

AN ORDINANCE to amend Section 7-8, Chapter 7 of The Code of the City of Alexandria, Virginia, 1963, as amended, by amending and reordaining subsections (1) through (101) thereof; which Chapter 7 constitutes THE BUILDING CODE OF THE CITY OF ALEXANDRIA, VIRGINIA, which Section 7-8 relates to CHANGES IN BOCA CODE, which subsections (1) through (54) relate to ADMINISTRATION AND ENFORCEMENT, which subsections (55) through (62) relate to DEFINITIONS AND CLASSIFICATIONS, which subsections (63) through (91) relate to GENERAL BUILDING LIMITATIONS and which subsections (91) through (136) relate to SPECIAL USE AND OCCUPANCY REQUIREMENTS.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That subsections (1) through (101) inclusive of Section 7-8, Chapter 7 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby are amended and reordained to read as follows:

- (1) Section 101.1 is amended by adding thereto the following paragraph:

Sheds, greenhouses and other structures accessory to one and two family dwellings not exceeding 8 (eight) feet in height, and 80 (eighty) square feet in floor area and on which the span of roof supports is no greater than 6 (six) feet, and which are not used in any manner for human habitation may be constructed without a permit when located outside Fire Districts #1 and #2 and the Old and Historic Alexandria District, provided that they are not closer than 6 (six) feet to any lot line. (See Chapter 42 of the City Code for regulations applicable to the location and use of such structures.)

- (2) Section 101.3 is deleted.

(3) Section 101.0 is amended by adding thereto a new section numbered 101.4 to read:

101.4 Zoning Restrictions.--When the provisions herein specified for structural, fire and sanitary safety are more restrictive than the zoning law, the Basic Code shall control the erection or alteration of buildings in respect to location, use, permissible area and height; but in any case, the most rigid requirements of either the building code or the zoning law shall apply whenever they may be in conflict.

(4) Section 104.0 is amended by deleting the first sentence thereof and substituting the following sentence in its place and stead:

All buildings and structures and all parts thereof, both existing and new, shall be maintained in a safe condition.

- (5) Section 104.1 is amended to read:

104.1 Owner Responsibility.--The owner or his designated agent shall be responsible for the safe maintenance of the building or structure and its exist facilities at all times.

- (6) Section 106.0 is amended to read:

Alterations to existing buildings shall be made to conform to the full requirements of the Basic Code, except, that the Building Official shall permit the restoration and alteration of those buildings, constructed prior to 1860, with the same kind of materials as those of which the building was constructed; provided that such restoration and alteration does not endanger the general safety and public welfare, and complies with the provisions of Section 929 in respect to existing roofs. Whether or not a building was constructed prior to 1860 shall be determined by the Historic Alexandria Foundation or the Alexandria Historical and Preservation Commission.

- (7) Section 106.1 is deleted.
- (8) Section 106.2 is deleted.
- (9) Section 106.3 is deleted.
- (10) Section 106.4 is amended to read:

106.4. Alteration of Damaged Type 4 Buildings.--Buildings of Type 4 construction, when located within Fire District Number One or Fire District Number Two, which have become damaged by fire, decay or otherwise, to an extent of more than one-half of their physical value, shall be made to conform to the full requirements of the Basic Code for new buildings.

(11) Section 106.6 is amended by deleting therefrom the end of the section which begins with the phrase, "except that in determining the physical value, etc."

- (12) Section 106.7 is amended to read:

106.7 Physical Value.--In applying the provisions of this section, the physical value of the building shall be determined by the city assessor based on current replacement costs, except that in determining the physical value of buildings constructed prior to 1860, the city assessor will use his usual method of assessment, including a factor for antique value.

- (13) Section 107.0 is amended to read:

SECTION 107.0. DEPARTMENT OF BUILDING AND MECHANICAL INSPECTIONS

- (14) Section 107.1 is amended to read:

107.1. Department of Building and Mechanical Inspections, Building Official.--There is hereby established, under the city manager, a department to be known as the Department of Building and Mechanical Inspections. The head of the department of building and mechanical inspections shall be known as the director of building and mechanical inspections, hereinafter described as the building official.

