AN ORDINANCE of the City of Kent, establishing a Building Code, and amending section 1, of ordinance No. 601; and adding new sections thereto as section 2-A, section 2-B, and Section 3; and amending 4 and 5 of said ordinance No. 601, and providing a penalty.

THE CITY COUNCIL OF THE CITY OF KENT DOES ORDAIN AS FOLLOWS:

Section 1. That section 1 of ordinance No. 601 known and adopted as the Building Code of the City of Kent, be, and the same is amended to read as follows:

Section 1; BUILDING CODE. This ordinance No. 665, with ordinance No. 664 establishing Fire Limits, and three building districts, and Ordinance No. 600 known as the plumbing ordinance, shall be and constitute The Building Code of the City of Kent, and may be cited by that title.

Section 2. That section 2-A of this ordinance is a new section, which together with articles included is as follows:

Section 2-A, Article 1, DEFINITIONS: The following words shall for the purposes of this ordinance, have the meaning herein defined:

Article 2; APARTMENT HOUSE, Any building or part thereof, occupied or intended for the occupancy of more than two families, living independently of each other.

Article 3; BUSINESS BUILDING, Any building or part thereof, used and occupied for commercial purposes such as an office building, bank, store, market, restaurant or other business purpose.

Article 4; DWELLING, Any house or building or any portion thereof, used principally as a home of not more than two families.

Article 5; EDUCATIONAL BUILDING; Any public or private school, High school, College, or public library, including any building or portion of the same in which persons assemble for the purpose of acquiring knowledge, or the investigation of educational subjects.

Article 6; GARAGE, Any building or portion thereof in which an automobile or other motor vehicle is kept for any purpose other than display.

Article 7; HOTEL, Any building or part thereof having more than five rooms, designed and used for lodging or sleeping rooms.

Article 8; INDUSTRIAL BUILDING, Any building or portion thereof used as a factory, work shop, warehouse, or manufacturing plant.

Article 9; PLACE OF PUBLIC ASSEMBLY: Any building or portion thereof used as an assembly hall, motion picture theater, dance hall, theater or church; or other place of meeting for public assembly.

Section 3. That section 3 of this ordinance is a new section, which together with the articles thereto attached and included is as follows:

Section 2-B; OCCUPANCY: First Building District, Article 1; In the first building district, all buildings hereafter constructed or altered beyond 50% of their present value, and additions constructed to existing buildings, shall be of Class A construction.
Article 2: Second Building District; In the second building District, all buildings except churches, private dwellings, and their appurtenant out-buildings, hereafter constructed, or altered beyond 50% of their present value, shall be of class A construction.

Article 3: Third Building District; In the third building District, all classes of buildings for any occupancy may be constructed.

Article 4: Garages; Garages shall not be permitted in places of public assembly, apartment houses, or hotels.

Article 5: Tents; Tents shall not be permitted in the first or second building districts.

Article 6; Change of occupancy: It shall be unlawful for any person to occupy or use any now existing building, the nature of whose occupancy or use has been changed, so as to bring it within the meaning or physical character of any kind of occupancy or use, requiring more stringent regulations under the term of this ordinance, unless a written application upon the form provided shall have been made by the owner to the building inspector, and a certificate of occupancy shall have been issued by him to the applicant.

Article 7; Present occupancy: Nothing in this ordinance shall prevent the continuance of the present occupancy and use of any now existing building, except as may be specifically prescribed by this ordinance, or as may be necessary for the safety of life or property.

Section 4: That section 3 of ordinance No. 601, shall be amended to read as follows, in lieu of the wording of original ordinance No. 601:

Section 3, Construction: Article 1, Class of Buildings: For the purpose of this ordinance all buildings shall be divided into into two (2) classes according to construction, named as follows: Class A and Class B.

Class A buildings shall conform to the following requirements: exterior walls shall be constructed entirely of brick, stone, concrete, terra-cotta, or other approved non-combustible material of similar character, or a combination of such materials. Roofs shall be covered with tin, galvanized iron, slate, asbestos roofing, tar and gravel or other approved fire proof roofing of similar types. Class B buildings shall conform to the following requirements: Exterior walls and roof shall be constructed of wood or frame. Buildings hereafter erected having any portion of the exterior walls or roof not constructed as required for Class A buildings, shall be rated as Class B buildings.

Section 5: That section 11 of ordinance No. 601, be amended to read as follows:

Section 11; Protection of wall openings; No openings in any division wall shall exceed 8 feet by 10 feet; if the openings be in a party wall, it shall have a standard automatic fire-proof door on each side thereof; if the opening be in a fire-wall, it shall have a standard fire-proof door therein. If an opening in a fire-wall is made to serve as an emergency exit, it shall not exceed 48 square feet in area.
Section 6. The total width of openings in a fire-wall shall not exceed 25 percent of the length of the wall. Emergency exit openings shall have a self-closing swinging fire door therein.

That section 19 of ordinance No. 601, be amended to read as follows.

Section 19. FIRE-STOPS: All stud walls and partitions in all buildings hereafter erected, shall be firestopped at the floor level, and at a point midway between floor line and ceiling when more than 8’6” in height. All spaces between joists and rafters, where they rest on division walls or partitions, shall be fire stopped in a manner to completely cut off communication by fire through concealed spaces. All such fire-stops shall be of the same material as joists and studdings.

Section 7. PENALTY. Any person violating any of the provisions of this ordinance, shall upon conviction be guilty of a misdemeanor, and may be punished by a fine in any amount not exceeding $100, or by imprisonment not exceeding 30 days, or by both such fine and imprisonment.

Section 8. This ordinance shall take effect and be in force five days after its passage and approval, and publication as by law provided.

Passed the Council, July 1935.
Approved, July 1, 1935.
Published July 1935.

Attest, ______________ City Clerk.

Approved as to form.

____________________
City Attorney.
Establishing Building Code

Amend Sec. 1 of Ord. 601

Adding Sics. 2-A, 2-B, & 3

Amending Sec. 4 & 5