

that no such back section shall be of a less area than one-eighth of an acre, and that not more than one single dwelling-house shall be erected upon such back section.

24. The site of any dwellinghouse, whether such dwellinghouse be erected before the coming into force of these by-laws or thereafter, shall not be reduced in area if such site be or if it become by such reduction less than one-eighth of an acre in area.

25. No person who makes any alteration in or addition to, or who builds, any erection shall diminish thereby the aggregate area of the open space provided in connection with any dwellinghouse if the open space shall be of the same extent as or of less extent than is required by these by-laws; or, if such open space shall be of greater extent than is required in the case of the erection of a new dwellinghouse, shall by any such alteration, addition, or erection diminish such open space to such an extent as to leave and provide in connection with such house less open space than is required by section 26 of these by-laws.

26. *Air-spaces.*—No person shall erect a new dwellinghouse in the district unless he provide at the side or in the rear thereof an open space exclusively belonging to such house and of an aggregate area of not less than 300 square feet: Provided that such open space shall extend throughout the entire width, or, in the alternative, throughout the entire depth, of the site, and shall be free from any erection thereon above the level of the ground, and shall be so maintained while the site is occupied by the house: Provided also that the minimum distance across such open space from every part of any dwellinghouse, or from every part of any washhouse, shed, convenience, or other erection belonging thereto shall be as follows: (a.) If the height of the house does not exceed 15 ft., 15 ft.; (b.) if the height exceeds 15 ft. but does not exceed 25 ft., 20 ft.; (c.) if the height exceeds 25 ft. but does not exceed 35 ft., 25 ft.; (d.) if the height exceeds 35 ft., 30 ft. For the purposes of these by-laws, where the side boundaries of any site are not of the same length, the mean length of such side boundaries shall be taken as the depth of site for the purpose of defining the distance across such open space, and the height of a dwellinghouse shall for the purposes of these by-laws be measured from the average level of the ground immediately adjoining the side or rear of such dwellinghouse, as the case may be, to the level of half the vertical height of the roof or to the top of the parapet, whichever is the higher.

27. *Preventing Reduction of Space.*—No person shall make any alteration or addition to any dwellinghouse (whether erected before the coming into operation of these by-laws or not) whereby the open space attached to such dwellinghouse shall be diminished by such alteration or addition so as to leave a less open space than is required by these by-laws to be provided.

28. No person shall erect or cause to be erected any building if the effect of erecting such building results in reducing the frontage or area of the parcel of land on which any dwellinghouse is already erected to less than that required by these by-laws in the case of a dwellinghouse erected after the coming into operation of this by-law.

29. It shall be deemed an offence under these by-laws if the owner of any dwellinghouse coming within the provisions of these by-laws, which shall not have in connection with it the open space required by these by-laws, occupies or permits such dwellinghouse to be occupied.

30. No person shall use or occupy as a dwellinghouse any building erected after the coming into operation of this by-law, unless the land upon which the same is erected and exclusively belonging to such building, and used or occupied or intended to be and capable of being used or occupied therewith as a separate holding, has a frontage sufficient to comply with these by-laws.

31. *Insanitary Material.*—No person shall use any material in the erection, re-erection, or repair of any dwellinghouse which is, in the opinion of the Inspector, unsound, insanitary, or improper to be used for their intended purpose. Any such materials shall, within twenty-four hours of their condemnation by the Inspector, be removed from the site of the proposed house, and shall not again be brought thereon.

32. *Walls of Living-rooms.*—No room in any house (other than a bathroom, closet, or storeroom) shall have a less average height than 9 ft. between the floor and the ceiling throughout an area equal to at least two-thirds of the floor-space.

33. *Covering for Walls and Ceilings.*—The internal walls and ceilings of all buildings used or intended to be used for human habitation, or where persons are employed, shall be covered with plaster, T. & G. lining, or other material approved by the Inspector.

34. *Ventilation and Lighting.*—Every room (other than a storeroom) shall be provided with at least one window other than a skylight opening direct to the external air. Such window shall be movable or made to open, and the opening must extend to the top of the window, and the total glazed surface of such window or windows provided shall be equal in area to at least one-tenth of the floor-space of such room.

