PLUMMER TELLS OF BUILDING CODE

Changes From the Old Ordinance Pointed by City Inspector of Buildings.

LAW AN ADVANCE, HE SAYS

Height of Structures Limited to 12 Stories, or 160 Feet—Frame Buildings Must Be at Least Three Feet Apart.

BY HORACE E. PLUMMER, INSPECTOR OF BUILDINGS, CITY OF PORTLAND.

In a former article was discussed the provisions for organization of the department of buildings of Portland, the creation of a board of appeal, the change in method of apportioning the fees for permits, the creation of an inside district in the fire limits and of the installation of inspectors of electrical wiring. This article will take up the general changes in building construction. The first thing noticed in looking over the code will be that the limit of height of fireproof buildings is reduced from 200 feet to 12 stories, or 160 feet. The limit was only placed after careful consideration, and it was decided that with the narrow streets in the downtown district, the best interests of the city required the limit named.

The fireproofing of steel frame of fireproof buildings must be either brick, porous or semi-porous terra cotta, or concrete; metal lath and plaster are not allowed for buildings of this class, although permitted by the old ordinances. The new code covers in detail how this fireproofing must be applied so as to accomplish effectually what it is intended to do. In the same class of buildings the amount of wood that can be used in hall partitions or permanent partitions is reduced.

In the semi-fireproof type of buildings, the fireproofing of steel or iron members must be the same as is required in fireproof buildings, but in other places metal lath and plaster may be used. The limit of height of this class is unchanged.

In the mill-constructed buildings there is little if any change, except the subject is more fully covered, and it is provided that a three-inch splined wood partition may be used. The limit of height for this class is unchanged, except that when a sprinkler system is used, no increase in height is allowed, as was permitted in the old ordinances.

In ordinary masonry buildings the principal change is that the iron and steel members need not be fireproofed at all. The old ordinances required the interior members of iron or steel to be fireproofed, while the columns and girders supporting exterior walls need not be fireproofed. As this type of building is essentially quick-burning, the value of fireproofing is very doubtful, as such a building will be practically a complete loss if a fire has been well started. The limit of height of this type of building is unchanged.

Frame Buildings Three Feet Apart.

In frame buildings the construction is practically unchanged, but there are limitations on the distance between buildings. The minimum distance between frame buildings is three feet, and this is increased when the length and height are more than certain limits. There is also a restriction as to the distance from a frame building to the lot lines, excepting street lines, and the minimum distance is one and one-half feet, increased in the same manner as the distance between buildings. If a frame building is built up to the lot line, a brick wall must be used along the line.

These provisions may seem at first thought to be quite radical, especially as there were no restrictions at all in the old ordinances, but great benefit will be derived because of the fire protection afforded. The people most affected by this will be those that wish to crowd a large number of frame buildings on a few lots.

There is no change in the limits of height of frame buildings, except that veneered buildings are limited to two stories, 32 feet in height, while in the old ordinance they could be built to a height of three stories, or 42 feet.

Public Buildings to Be Fireproof.

All public buildings, such as libraries, museums, courthouses, city halls, prisons, hospitals, police stations, churches, auditorium, theaters or depots which exceed 32 feet in height must be either of fireproof or semi-fireproof construction.

Any building or part of a building where people are forcibly restrained, such as a prison, asylum, or hospital, must be of entirely fireproof construction. This is an excellent requirement.

Hotels containing more than 20 sleeping rooms without a division wall must be of fireproof construction. The maximum height to which a non-fireproof hotel can be erected is six stories, for a semi-fireproof constructed building. This is more liberal than the old ordinance, as the limit was four stories.

Apartment houses of ordinary masonry construction with wood lath and wood joists can not be erected to a height over four stories, and where more than four apartments are on a floor a brick division wall must be used to divide the building, so as to reduce the fire risk.

When an apartment house is built of semi-fireproof construction, it may go to a height of five stories and the division wall before mentioned is not required.

One very valuable requirement for apartment houses is that the stairs and stair halls in apartment houses over three stories and basement, or four stories high, shall be constructed of fireproof material, and in non-fireproof buildings must be enclosed on all sides with masonry walls. The entrance halls also must be enclosed with masonry walls. Under the new code the cost of cheaper apartments will be increased, but they will be much safer to live in.

