

FIRE-ESCAPES TO COMPLY WITH BY-LAW.

21. No fire-escape shall be deemed sufficient for the purposes of this by-law unless it conforms in all respects with the requirements relating to fire-escapes hereinafter contained, and unless the exits thereto conform in all respects with the requirements relating to exits hereinafter contained, and unless it is at all times maintained in good, sound, and substantial order and condition, and unless all moving parts thereof and of all exits thereto are at all times maintained in free working condition.

CLEARANCE OF FIRE-ESCAPES.

22. No fire-escapes shall be deemed sufficient for the purposes of this by-law if—

- (a) At any time any part thereof is occupied by any goods or other movable article :
- (b) The space to a height of 6 ft. above any part of the footway is at any time occupied by any object so as to reduce the width of the space vertically above the footway of the fire-escape below the minimum width of 30 in. prescribed by clause 38 hereof.

APPROVAL OF PLANS.

23. Any person proposing to provide a fire-escape for any building, whether in pursuance of any requirement under this by-law or otherwise, shall submit to the Superintendent particulars of plans and specifications of such fire-escape and the exits thereto, and of such building, and of the actual or intended nominal capacity thereof, and if the Superintendent considers such particulars sufficient to enable him to do so he may, by notice in writing, approve the same, and a fire-escape with exits thereto, both constructed in accordance with such plans and specifications shall, if such construction has been commenced within three calendar months of the date of such approval, be deemed (so far only as regards matters appertaining to the design and construction thereof) to be sufficient for the purposes of this by-law.

UNIMPEDED PASSAGE-WAYS.

24. No passage shall be deemed an unimpeded passage-way for the purposes of this by-law unless it complies with all the following requirements :—

- (a) It lies for the whole of its course on one floor of the building :
- (b) It is of a height at its lowest part of at least 8 ft. and a width at its narrowest part of at least 3 ft. :
- (c) It is separated by a substantial partition from any staircase, lift-well, or other opening extending through any floor of the building :
- (d) It is not at any time occupied by any furniture, curtain, or other movable object placed so as to reduce the height and width of the passage-way below the aforesaid minimum measurements :
- (e) It is provided with a notice of the words "TO FIRE-ESCAPE" and a mark of direction, both permanently marked on or affixed to a wall thereof in a conspicuous position and in conspicuous lettering at least 6 in. high at every place where two or more passages meet or the passage-way changes its direction :

Provided that the requirements set out in paragraph (e) hereof shall not apply to a passage in any part of a building which part is occupied solely as a private dwelling or solely as an office, warehouse, or counting-house in which not more than ten persons are regularly engaged.

PART IV.—EXITS.

SIZE OF EXITS.

25. The exit of every fire-escape shall be a window, door, or other opening in the exterior wall of the building of such a size that when opened it shall not in any part be less than 3 ft. wide nor less than 6 ft. high, exclusive of any projections or fittings connected therewith :

Provided that in case of an exit serving only for one room having not more than five hundred square feet of floor-space it shall be sufficient if the exit, when opened, has a rectangular space of at least six square feet and a width unobstructed by projections or fittings of at least 30 in.

LEVEL OF EXITS.

26. The sill or lower part of the exit shall be horizontal, and shall be not more than 6 in. above the footway of the fire-escape and shall, if the nominal capacity of the part of the building served by the exit exceeds one hundred units, be flush with the floor of the storey, and shall in other cases be not more than 30 in. above the floor of the storey, and if

more than 12 in. above such floor, then it shall be provided with an interior step having a riser of half the distance from the floor to the exit and a tread of at least 7 in. :

Provided that in case of an exit serving only for one room having not more than five hundred square feet of floor-space no step shall be required, and the sill of the exit may be not more than 24 in. above the floor of the room.

DOORS OF EXITS.

27. An exit shall not be closed otherwise than by a door or doors or glass window pane or panes or other material complying with all the following requirements :—

- (a) They shall be arranged so as to open either by swinging outwards on vertical hinges or by sliding laterally :
- (b) If opening outwards, they shall be of such a size as not to extend at any stage of opening over more than half the width of the footway of the fire-escape, and be capable of folding back flat against the exterior wall of the building :
- (c) They shall at all times be kept capable of being easily opened without the aid of a key or other detachable contrivance :
- (d) They shall bear on the interior thereof if of opaque material or in a conspicuous position adjacent thereto if of transparent material the words "FIRE ESCAPE" permanently marked in conspicuous lettering at least 6 in. high :
- (e) They shall not have any curtain, blind, screen, or other obstruction on or near to the interior side thereof :

Provided always that the requirements set out in paragraph (e) hereof shall not apply to an exit that serves only one room having a floor-space not exceeding five hundred square feet, and that the requirements set out in paragraphs (a), (d), and (e) hereof shall not apply to an exit serving only a part of a building, which part is occupied solely as a private dwelling or solely as an office, warehouse, or counting-house in which not more than ten persons are regularly engaged.

28. If in the case of an exit from a part of a building which part is occupied solely as a private dwelling or solely as an office, warehouse, or counting-house in which not more than ten persons are regularly engaged, such exit is closed by a hung window, then both sashes of such window shall be of equal size, and the window shall be capable of opening to the full extent of the space occupied by the lower sash when closed.

PART V.—CONSTRUCTION AND DESIGN OF FIRE-ESCAPES.

STRENGTH.

29. Every part of a fire-escape shall be substantially built so as to be capable, in the opinion of the Superintendent, of supporting a number of persons equal to the units of the nominal capacity for which it is required, and so as to be capable of supporting on every part of the footway a live load of 150 lb. per square foot.

UPPER TERMINATION.

30. The top of every fire-escape shall end at a landing giving convenient access to the roof of the building which it serves, or of some adjacent building, except in cases where, in the opinion of the Superintendent, such access would result in danger.

LOWER TERMINATION.

31. The foot of every fire-escape shall end outside the building in either—

- (a) A public or private road or street ; or
- (b) An unimpeded space open to the sky of at least five hundred square feet and measuring at least 8 ft. across in any distance, and having access to a public or private road or street ; or
- (c) An unimpeded space open to the sky of at least sixty-four square feet and measuring at least 8 ft. across in any direction, and contiguous to and having direct communication through at least one gate or door with a public or private road or street.

HEIGHT OF TERMINAL ABOVE GROUND.

32. The lower landing of every fire-escape shall be not more than 15 ft. above the ground-level.

LADDER TO GROUND.

33. Where the lower end of any fire-escape is more than 6 ft. above the ground it shall be connected with the ground by means of a telescopic sliding ladder, cantilever ladder, counter-balance stairs, or other efficient contrivance other than a hinged drop-ladder or a folding ladder, and such ladder or stairs shall, as regards width and general construction, comply with all the requirements of this by-law relating to fire-escapes so far as applicable.