35. *Air-space and Ventilation of Rooms.*—No occupier of any dwelling shall allow any room to be occupied as a sleeping-room by any person or persons which shall contain less than 400 cubic feet of air-space for each such person.

36. *Walls of Water-closet.*—Every water-closet and bathroom in a building shall be constructed and maintained in such a position that one of its sides at least shall be an external wall of such building. No water-closet shall be constructed or maintained so that it may be entered directly from any room used for the purpose of human habitation, or for the manufacture, preparation, or storage of human food. Such water-closet shall be constructed and maintained so that on any side on which it would abut on a room intended for human habitation, or the preparation or storage of human food, it shall be enclosed by airtight walls or partitions of material approved by the Inspector.

37. Any and every building now used or hereafter erected for the purpose of being used as a dwellinghouse shall be provided with a privy.

38. If any building, dwellinghouse, or part of a dwellinghouse be erected, altered, or repaired contrary to the provisions of this by-law, it shall be lawful for the Board to give notice in writing to the owner of such dwellinghouse, within a time to be mentioned in such notice, to take down, remove, or alter such dwellinghouse or part of such dwellinghouse in such manner that the provision of this by-law shall be accurately fulfilled. Non-compliance with any such notice shall be deemed an offence.

Buildings.

39. *Site Under-ventilation, &c.*—The owner of any building within the district shall construct and maintain every room which shall be situated in the lower story of such building and which is provided with a boarded floor so that there shall be maintained between the under-side of every joist, plate, stringer, and bearer on which such floor may be laid or supported and the upper surface of the ground a space of 2 in. at least in every part, and he shall cause the area below such floor to be thoroughly ventilated to the satisfaction of the Inspector.

40. No person shall erect, add to, or alter any dwellinghouse in such manner that the outer side of any external wall thereof shall be situate within 5 ft. of any boundary of the site—except the boundary forming the main frontage to the road—upon which such building shall be erected, added to, or altered.

41. No person shall commence the erection of any building upon any site not having natural or artificial subsoil drainage sufficient to prevent such site being damp, or upon any site having matter thereon which may prove dangerous to the health of the occupants of such building, until such matter has been removed to the approval of the officer appointed by the local authority for the purpose of such approval. The ground underlying and for a distance of 3 ft. from any part of such building shall be so formed and graded that no water can flow or lodge thereon or under any part of such building; and the local authority may, if they consider it necessary, require the portion of the site covered by any building to be properly asphalted or covered with a layer of reinforced cement concrete at least 2 in. thick.

42. Every person who shall erect any building within the district shall construct every external wall thereof which may be composed wholly or partly of wood so that there shall be at least 3 ft. between the outer surface of the wall and any portion of the site which may rise above the level of the bottom plates of such building.

43. There shall be paid to the Road Board Clerk in respect of every permit issued as aforesaid, and before the same is issued, the following fees:—

- (a.) For alterations and additions or buildings of a value exceeding £5 but not exceeding £100, 5s.
- (b.) For alterations and additions or buildings of a value exceeding £100 but not exceeding £500, 10s.
- (c.) For alterations and additions or buildings of a value exceeding £500, £1.

All applications shall be accompanied by a fee of 2s. 6d., which shall be returned if permit is issued.

44. It shall be the duty of the owner of every building to maintain the same in a state of good repair and proper habitable condition to the satisfaction of the Inspector.

45. When, in the opinion of the local authority or the Inspector, any building, whether erected before the coming into force of this by-law or hereafter, is in an insanitary condition due to any of the following causes, namely—

- (a.) Dampness from any earth resting against any part of such building or contiguous to any wall thereof; water flowing beneath such building; leaking roofs; defective spouting or downpiping; defective walls or foundations; defective water-pipes, soil-pipes, or waste-pipes, and their connections appertaining to such building;
- (b.) The non-provision or insufficient provision of proper and suitable means to ventilate the inside of the rooms of such building, or the space between the lower floors of such building and the ground: