

~~Subdiv. Misc.~~

Zoning Ord. - old copies

Building Code and  
Zoning Regulations  
of  
Corvallis, Oregon



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THE CITY COUNCIL  
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## ORDINANCE NO. 1300

AN ORDINANCE dividing the City of Corvallis, Oregon, into districts for fire prevention; requiring permits for the construction, alteration and repair of buildings and structures in said City; establishing requirements for the construction, alteration and repair of buildings and structures in said City; establishing requirements as to the location of such buildings and structures; prohibiting the moving of certain buildings in said City; establishing rules and regulations for the prevention of fires; requiring alterations and repairs for the prevention of fires; providing for the manner in which the provisions thereof shall be enforced; providing penalties for the violation thereof, and repealing all other ordinances and parts of ordinances in conflict therewith and repealing Ordinances numbered 1099, 1116, 1162, 1186 and 1210 of said City of Corvallis.

### THE CITY OF CORVALLIS DOES ORDAIN AS FOLLOWS:

Section 1. Unless it appears from the context that a different meaning is intended, the following words and terms used in this ordinance shall have the meanings attached to them by this section.

(a) The word "person" shall mean and include any person, persons, co-partnership, corporation, association, their lessee, trustee or receiver, either as principal, agent or employee, and the singular shall include the plural.

(b) "Engineer" shall mean the City Engineer of the City of Corvallis or any of his assistants.

(c) "Fire Chief" shall mean the Fire Chief of the City of Corvallis or any of his assistants.

(d) "Frame building" shall mean any building which has enclosing walls entirely or partly of wood, or partly of masonry and partly of wood. Frame buildings shall be divided into two groups - the first group, called ordinary frame buildings, shall mean those constructed with exterior walls of heavy framing or stud construction with studs spaced not over sixteen-inch centers, and the second group, called shack buildings, shall mean those constructed with studs spaced over sixteen-inch centers or with ordinary plank and battens or other similar forms of construction.

(e) The words "apartment house" shall mean any building arranged to be used by more than two families living independently of each other, and buildings arranged or designed to be used by organizations or societies having a common kitchen and dining room and arranged for housing ten or more people above the ground floor.

(f) The "first story" is a story the floor of which is at or first above the grade of the street sidewalk, or the floor of which is below the grade of the street sidewalk and the ceiling of which is more than five feet above the grade of the street sidewalk.

(g) A "balcony" constructed on the interior of a building and having an area of more than one-half of the floor area of the story in which it is introduced shall be considered as a story of the building.

(h) An "attic" shall be counted as a story of a building if it is so constructed that it can be used for business, storage or habitation.

(i) The word "veneer" shall be construed to mean the outer facing of an enclosing wall used for the protection of the backing, but not counted as adding to its strength. Materials commonly used for this purpose are brick, stone, concrete, or tile.

(j) A "panel wall" is a wall which carries no loads of the structure and is built between columns or piers. The weight of such a wall is carried on each story by beams connected to columns or piers.

(k) A "curtain wall" is a wall running between columns or piers which carries its own weight, but no other loads.

(l) A "parapet wall" is a wall which extends above the roof line and which carries no load.

(m) A "party wall" is a wall which separates two or more buildings or one to be used jointly by separate buildings.

(n) "Dry cleaning" shall mean the art, act or process of cleaning or renovating wearing apparel, clothes, and other fabrics or textiles where inflammable liquid is used.

(o) "Uniform Code" shall be taken to mean the Uniform Building Code, 1937 Edition, as prepared by the Pacific Coast Building Officials Conference, 124 West Fourth Street, Los Angeles, California.

(p) "Gas appliance" is a fixture or apparatus manufactured and designed to use gas as a fuel medium for the development of heat, light or power, including ranges, hot plates, gas space heaters, water heaters, steam or hot water boilers, ovens, refrigerators, gas furnaces, etc., but not including appliances for or devices for experimental or scientific purposes or gas burning appliances for industrial use.

(q) A "gas vent" is a pipe designed to convey the products of combustion from a gas appliance to a gas flue or to a chimney.

(r) A "lot" is a parcel of land in a single or joint ownership and not more than 51 feet in width.

(s) A "gas flue" is a conduit or pipe, vertical or nearly so in direction, designed to carry the products of combustion to the outside atmosphere.

(t) "Smoke pipe" is a metal conduit leading from any stove or furnace which uses fuel other than gas.

(u) "Smoke stack" is a vertical metal conduit used for conveying the products of combustion of any fuel other than gas.

Section 2. From and after the taking effect of this ordinance the City of Corvallis shall be divided into three districts, to-wit: The "inner fire district", the "outer fire district", and the "residential district", as follows, to-wit:

The "inner fire district" shall consist of Blocks 8, 9, 10, 11, 12, 16, 17, 18 and 23, and Lots 7 to 12, inclusive, and the west 30 feet of Lots 1 to 6, inclusive, in Blocks 2, 3, 4, 5 and 6, and Lots 1 to 6, inclusive, in Blocks 14 and 15, and Lots 4, 5 and 6 in Block 22, all in the Original Town of Marysville, now Corvallis, Oregon, and Block 4 and Lots 7 to 12, inclusive, and the west 30 feet of Lots 1 to 6, inclusive, in Block 1, all in Dixon's Addition to Corvallis, Oregon.

The "outer fire district" shall be as follows: Fractional Blocks 1 to 5, inclusive, and the east 70 feet of Lots 1 to 6, inclusive, in Blocks 2, 3, 4, 5 and 6, all in the Original Town of Marysville, now Corvallis, Oregon, and the east 70 feet of Lots 1 to 6, inclusive, in Block 1. Dixon's Addition to Corvallis, Oregon; also that part of the City of Corvallis described as follows, to-wit: Beginning at the intersection of the north line of Jackson Street with the east line of First Street, and running

thence northerly on the east line of First Street to the south line of Van Buren Street, thence easterly on the south line of Van Buren Street to the west bank of the Willamette River, thence southerly on the west bank of the Willamette River to the north line of Jackson Street, thence westerly on the north line of Jackson Street to the point of beginning; also Lots 1 and 12, Blocks 1 and 2, N. B. & P. Avery's Addition to Corvallis, Oregon, and also all that part of the City of Corvallis bounded on the east by Fourteenth Street, on the west by Twenty-first Street, on the south by Monroe Street and on the north by a line parallel with and 100 feet distant northerly from the north line of Monroe Street.

The "residential district" shall include all parts of the City of Corvallis not within the inner fire district or the outer fire district as hereinbefore described.

Section 3. No person shall construct, raise, lower, alter or repair any building or structure within the City of Corvallis, except within the boundaries of the land of the Oregon State Agricultural College, without first obtaining a permit therefor before commencing such work and before commencing excavation for such building or structure. Application for such permit shall be made in writing upon a suitable form supplied by the City Engineer and shall state the size and extent of such proposed building, structure, alteration or repair, and shall designate with legal certainty the location of such building or proposed building or structure, or building to be raised, altered or repaired, and shall state the estimated cost of the proposed building, structure, repair or work.

Section 4. Copies of the plans and specifications for the proposed building, construction, repair, altering, raising or lowering, as the case may be, shall be presented with said application and such plans and specifications shall remain on file in the office of the Engineer; provided, however, that for small repair jobs not exceeding \$500.00 where no changes in construction or addition is made, plans and specifications may not be required. Pencil drawings may be submitted for one story dwellings, garages, sheds or other simple structures, or for alterations or additions provided the cost of the proposed work does not exceed \$1,500.00. Such drawing shall consist of floor plans and sufficient cross sections to indicate the construction, drawn to scale of at least one-eighth inch to the foot.

Except as hereinbefore specified, the plans required

shall be the foundation plan, basement or cellar plan, the first floor plan, plan for each upper floor, a roof plan, a transverse or longitudinal section, at least two elevations, the necessary framing plans and, except in frame buildings, a column schedule.

Where the strength of trusses, girders or plasters is involved the applicant shall procure the services of a Structural Engineer or Architect licensed to practice in the State of Oregon to design and check the proposed building or structure. Copies of approved plans shall be kept on the job from the beginning of the work until completion thereof.

If after issuance of a permit the operations authorized there-under be not commenced within six months after the date of permit, such permit shall be void and a new permit shall be required as for original work.

Section 5. Where said application, plans and specifications show that the proposed work complies with the provisions of this ordinance and the other ordinances of the City of Corvallis in force and effect, the Engineer shall issue a permit for such proposed work. Where plans and specifications for a dwelling include a garage for not more than three cars, one permit for both dwelling and garage may be issued.

Section 6. For such permit the Engineer shall collect from the applicant a fee according to the following schedule: When the total cost of labor and materials does not exceed \$100.00 the fee shall be \$1.00. When the total cost of labor and materials exceeds \$100.00 but does not exceed \$1,000.00 the fee shall be \$2.00. When the total cost of labor and materials exceeds \$1,000.00 the fee shall be \$2.00 for the first \$1,000.00 plus \$1.00 additional for each additional \$1,000.00 or fraction thereof.

No building permit shall be required for repairs where the total cost of the labor and materials amounts to less than \$50.00, provided no structural changes are made. When structural work is involved which might affect the strength of the building, such as replacing joists, studs, girders, trusses, etc., and where any change is made in design requiring the extending or relocation or construction of partitions, permits to do such work shall be required even though the total cost may be less than \$50.00. No permit shall be required for the installation of a shingle roof on a building less than 5,000 square feet in area and not over two stories in height, located in the residential district.

Under this ordinance permits will not be required for electric wiring, heating and plumbing installations, or for painting except where the painting is a part of the contract of the structural work. On roof repairs where new materials other than paint are required, fees for permits covering such work shall be collected, but where painting only is to be done no permits for such work shall be required.

Permits shall be required, but no fees shall be charged for permits for work undertaken by the City of Corvallis, by the County of Benton, or by the School Board of School District No. 9 and 9A, if such work be done by the regular employees of such City, County or School Board.

If any work upon the excavation, construction, alteration, repair or removal of any building is commenced without permit, the fee collected when permit is issued shall be double that hereinbefore stated. Payment of such fee or double fees shall in no way relieve the person undertaking any unauthorized work of other penalties imposed by this ordinance.

Section 7. Every building permit issued hereunder shall be in triplicate. The original and duplicate shall be given to the applicant and the triplicate copy retained for the files of the City Engineer. The original of such permit shall be posted in a conspicuous place on the premises where the work authorized by said permit is to be carried on.

Section 8. No person shall commence work on any building, structure, or work for which a permit is required by this ordinance, unless a permit therefor has been obtained as hereinbefore provided, and posted in accordance with the provisions of Section 7 hereof.

Section 9. When the use of a part of a street or streets is desired for depositing materials, or for other use in connection with said work, the applicant shall incorporate in the application a specification of the amount of street or streets desired to be used and the approximate length of time same will be used. The permit issued by the City Engineer shall specify what portions of the street or streets may be used in connection with said work and show the date of expiration of the permit for the use of said portions of street or streets, and no portion of a street or streets shall be used for said purposes after the expiration of said permit unless the City Engineer shall have granted an extension of time therefor.

The application for the extension of time for the use of such street or streets shall conform to the foregoing requirements for the initial permit.

All building materials placed on the streets shall be kept in orderly piles and shall not occupy any more of the street than is necessary in connection with the work under way, and in no instance shall said materials occupy more space in the street, or any portion of the street, other than that specified in the permit therefor. Where sand or gravel is placed on any pavement, suitable and adequate frames shall be provided around such material so as to keep the same from scattering. When required by the City Engineer temporary walks shall be laid along the street or around the building materials. Lighted lanterns shall be placed and maintained conspicuously so as to show plainly at night the extent of said use of the street and so as to give plain warning of the presence of said materials to the users of the street at night. No portion of a street or streets shall be used or obstructed without a permit therefor.

Section 11. No frame building shall be built closer than 48 inches to the side line or the rear line of the lot or lots on which it is placed unless the walls of said building which are within said prohibition are constructed of masonry complying with Sections 50 and 51 of this ordinance, and providing that all openings in said walls shall be provided with approved metal frames and wire glass. Provided, however, that the foregoing restriction shall not apply to a single shed, garage or other out building when such single shed, garage or other out building does not exceed 400 square feet in area and not over one story in height, and such single shed, garage or other outbuilding is detached from other buildings and is a distance of five feet or more therefrom; provided, however, that in the case of a private garage the same may be attached to other buildings. Nothing hereinbefore in this section contained shall permit the location or construction of any building or structure closer to the side line or rear line of the lot or lots on which it is placed than is allowed under Ordinance No. 1215 of the City of Corvallis and amendments thereto. In measuring the distance from the lot line the measurement shall be taken from the lot line to the closest projection from the sides of the building.

Section 12. A shack building shall not be over one story in height and shall not exceed 18 feet in height and the area thereof shall not exceed 2,500 square feet. Shack

buildings shall be used for storage purposes only and no shack building shall be used for human habitation. Every shack building shall be constructed so as to be substantial in character and structurally fabricated to support all loads which may be imposed thereon, including wind and roof loads.

Section 13. In all buildings, other than shack buildings, no floor or roof beams, joists or rafters shall be less than one and five-eighths inches in thickness. The ends of all floor or roof beams, joists, rafters, or girders resting on masonry walls shall enter the walls a distance of at least three and one-half inches, leaving an air space on each side and top, or shall rest on a corbel of not less than three and one-half inches, or standard metal hangers. All wooden beams, joists, rafters, or girders entering walls shall be beveled three inches in twelve from the vertical. Band iron at least three inches by three-sixteenths of an inch in section shall be used under the floor joists or beams where the same enter masonry walls, except in mill construction or alteration work where cast iron or steel plates shall be used under beams or girders. Wooden joists or beams or rafters not supported by masonry walls shall be supported by bearing partitions or by beams, girders or hangers. When the live loads of a floor do not exceed 50 pounds per square foot a wooden strip at least two by four inches in size, strongly spiked or bolted to the girder, may be used for the supporting of joists or rafters.

Floor joists shall not be spaced more than 16 inches between centers and the unsupported length of any such joists carrying floors shall not exceed twenty times its depth. (Section 3104, Uniform Code.) Ceiling joists or rafters shall not be spaced more than 24 inches between centers and the unsupported length of any such joist or rafter carrying ceiling or roof shall not exceed thirty times its depth. (Section 3203, Uniform Code.) The unsupported length of rafters which are inclined shall be measured horizontally and not on the line of inclination.

Section 14. Where ordinary frame buildings are permitted, the exterior walls of such buildings shall be constructed either of wooden studs or heavy framing. Ordinary frame buildings may be veneered with masonry, but such veneer shall be at least four inches in thickness, constructed of well burned bricks, or cement blocks laid up in lime and portland cement mortar, and shall be anchored to the wood frames or backing at intervals not

exceeding twelve inches vertically and sixteen inches horizontally. The anchors shall consist either of 8d nails or larger, or wire not smaller in size than No. 10B, and S. gauge. The height of the veneer shall not exceed two stories or thirty-two feet above the first story floor. Veneer on gables shall not be permitted above the second story unless the maximum height does not exceed thirty-two feet.

No stud in a bearing partition or wall shall be less than one and five-eighths inches by three and five-eighths inches in size or spaced over sixteen inches on centers. All studs in exterior walls shall be placed with the shortest dimension parallel to the wall. All studs in bearing partitions shall be placed with the short dimension parallel to the partition, except where the partition is constructed double, allowing a pocket for a sliding door.

When a partition or outside wall supports more than the weight of the roof and two floors, the studs shall be increased in size to at least two by six inches or three by four inches. Wood stud bearing partitions shall not support the weight or more than three floors and the roof. All stud partitions shall have the angles at the corners framed solid so that no lath can extend from one room to another.

Section 15. (a) The exterior stud walls of all buildings exceeding two stories in height shall be diagonally braced at the corners by cutting in between the studs with braces the same size as the studs, except that it shall be optional to omit these braces if the studs are covered with boards applied diagonally.

(b) All buildings hereafter constructed shall have the floor joists fire stopped at all bearing walls. Such fire stopping shall be accomplished by filling the entire space between the joists at bearing walls with wooden fire stops at least one and five-eighths inches in thickness and of the same width as the width of the joists. When attic floor joists are partially covered with flooring, solid bridging or fire stopping shall be placed at the edges of such attic floor.

(c) Where plumbing, heating, ventilating, and other pipes or conduits pass through wooden floors or wooden partitions they shall be boxed in and fire stopped so as to prevent the spread of fire.

(d) Fire stops shall be provided at all intersections of interior bearing walls, and exterior walls with floors,

ceilings and roof in such a manner as to effectively cut off communication by fire through hollow concealed spaces and prevent both vertical and horizontal drafts.

(e) Furred walls shall have fire stopping placed immediately above and below the junction of any floor.

(f) All stud walls or partitions shall have a continuous row or bridging of fire stopping which shall form a complete and effective separation in the entire width of partition at that point, placed in such a manner that there shall be no concealed air spaces greater than nine feet in any dimension.

(g) Stair stringers shall be firestopped at least once every ten feet of each run, and shall be fireproofed by a header beam at the top and bottom, so as to effectively prevent the passage of fire. Full width fire blocking shall be placed between studs along and in line with the run of stairs adjoining such partitions.

(h) When sliding doors are pocketed in partitions, such pockets shall be completely fire-stopped at end, sides, top and bottom.

(i) All fire stopping as required in this Section shall be at least one and five-eighths inches in thickness and the full width of the studs.

(j) All attic space or spaces between ceilings and the under side of roofs shall be divided by partitions into horizontal areas of not more than twenty-five hundred square feet. Such partitions shall be constructed of at least one inch tongue and grooved planking or two thicknesses of one inch laminated planking. All openings through these partitions shall be protected by self-closing doors of the same thickness and materials as the partition.

Section 16. In all apartment houses, hotels, rooming houses, clubs, lodges, business buildings, office buildings, churches, and public and semi-public buildings hereafter constructed all elevators and stairways shall be enclosed with partitions constructed either of brick, concrete or terra cotta at least eight inches in thickness, or metal lath and plaster on metal studs at least two inches in thickness, or with metal frames and wire glass, or a combination thereof. In buildings not exceeding three stories in height the partition enclosing stairs may be of wood stud construction, covered on both sides with metal lath and gypsum plaster at least three-quarters of

an inch in thickness. Gypsum plaster board (or lath) at least three-eighths of an inch thick and having not more than fifteen per cent combustible material combined with the gypsum may be substituted for the metal lath. Metal lath and gypsum plaster at least three-quarters of an inch in thickness shall be placed on the under side of the stairs. (See Section 4302, Uniform Code.) Stair enclosures shall include a return landing for all floors above the entrance floor, except the top floor.

All well holes, shafts and other vertical openings shall be enclosed on all sides with metal lath and plaster except that chutes and dumbwaiter shafts with a cross sectional area of not more than nine square feet may be lined with five-eighths inch planking covered with one-fourth inch asbestos covered with not less than 26 gauge sheet metal. All joints in such sheet metal shall be lock-lapped. All openings into such vertical enclosures shall be protected by metal or metal clad doors and metal clad jambs and casings or frames.

In all apartment houses, hotels, rooming houses, clubs, lodges, business buildings, office buildings, churches, and public and semi-public buildings hereafter constructed the heating furnace or boiler shall be placed in a separate room. The walls of such room shall be constructed of masonry at least six inches thick or of wood stud construction covered on both sides with metal lath and gypsum plaster at least three-quarters of an inch thick. The ceiling shall be constructed of reinforced concrete or wood construction covered with metal lath and gypsum or portland cement plaster three-quarters of an inch thick. All openings leading to such enclosures shall be protected either by metal frames and wire glass windows, or doors to be maintained normally closed and complying with Section 65 of this ordinance.

Section 17. In all apartment houses, hotels, rooming houses, clubs, lodges, business buildings, office buildings, churches and public and semi-public buildings over two stories in height, hereafter constructed or altered, all openings to stair or elevator enclosures, except on the entrance floor, shall be protected with one hour fire resistive self-closing doors which open with the direction of exit travel. (See Section 3304, Uniform Code.)

The roofs of all buildings over two stories in height hereafter constructed in the residential district, and of all buildings over 5,000 square feet in ground area, shall be covered with No. 2 or better shiplap at least three-

quarters of an inch thick laid tight, or matched flooring at least three-quarters of an inch thick laid tight. Said shiplap or flooring to be nailed with at least two 8d nails at each bearing. Said shiplap or flooring to be covered with one of the following:

1. Incombustible or fire resisting material other than wood.

2. Asphalt saturated paper felt weighing at least 14 pounds per 100 square feet, this to be covered with cedar shingles at least one-half inch thick at the butt and laid not over seven and one-half inches to the weather.

3. Composition shingles other than wood which shall weigh at least 200 pounds per 100 square feet.

Section 18. All buildings hereafter erected and all existing buildings of more than two stories in height with any part of such buildings above the second story used for habitation, shall be equipped with at least one fire escape (See Sections 18, 19, 20 and 21), or one exterior stairway for each 10,000 square feet of building floor area above the second story. Such fire escape or exterior stairway shall be located so as to serve all parts of such building above the second floor. As an alternate for said fire escape, but in addition to the regular stairways in said building, there may be provided an enclosed or interior stairway complying with Sections 16 and 17 of this ordinance. (See Sections 2207, 3307, 3308 and 4302, Uniform Building Code.) provided that such alternate interior stairway is opened directly into an open court, alley or street; and further provided, however, the requirements hereinbefore specified in this section shall not apply in the case of a single family residence if no part of such residence above the second story is used for human habitation by persons other than the immediate members of such family.

Section 19. Fire escapes hereafter installed on the outside of buildings shall be constructed in accordance with the specifications hereinafter prescribed, and deviation from which shall be made only by permission of the Fire Chief. Each fire escape shall consist of balconies, stairs and fireman's ladder.

Each balcony shall be at least twelve feet long and

three feet eight inches wide, and have a well hole not more than six feet long nor more than two feet three inches wide. The outside of the floor shall be made of two inch by two inch by one-quarter inch angle iron, and the corners to be bent on a radius of at least six inches. Slats for the floor shall be one and one-half inch by one-quarter inch mild steel and spaced one inch between slats, and reinforced by one-quarter inch by two inch mild steel not over three feet apart, securely riveted to the slats. Railing for the balcony shall be at least thirty inches high and shall be extended on each end and front of the balcony and shall be securely bolted to the building and connected to the floor of the balcony by at least five upright irons, one-quarter inch by one-half inch, twisted to conform to each rail and angle iron, and securely riveted thereto.

The stairs shall be made of one-quarter inch by four inch flat mild steel bars, and the steps shall be at least twenty inches long and not over ten inch rise. Stairs shall have a railing made of one inch pipe at least twenty inches from stairs and securely fastened by means of one inch pipe supports not over seven feet apart.