- (15) Section 108.0 is amended by adding thereto the following paragraph:

The building official, under the city manager, shall have general direction of the department of building and mechanical inspections. He shall, when authorized by the city manager or by law, administer such rules, regulations and laws as may be applicable to the municipal services of the city, and he shall also perform such other compatible duties as may be properly assigned to him.

- (16) Section 108.4 is amended to read:

108.4. Research and Investigations.--He shall make or cause to be made investigations of new developments in the building industry. Subject to local climatic or other conditions, he shall accredit tests meeting the functional requirements of the Basic Code conducted by accredited authoritative agencies listed in appendix A; or he may accept duly authenticated reports from the Building Officials Conference of America, or from recognized authoritative sources of all new materials and methods of construction proposed for use which are not specifically provided for in the Basic Code. The costs of all tests or other investigations required under these provisions shall be paid by the applicant.

(17) Section 108.0 is amended by adding thereto a new section numbered 108.8 to read:

108.8. Five Year Review and Report.--At least each five (5) years the building official shall cause a comprehensive review to be made of the Building Code of the City of Alexandria, Virginia. The building official shall advise the city council whenever

he plans to undertake such a comprehensive review, and upon receipt of such advice the city council shall refer the matter to a building code committee to assist the building official in his review. The review shall consider changes in recognized model codes, changes in building materials and methods, and changes in local conditions. The building official shall make his review with the objective in mind that the city shall have in force a good, modern, workable building code, suitable to local conditions. At the conclusion of any such review the building official shall, through the city manager, file a written report with the city council. Such report shall contain a list of any changes in the building code that are recommended as a result of the review.

(18) Section 109.1 is amended to read:

109.1. Rule Making Authority.--The building official shall have power as may be necessary in the interest of public safety, health and general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions of the Basic Code to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions; but no such rules shall have the effect of waiving working stresses or fire-resistive requirements specifically provided in the Basic Code or of violating accepted engineering practice involving public safety.

(19) Sections 110.0 through 110.2 inclusive are deleted.

(20) Section 111.5 is amended to read:

111.5. Final Inspection.--Upon completion of the building or structure, and before issuance of the certificate of use and occupancy required in chapter 42 of the City Code, a final inspection shall be made and all violations of the approved plans and permit shall be noted and the holder of the permit shall be notified of the discrepancies.

(21) Section 112.0 is amended to read:

SECTION 112.0. RIGHT OF ENTRY.

In the discharge of his duties the building official or his duly authorized representatives are hereby authorized to enter any building, structure or premises in the city at any reasonable hour during daylight in order to enforce the provisions of the Basic Code.

(22) Section 113.5 is amended to read:

113.5. Plans and Specifications.--The application for the permit shall be accompanied by not less than two (2) copies of specifications and of plans drawn to scale, with sufficient clarity and detail dimensions to show the nature and character of the work to be performed. When quality of materials is essential for conformity to the Basic Code, specific information shall be given to establish such quality; and in no case shall the Code be cited or the term "legal" or its equivalent be used as a substitute for specific information. The building official may waive the requirement for filing plans when the work involved is of a minor nature and it is also apparent that no accepted building or engineering practice involving safety will be violated and the public safety, health and general welfare will not otherwise be jeopardized.

Plans and specifications for all structures governed by this Code, except those listed in Schedule I below which, in the opinion of the building official, would not involve the public health, safety and welfare, shall be prepared by an architect or professional engineer duly registered and licensed to practice architecture and/or engineering in and by the Commonwealth of Virginia under the terms of chapter 3, section 54, Code of Virginia. Evidence, satisfactory to the building official, of such registration and license being in current force shall be presented to him prior to his issuing building permit for any structure governed hereby.

SCHEDULE I:

Use Group B-1, one story, up to 3,000 sq. ft. gross area.
Use Group B-2, one story, up to 6,000 sq. ft. gross area.
Use Group C, one story, up to 3,800 sq. ft. gross area.
Use Group D, one story, up to 8,000 sq. ft. gross area.
Use Group E, one story, up to 2,500 sq. ft. gross area.
Use Group L-1, one story, up to 5,000 sq. ft. gross area.
Use Group L-2, one story, up to 5,000 sq. ft. gross area.
Use Group L-3, up to 3,000 sq. ft. gross floor area.
Use Group M, one story, up to 1,000 sq. ft. gross area.

