

- (c.) The non-provision or insufficient provision of window area for the admission of sunlight to such building :
- (d.) Any dirty, foul-smelling, or dilapidated covering or coating on the interior walls or ceilings of such building :
- (e.) Any structural defect in the floors, walls, or ceilings, or any decayed timber existing in the floor, walls, or ceilings, of such building :
- (f.) By reason of any other sanitary defect whatsoever—then and in every case it shall be the duty of the owner of any such building, upon being served with a notice by the local authority or the Inspector so to do, to execute and do all necessary works and repairs, within the time limited as may be specified in such notice, to restore such occupied building to a proper state of repair and habitable condition to the satisfaction of the person by whom the said notice was issued.

46. It shall be the duty of every person on whose premises any building or erection may have been or shall be erected, added to, or altered, or repaired, to cause the provisions of these by-laws to be complied with as regards such buildings, erection, addition, alteration, or repair, and also as regards every drain, gutter, spout, downpipe, trap, waste-pipe, gully-grating, ventilation-shaft, and other sanitary or other convenience or appliance of or appertaining to such building, erection, addition, alteration, or repair; and every failure on the part of any such person as aforesaid to cause any such provision to be complied with as aforesaid shall be deemed to be an offence by such person, notwithstanding that under this or any other by-law any builder, licensed drain-connector, plumber, or any other person may also be liable to a penalty in respect to the same matter.

47. No owner of any building erected, re-erected, or altered after the coming into force of this by-law shall permit such building to be used until and unless the Inspector shall give a certificate stating that this by-law has been complied with in every particular and detail of such building.

#### Wooden Buildings.

48. Every building to be hereafter erected within the district, and all additions or alterations to buildings already or hereafter to be erected, shall be constructed or made only in the manner and of the materials specified in the following schedules:—

- (a.) Foundations shall consist of heart-of-totara blocks or other approved material. If blocks are used the shall have not less than 36 in. sectional area, be bedded at least 18 in. in solid ground, and under all wall and sleeper plates shall be placed so that the centre of each block is not more than 4 ft. 6 in. from the centre of each next adjacent block. Piles shall in no case be carried to a greater height than 4 ft. 6 in. above the ground-level; and where, owing to the configuration of the ground, the lowest or ground-floor joists require to be set at a greater height than the above, then a dwarf wall for their support must be constructed with studs and plates as hereinafter directed for outer walls. Bottom and sleeper plates shall be laid on an approved brick, stone, concrete, or pile foundation. Plates shall in all cases be the full width of studs by a minimum depth of 2 in. for bottom and intermediate plates and 2 in. for top plates. Sleeper-plates and bearer-plates shall in no case have less than 12 in. sectional area.

- (b.) Every external and party wall shall have solid studs of not less than the following area in cross-section and spaced as hereinafter mentioned:—

For buildings not exceeding 14 ft. from bottom plate to top plate, 4 in. by 2 in., and spaced not more than 18 in. between the centres.

For buildings exceeding 14 ft. and not exceeding 25 ft. from bottom plate to top plate:—If in two stories—lower story, 6 in. by 2 in. or 4 in. by 3 in.; upper story, 4 in. by 2 in.: if in one story, 5 in. by 2 in. throughout; and in every case the studs shall be spaced at not exceeding 18 in. centres.

For buildings exceeding 25 ft. in height and in buildings for any special purpose the studs shall be of such sectional area and be so spaced as the local authority may direct.

For cross-walls and partitions studs shall be not less than 4 in. by 2 in. or equivalent area, at 18 in. centres.

Detached washhouses and outhouses may be constructed with 3 in. by 2 in. framing.

All buildings shall have every external wall of every story securely braced either by braces of not less size than 3 in. by 2 in. cut between studs, or by battens not less than 4 in. by 1 in. checked flush with the external surface of studs and into all plates.