Assembly halls if not seating more than 500 persons may be of frame construction; if not seating over 1200 persons may be of semi-fireproof or mill construction; but when seating over 1200 persons must be of fireproof construction. The provisions for exits and stairs of assembly halls are similar to those for theaters, but are not so strict. The old ordinances did not cover assembly halls satisfactorily.

Theaters must be of fireproof construction and the provisions are practically the same as in the old ordinance.

The requirements for "nickelodians" or moving picture shows are given in detail and cover aisles, seats, lights, exits and appliances. The old ordinances did not cover nickelodians at all.

Protection Given Horses.

Stables must be of fireproof construction if animals are to be kept above the second floor, and must be of mill construction if animals are to be kept either above or below the first or ground floor. The requirements in stables for exits, ventilating shafts, manure boxes, etc., are given in detail and are good. Stables may not be built within 15 feet of any dwelling.

When buildings are over two stories high and are occupied on all floors as stores, salesrooms, warehouses, workshops or factories, brick division walls to reduce the fire hazard must be used when the floor areas exceed certain limits. These limits vary with the class of construction of the building and with its location. For instance, the undivided area may be larger in a fireproof building than in a mill constructed building.

These provisions are new to Portland, as there was nothing of the kind in the old ordinances, but when understood will be approved.

For the purpose of giving proper light and ventilation, a minimum window area is prescribed for buildings, the amount varying with the character of occupancy; schools and workshops requiring the greatest amount and warehouses the least.

The old ordinance had practically no requirements as to stairs either as to number or width, but the new code covers the subject very fully, giving the minimum number and widths of stairs for buildings of different grades of occupancy and also takes up the ratio of treads to risers and specifies proper landings, hand rails and inclosures. The location and construction of stairs are also given.

Another subject not treated in the old ordinances was fire escapes. In the new code the number, location and construction are given; the number required varying with the class of construction of the building and also with the number of occupants.

More Windows to Have Metal Glass.

The use of metal window frames and wire glass or tin-clad shutters will be required on a greater number of buildings by the new code than by the old ordinances. This is something that the fire underwriters have been working for strenuously, and is such a good thing and the reduction of the insurance rate is such when they are used that owners should use them voluntarily. In a great many cases already this has been done.

The installation of elevators is covered much more fully in the new code than in the old ordinances and as a result the Department of Buildings can do much better work in elevator inspection. Other parts of a building, such as chimneys, heating apparatus, balconies and bay windows, are covered in practically the same way as in the old ordinances.

The Department of Building will undertake, as soon as the arrangements can be made, the inspection of electrical wiring. It will not be possible at first to cover the entire city, but ultimately that will be done.

The part of the code covering electrical inspection requires that the National Electrical Code be followed in all work of this kind, and as this is a standard used all over the country it will undoubtedly prove satisfactory and improve conditions in Portland materially.

BUILDERS SLOW UP

Permits Show Falling Off After December Rush.

WEEK'S TOTAL DROPS LOW

Apartment House, Costing $50,000, Most Important New Building to Receive License—Bulk of Permits for Dwellings, Repairs.

Architects and builders took it easy last week after the frenzied rush that marked the final week in December, and the volume of permits fell low. In the five business days of the week, 59 permits for new buildings and repairs amounting to $100,100 were issued from the office of the Building Inspector.

The most important new building for which permit was granted is the four-story brick apartment house to be erected by the Montgomery Investment Company on the south side of Montgomery street, between Thirteenth and Fourteenth.

The lot is 60 by 100 feet and the building will contain 35 apartments, eight suites on each of the upper floors and three in the basement. The structure will cost $50,000. Claussen & Claussen are the architects. Two frame houses are being moved from the ground and will be established on vacant lots in the neighborhood.

The account of building permits issued follows: Tuesday, seven permits, value, $4675; Wednesday, 12 permits, value, $13,375; Thursday, 17 permits, value, $62,250; Friday, 13 permits, value, $12,150; Saturday, 10 permits, value, $7650. A detailed statement follows:

Tuesday.

W. B. Moore—Erect 1½-story frame dwelling, East Thirty-first and Clinton streets; builder, same; $2000.

Paul Steve—Repair one-story frame building, Yale street, between Montieth and Van Houten; builder, same; $100.

David Kohl—Erect one-story frame shed, Yale street, between Montieth and Van Houten; builder, same; $100.

C. W. Holmes—Erect one-story frame garage, Halsey street, between Twenty-seventh and Twenty-eighth; builder, same; $100.

M. E. Burdick—Repair 1½-story frame building, Oregon street, between Seventy-fifth and Seventy-sixth; builder, same; $125.

D. Gurian—Repair one-story frame barn, 250 Mead street, between Second and Third; builder, same; $450.

City Investment Co.—Erect one-story frame dwelling, East Fiftieth street, between Madison and Salmon; builder, B. F. Doty; $1800.

Wednesday.

W. H. Lyness—Erect one-story frame dwelling, Shirley Court and Foot street; builder, same; $175.

David H. Ryan—Erect one-story frame barn, Forty-Seventh street between Sandy road and Tillamook; builder, same; $500.

Charles A. Rice—Erect one-story frame dwelling, East Thirty-fifth street between Clinton and Division; builder, R. S. McFarland; $1800.

G. Ballilet—Erect one-story frame shop, 854 East Eighth street between Shaver and Mason; builder, same; $100.

S. L. N. Gilman—Erect one-story frame dwelling, East Taylor street between Fifty-ninth and Sixtieth; builder, J. E. Lewton; $1960.

Charles A. Rice—Erect one-story frame dwelling, Division street between Thirty-fifth and Thirty-sixth; builder, R. S. McFarland; $1800.

James Cody—Erect one-story frame shop, Tibbetts street between East Thirty-ninth and Fortieth; builder, same; $100.

E. W. Ingham—Repair two-story frame factory, 480 Albina avenue between Page and Tillamook; builder, same; $100.

Huffman & Risch—Repair one-story brick building, 147 First street between Morrison and Alder; builder, J. H. Burton; $500.

Corbett Estate—Alter three-story brick building, First street between Alder and Washington; builder, R. J. Stewart; $6000.

W. H. Cosner—Repair one-story frame dwelling, 4103 Sixty-first street between Laurelwood and Marquam; builder, same; $50.

O. J. Pilger—Alter one-story frame dwelling, 573 Tacoma avenue between Thirteenth and Fifteenth streets; builder, J. J. Emert; $300.

Thursday.

F. B. Shellhammer—Erect one-story brick store, Grand avenue between Ankeny and Burnside; builder, J. G. Edwards; $2200.

F. B. Galbraith—Erect one-story frame dwelling, 1505 Oneonta street, between Clairmont and Buffalo; builder, F. B. Galbraith; $1100.

Montgomery Investment Company—Erect four-story brick apartment-house, Montgomery street, between Twelfth and Thirteenth; builder, same; $50,000.

W. F. Tobey—Erect one-story concrete garage, Twenty-third street North, between Thompson and Brazee; builder, N. K. Nach; $100.

Michael Petry—Erect two-story frame dwelling, Forty-seventh avenue, between Fifty-sixth and Fifty-seventh; builder, F. E. Palmer; $2000.

Standard Oil Company—Erect one-story frame warehouse, McKenna street, between McCosh and Front; builder, Harper & Hord; $3200.

Dr. L. M. Davis—Repair two-story brick building, 119 Russell street, between Mississippi and Albina avenues; builder, John Capa; $100.

McNaughton—Wreck building, 331 Oak street, between Sixth and Seventh; builder, Portland Wrecking Company; $200.

Mr. Hendricks—Wreck building, Davis street, between Park and Ninth; builder, Portland Wrecking Company; $400.

F. E. Griffith—Erect one-story frame woodshed, Sixty-sixth street southeast, between Thirty-ninth and Fortieth avenues; builder, same; $100.

G. Shold—Repair two-story frame dwelling, 879 Minnesota avenue, between Mason and Shaver; builder, C. E. Anderson; $400.

B. F. Lacer—Erect one-story frame dwelling, McKenzie street, between Nevada and Newhall; builder, same; $1200.

E. H. Ingham—Erect one-story frame garage, 428 Goldsmith street, between Page and Tillamook; builder, same; $100.

C. F. Weitsel—Repair one-story frame dwelling, 6904 Forty-second avenue, between Moore and Walnut; builder, same; $100.

J. Jerro—Repair one-story frame dwelling, 4029 East Sixty-fifth street, between Laurelwood and Marquam; builder, same; $75.