(23) Section 113.6 is amended to read:

113.6. Plot Plan--There shall also be filed a plot plan showing to scale the size and location of all the new construction and all existing structures on the site, correct distances from the furthestmost projection of buildings to the nearest lot lines and any existing or proposed driveways and parking areas; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the plot plan shall show all construction to be demolished and the location and size of all existing buildings and construction that are to remain on the site or plot.

(24) Section 113.8 is amended to read:

113.8. Amendments to Application.--Subject to the limitations of section 113.9 amendments to a plan, application or other records accompanying the same may be filed at any time before completion of the work for which a permit is sought or issued; any amendment which changed the physical location of any building or affects the original plot diagram shall contain a new plot diagram showing such new changes; and such amendments shall be deemed part of the original application and shall be filed therewith.

(25) Section 114.0 is amended by adding a new section numbered 114.10 thereto to read:

114.10. Names Furnished.--Before construction begins on any division of the work, the name of the general contractor and the list of the subcontractors shall be furnished to the building and mechanical inspections department.

(26) Section 114.2 is amended to read:

114.2. Expiration of Permit.--Any permit issued shall become invalid if the authorized work is not started within six (6) months of the date of issue or is suspended or abandoned for a period of six (6) months after the time of starting.

(27) Section 114.7 is amended to read:

114.7. Approval in Part.--The building official may issue a permit for the construction of foundations or any other part of a building or structure before the entire plans and specifications for the whole building have been submitted, provided adequate information and detailed statements have been filed complying with all the pertinent requirements of the Basic Code. The building official may also issue a partial permit when accepted engineering practice indicates that a demonstration of safety is desirable before further operations are permitted. The holder of such permit for the foundations or other part of a building or structure shall proceed at his own risk with the building operation and without assurance that a permit for the entire structure will be granted.

(28) Section 115.0 is amended by adding a new section numbered 115.6 thereto to read:

115.6. Survey Plat.--When the building footing has been placed and the walls have been raised to the joist bearing or story height, a plot plan showing the exact location of said walls shall be prepared by a licensed certified public land surveyor or engineer and filed with the building official for approval before proceeding further with the construction.

(29) Section 115.0 is amended by adding thereto a new section numbered 115.7 to read:

115.7. Sanitary Sewer and Street Grades.--Before any building permit is issued for the erection, operation or repair of any building or structure for assembly or human habitation, provision for connection to a sanitary sewer if available must be made and the fees required by law paid. In addition, the director of public works must be satisfied that any such sewer connection is adequate with respect to size and grade, and that the building to be constructed will be at a grade in accordance with established street grades. Certification by a licensed architect or engineer on the plans that a physical check has been made, that sewer is available and that the proposed sewer is adequate with respect to size and grade may be accepted in lieu of approval of sewer plans by the director of public works.

(30) Section 116.1 is amended to read:

116.1. Service Connections.--Except in cases of emergency, before a building can be demolished or removed, the owner or agent shall notify all utilities having service connections within the building such as water, electric, gas, sewer and other connections. A permit to demolish or remove a building shall not be issued until a release is obtained from the utilities, stating that their respective service connections and appurtenant equipment, such as meters and regulators, have been removed or sealed and plugged in a safe manner.

(31) Section 118.0 is amended to read:

SECTION 118.0. FEES

Before any permit for the construction of a new building, addition or enlargement is issued, the owner or the person, firm or corporation doing the work shall pay to the city treasurer a fee based on the superficial area of all floors, including basements and roofs as follows:

The minimum fee for any permit shall be five dollars (\$5.00). The fees for non-fireproof buildings shall be one cent (\$.01) per superficial square foot, plus seven-tenths of one percent (.7%) of the actual cost of labor and material.

For fireproof or non-combustible buildings the fee shall be one and one half cents (\$.015) per superficial square foot, plus seven-tenths of one percent (.7%) of the actual cost of labor and material.