The firemen's ladders shall consist of five-sixteenth inch by two inch mild steel bars for sides, and have three-quarter inch round mild steel rungs, spaced not over fourteen inches apart. Ladders shall extend from within fourteen feet of the ground to at least five feet above the roof of the building. Each balcony shall be securely bolted to the building and supported by means of one and one-half inch square braces, four in number, securely anchored into the wall, as may be directed by the Engineer or Fire Chief. Fire escapes when finished shall be painted with at least one coat of red lead.

Section 20. The fire escape shall extend clear to the ground or have an approved counter balance stairway when the State Fire Marshal shall deem such to be necessary as in case of schools, theatres, factories, hotels, hospitals, detention homes, and buildings of public assembly.

Section 21. (a) Fire escapes hereafter installed shall be located on buildings so as to be as remote from stairways as possible.

(b) In all buildings hereafter erected which are occupied at night for sleeping purposes and which require a fire escape or fire escapes, the public corridors shall extend to all fire escapes.

(c) In all buildings existing at the time of the passage of this ordinance, and in all buildings hereafter erected, except those covered by the regulations of subdivision (b), not more than one room shall intervene between a corridor and any fire escape. When a room intervenes between a corridor and the fire escape the door from the corridor into said room shall have a glass panel extending from the top rail to the doorknob, and the glass shall be of a kind that is easily broken, and there shall also be a sign with the inscription "Fire Escape" over the same, and also written upon the glass or such door. Any lock on such corridor door shall be of the the night-latch type which can be opened from the inside without a key. Close to such door and on the corridor side there shall be kept at all times an adequate instrument for breaking glass, with explanatory label, subject to the approval of the Fire Chief.

(d) All fire escapes, ladders, stairs, hallways and platforms shall be kept free from incumbrances or obstructions at all times.

Section 22. All buildings requiring fire escapes shall have stationary ladders to scuttle holes. A stand-pipe shall be erected with all fire escapes with hose attachments at every story. For general construction of standpipes see Sections 3803 and 3804, Uniform Building Code.

Section 23. Any stairway in an alley leading to upper stories or the roof shall not extend into the alley over twenty-four inches, and shall be constructed of steel or iron and shall be fastened to the building in the same manner as herein provided for fire escapes.

Section 24. All skylights shall have metal frames with interlocking seams, except that wood frames may be used for greenhouses outside of the fire districts. Except in photographic studios, and in greenhouses located outside of the fire districts, only wire glass shall be used in skylights. (See Section 3402, Uniform Code.)

Section 25. All buildings which have an attic space shall have access to such attic space from the inside of the building. Where there is no stairway leading to the attic there shall be at least one scuttle hole at least twenty inches by thirty inches in size to provide such access for each twenty-five hundred square feet of top floor area. Where practicable such scuttle holes shall be placed in hallways.

On all flat-roofed buildings over one story in height there shall be at least one scuttle hole leading from the roof to the attic for each twenty-five hundred square feet of roof area.

Section 26. In all school houses, hospitals, churches, assembly halls, theatres, dance halls, apartment houses, hotels and lodging houses, all corridors, hallways, passageways, and stairways forming a part of the exit leading directly to the outside of the building shall be at least five feet in width. All doors in such exit shall be at least three feet in width, and the total width of all of these shall be at least eighteen inches for each one hundred people that will normally use same for exit purposes. No corridors, hallway, passageway or stairway in a building of this class shall be less than four feet in width, provided that hallways, passage ways or stairways intended primarily for use of employees and tradespeople may be made a minimum of not less than three and one-half feet in width, including service hallways, passage ways and stairways forming a part of exits. Balconies with more than one hundred seats shall have two separate exits. Such exits shall be placed on opposite sides of the balcony where possible. All entrance and exit doors shall be kept unlocked when the building is occupied or open to the public.

All entertainment stages shall be provided with at least one exit direct to the exterior outlet of the building, or emergency exit to street, court or alley. If only one such exit is provided the width shall be at least five feet. If two or more exits are provided each exit shall be at least two feet six inches wide. The exits shall serve the stage and all dressing rooms.

All school houses, theatres, churches and dance halls shall have exit doors which open outwardly and shall be equipped with an approved type of push-bar device which will unlatch the door by pressure, commonly known as the anti-panic bolt.

Section 27. An electric red light shall be placed in full view from hallways, showing location of fire escapes and also lettered "Fire Escape" in black letters. Each light must be kept burning from sundown to sunrise when such building is occupied. Such light must not at any time be permitted to be out of order, and when out of order must be immediately repaired. All hotels, factories, workshops, schools, and any other building occupied at night by more than ten persons, if of more than one story in

height, shall have in each story an electrically operated gong or gongs capable of being heard throughout the story. Said gong or gongs shall be operated by any one of a number of switches, one of which shall be on each floor. Said gong or gongs shall be at least six inches in diameter and installed with at least No. 14 gauge rubber-covered wire.

Section 28. The Fire Chief shall approve the location of all fire escapes, standpipes, exit lights, and the installation of all fire equipment and appliances.

Section 29. Every proscenium opening shall be provided with a fireproof curtain of asbestos or other material approved as the equal of asbestos by the Fire Chief, and such curtain shall slide at each end within an iron groove which is securely fastened to the proscenium wall; such groove shall be at least six inches in depth, provided, however, that when the stage does not exceed ten feet in depth and has no loft and is not occupied by scenery, said curtain shall not be required. The fireproof curtain shall be raised at the commencement and lowered at the close of each performance. The curtain shall be reinforced by wire or otherwise so that it may be operated from either of two points, the location of which shall be approved by the Fire Chief.

Section 30. There shall be one or more ventilators constructed near the center of every stage of every theater. Such ventilator shall be raised above the roof and have an area equal to ten per cent of the floor area between the stage walls. Doors for ventilation shall open by force of gravity sufficient to overcome effects of neglect, rust, dirt, frost, snow, or expansion or warping. Ventilator doors shall be arranged to open instantly after the outbreak of fire, by the use of approved automatic fusible links. (See Section 3901, Uniform Code.)

Section 31. The provisions hereinafter in this section contained shall apply to all theaters, churches, and public auditoriums in Corvallis. Aisles with seats on both sides shall be at least three feet in width. Aisles with seats on one side only shall be at least two feet in width. The minimum width shall be measured at the point farthest from the entrance, and said aisles shall be increased in width towards the entrance at least eight inches for each interval of fifty persons, or part thereof, who use the aisles. Aisles may be made uniform in width throughout their length for the average width of a tapered aisle if an exit is at the opposite end from the place of en-

trance. Cross aisles, at least four feet in width, leading to an entrance or exit, shall be provided for balconies or galleries if there are more than twenty rows of seats.

No seat on any main floor, balcony or gallery shall have more than six seats intervening between it and the nearest aisle. No chains shall be allowed at the end of isles. No platform in a balcony or gallery shall have a rise exceeding twenty inches. (Section 604, Uniform Code.) No chair or other form or seat shall be placed in any aisle or corridor, and no one shall be allowed to stand in any of the aisles.

Section 32. By the term "picture machine" as used in this ordinance is meant any machine or device operated by or with the aid of electricity or other illuminant, and adapted or used to project upon a screen or other surface pictorial representations, using an inflammable film. No picture machine shall be installed, maintained or operated except in conformity with the provisions of this ordinance.

Section 33. Every picture machine using inflammable films, together with all electrical devices and films, shall be enclosed in a booth large enough to permit the operator to walk freely on either side or in the rear of the machine, and shall be at least seven feet high and have a floor area of at least sixty square feet for each motion picture machine in such booth.

The floor of such booth shall be constructed of masonry or reinforced concrete, or the floor may be constructed of wooden joists and matched flooring covered with at least two inches of masonry or with one-quarter inch asbestos and sheet metal of at least 24 gauge thickness.

The walls and ceiling shall be constructed of masonry at least six inches in thickness, or laminated two inch by four inch planking, or of studding and joist covered on both sides with metal lath and gypsum plaster at least three-fourths of an inch in thickness, or with wooden studs and joist covered with metal lath and gypsum plaster on the outside of the booth and the inside of the booth covered with one inch matched planking covered with one-quarter inch asbestos and this covered with sheet metal of at least 24 gauge. If metal lath and plaster are used the walls and ceiling inside of such booth shall be covered with sheet metal of at least 24 gauge. If laminated planking is used the walls and ceiling inside of such booth shall be covered with one-eighth inch asbestos and sheet metal of at least 24 gauge.

The entrance door to the booth shall not be larger than two feet by six feet six inches in size and constructed of metal or metal clad wood complying with Section 65 hereof, and so arranged as to close by gravity and kept normally closed. All necessary openings for observation by the operator or for the operation of the machines shall be provided with gravity metal doors which shall be held open by fusible links placed in series with fine cords so arranged that one of the links is suspended directly over the film in the picture machine.

At the top of every booth there shall be at least a ten inch diameter vent for each motion picture machine. Such vent shall be constructed of sheet metal of at least 24 gauge and shall connect to a masonry flue or go directly to the roof and extend twelve inches above. No wooden or other combustible materials shall be allowed to come within four inches of the vent. There shall not be more than one elbow or change in direction of this metal vent in any attic space. No such vent shall pass through any occupied room. All shelves, furniture and fixtures in the booth shall be constructed of metal or of incombustible material. All films not in actual use shall be stored in metal cabinets or boxes with metal partitions and shelves. No solder shall be used in the construction of such metal boxes or cabinets. (Section 4001, Uniform Code.)

Section 34. All picture machines using inflammable film shall be equipped with incombustible magazines for receiving and delivering the films during the operation of the machine. A shutter must be provided and placed in front of the lens of the machine and so arranged that same can be instantly closed by the operator. Films not in the magazine shall be kept in metal boxes, except when in the process of rewinding, transferring or repairing. Hot carbons taken from the lamps shall be deposited in either a metal receptacle or a bucket of water.

Section 35. No portable electric cord shall be allowed within any moving picture machine booth unless the same is material to the operation of the equipment in said booth. Each lamp connected with a picture machine must be provided with a separate switch located within the booth. There shall also be two switches controlling the lights in the exhibition room, one of which shall be operated from the booth and the other so placed that it is within reach of the ticket taker or other person stationed at the entrance door. There shall be provided a separate system of lighting, controlled by switches,

operating red signal lamps, and there shall be one such lamp placed at each exit with a sign marked "Exit" in letters at least five inches high, and exit lights shall be burning at all times when the exhibition room is open to the public.

Section 36. No waste paper, newspapers, old rags, or anything of an inflammable character shall be permitted in any motion picture machine booth. The walls and floors of such booth shall be kept clean; under no circumstances shall dust be allowed to accumulate therein. No accumulation of waste shall be permitted in any moving picture machine booth; such rags as may be necessary for cleaning shall be kept in approved waste cans. Under no circumstances shall the operator of a moving picture machine leave the booth without first having disconnected the current from the arc light of all machines in said booth. No person shall smoke in any moving picture machine booth.

Section 37. At least one two and one-half gallon fire extinguisher of the soda and acid type or foam type, and two one quart carbontetrachloride type fire extinguishers will be required for each picture machine booth.

On every picture show or theater stage there shall be installed and maintained at least one two and one-half gallon soda and acid or foam type and one carbon-tetrachloride type fire extinguisher.

The location of all fire extinguishers required under this ordinance shall be approved by the Fire Chief.