Robert Andrews—Repair one-story frame dwelling, 7023 Forty-fourth avenue, between Seventieth and Seventy-first; builder, E. A. Graf; $500.

John Dellar—Alter two-story brick building, 91 North Second street, between Everett and Flanders; builder, J. W. Thurman; $50.

Friday.

P. L. Reed—Erect one-story frame dwelling, Forty-second street, between Hawthorne and Clay; builder, same; $2000.

M. A. Barton—Erect one-story frame dwelling, East Forty-seventh street, between Thompson and Brazee; builder, M. A. Burton; $2500.

Meese & Gottfield Co.—Repair three-story frame building, 67-69 Front street, between Oak and Pine; builder, same; $500.

J. A. Melton—Erect one-story frame building, Union avenue, between East Ankeny and Burnside streets; builder, same; $700.

Joseph McClelland—Erect two-story frame dwelling, 631 Clackamas street, between Sixteenth and Seventeenth; builder, same; $500.

Joseph McClelland—Alter two-story frame dwelling, 631 Clackamas street, between Sixteenth and Seventeenth; builder, same; $500.

Fred Van Schoiack—Erect one-story frame shed, Thirty-sixth avenue, between Fifty-seventh and Fifty-eighth; builder, same; $100.

W. G. Eaton—Repair two-story frame dwelling, 827 East Stark street, between Twenty-sixth and Twenty-seventh; builder, same; $500.

P. G. Anderson—Erect two-story frame dwelling, Hancock street, between Forty-third and Forty-fourth; builder, same; $3000.

Fred Sechtem—Alter two-story brick garage, 88 North Sixth street, between Everett and Flanders; builder, Becker & Stockhouse; $250.

Roman Catholic Archbishop of Diocese of Oregon—Repair one-story frame store, 246 Main street, between Second and Third; builder, J. A. Melton; $100.

Anna M. Dilley—Erect one-story frame dwelling, Stanton street, between Seventy-fourth and Seventy-fifth; builder, same; $1400.

Lella Dilley—Erect one-story frame dwelling, Stanton street, between Seventy-fourth and Seventy-fifth; builder, same; $100.

Saturday.

E. H. Moorehouse, erect one-story frame dwelling, Morgan street, between East Thirteenth and Fourteenth; builder, same; $1000.

Velton & Bechtel, repair two-story brick store and rooms, Hawthorne avenue, corner Water; builder, F. D. Sprague; $500.

P. L. McKenzie, repair two-story frame store and rooms, 60 North Sixth street, northwest corner Davis; builder, Johnson & Villa; $300.

Wilson estate, repair four-story brick building, corner Fourth and Alder; builder, J. A. Melton; $50.

John Berry, erect one and one-half-story frame dwelling, Thirty-eighth street, between Broadway and Hancock; builder, same; $2000.

C. A. Hoy, erect two-story frame dwelling, East Fifty-first street, between Sandy road and Thompson; builder, same; $2000.

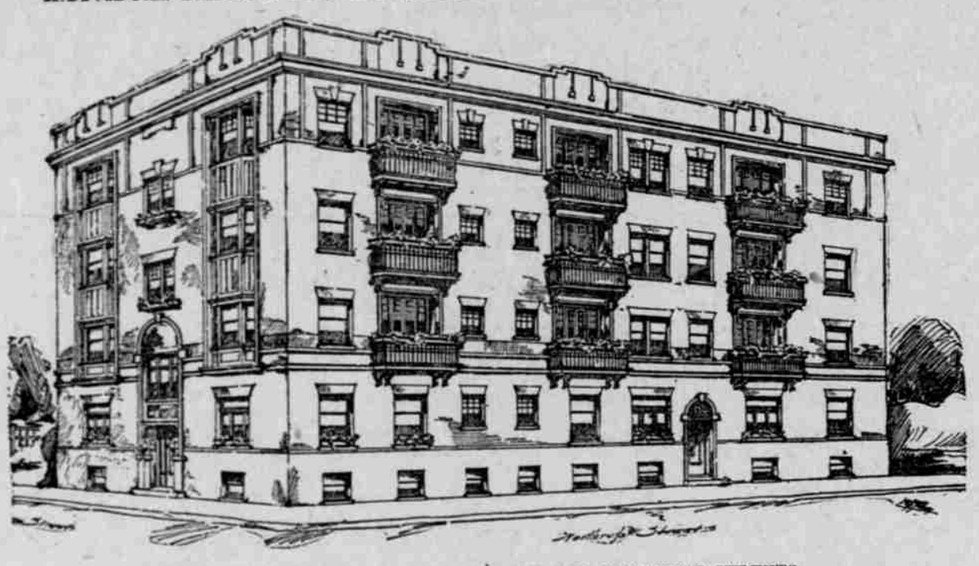
Percy Foster, erect one-story frame dwelling, 1745 Thurman street, between Druro and Willis Boulevard; builder, same; $600.

