose for which the building is intended requires.
19. All wooden beams shall be kept clear from all flues and chimneys.
20. All chimneys shall be of brick, walls to be at least 8 inches thick. Every chimney not forming part of a wall shall be built from the ground. All stovepipes, whether enclosed in ventilators or otherwise, are prohibited for use when passing through roof, sky-light, or side walls of buildings or any concealed space.
21. Every building shall be covered and roofed with either tile, slate, tin, copper, or iron, or other roofings as are tested and approved by the National Board of Underwriters.



22. All sky-lights to be of iron or steel frame, glazed with wire glass or  $\frac{1}{4}$  inch thick glass; the latter to be protected by a wire netting or No. 12 B. S. Gauge wire, one inch thick, raised six inches from glass on iron supports.
23. All Buildings to be free from wooden cornices, awnings or roof monitors
24. Buildings of wooden mansard, or those of shingle or non-approved composition roofs are hereafter prohibited within fire limits.
25. The composition of hollow cement or patent stone buildings is discouraged. Where permitted by the Building Inspector, they shall conform in all requirements to the standards as outlined for brick buildings.
26. Hollow cement blocks made on the one-piece method of construction shall not have hollow spaces exceeding one third area of block, and the outer walls of the block shall be not less than 2 inches thick. The composition of such blocks shall be as follows;  
One story buildings; One part Portland cement, and not more than five parts of coarse sharp sand.  
Two-story buildings; One part Portland cement, and not more than four parts coarse sharp sand.  
Three and Four-story buildings; One part Portland cement, and not more than three parts coarse sharp sand.  
All blocks must be thoroughly tamped in the molds and put under sufficient hydraulic pressure when required before removing the blocks from the molds. No cement blocks shall be used in a building until they have been cured by being kept moist for twenty days from the time they were taken from the mold, and the said blocks during that time must not be allowed to dry out.
27. The construction of abode buildings shall in all respects conform to the requirements as outlined for buildings of natural stone.
28. All buildings of three or more stories in height shall be provided and equipped with one or more standpipes and fire escapes combined with cast iron, wrought iron or steel balconies with suitable railing at each floor, and firmly secured to the outer wall, and in such location and number as shall be satisfactory to the Inspector of Buildings. All buildings in said City with accommodation of one thousand or more persons shall have stand-pipes and fire escapes, as above outlined, from the ground to the roof, with hose attachments close to a window or door on each floor or gallery. All such fire escapes shall be put up and completed to conform to the building for which they are respectively intended, and shall be satisfactory to the Building Inspector.  
All frame, iron-clad, or brick veneer buildings are prohibited within fire limits, except as hereinafter provided. Buildings of all iron with iron structural supports are permitted for manufacturing or warehouse purposes. A building of wooden skeleton frame, whose sides are covered with corrugated iron or cement, is prohibited, except that buildings of a size not larger than 10 by 16 feet nor higher than 10 feet may be permitted when used in connection and maintained at least 10 feet from rear of store.
- Section 6. No frame, iron-clad, or brick veneer building shall be moved into fire limits from any place beyond the boundaries thereof, or moved from one place to another within such limits. No additions shall be made to any such buildings. Provided, that any necessary small repairs may be made of iron-clad to any such buildings in existence at the time of the passage of this ordinance; such small repairs shall not be construed to mean a general renovation of any such building or essential modification thereof. The building of stone or brick additions in accordance with the requirements as outlined may be permitted.
- Section 7. Every frame, iron-clad, or brick veneer building which may hereafter be damaged by fire to more than 50 per cent of such value thereof, exclusive of the value of the foundation, shall not be repaired or rebuilt, but shall be torn down and removed under the direction of the Building Inspector.



Section 8. Whenever, in the opinion of the Building Inspector, any building or part thereof, or any structure of like nature is in a condition dangerous to the occupant or those passing, by reason of bad condition of walls, overloaded floors, defective heating apparatus, vibration from machinery, defective flues, confined or cramped stairways, insufficient exits, or other like causes, said buildings or parts thereof, shall be deemed to be a public nuisance, and the Building Inspector may at any time require the owner, agent or occupant of any such building to make such repairs or take such steps as is in his opinion may be necessary for the public safety.

Section 9. The Inspector is not permitted to waive any provision of this ordinance, but may require additional provision of this ordinance as in his judgment may be necessary for public safety.

Section 10. Any person, firm, corporation, or corporations who shall violate any of the provisions of this ordinance or any section, or any clause or provision of any section of this ordinance, or who shall fail to comply with any of the requirements thereof, or who shall assist in any such violation, shall for each and every violation, or non-compliance, be deemed guilty of a misdemeanor, and, upon conviction thereof, be fined in any sum not less than \$5.00 not more than \$100. or imprisonment of not more than three months, or both, at the discretion of the Court.

Section 11. The continued violation of any provision of this ordinance shall constitute a separate offence under this ordinance for each and every day such violation or any of the other violations of this ordinance shall continue.

Passed, adopted and approved this 6th. day of October, A. D. 1919..

ATTEST:

M. S. Bellman

Town Clerk.

E. J. Rudel

MAYOR