No picture machine shall be installed in any theater that does not abut directly upon a street, and in no case shall the main floor of such theater be more than four feet above or below the adjoining street level. To overcome any difference of level on the ground floor, gradients shall be employed not exceeding one foot in six feet; no steps shall be permitted. Exit doors must be at the level of the sidewalk. No room is to be used as an exhibition room unless as it has at least one separate and distinct exit in addition to the front exit.

Section 38. All chimneys, except steel or iron smoke stacks hereinafter specified, shall be built from the ground up and shall have no wooden supports. All such chimneys shall be constructed of solid brick, concrete or stone. Chimneys with flues of an effective area of 150 square inches or more shall have walls at least eight inches thick. Where the effective flue area is less than 150 square

inches the walls of such chimneys shall be at least three and three-fourths inches in thickness. (See Section 40 for additional thickness requirements.) Where portland cement concrete is used for chimney construction the same shall be reinforced with at least 0.2 per cent steel and the inside of such chimney shall be lined with fire brick from the point where the smoke connection is made to a height of at least five feet above such smoke connection. Where stone is used for chimney construction the wall thickness of such chimney shall be increased four inches in thickness and shall be lined with fire brick from the point where the smoke connection is made to a height of at least five feet above such smoke connection.

Chimneys built as a part of or attached to masonry walls of eight inches or more in thickness may be corbelled not to exceed eight inches, which corbelling shall be done with at least five courses of brick work or equivalent. Other chimneys shall not be corbelled or raked more than eight inches horizontally, or one-third the width of the chimney in direction of rake, and the rake of inclination shall not exceed six inches horizontal to ten feet vertical rise.

The joints of all masonry chimneys shall be made with mortar spread over the top of the brick or block, with all joints push filled and with all exposed joints struck smooth with a trowel, unless the surface of the chimney is plastered.

Portland cement mortar or cement and lime mortar only shall be used in the construction of chimneys. All chimneys shall project at least three feet above the point of contact with a flat roof, or two feet above the ridge of a pitched roof.

Steel or iron smoke stacks may be used in place of masonry chimneys when used for manufacturing purposes and for high pressure boilers and furnaces or other similar heating or manufacturing appliances. Such smoke stacks shall be protected on the outside up to and through the roof of the building with an eight inch ventilated air space. Any inflammable material within twelve inches of such smoke stack shall be protected by one-fourth inch asbestos covered with metal.

Vents from gas burning appliances may be connected to either gas flues or masonry chimneys if constructed as herein specified. Gas flues shall be constructed of copper of at least 14 ounces per square foot. All edges and joints of such flues shall be connected together in

a water tight and spark proof manner. Gas flues shall be completely wrapped with three layers of asbestos weighing at least ten pounds per one hundred square feet, edges thoroughly pasted in place with staggered joints. All offsets shall incline upward and not more than 60 degrees from the vertical. The area of any such gas flue shall not be less than the area of the largest vent connection, plus 50% of the area of all other additional connections or outlets. Other materials having an equivalent rust resisting fire proof quality may be employed upon submission to and approval of the City Engineer.

Section 39. The breast of a fireplace shall not project more than four inches beyond the wall or foundation supporting the same. A flue may be corbelled in the breast of the fireplace provided it is enclosed with at least eight inches of masonry. The jambs of every fireplace shall be at least eight inches thick, and the back of such opening shall be at least three and three-quarter inches thick in addition to the lining. The fireplace lining shall be constructed either of fire brick or of a hard burned pressed brick. The lining of fireplaces shall be at least three and three-quarter inches in thickness.

Section 40. Wooden floor beams, joists, furring, studs and headers shall be kept away from masonry chimneys, flues, or fireplaces at least two inches. It is further provided that where the part of masonry chimneys next or adjacent to wooden beams, joists, studs, headers, or floors is more than six inches in thickness, then such wooden beams, joists, studs, headers or floors may extend closer or up to such chimney provided the effective flue area of such chimney is less than 150 square inches. (See Section 38) Where chimneys are constructed on the outside of the building, that part of the chimney next to such bulding shall be at least six inches in thickness.

No chimneys shall be constructed so that any settlement which may occur will cause the chimney to support or to be supported by any timbers or wood. For the purpose of preventing a draft in the space between the framing and the chimney metal flashing shall be placed around the chimney either at the ceiling line or just below the floor line. Such metal flashing shall be placed as the chimney is being constructed.

No concealed air space over nine feet in height between chimneys and walls will be permitted.

Any header, tail, or trimmer beam in front of the fireplace shall be at least eighteen inches from the chimney breast.

Section 41. No metal smoke pipe shall be within nine inches of any woodwork or any wooden lath and plaster partitions or ceiling. Where metal smoke pipes pass through wooden lath and plaster partitions they shall be guarded by galvanized iron ventilating thimbles at least twelve inches larger in diameter than the pipes, or by galvanized iron thimbles built in at least eight inches of brick work or other incombustible work or covering.

Section 42. A marquee or fastened awning projecting over the sidewalk shall be substantially and securely fastened to the building of which it is a part. No marquee, awning, shade or balcony shall be supported over a street or sidewalk in whole or in part by any posts, braces or other supports extending to the street. Any marquee, awning, shade or balcony extending over the street or sidewalk shall have a metal roof. No marquee shall extend more than eight feet over a sidewalk to the street.

Section 43. The top of all sawdust burner attachments shall be at least two feet below the ceiling. When the ceiling or floor above is constructed of wood, the ceiling shall be covered with metal lath and gypsum or portland cement plaster at least one-half of an inch thick for a distance of at least four feet in all directions from a point on the ceiling directly over the center of the burner, or in lieu of the metal lath or plaster, asbestos board at least one-quarter inch thick covered with at least 24 gauge sheet metal may be used.

Section 44. No dry cleaning shall hereafter be done for hire within either the inner fire district or the outer fire district except in a separate building or section thereof cut off by fire walls complying with Section 51 of this ordinance; provided, however, that the provisions of this section shall not apply where dry cleaning was being done for hire prior to the passage of this ordinance.

Such building or section thereof shall not be over one story or over sixteen feet in height, without basement or open space below the floor. Any opening in the walls shall be protected as specified in section 65 of this ordinance. Any building used for dry cleaning outside of the inner or outer fire districts (but where permitted under Ordinance No. 1215 (as amended, Zoning Ordinance), and which does not come within the above requirements, shall be located at a distance of at least 50 feet from an adjacent property line or building.

Section 45. No motor, stove, or spark-emitting device of any description shall be permitted in a room for dry

cleaning. All shafting necessary for the operation of machinery of any washing, drying or distilling room shall enter said room at least six feet above floor level.

Gasoline and / or all other volatile cleaning liquids shall not be handled in open containers, but shall be pumped directly into all machines, and all machines shall be provided with a system of pipes whereby all gasoline and / or all other volatile cleaning liquids can be drained directly into underground storage tanks. All gasoline and / or all other volatile cleaning liquids shall be removed from washing machines, stills and extractors when machines are not in actual operation.

When steam is available there shall be a steam line at least one inch in diameter provided for fire extinguishing purposes in the washing, drying and distilling room.

Smoking is hereby prohibited in any washing, drying or distilling room, and notices to that effect shall be posted in conspicuous places.

Section 46. No building or structure of any kind shall be moved into the inner fire district, or into the outer fire district of the city of Corvallis, or from one location in either of said fire districts to any other location within either of said fire districts, unless said building or structure shall conform to the requirements herein provided which are applicable to new buildings and structures to be erected at the proposed new location of such building.

Section 47. Every building hereafter erected within either the inner fire district or the outer fire district shall have a roof covering of fire resisting material other than wood. No existing wooden shingle roof within either of said fire districts, if damaged more than 25% of its total area, shall be renewed or repaired with roof covering other than fire resisting material other than wood. The roof and sides of all structures and the top of all dormer windows shall be covered with an incombustible or other fire resisting material other than wood; provided, however, that when composition shingles are used therefor they shall weigh at least 200 pounds per 100 square feet.

Frame buildings shall be permitted within the outer fire district, but any building constructed within the outer fire district and which does not comply with Sections 50, 51, 52 and 53 of this ordinance shall not be built closer than 5 feet to the lot lines of the property on

which it is built, except that it may be built up to the street lines. Provided, however, the size of any frame building erected within the outer fire district shall be limited to 1,000 square feet of ground area and 15,000 cubic feet of interior space exclusive of basement and attic. Provided, further, that in case more than one building is erected on any lot in the outer fire district such additional building shall be so located that it is at least 10 feet distant from any other building on said lot.

All wooden cornices shall be covered with incombustible materials.

Section 48. Any existing frame building within either of said fire districts which may hereafter be damaged by fire to an amount greater than 60 per cent of its assessed value as shown on the latest tax role of Benton county, Oregon, immediately prior to such damage exclusive of the foundation, shall not be repaired or rebuilt, but shall be removed or rebuilt to conform to the provisions of this ordinance.

Section 49. The total amount of repairs within any period of twelve months to any frame building within the inner fire district damaged by causes other than fire shall not exceed in cost twenty per cent of the latest assessed valuation of said building as shown on the tax roll of Benton County.

Section 50. Every building <sup>or structure</sup> hereafter erected or enlarged within the fire district shall be enclosed on all sides with walls constructed wholly of stone, well burned brick, terra cotta, concrete or other equivalent incombustible materials, except as follows:

(a) Temporary one-story frame buildings for the temporary use of builders. Any such temporary buildings shall be torn down and removed immediately after the completion of the work in connection with which such buildings have been used.

(b) Additions of 300 square feet or less to frame buildings, when all sides except the one side which adjoins the frame building shall comply with the specifications herein provided for outside walls in the inner fire district.

(c) Strictly all metal buildings shall comply with the following regulations: The height shall not exceed one story and the area shall not exceed 800 square feet, and within it no balconies, galleries, etc., shall be con-

structed. The frame work of the building, as well as the sides and roof, shall be of metal; the floor shall be of incombustable material. The metal used for the sides and roof shall be at least 26 gauge. The various members making up the frame work shall be securely attached together and so braced that the frame work will be firm and unyielding. This type of building shall not be constructed closer than five feet to any alley or adjacent property line nor within five feet of any building.

Section 51. Hollow tile walls shall not be permitted for enclosing walls in the inner fire district except for panel walls. Enclosed walls of sold brick, concrete or stone shall have the following thickness:

	Number of stories to building:				
	1	2	3	4	5
5th story, 67 feet .....	.....	.....	.....	.....	12"
4th story, 55 feet .....	.....	.....	.....	12"	12"
3rd story, 43 feet .....	.....	.....	12"	12"	16"
2nd story, 31 feet .....	.....	12"	12"	16"	16"
1st story, 18 feet .....	12"	12"	16"	16"	20"
Basement .....	12"	16"	16"	20"	20"

Party walls or walls which support adjacent buildings shall be four inches thicker than independent walls as specified in the above table.

When the height of a story exceeds the height given in the foregoing table then such wall shall be increased in thickness to conform to the requirements of a building one story higher as per said table. Every wall supporting weight other than the weight of the wall itself shall be considered a bearing wall.

Where in place of the uniform walls called for in this section bearing walls with piers or buttresses are used, the required thickness of the wall between buttresses or piers may be reduced one-half the thickness added at the buttresses or piers, provided that no bearing wall shall be less than eight inches in thickness. Example: If the table calls for a twelve inch uniform wall, by adding eight inches to this for the required buttress or plaster thickness the wall may be reduced to eight inches in thickness provided buttresses or piers twenty inches thick were constructed and spaced as herein called for. It is further provided that an eight inch bearing wall shall not exceed one story or eighteen feet in height. Any such piers or buttresses shall be at least one-twelfth as wide as

the spaces between them and the length of the wall between such piers or buttresses shall not exceed twenty-four times its thickness.