In computing the fee for industrial buildings over twenty-four (24) feet high, the vertical height shall be divided by twelve (12) and the quotient shall be the number of stories, but this method of computation shall not apply to church or similar buildings having auditoriums which exceed twenty feet in height. Height shall be defined as the vertical distance between the finished floor and the finished ceiling or the bottom of the ceiling joists.

Before any permit for the repair or alteration of any building or structure where there is no addition or enlargement or for the installation of an air conditioning system is issued, the owner or the person, firm or corporation doing the work shall pay a fee calculated at the rate of one and two tenths percent (1.2%) of the actual cost of the work including labor and material.

The fee for a permit for excavation and/or foundation work pertaining to any building that is issued prior to the permit for the construction of the building shall be Five Dollars (\$5.00) for each building.

When a fee is payable due to the submission of revised drawings, said fee shall be not less than Five Dollars (\$5.00).

The fee for the installation permit for each freight elevator and for each passenger elevator shall be Twenty-five Dollars (\$25.00), plus seven tenths of one percent (0.7%) of the total costs of installation including labor and material.

The fee for the installation permit for each dumbwaiter shall be Ten Dollars (\$10.00), plus seven tenths of one percent (0.7%) of the total costs of installation including labor and material.

Before any permit for the erection of any sign, or for repainting an existing sign which has at some time been legally authorized, is issued, the owner or the person, firm or corporation doing the work shall pay a fee scheduled as follows:

The minimum fee for any permit to erect a neon sign shall be Five Dollars (\$5.00).

For signs with an area over one hundred square feet, the fee shall be Fifteen Dollars (\$15.00), plus seven tenths of one percent (.7%) of the actual cost including labor and material; for signs with an area of seventy-five to one hundred square feet, the fee shall be Ten Dollars (\$10.00), plus seven tenths of one percent (.7%) of the actual cost including labor and material; for signs with an area of twenty-five to seventy-five square feet, the fee shall be Five Dollars (\$5.00), plus seven tenths of one percent (.7%) of the actual cost including labor and material; and for signs with an area of less than twenty-five square feet, the fee shall be Two Dollars (\$2.00), plus seven tenths of one percent (.7%) of the actual cost including labor and material. For repainting an existing sign which has at some time been legally authorized, the permit fee shall be Three Dollars (\$3.00).

Any permit issued by the building official pursuant to the provisions of this section, under which no work is commenced within three months, may be cancelled upon the application of the owner and the City Council shall refund fifty percent (50%) of the fee paid for such permit.

(32) Section 118.1 is amended to read:

SECTION 118.1. MACHINERY FEES AND INSPECTION

Before any permit for the installation or use of any machinery, appliance or equipment in any manufacturing plant or establishment in the City is issued, a fee of one-fifth of one percent of the cost of such machinery, appliance or equipment and the installation thereof shall be paid to the City Treasurer.

No machinery, appliance or equipment shall be installed or used in any manufacturing plant or establishment in the City of Alexandria, Virginia, without first obtaining a permit for the installation and use thereof.

For the purpose of this section, the words "manufacturing plant or establishment" shall be construed to include but shall not be limited to the following:

- a. The manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: Bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood (excluding planing mill), yarns and paint.
- b. Abattoir.
- c. Ammonia, chlorine or bleaching powder manufacture.
- d. Asphalt manufacture or mixing plant.
- e. Arsenal.
- f. Celluloid manufacture or treatment.
- g. Disinfectants manufacture.
- h. Distillation of bones, coal or wood.
- i. Exterminators and insect poisons manufacture.
- j. Fertilizer manufacture.
- k. Forge plant.
- l. Gas manufacture.
- m. Gunpowder manufacture or storage.
- n. Fireworks or explosives manufacture or storage.

- o. Incineration or reduction of dead animals, offal or garbage.
- p. Lampblack manufacture.
- q. Oilcloth or linoleum manufacture.
- r. Oiled, rubber or leather goods manufacture.
- s. Paint, oil, shellac, turpentine or varnish manufacture.
- t. Petroleum refining, or storage in more than tank car lots.
- u. Rolling mill.
- v. Rubber or gutta percha manufacture or treatment.
- w. Sauerkraut manufacture.
- x. Sausage manufacture.
- y. Soap manufacture.
- z. Soda and compound manufacture.
- aa. Sulphuric, nitric or hydrochloric acid manufacture.
- bb. Tanning, curing or storage of leather, raw hides or skins.
- cc. Tar distillation or manufacture.
- dd. Tar roofing or tar waterproofing manufacture.
- ee. Vinegar manufacture.
- ff. Yeast plant.
- gg. Assembly plant.
- hh. Refuse incinerators with a burning capacity of more than 50 tons per day.
- ii. Public utility where manufacturing treatment or processing is conducted.
- jj. Electric or atomic power generating, processing or treatment plant.
- kk. Any other manufacturing, processing, compounding, assembling or treatment that may become a nuisance or hazard by reason of noise, smoke, dust, gas, odor, fire, explosion, water pollution, air pollution or radiation.

The building official shall conduct the inspection of the machinery, appliances and equipment in any such manufacturing plant or establishment. In conducting such inspection, the building official may use any of his authorized assistants and may, subject to the approval of the City Manager, use the services of any other department of the City.

In addition, where expert technical assistance is requested by the building official, the City Manager is authorized to employ and consult with such experts as he, the City Manager, may deem necessary.

The above mentioned inspections shall be made in order to protect the public welfare, health and safety by minimizing the hazards and nuisances that may arise by virtue of the installation and use of such machinery and equipment.

The building official shall refuse to issue a permit for either the installation or use of any such machinery, appliance, or equipment that does not conform to good engineering practice or does not minimize in so far as reasonably possible the danger of nuisance from noise, smoke, dust, gas, odor, fire, explosion, water pollution, air pollution or radiation.

(33) Sections 118.2 through 118.7 inclusive are deleted.

(34) Sections 119.0 through 119.3 inclusive are deleted.

(35) Sections 120.0 and 120.1 are deleted.

(36) Sections 121.0 through 121.6 inclusive are deleted.

(37) Section 123.2 is amended to read:

123.2. Prosecution of Violation.--If the notice of violation is not complied with promptly the building official may request the legal counsel of the municipality to aid in the prosecution of the violation or institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation or to require the removal or termination of the unlawful use of the building or structure in violation of the provisions of the Basic Code or of the order or direction made pursuant thereto.

(38) Section 123.3 is amended to read:

123.3. Penalties for Violation.--Any person who shall violate a provision of the Basic Code or shall fail, neglect or refuse to comply with any of the requirements thereof or who fails, neglects or refuses to comply with any order or notice issued thereunder or who shall erect, construct, reconstruct, restore, alter or repair a building or structure in violation thereof or in violation of an approved plan or directive of the building official or of a permit or certificate issued under the provisions of the Basic Code, shall be deemed guilty of a misdemeanor and on conviction shall be fined not less than Ten Dollars (\$10.00) nor more than One Hundred Dollars (\$100.00). The imposition of one penalty for any violation shall not excuse the violation or permit it to continue and each day that a violation continues to exist shall constitute a separate offense.

(39) Section 123.0 is amended by adding a new section numbered 123.5 thereto to read:

123.5. Continuation of Unlawful Use.--The continuation of occupancy or use of a building or structure, or a part thereof, contrary to the provisions of the Basic Code, shall be deemed a violation and subject to the penalties prescribed in Section 123.3.

(40) Section 124.2 is amended to read:

124.2. Unlawful Continuance.--It shall be unlawful for any person to continue any work in or about any building or structure after having been served with a stop order, except such work as he is directed to perform to remove a violation or unsafe condition.

(41) Section 125.1 is amended to read:

125.1. Removal or Repair.--All buildings and structures that are or hereafter become unsafe as defined in Section 125.6 are hereby declared to be public nuisances and shall be taken down and removed or repaired, and reconstructed so as to be safe and secure so that they will no longer exist in violation of the provisions of Section 125.6.