I. Lowengart, excavate for hotel and store, Fourteenth street, between Washington and Burnside; builder, Hurley-Mason Co.; $1000.

Henry Kovel, repair one-story frame dwelling, 161 Pendleton avenue, corner Corbett street; builder, J. Stone; $200.

T. E. McHolland, erect one-story frame garage, East Everett street, between Eighteenth and Nineteenth; builders, McHolland Bros.; $100.

INDIVIDUAL BALCONY FOR EACH SUITE IS FEATURE OF NEW APARTMENT-HOUSE.



KAUFMAN APARTMENTS AT TWENTIETH AND NORTHRUP STREETS.

The four-story brick apartment-house being erected at the northwest corner of Twentieth and Northrup streets by Max Kaufman is nearing completion and will be ready to be ocuppied by January 15. The building was designed by W. F. Tobey, architect, and contains 25 three-room apartments, arranged six to each of the upper floors with one in the basement for use of the janitor. There is a reception hall for each apartment which opens into all the rooms. The kitchens are of the cabinet style with built-in refrigerators and drop-leaf tables. There are separate lifts from the basement for each apartment, making it unnecessary for tradesmen to go to the apartments. Each suite has a balcony provided with flower boxes. The bedrooms have double French windows opening on the balcony, and the windows are wide enough to admit moving the bed to the balcony so it may be used in Summer as a sleeping-porch. The building fronts on Twentieth street and has a side entrance on Northrup. It has automatic electric elevator, steam heat and trunkrooms. Mr. Kaufman owns the lot adjoining on the north, which will be used as a lawn and flower garden for the apartment-house.

FINE NEW RESIDENCE IN PIEDMONT OCCUPIED BY OWNER.

HOME OF J. H. NOLTA, IN PIEDMONT.

Mr. and Mrs. J. H. Nolta occupied their new dwelling in Piedmont the past week, construction having been completed late in December. The house is of the Queen Anne type, with pebble-dash finish on front gables. The broad porch has supports of cedar columns in natural finish. Rooms are nine in number, the large living-room and dining-room having beamed ceilings, walls paneled in selected grain woods. One of the unusual features is a circular stairway leading to the second floor from the living-room. A billiard-room is provided on the second floor. Terraced lawns surround the dwelling with garage at the rear. The site is an east front 50x100. The house cost $6000. Mr. Nolta has been advised to adopt three or four orphans from the Boys and Girls' Aid Society, as he has only himself and wife to occupy the big house.

Buildings Many at Lents.

The Evangelical Church at Lents is completing a $10,000 church building to replace the former structure recently moved. It will be dedicated in a short time. The district has just completed an 8-room schoolhouse at Lents at a cost of $32,000. It does not meet the demand for room, and the ten rooms of the old building are still used. Beyond Lents for three miles a large settlement has been made on acreage tracts. Land sells here for an average of $500 and $600 an acre. Saginaw Addition, between Lents and the Section Line road, which was platted in the early part of the year, sold out rapidly and many buyers have built homes.

Postoffice Receipts Bulge.

CHEHALIS, Wash., Jan. 7.—(Special.)—The postal receipts at the Chehalis postoffice for the year 1910 broke all previous records, being more than $3000 in excess of 1909. The 1910 total was $17,003.19 as compared with $14,945.21 for 1909, and $12,404.65 for 1908.

Washougal Seeks Fire Hose Nozzle.

VANCOUVER, Wash., Jan. 7.—(Special.)—The big brass nozzle of the Washougal fire department is stolen and the policeman is on a search for it. The necessary equipment was kept in a shed next door to a hotel, but recently some miscreant appropriated it.