Section 52. Enclosed non-bearing walls of solid brick, concrete or stone shall have the following thickness:

	Number of stories to building:				
	1	2	3	4	5
5th story, 67 feet .....	.....	.....	.....	.....	8"
4th story, 55 feet .....	.....	.....	.....	8"	12"
3rd story, 43 feet .....	.....	.....	8"	12"	12"
2nd story, 31 feet .....	.....	8"	12"	12"	12"
1st story, 18 feet .....	8"	12"	12"	12"	12"
Basement .....	8"	12"	12"	12"	16"

Where in place of uniform walls called for in this section, non-bearing or curtain walls with piers or buttresses are used, the required thickness of such wall between buttresses or piers may be reduced one-half the thickness added at the buttress or pier, provided that no such wall shall be less than eight inches in thickness. The unsupported height of the curtain wall shall not exceed twenty-four times its thickness, and the length of the curtain walls between piers, buttresses or columns shall not exceed thirty times its thickness.

Section 53. If skeleton construction is used, the frames for each part shall be strong enough to carry the superimposed load without reliance upon the enclosed walls. The piers shall be tied together by beams or curtain walls at intervals not exceeding eighteen times the thickness of piers. The width of piers shall not be less than one-tenth of the distance from center to center of piers and the thickness shall be at least eight inches more than the required thickness of a wall in the same situation as required by the tables in Sections 51 and 52 above.

Where skeleton construction is used in buildings having floors and other interior construction wholly or in part of wood, there shall be constructed at the top of each story a reinforced concrete lintel or girder which shall extend completely around the outside of the building or as far as the skeleton construction is used. Such concrete lintels or girders shall be at least 12" x 24" in cross-section and shall be reinforced with at least 0.75% steel.

Hollow terra cotta or concrete tile shall not be used in the construction of piers unless the same is filled with

cement concrete prior to the time of laying such tile.

Piers of masonry, the height of which exceeds six times their least lateral dimensions, shall not be stressed higher than the value given by the following formula:

$$S = C \left( 1.25 \frac{H}{20D} \right)$$

Where S equals the allowable stress, C equals the loads allowed on masonry in Section 54, H equals the height in feet and D equals the least lateral dimension in feet.

Section 54. Allowable compressive stresses in masonry construction in pounds per square inch shall not exceed those given in the following table:

	With lime mortar	With lime cement mortar	With Portland cement mortar
Common kiln-run brick .....	110	140	170
Common select brick .....	140	170	210
Pressed brick .....	170	210	250
Paving brick .....	180	250	350
Concrete mass, 1:3:6 mix .....			300
Concrete mass, 1:2:4 mix .....			400

Section 55. The general assumptions made in connection with the design for calculation for reinforced concrete are:

That steel shall be assumed to take all of the tensile stresses.

Calculations shall be based on working stresses and safe loads.

A plane section before bending remains plane after bending.

The modulus of elasticity of concrete in compression within the usual limits is constant, and therefore the distribution of compressive stresses in beams is rectilinear.

Perfect adhesion is assumed between concrete and reinforcement. Under compressive stresses the concrete and steel are considered as stresses in proportion to their moduli of elasticity.

The ratio of modulus of elasticity of steel to modulus of elasticity of concrete is taken as fifteen, except in calculations for deflections where the tension in the concrete is neglected, in which case a ratio of eight may be used.

Initial stresses in the reinforcement due to expansion or contraction are neglected.

Section 56. The stresses permitted in reinforced concrete, of a 1:2:4 mixture, shall not exceed those given in the following table, in pounds per square inch:

Steel in tension .....	16,000
Concrete in bending compression .....	650
Concrete in bending compression adjacent to the supports of continuous beams .....	750
Concrete in direct compression .....	450
Concrete in punching shear .....	120
Concrete in diagonal shear .....	40
Adhesion between concrete and drawn steel wire .....	40
Adhesion between concrete and steel plain bars .....	80
Adhesion between steel and concrete mechanical bond bars .....	100

For a 1:3:5 mixture (for walls and footings only) the above stresses shall be reduced twenty-five per cent.

If a mixture richer than 1:2:4 is used, the allowable unit stresses given in this title may be increased as follows:

For a 1:1½:3 mix .....	10 per cent
For a 1:1: 2 mix .....	20 per cent

Section 57. Slabs, beams and girders shall be calculated as simply supported unless designed so as to be continuous over their supports. If designed to be continuous, reinforcement shall be fully provided at all points of negative moment.

Slabs, beams and girders continuous over approximately equal spans shall be proportioned for the following bending moments:

For uniform loads where there are three or more consecutive spans: WL/12 in the center of the span and over supports for intermediate spans; WL/10 near the center

of span and over adjoining supports for end spans.

For uniform loads where there are only two consecutive spans:  $WL/10$  near the middle of the spans and  $WL/8$  over the central support. Where  $W$  equals total load, including the weight of the slab, beam or girder,  $L$  equals length of span.

The amount of reinforcement in the top of continuous slabs, beams or girders over supports and at all other points shall be sufficient to fully resist the calculated bending moments.

Section 58. Vertical rods in columns may be spliced by having the ends milled or cut truly square and provided with pipe sleeves, otherwise they shall be lapped at the floor levels sufficiently to develop the stresses in the rods by the allotted values for bond.

All reinforcement rods in beams shall extend far enough beyond the point where they are needed to develop their full required strength without exceeding the allowable bond stresses.

Rods in the same layer shall be spaced at least one and one-half diameters center to center, with a minimum clearance of one inch. If parallel rods are placed in more than one layer there shall be at least one inch clearance between layers. This paragraph applies to both positive and negative reinforcement. (See Section 2610d, Uniform Building Code.)

Incombustible material shall be used to hold the reinforcement up from the forms. Horizontal reinforcement of beams and girders shall be wired or otherwise secured in position to prevent displacement caused by the placing of concrete or tamping. The vertical reinforcement of columns and walls shall be similarly secured.

Columns with longitudinal rods but no spiral reinforcing shall have at least one square inch of such longitudinal steel.

There shall be at least four rods and no rod having a diameter of less than one-half inch shall be used.

The amount of longitudinal steel shall be at least one per cent of the effective area of column, nor more than four per cent.

The rods must be tied together to resist outward flexure at intervals not exceeding twelve inches.

Section 59. (a) The dead load is the actual weight of the walls, floor, roof, partitions, framing and all permanent construction.

(b) The live load is composed of all imposed, fixed or transient loads due to the occupancy of the buildings other than the dead loads.

The following live loads shall be used in determining the strength of construction of all buildings. These loads are to be taken as the minimum uniformly distributed live loads in pounds per square foot of roof or floor area. In cases, however, where heavy machinery, presses, traveling cranes or other vibrating loads are imposed, the actual load, together with a suitable allowance for impacts or vibration, shall be used and the regular live loads used for the space not connected with the machinery.

	Ground and Lower floors	Lower Floors
Public Buildings .....	80	80
Detention buildings, cells or wards and offices .....	50	50
Chapels, assembly or court rooms, stairways and corridors .....	80	80
School buildings, class rooms .....	50	50
Corridors, halls, stairways, labora- tories and assembly rooms .....	100	100
Theatres and assembly halls, auditor- iums with fixed seats .....	50	50
Lobbies, corridors, stairways, audi- toriums with movable seats .....	100	100
A hall used for dancing or skating	100	100
Hospitals		
Wards, offices and patients' rooms	50	50
Chapel, clinical or assembly rooms, stairways and corridors .....	80	40
Hotels		
In private rooms and apartments	80	40
Stairways, offices, lobbies, dining rooms and cafes .....	100	100
Office buildings		
Offices proper .....	125	60
Stairways .....	100	100
Store buildings		
For light merchandise .....	125	100

For heavy merchandise at least.....	200	200
Balconies for light loading .....	75	75
Stairways .....	100	100
Warehouses, Factories and Work Shops		
Floors to be designed for the loads to be carried, but not less than.....	125	100
Garages .....	125	80
Apartment houses, club houses and tene- ment houses .....	80	80
Stairways, offices, etc. ....	100	100
Dwellings .....	40	40
Roofs of all buildings with less than $\frac{1}{4}$ pitch .....	40	.....
With more than $\frac{1}{4}$ pitch.....	30	.....
Marquee, canopy or skylight .....	20	.....
Attic floors when not used for storage	40	.....
Sidewalks .....	250	.....

The live load considered as coming upon any truss, girder or beam supporting a floor area in excess of one hundred and fifty square feet may be reduced not more than fifteen per cent in calculating the strength of same.

The live loads brought to columns, piers or walls by floor slabs, beams or live loads brought by girders, may be reduced as follows:

For the top most floor, 5 per cent.

For each succeeding floor below, an additional 5 per cent reduction may be made until the reduction reaches a limit of 50 per cent, except for warehouses where the limit shall be 20 per cent.

In all buildings the weight of the partitions shall be included in the dead load and shall be considered as uniformly distributed unless the fireproof partitions exceed five inches in finished thickness and run lengthwise over slabs, joists and beams, in which case the full partition load shall be used in the designing of such slab, joist or beam.

Section 60. Reinforced concrete panel walls shall be at least six inches in thickness. They shall have at least one-quarter of one per cent of reinforcement steel in each direction, vertically and horizontally. The rods shall not be spaced over twelve inches apart on centers, shall have sufficient lap at splices to develop their strength in bond, and shall be wired together at intersections. The height

of a panel shall not exceed eighteen feet, or the length twenty feet.

Section 61. Every building hereafter constructed within the inner fire district shall have at least one fire wall which complies with the foregoing sections for each 100 feet of the front dimension of such building. If necessary there may be an opening through such fire wall not exceed eight by ten feet for each story. Such openings shall be equipped with automatic closing doors complying with Section 65 hereof.

Section 62. Openings for store fronts, doors and windows in all buildings within the inner fire district shall have good and sufficient arches of stone or bricks, or other equivalent material, well keyed and with good and sufficient abutments, or such openings shall have lintels of reinforced concrete, iron or steel, of sufficient strength to carry the load thereon, and which shall have ample bearings at each end.

Section 63. In all brick, stone, tile or concrete buildings, beams and joists shall be tied to the walls so as to form a continuous tie across the building every eight feet. Such ties shall be fastened to or near the bottom of the joist or beam in such a way that when a fire burns off the timber outside of the walls the joist or beam may drop down and swing by the anchor, obviating the danger of pulling the wall over by its weight supported in a horizontal direction. The ends of all floor, ceiling or roof beams entering a part of a wall from opposite sides shall be separated by at least four inches of solid masonry; such separation may be obtained by corbelling the wall or staggering the beams, or the beams may be supported by steel wall hangers, but no walls shall be corbelled more than two inches for this purpose. The ends of all wooden beams which enter walls shall be cut to a bevel to make them self-releasing.

Section 64. No timber shall be used in any brick, tile, concrete block or stone wall, except brace blocks not more than 12 inches in length.