- (c.) The ground-floors of dwellings shall have bearer-plates of not less than 12 in. sectional area, and no floor-joists shall be spaced at a greater distance than

18 in. centres and no floor-joists shall be less than the following dimensions: For spans up to 6 ft., 5 in. by 2 in.; over 6 ft. and up to 9 ft., 6 in. by 2 in.; over 9 ft. and up to 14 ft., 9 in. by 2 in.; over 14 ft. and up to 18 ft., 12 in. by 2 in.; over 18 ft. and up to 20 ft., 12 in. by 3 in.; over 20 ft. span, such sectional area as may be approved. All floor-joists shall have a bearing of at least the full width of the plates on which they rest. All upper-floor joists having over 14 ft. spans shall be strengthened by herring-boning.

Ceiling-joists and rafters shall in no case be less than 4 in. by 2 in. sectional area, spaced so as not to exceed 20 in. centres.

- (d.) Roofs shall be constructed to support with safety 50 lb. per superficial foot, inclusive of their own weight.

#### Brick Buildings.

49. Foundations.—Every brick, stone, or concrete wall hereafter erected shall have solid foundations of stone, iron, steel, or concrete laid upon solid ground, or otherwise as approved by the Inspector.

50. No person shall, unless by consent of the Inspector, hereafter construct, erect, or put up any wall of brick or concrete unless the same shall have a proper damp-course of either sheet lead of not less than 4 lb. per superficial foot, asphalt  $\frac{1}{2}$  in. thick, or slates laid in cement, or other approved damp-proof material, beneath the level of the lowest timbers, and above the level of the surface of the ground adjoining such wall, as shall be determined by the Inspector.

51. Every external wall and every party wall hereafter erected must be built wholly of bricks or stone, or bricks and stone together, laid in with mortar or cement, in such manner as to produce substantial work, or of substantial concrete. No part of such wall shall overhang any part beneath it; and every such wall must be carried up from the ground the full thickness specified in the schedule following:—

Schedule for determining the thickness of external walls and party walls which may be hereafter built within the limits of the Portobello Road District:—

- (a.) If the building be not more than 13 ft. high, the thickness of the external walls and party walls must be at the least  $8\frac{1}{2}$  in. from the top of the footing to the top of the wall.
- (b.) If the building be more than 13 ft. and not more than 25 ft. high, the thickness of the external walls must be at the least 13 in. from the top of the footing to the under-side of the topmost floor, and at the least  $8\frac{1}{2}$  in. from the under-side of the topmost floor to the top of the wall. The thickness of the party walls must be at the least  $8\frac{1}{2}$  in. from the top of the footing to the top of the wall.
- (c.) If the building be more than 25 ft. and not more than 40 ft. high, the thickness of the external walls exceeding 35 ft. in length must be at least  $17\frac{1}{2}$  in. from the top of the footing to the under-side of the floor next below the topmost floor, and at the least 13 in. from the under-side of the floor next below the topmost floor to the under-side of the topmost floor, and at the least  $8\frac{1}{2}$  in. from the under-side of the topmost floor to the top of the wall. The thickness of the external walls not exceeding 35 ft. in length must be at the least 13 in. from the top of the footing to the under-side of the topmost floor, and at the least  $8\frac{1}{2}$  in. from the under-side of the topmost floor to the top of the wall. The thickness of the party walls (any length) must be at the least 13 in. from the top of the footing to the under-side of the topmost floor, and at the least  $8\frac{1}{2}$  in. from the under-side of the topmost floor to the top of the wall.
- (d.) If the building be more than 40 ft. and not more than 54 ft. high, the thickness of the external walls and party walls exceeding 35 ft. in length must be at the least  $17\frac{1}{2}$  in. from the top of the footing to the under-side of the floor next below the topmost floor, and at the least 13 in. from the under-side of the floor next below the topmost floor to the under-side of the topmost floor, and at the least  $8\frac{1}{2}$  in. from the under-side of the topmost floor to the top of the wall. The thickness of the external walls and party walls not exceeding 35 ft. in length must be at the least  $17\frac{1}{2}$  in. from the top of the footing to the under-side of the floor next but one below the topmost floor, and at the least 13 in. from the under-side of the floor next but one below the topmost floor to the under-side of the topmost floor, and at the least  $8\frac{1}{2}$  in. from the under-side of the topmost floor to the top of the wall. If the lowest story is built of rubble stonework, the thickness of the external and party walls shall be at least  $22\frac{1}{2}$  in. for the height of that story.