CARSON HEIGHTS

WEST SIDE PROPERTY

It is common knowledge that the Southern Heights of Portland have been retarded by the fact that large tracts of the most desirable property have been withheld from the market. The demand has been so great the owners of these beautiful properties have decided to comply with the wishes of the people. The fact that the men behind this movement represent so much capital is a guarantee that the promised improvements will be successfully carried to completion. This is one of the reasons for the present activity in this section.

CARSON HEIGHTS is second to none in this scenic district, and the exceptionally low prices offer a wonderful opportunity to the home builder and the investor. Compare our prices with surrounding property.

Prices, $400 to $950

10% Discount for a Few Days

Terms—10% Down and 2% a Month

The Spanton Company

269 Oak Street

STARK FORGING AHEAD

PROPERTY OWNERS ON STREET FORESEE GREAT FUTURE.

Arrangements Being Made for Lighting Thoroughfare From River to Sixteenth Street.

The transformation of Stark street from a side street into a real live main thoroughfare is very near, according to the Stark-Street Improvement Association, which has already signed up for street lights nearly all the property owners between the river and Sixteenth street. The lights will be gas and each post will have three 14-inch globes, giving 1440 candle-power. This is 240 candle-power more to the post than on Washington street, which is conceded to be the best-lighted street in the city.

Before the new buildings on upper Stark street were erected it was difficult to interest many of the property owners in paying for lights for they could not see the benefit, but since business has been actually established as far up as Twelfth street and its rapid extension to a junction with Washington street at Sixteenth is absolutely assured, they have been only too eager to get light to show the city what they have, and to help with the general improvement of the street.

Property owners are also willing to help in the lighting of Burnside street and of all the cross streets between it and Washington, namely, Park, West Park, Tenth, Eleventh and Twelfth streets, which will mean a brilliant illumination of what has always been the center of Portland, but unused for business purposes for no other reason than that property owners did not realize its possibilities. Real estate men predict more increase in values in the next year in this Washington and Burnside-street triangle than anywhere else in the actual city. The North Bank road is expected to build a station at Tenth, Eleventh, Twelfth and Hoyt streets, which will cost not less than $1,000,000 and will make retail streets out of all the cross streets. To this will be added the benefit from the new Broadway bridge.

The present North Bank station even now sadly needs a carline to take passengers west and up town, instead of dragging them east and south to Washington street for transfer before even starting west at all. A new station with the addition of the Northern Pacific, must bring this car service at once to Burnside street.

Because of the growth of the city west a great many East Siders would now patronize a good through car service on Burnside street. It is understood the railway company is considering starting it and also putting in a short uptown service to both the North Bank and Union stations.

New York's restaurant business is said to be five times greater than London's.

Great Britain imported in the last five years wheat and wheat flour worth $1,079,739,955.

WE ARE PLEASED TO ANNOUNCE TO THE PUBLIC THE OPENING TODAY OF

PINELAND TERRACE

on the West Side, where Portland's select residential district will be. This is Portland's most beautiful residential district and where you are going to witness a great activity; no investment on earth will bring you as great returns as PINELAND TERRACE, and the best thing of all is that we have secured a contract with the owner of this property for the sale of a limited number of these beautiful lots at the price of $50 to $125 per lot, on exceedingly easy payments.

Now, Mr. Investor, either large or small, the opportunity is presented to you, and the quicker you act the better it will be, as these lots will not last very long. PINELAND TERRACE is located just four miles from the Courthouse, the exact location being on West Stark and 52d streets, and as select as man could wish for. You are not bothered with the crossing of railroads and draw bridges; you pass through only the aristocratic part of Portland.

Note below what some of our most reliable citizens and "men who know" have to say regarding PINELAND TERRACE:

Mr. E. S. Jackson says: "Buy PINELAND TERRACE lots at the price they are being offered. It is an opportunity that will make you money, owing to the development of the United Railways."

Mr. Harvey O'Bryan says: "Success to PINELAND TERRACE; it is bound to be a winner, and a big one at that. It is scenic and at the price you are selling these lots no one can help but reap satisfactory returns on his purchase."

Mr. E. S. McCrary says: "I have been watching Portland investments, and I sincerely believe PINELAND TERRACE offers the best I have seen."

Write us for descriptive literature of PINELAND TERRACE.

Come to our office and let us take you out to see this property today.

National Realty & Trust Co.

Selling Agents

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