Section 65. Fire resistive doors used for openings in stairway enclosures, smokeproof towers, corridors, passageways, moving picture booths, etc., shall be constructed as specified for one of the following types: (1) Sheet metal doors constructed of two sheets of metal of at least 26 gauge fastened to a structural steel frame in such a manner as to leave a one inch space in the panels, which

space shall be filled with asbestos; (2) metal-clad doors which shall be wood panel doors with frame at least one and three-quarters inch in thickness and with wood panels of at least three-quarters inch in thickness, the whole door covered with at least 26 gauge metal. The panels of such doors shall fit into frames at least three-quarters of an inch and all joints of metal shall be lapped and nailed tightly to the wood frame. Metal shall in all cases be fastened to the wood or metal frames by nailing, bolting or riveting and no solder shall be used on any door except for filling of joints. Glass panels of one-quarter inch wire glass shall be permitted in any of the above doors except when such doors are used on openings in fire division walls and for motion picture booths. (Section 4302, Uniform Building Code.)

Section 66. Every fire wall which divides two adjacent buildings, or different parts of the same building, shall extend at least two feet above the roof. Walls above the roof level may be reduced to six inches in thickness.

### GENERAL

Section 67. The Fire Chief shall have authority to appoint a Fire Marshal subject to the approval of the Mayor and Council of the City of Corvallis.

Section 68. In order to determine the suitability of alternate materials and construction and to provide for interpretation of the provisions of this ordinance there shall be, and hereby is, created a Board of Examiners and Appeals, consisting of five members who shall be qualified by experience and training to pass on all matters pertaining to building construction and the interpretation of the provisions of this ordinance. Said Board shall consist of a practicing architect, a competent builder, an attorney at law, and a structural engineer, each of whom shall have had at least five years experience in his profession, and one additional member, all residents of Corvallis. The City Engineer shall be an ex-officio member of said Board and shall act as Secretary to said Board. The members of said Board shall be appointed by the Mayor of the City of Corvallis and shall hold office at his pleasure.

Said Board shall adopt reasonable rules and regulations for procedure and shall render all decisions and findings in writing, with one copy thereof filed with the City Engineer and one copy thereof delivered to the appellant.

Said Board may recommend to the City Council any amendments to this ordinance or new legislation deemed advisable.

Decisions of said Board shall be governed by majority vote thereof and the said Board in making decisions shall be guided so far as practicable by the provisions of the Uniform Building Code, 1937, edition, as prepared by the Pacific Coast Building Officials Conference.

Section 69. It shall be the duty of the Engineer to inspect the construction of and repair of all buildings. Concealed work, such as piping, fire stopping, etc., shall be inspected and approved by the Engineer before the same is concealed or plastered over. When such concealed work has been inspected and found in compliance with this ordinance he shall give his approval of such. The builder shall give the Engineer at least twenty-four hours notice when such inspection will be required.

Section 70. Any person violating any of the provisions of this ordinance shall be guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine of not more than \$200.00, or by imprisonment of not more than thirty days in the City Jail, or both such fine and imprisonment in the discretion of the Municipal Judge of Corvallis.

Section 71. That Ordinances numbered 1099, 1116, 1162, 1186 and 1210 of said City of Corvallis be, and they hereby are, repealed.

PASSED by the Council of the City of Corvallis, Oregon, June 20, 1938.

APPROVED by the Mayor, June 21, 1938.

H. W. HAND, Mayor.

Attest:

RALPH P. SCHINDLER, Municipal Judge.

1932

# INDEX OF

## ZONING REGULATIONS

(Ordinance No. 1215, as amended by Ordinances 1219, 1232, 1255 and 1271.)

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## ZONING REGULATIONS

(Ordinance No. 1215, as amended by Ordinances 1219, 1232, 1255 and 1271)

AN ORDINANCE dividing the City of Corvallis, Oregon, into districts; prescribing the uses to which property in such districts may be put or used; regulating, restricting and prohibiting the location of industries, trades, apartment houses, two-family houses, single family houses; regulating and restricting the area and dimensions of lots and yards, the erection, alteration and maintenance of buildings, and the height and alignment thereof; providing for the establishment of building set-back lines; providing penalties for violation thereof, and repealing all ordinances or parts of ordinances in conflict therewith, and declaring an emergency.

WHEREAS, the preservation and the promotion of the health, safety, morals and general welfare of the people of the city of Corvallis, Oregon, requires the division of the City into districts, within some of which it shall be lawful, and within others unlawful, to erect, construct, reconstruct, alter or repair certain buildings, or maintain certain uses of property, or to carry on certain trades or callings, and that regulations, restrictions and prohibitions be established governing the use and occupation of properties in the city of Corvallis.

NOW, THEREFORE, THE CITY OF CORVALLIS DOES ORDAIN AS FOLLOWS:

Section 1. For the purposes hereinafter set forth and for regulating, classifying and restricting the location of buildings, trades and industries, and the location of buildings designed, erected or altered for specified uses, and for the purpose of regulating and controlling uses of properties in the City of Corvallis, Oregon, said City of Corvallis is hereby divided into designated districts as follows, to-wit:

Class 1. Residential District No. 1, described as follows, to-wit: All property within the City limits of Corvallis, Oregon, excepting the portions hereinafter described as Residential District No. 2, Local Business District, Central Business District, and Industrial District, and also excepting the lands within the boundaries of the Campus of the Oregon State Agricultural College.

Class 2. Residential District No. 2, described as follows, to-wit: Beginning at the intersection of the north line of Washington Street with the west line of the alley between Fourth Street and Fifth Street to a point thence westerly on the north line of Washington Street to the west line of the alley between Fourth Street and Fifth Street; thence northerly on the west line of the alley between Fourth Street and Fifth Street to a point 100 feet southerly from the south line of Jefferson Street (measured at right angles to south line of Jefferson Street); thence westerly parallel with the south line of Jefferson Street to a point 100 feet easterly from the east line of Eleventh Street (measured at right angles to the east line of Eleventh Street); thence southerly parallel with the east line of Eleventh Street to the south line of Washington Street; thence westerly on the south line of Washington Street to the east line of Eleventh Street; thence southerly on the east line of Eleventh Street to a point 100 feet north of the north line of the Southern Pacific Company (Yaquina Branch) right-of-way; thence westerly parallel with the north line of said right-of-way and 100 feet distant therefrom to the east line of Fifteenth Street; thence southerly on the east line of Fifteenth Street to the north line of said right-of-way; thence westerly on the north line of said right-of-way to the east line of Sixteenth Street; thence northerly on the east line of Sixteenth Street and the west line of N. B. & P. Avery's Addition to a point 100 feet south of the south line of Jefferson Street (measured at right angles to the south line of Jefferson Street); thence easterly parallel with the south line of Jefferson Street to the west line of Fourteenth Street; thence northerly on the west line of Fourteenth Street to the north line of Jefferson Street; thence easterly on the north line of Jefferson Street and the south line of the Campus of the Oregon State College to the west line of County Addition to Corvallis, Oregon; thence northerly on the east line of the Oregon State College Campus and the west line of said County Addition to the north line of Monroe Street; thence westerly on the north line of Monroe Street to the west line of Fourteenth Street; thence northerly on the west line of Fourteenth Street 100 feet; thence westerly parallel with and 100 feet distant from the north line of Monroe Street to the east line of Twenty-first Street; thence southerly on the east line of Twenty-first Street and the extension thereof to the south line of Monroe Street; thence easterly on the south line of Monroe Street to the west line of the land of the Oregon State

College; thence southerly and westerly following the different courses or boundary lines of the land of the Oregon State College to the intersection of the north line of the land of the said Oregon State College with the west line of Twenty-seventh Street; thence northerly on the west line of Twenty-seventh Street and the extension thereof to its intersection with the east line of Arnold Way; thence northwesterly on the east line of Arnold Way to the east line of Twenty-ninth Street; thence northerly on the east line of Twenty-ninth Street to a point 100 feet north of the north line of Harrison Street (north line of Chas. L. Johnson D. L. C. No. 52); thence easterly parallel with and 100 feet distant from the north line of Harrison Street to a point 100 feet west of the west line of Twenty-seventh Street; thence northerly parallel to the west line of said Twenty-seventh Street and 100 feet distant to the south line of Fillmore Street; thence easterly on the south line of Fillmore Street to the west line of the alley between Kings Road and Twenty-first Street; thence southerly on the west line of said alley between Kings Road and Twenty-first Street to the south line of Harrison Street; thence easterly on the south line of Harrison Street to the east line of Kings Road; thence southerly on the east line of Kings Road to a point 100 feet northerly from the north line of Van Buren Street (measured at right angles to the north line of Van Buren Street); thence easterly parallel with the north line of Van Buren Street to the east line of the alley between Eleventh and Twelfth Streets; thence southerly on the east line of said alley to a point 50 feet southerly from the south line of Van Buren Street (measured at right angles to the south line of Van Buren Street); thence easterly parallel with the south line of Van Buren Street to the west line of Eleventh Street; thence northerly on the west line of Eleventh Street to a point 100 feet north of the north line of Van Buren Street (measured at right angles to the north line of Van Buren Street); thence easterly parallel with the north line of Van Buren Street to the west line of the alley between Third and Fourth Streets; thence southerly on the west line of the alley between Third and Fourth Streets to the south line of Van Buren Street; thence westerly on the south line of Van Buren Street to the west line of the alley between Fourth and Fifth Streets; thence southerly on the west line of the alley between Fourth and Fifth Streets to the south line of Jackson Street; thence west-

erly on the south line of Jackson Street to the west line of Fifth Street; thence southerly on the west line of Fifth Street to the south line of Monroe Street; thence westerly on the south line of Monroe Street to the east line of Sixth Street; thence southerly on the east line of Sixth Street to the north line of Madison Street; thence easterly on the north line of Madison Street to the west line of the alley between Fifth Street and Sixth Street; thence southerly on the west line of the alley between Fifth Street and Sixth Street to a point 100 feet southerly of the south line of Madison Street (measured at right angles to the south line of Madison Street); thence easterly parallel with the south line of Madison Street to the east line of Fourth Street; thence southerly on the east line of Fourth Street to the north line of Jefferson Street; thence easterly on the north line of Jefferson Street to the west line of the alley between Third and Fourth Streets; thence southerly on the west line of the alley between Third and Fourth Streets to the north line of Washington Street, the place of beginning. EXCEPTING therefrom: Beginning at the intersection of the north line of Monroe Street with the east line of Twenty-sixth Street and run thence northerly to a point 100 feet northerly from the north line of Monroe Street (measured at right angles to the north line of Monroe Street); thence easterly parallel with the north line of Monroe Street to the alley between Twenty-fifth and Twenty-sixth Streets; thence southerly on the west line of said alley to the north line of Monroe Street; thence westerly on the north line of Monroe Street to beginning.

Class 3. Local Business District, described as follows, to-wit: Beginning at the intersection of the south line of Jefferson Street with the west line of Fourteenth Street and run thence southerly on the west line of Fourteenth Street 100 feet, measured at right angles to the south line of Jefferson Street; thence westerly parallel with the south line of Jefferson Street to the west line of N. B. & P. Avery's Addition to Corvallis, Oregon; thence northerly on the west line of said N. B. & P. Avery's Addition to the south line of Jefferson Street; thence easterly on the south line of Jefferson Street to beginning.

Beginning at a point on the west line of Eleventh Street 100 feet north of the north line of Van Buren Street, measured at right angles to the north line of Van Buren Street, and run thence southerly on the west line of said Eleventh Street to a point 50 feet

southerly from the south line of said Van Buren Street, measured at right angles to the south line of Van Buren Street; thence westerly parallel with the south line of Van Buren Street to the east line of the alley between Eleventh and Twelfth Streets; thence northerly on the east line of the alley between Eleventh and Twelfth Streets to a point 100 feet north of the north line of Van Buren Street, measured at right angles to the north line of Van Buren Street; thence easterly to beginning.

Beginning at the intersection of the north line of Monroe Street with the west line of Fourteenth Street, and run thence westerly on the north line of Monroe Street to the east line of Twenty-first Street; thence northerly on the east line of said Twenty-first Street to a point 100 feet north of the north line of Monroe Street, measured at right angles to the north line of Monroe Street; thence easterly parallel with the north line of Monroe Street to the west line of Fourteenth Street; thence southerly on the west line of Fourteenth Street 100 feet to beginning.

Beginning at the intersection of the north line of Monroe Street with the east line of Twenty-sixth Street, and run thence northerly on the east line of said Twenty-sixth Street to a point 100 feet north of the north line of Monroe Street, measured at right angles to the north line of Monroe Street; thence easterly parallel with the north line of Monroe Street to the west line of the alley between Twenty-fifth Street and Twenty-sixth Street; thence southerly on the west line of the alley between Twenty-fifth and Twenty-sixth Streets to the north line of Monroe Street; thence westerly along the north line of Monroe Street to beginning.

Class 4. Central Business District, described as follows, to-wit: Beginning at the intersection of the west line of Second Street with the south line of Adams Street, and run thence westerly on the south line of Adams Street to the east line of the alley between Second Street and Third Street; thence southerly on the east line of the alley between Second and Third Streets to a point 100 feet southerly of the south line of Washington Street, measured at right angles to the south line of Washington Street; thence westerly parallel with the south line of Washington Street to the east line of Third Street; thence northerly on the east line of Third Street to the north line of Washington Street; thence westerly on the north line of Washington Street to the east line of the

alley between Third and Fourth Streets; thence northerly on the east line of the alley between Third and Fourth Streets to the north line of Jefferson Street; thence westerly on the north line of Jefferson Street to the east line of Fourth Street; thence northerly on the east line of Fourth Street to a point 100 feet southerly of the south line of Madison Street, measured at right angles to the south line of Madison Street; thence westerly parallel with the south line of Madison Street to the west side of the alley between Fifth Street and Sixth Street; thence northerly along the west side of the alley between Fifth Street and Sixth Street to the north line of Madison Street; thence westerly on the north line of Madison Street to the east line of Sixth Street; thence northerly on the east line of Sixth Street to the south line of Monroe Street; thence easterly on the south line of Monroe Street to the east line of Fifth Street; thence northerly on the east line of Fifth Street to the south line of Jackson Street; thence easterly on the south line of Jackson Street to the east line of the alley between Fourth Street and Fifth Street, if same were extended southerly from Block 3, County Addition to Corvallis, Oregon; thence northerly on the east line of the alley between Fourth and Fifth Streets to the south line of Van Buren Street; thence easterly on the south line of Van Buren Street to the east line of the alley between Third and Fourth Streets; thence northerly on the east line of the alley between Third and Fourth Streets to a point 100 feet north of the north line of Van Buren Street, measured at right angles to the north line of Van Buren Street; thence easterly parallel with the north line of Van Buren Street to the east line of the alley between Second Street and First Street; thence northerly along the east line of the alley between Second and First Streets to a point 100 feet south of the south line of Harrison Street, measured at right angles to the south line of Harrison Street; thence easterly parallel with the south line of Harrison Street to the west bank of the Willamette River; thence southerly following the west bank meander of the Willamette River to a point 150 feet south of the south line of Jefferson Street; thence westerly parallel with the south line of Jefferson Street to the west line of the alley between First Street and Second Street; thence southerly on the west line of the alley between First Street and Second Street to the south line of Adams Street; thence westerly on the south line of Adams Street to beginning.

Beginning at the intersection of the west line of Third Street with the south line of C Street, and run

thence westerly on the south line of C Street to the east line of Fourth Street; thence southerly on the east line of Fourth Street 100 feet, more or less, to the north line of land comprising the City Park and County Fair Grounds; thence easterly on the north line of said City Park and County Fair Grounds to the west line of Third Street; thence northerly on the west line of Third Street to beginning.

Class 5. Industrial District, described as follows, to-wit: Beginning at the intersection of the west line of Second Street with the south line of Adams Street, and run thence westerly on the south line of Adams Street to the east line of the alley between Second Street and Third Street; thence southerly on the east line of the alley between Second and Third Streets to the north line of C Street, if the same were extended easterly, thence westerly on the north line of C Street, if the same were extended easterly, to the east line of Third Street; thence southerly following the east line of Third Street to the north bank of Marys River; thence easterly following the north bank of Marys River to its junction with the west bank of the Willamette River; from thence northerly following the west bank of the Willamette River to a point 150 feet south of the south line of Jefferson Street; thence westerly parallel with the south line of Jefferson Street to the west line of the alley between First and Second Streets; thence southerly on the west line of the alley between First and Second Streets to the south line of Adams Street; thence westerly on the south line of Adams Street to beginning.

Beginning at a point on the west bank of the Willamette River 100 feet southerly of the south line of Harrison Street, measured at right angles to the south line of said Harrison Street, and run thence westerly parallel with the south line of Harrison Street to the west line of the alley between First Street and Second Street; thence northerly on the west line of the alley between First Street and Second Street to the north line of Dixon's 2nd Addition to Corvallis, Oregon; thence westerly on the north line of Dixon's 2nd Addition to the east line of Second Street; thence northerly following the east line of Second Street to the intersection of the east line of Second Street with the west bank of the Willamette River; thence southerly following the west bank of the Willamette River to beginning.

Beginning at the intersection of the south line of Washington Street with the west line of Sixth Street,

and run thence westerly on the south line of Washington Street to the west line of Ninth Street; thence northerly on the west line of Ninth Street to a point 150 feet south of the south line of Adams Street; thence westerly parallel with the south line of Adams Street to the east line of Tenth Street; thence southerly on the east line of Tenth Street to the south line of Washington Street; thence westerly on the south line of Washington Street to the east line of Eleventh Street; thence southerly on the east line of Eleventh Street to a point 100 feet north of the north line of the Southern Pacific Company (Yaquina Branch) right-of-way; thence westerly parallel with the north line of said right-of-way and 100 feet distant therefrom to the east line of Fifteenth Street; thence southerly on the east line of Fifteenth Street to the south line of said right-of-way; thence westerly on the south line of the said right-of-way to the east line of Fifteenth Street; thence southerly on the east line of Fifteenth Street to the north line of A Street; thence easterly on the north line of A Street to the southeast corner of Block 19, Avery and Wells Addition to Corvallis, Oregon, said point being on the west line of the land of the Southern Pacific Company; thence southerly on the west line of the land of the Southern Pacific Company 90 feet, more or less, to the southwest corner of said land; thence easterly on the south line of the aforesaid Southern Pacific Company's land to the north line of Western Avenue; thence easterly on the north line of Western Avenue to the east line of Seventh Street; thence southerly on the east line of Seventh Street and the west line of the land of the Southern Pacific Company 1450 feet, more or less, to the southwest corner of the land of the Southern Pacific Company; thence easterly on the south line of the land of Southern Pacific Company, and the extension of said south line, 260 feet, more or less, to the south line of F. A. Helm's Addition to Corvallis, Oregon, if said south line were extended westerly; thence easterly on the south line of said F. A. Helm's Addition to the southeast corner of Lot 11, Block 4, said Helm's Addition; thence northerly on the east line of Lots 7, 8, 9, 10 and 11 of Block 4, said F. A. Helm's Addition, and the northerly extension of this line, to the south line of B Street; thence westerly on the south line of B Street to the west line of Sixth Street; thence northerly on the west line of Sixth Street to the south line of Washington Street, the place of beginning.

Beginning at a point on the east line of Ninth Street 520 feet north of the north line of Tyler Street, and run thence northerly on the east line of Ninth Street 280 feet; thence S. 70 degrees E. 200 feet; thence southerly parallel with the east line of Ninth Street 280 feet; thence north 70 degrees West 200 feet to beginning.

Block 3, Job's Addition to Corvallis, Oregon.

Section 2. (As amended by Ordinances Nos. 1219 and 1232) Class 1, Residential District No. 1. In class 1, Residential District No. 1, there may be erected, altered and maintained only single family and two family dwellings, with or without such accessory buildings as are appropriate to such a dwelling, including private garages, pergolas, greenhouses and hothouses for private use in connection with such single or two family dwellings. The raising of vegetables and produce shall be permitted within said district, provided that there shall be no farm house, stable, or livestock maintained in connection therewith or on properties within said district. The occupants of such dwellings may be engaged therein in such professions and occupations as are ordinarily carried on in a private home, including the home office of a physician, surgeon, dentist, insurance agent, or realtor. Other uses permitted in said district are: Public, private, and parochial grade or high schools, churches, libraries, non-commercial museums, and public utility sub-stations, all of which must conform to set-back regulations herein established and must maintain the character of residential surroundings. The height of buildings in said district shall be limited to two and one-half stories. No more than thirty per cent of the area of an interior lot in said district shall be covered by building or buildings, nor more than forty per cent of a corner lot. No building erected within said district shall be located within fifteen feet of any adjacent street. No building erected within said district shall be within ten feet of the rear line of the property on which the same is located, and every such building shall be so placed as to have one side yard of at least five feet and on the other side a yard of at least eight feet, measuring from the sides of such building to the property lines adjacent thereto; provided, however, that the restrictions in this subdivision shall not apply to structures erected on the rear half of the lot and not exceeding one story in height or four hundred square feet in area and detached from other buildings five feet or more, and provided further, that in the case of private gar-

ages the same may be attached to other adjacent buildings.

Section 3. (As amended by Ordinances Nos. 1232 and 1255) Class 2, Residential district No. 2. In class 2, Residential District No. 2, there shall be permitted the erections, alterations and maintenances provided in Class 1, Residential District No. 1, and, in addition thereto, only the following:

The erection, alteration and maintenance of multiple dwellings, apartment houses, lodging or rooming houses, hotels without shops, clubs, fraternity houses, mortuaries and funeral homes, hospitals and sanitariums other than for the contagious or insane, schools, colleges and institutions other than for correctional purposes. Buildings within said district shall not exceed sixty feet in height and shall not occupy more than seventy per cent of the area of an interior lot, or eighty per cent of the area of a corner lot. No building erected within said district shall be within fifteen feet of any adjacent street. No building erected within said district shall be within ten feet of the rear line of the property on which the same is located, and every such building shall be so placed as to have a side yard of at least four feet on each side, measuring from the sides of such building to the property lines adjacent thereto, for buildings two stories or less in height, and such side yards shall be increased one foot each in width for each additional story in height on interior lots; provided, however, that the restrictions in this subdivision shall not apply to structures erected on the rear half of the lot and not exceeding one story in height or four hundred square feet in area and detached from other buildings five feet or more, and provided further, that in the case of private garages the same may be attached to other adjacent buildings.

Section 4. Class 3, Local Business District. In class 3, Local Business District, there may be erected, altered and maintained all the uses permitted in Class 1, Residential District No. 1, and Class 2, Residential District No. 2, and in addition thereto only the following: Financial institutions, convention halls, offices, retail stores, community houses, public or private institutions, restaurants, filling stations without repair shops, and accessory uses customarily incident thereto. Advertising signs shall also be permitted within said district.

Section 5. Class 4, Central Business District. In Class 4, Central Business District, there shall be permitted all of the uses permitted under Class 1, Residential District No. 1, Class 2, Residential District No. 2, and Class 3, Local Business District, and in addition thereto the following: Wholesale offices and sample rooms, public buildings, armories or arsenals, garages, blacksmith shops, theaters and amusement houses, athletic parks, amusement parks, shops for custom manufacturing wherein goods are retailed on the premises to the ultimate consumer, newspapers and printing establishments.

Section 6. Class 5, Industrial District. In Class 5, Industrial District, there shall be permitted all of the uses permitted under Class 1, Residential District No. 1, Class 2, Residential District No. 2, Class 3, Local Business District, and Class 4, Central Business District, and in addition thereto all types of wholesaling and manufacturing, excepting those excluded by ordinance or constituting a nuisance.

Section 7. Within said Class 3, Local Business District, and Class 4, Central Business District, no building or premises shall be used for, nor shall any building be erected which is arranged, maintained or designed for, any kind of trade, industry or use which is noxious or offensive by reason of the emission of odor, dust, smoke, gas or noise.

Section 8. When this ordinance requires the signature of an owner of property, the person or persons who are purchasing property under contract may sign their name or names as the owner or owners of the property covered by the contract of purchase and shall be construed hereunder as the owner or owners of such property; provided, that it shall be shown in connection with such signature or signatures that such person or persons are purchasing such property under contract and, provided further, that the City Planning Commission and or City Council may require submission of satisfactory proof of such contract of purchase.

Section 9. Signs on residences indicating professional or business occupancies permitted in Class 1, Residential District No. 1, and Class 2, Residential District No. 2, shall be attached flat against the building and shall not exceed six inches by eighteen inches in size. Signs on churches, schools and other public buildings permitted in said district shall be attached flat against

the building and shall not exceed six square feet in size. No person shall erect or maintain any sign in either of said districts which does not conform to the foregoing limitations.

Section 10. The owner or occupant of every property in the City of Corvallis shall maintain the City parking adjacent to such property in a manner and condition conforming to the character of maintenance of the parking common to the street on which the same is located.

Section 11. (As amended by Ordinance No. 1271) In cases where construction is proposed in Class 1, Residential District No. 1, and Class 2, Residential District No. 2, and the hereinbefore established set-back lines in the opinion of the Council are improper for the particular location involved, the City Council may, upon petition of the owner, grant a permit for the location of the proposed building back of a set-back line located at a distance from the street determined by the average distance of existing buildings in the block from the street on which the proposed building is to face.

## Section 12. DEFINITIONS.

Words used in the present tense include the future; the singular number includes the plural; and the plural the singular; the word lot includes the word plot; the word building includes the word structure.

**Single Family Dwelling.** A single family dwelling is a dwelling for one family alone, and having but one kitchen and within which not more than five persons are lodged for hire at one time.

**Two Family Dwelling.** A two family dwelling is a dwelling for not over two families, and having two kitchens, and within which not more than five persons are lodged for hire at one time.

**Private Garage.** A private garage is a garage for not more than four automobiles, for storage only, and intended for private use, but in which space may be rented for storage only of not more than two noncommercial automobiles, by others than the occupants of the buildings to which such garage is accessory.

**Non-conforming Building or Use.** A non-conforming

building or use is one that does not conform with the regulations of a given use district.

**Lot.** A lot is a parcel of land in a single or joint ownership, occupied by not more than one building and the accessory buildings or uses customarily incident to it, including such open spaces as are required by this ordinance.

**Corner Lot.** A corner lot is a lot or portion of a lot not more than fifty feet wide at the junction of and fronting on two intersecting streets. The use of any portion of a lot more than fifty feet distant from that street with the greater frontage shall comply with all the provisions of this ordinance respecting interior lots.

**Interior Lot.** An interior lot is a lot other than a corner lot.

**Depth of Lot.** The depth of a lot is the mean distance from the street line of the lot to its rear lines measured in the general direction of the side lines of the lot.

**Street Line.** The street line is the dividing line between the street and the lot.

**Rear Yard.** A rear yard is an open, unoccupied space on the same lot with a building between the rear line of the building and the rear line of the lot unobstructed to the sky.

**Side Yard.** A side yard is an open, unoccupied space on the same lot with a building, situated between the building and the side line of the lot and extending through from the street to the rear yard, or where no rear yard is required, to the rear line of the lot.

**Half Story.** A half story is a story which is situated in a sloping roof, the floor area of which does not exceed two-thirds of the floor area of the story immediately below it and which does not contain an independent apartment.

**Building Area.** The building area is the maximum horizontal projected area of a building and its accessories.

**Parking.** A parking is the space on a street between the established sidewalk lines and the established curb lines.

**Section 13. EXISTING BUILDINGS AND NON-CONFORMING USES.** When a property or an existing

building at the time of the passage of this ordinance has a use which is legal prior to the passage of this ordinance, such use may continue even though same be not in conformity to the zoning regulations. If, however, the use of the building or premises is changed, it shall be changed to a use conforming to the zoning regulations, and after such change it will not be permissible to change back again to the original non-conforming use. A non-conforming use shall not be extended, but the extension of a use to any portion of a building which was arranged or designed for such non-conforming use at the time of the passage of this ordinance, shall not be deemed the extension of a non-conforming use.

A building arranged, designed, or devoted to a non-conforming use at the time of the passage of this ordinance may not be reconstructed or structurally altered to an extent exceeding in aggregate cost during any ten years period fifty per cent of the value of the building, unless the use of such building be changed to a conforming use. A non-conforming advertising sign, if removed from the premises, may not be replaced. No exterior sign aggregating more than six square feet in area shall hereafter be erected to advertise a non-conforming use.

A non-conforming use, if changed to a more restricted non-conforming use, shall not thereafter be changed to a less restricted use.

When a building having a non-conforming use is damaged by fire or other cause so that the total deterioration exceeds eighty per cent of the cost of replacing the building using new materials then such building shall not be rebuilt, unless such building in its construction and uses conforms fully to the requirements of this ordinance and other ordinances of the City as applied to new buildings and uses in the district in which it is located. When a non-conforming use building is destroyed by fire, rebuilding shall commence within six months if the new building is to be used for the same use as before the fire.

Section 14. **COMPLETION OF BUILDING.** Nothing contained in this ordinance shall require any change in the plans, construction, alteration or designated use of a building for which a building permit has been issued before adoption hereof, and the construction of which shall have been actually begun and diligently prosecuted within six months of the date of issuance of said per-

mit, and the ground story framework of which, including the second tier of beams, shall have been completed within one year, and which entire building shall have been completed according to such plan as filed within two years from the date of said permit.

Section 15. AMENDMENTS. The Council may, from time to time, on its own motion or on petition, after public notice and hearing, amend the regulations and districts herein established. Every such proposed amendment shall be referred by the Council to the City Planning Commission for report. Any such amendment that has failed to receive the approval of the City Planning Commission shall not be passed, except by a two-thirds vote of the Council.

The Council or the City Planning Commission may initiate proposed changes in zones, which changes may be made only after notice to the owners of the properties affected and after a public hearing.

The property affected by such proposed change shall be deemed to be the area bounded by lines three hundred feet from and parallel to the boundaries of the area to be changed, exclusive of streets and alleys.

All changes, except those initiated by the Council or City Planning Commission shall be made only on petition. The petition shall be signed by the owners of fifty per cent or more of the area of the block in which the changes are to be made, including at least fifty per cent of the area to be changed. In case the area to be changed is greater than one block, at least fifty per cent of each block shall be represented on the petition.

Whenever the owners of fifty per cent of the land in any of the area shall present a petition, duly signed, to the Council, requesting an amendment of the regulations prescribed for such areas, it shall be the duty of the Council to vote upon such amendment within ninety days of the filing of the same by the petitioners with the Municipal Judge.

The petition shall show the signatures of the various property owners, their addresses, and descriptions of property owned sufficient for the identification thereof.

The petitioners shall also furnish a complete list of names and addresses of owners, together with a de-

scription of all property in the affected area. If there is property within the affected district in a less restricted zone than that to which it is proposed to change the area as designated on the petition, this property need not be included on the list furnished.

A petition for a change of zone shall be referred to the City Planning Commission by the Municipal Judge. The City Planning Commission shall check said petition for sufficiency and shall make a report embodying its recommendations. No petition shall be approved by the Council until the City Planning Commission has submitted a report relative to the same.

The final report of the City Planning Commission shall be directed to the City Council and the City Council shall afford persons particularly interested, and the general public, an opportunity to be heard at a time and place specified in a notice of hearing published in the manner required by Section 56-1704, Oregon Code, 1930.

If a protest against such amendment be presented, duly signed by the owners of twenty per cent of the land within such area proposed to be altered, such amendment shall not be passed except by a two-thirds vote of the Council.

Section 16. **MINIMUM REQUIREMENTS.** The provisions of this ordinance shall be held to be the minimum requirements for the preservation of public safety, health, convenience, comfort, prosperity and general welfare of the people of the City of Corvallis, Oregon.

Section 17. **VALIDITY OF ORDINANCE.** If any section, paragraph, subdivision, clause, sentence or provision of this ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such adjudication shall not affect, impair, invalidate or nullify the remainder of this ordinance, but the effect thereof shall be confined to the section, paragraph, subdivision, clause, sentence or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

Section 18. **ILLEGAL OCCUPANCY.** Any use of a premises or building which deviates from or violates any of the provisions of this ordinance shall be termed an illegal occupancy and the person or persons respon-

sible therefor shall be subject to the penalties herein provided.

Section 19. PENALTY FOR VIOLATION. The owner or owners of any building or premises, or part thereof, where anything in violation of this ordinance shall be placed, or shall exist, or be maintained, and any architect, builder or contractor who shall assist in the commission of any such violation, and all persons or corporations who shall violate or maintain any violation of any of the provisions of this ordinance, or who shall fail to comply therewith, or with any requirement thereof, or who shall build in violation of any detailed statement of plan submitted and approved thereunder, shall for each and every violation or non-compliance be guilty of a misdemeanor and, upon conviction thereof, shall be fined not more than \$200.00, or by imprisonment in the City Jail not to exceed one hundred days, or by both such fine and imprisonment. Each day that a violation of this ordinance continues shall be considered a separate offense.

Section 20.

WHEREAS, building operations are being conducted in the City at this time and, due to the time of year, further building operations are contemplated, and it is probable if this ordinance it not put into immediate effect that applications will be made for the construction of buildings which would be used for purposes which would be in violation of the provisions of this ordinance if the same were in effect; and

WHEREAS, it is the opinion of the Council that the construction of such buildings and such use thereof would be detrimental to the peace, health and safety of the City of Corvallis and the inhabitants of said City; and

WHEREAS, the Council hereby finds that it is expedient and necessary that the provisions of this ordinance shall go into effect forthwith for the immediate preservation of the peace, health and safety of the City of Corvallis, Oregon;

THEREFORE, an emergency is hereby declared and this ordinance shall become immediately operative and effective from and after its approval by the Mayor.

PASSED by the Council of the City of Corvallis,  
May 16, 1932, at 9:00 o'clock P. M.

APPROVED by the Mayor, May 18, 1932, at 10:00  
o'clock A. M.

GEORGE C. PENSON, Mayor.

Attest:

A. A. HULL, Municipal Judge.

**OTHER ORDINANCES OF THE CITY OF CORVALLIS  
PERTAINING TO BUILDING:**

	Ordinance No.
Demolition of Buildings .....	1301
Explosives—Storage .....	655
Gasoline—Storage .....	1225
Planning Commission .....	1163
Moving Buildings .....	1073
Sewer Connections .....	646
Sidewalk Construction .....	400