(42) Section 125.2 is amended to read:

Section 125.2. Examination and Record of Damaged Building.--The building official shall examine every building or structure reported as dangerous or unsafe structurally; and he shall cause the report to be filed in a docket of unsafe structures and premises, stating the use of the building, the nature and estimated extent of damages, if any, caused by collapse or failure.

(43) Section 125.3 is amended to read:

Section 125.3. Notice of Unsafe Building.--If an unsafe condition is found in a building or structure, the building official shall serve or cause to be served on the owner, agent or person in control of the building or structure a written notice describing the building or structure deemed unsafe and ordering the unsafe building or structure or portion thereof to be repaired and reconstructed or demolished within a stipulated time. Such notice shall require the person thus notified to immediately declare to the building official his acceptance or rejection of the terms of the order within forty-eight (48) hours.

(44) Section 125.4 is amended to read:

Section 125.4. Restoration of Unsafe Building.--A building or structure found to be unsafe by the building official may be repaired or reconstructed so that it is restored to a safe and secure condition, provided that such repair or reconstruction shall be made to comply in all respects with the requirements for materials and methods of construction of buildings or structures hereafter erected.

(45) Section 125.6 is amended to read:

Section 125.6. Unsafe Buildings or ~~Structures Defined~~

All buildings or structures which have one or more of the following defects shall be deemed unsafe:

- (a) Those whose ~~interior walls~~ or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
- (b) Those which, exclusive of the foundation, show fifty (50) percent or more of damage or deterioration of the supporting member or members, or fifty (50) percent of damage or deterioration of the non-supporting enclosing or outside walls or covering.
- (c) Those which have improperly distributed loads upon the floors or roofs or in which the same are overloaded, or which have insufficient strength to be reasonably safe for the purpose used.
- (d) Those which have become so dilapidated, deteriorated, unstable, decayed, or otherwise unsafe that they are likely to cause injury to inhabitants, the public or other property.
- (e) Those which have parts thereof which are so attached that they may fall and injure inhabitants, members of the public or property.
- (f) Those which are unoccupied and unattended and have open doors or windows.
- (g) Those which are deficient in adequate exit facilities.

(46) Section 126.2 is amended to read:

Section 126.2. Temporary Safeguards.--When in the opinion of the building official there is actual and immediate danger of collapse or failure of a building or structure or any part thereof which would endanger life, he shall immediately attempt to contact the owner or the owner's agent. If he makes such contact he shall advise of the danger and order the owner to forthwith cause the necessary work to be done to render such structure or building or part thereof temporarily safe. In the event the building official is unable to immediately contact the owner or the agent, or after making such contact the owner or his agent, refuses, fails or neglects to take immediate action to render such building or structure or part thereof temporarily safe, the building official shall cause the necessary work to be done to render the same temporarily safe.

(47) Section 127.1 is amended by adding the following thereto:

...accompanied by a fee of \$25.00 to aid in defraying the costs of the survey.

(48) Section 127.2 is amended to read:

Section 127.2. Constitution of Board of Survey.--The Board of Survey shall consist of three persons, one of whom shall be a disinterested licensed architect, structural engineer or builder appointed by the City Manager; another shall be a disinterested licensed architect, structural engineer or builder designated by the owner; and the third shall be a disinterested licensed architect, structural engineer or builder chosen jointly by the two members already designated or appointed by a Judge of a Court of Record in the City of Alexandria in case of failure of agreement.

(49) Section 127.3 is amended by inserting in the appropriate blank therein the following: 25.

(50) Section 127.42 is deleted.

(51) Section 128.1 is amended by adding the following sentence thereto:

Applications for appeal shall be in writing and shall be accompanied by a fee of Fifty Dollars (\$50.00) to aid in defraying the costs of the appeal.

(52) Section 129.1 is amended to read:

Section 129.1. Plans.--All plans shall be stamped "Building is designed in accordance with the Building Code of the City of Alexandria, Virginia" and shall be signed by the architect, engineer, designer or owner.

(53) Section 129.2 is amended to read:

Section 129.2. Special Technical Services.--When applications for unusual designs or magnitude or construction are filed, the building official may refer such plans and specifications to the Building Officials Conference for advice and recommendations as to their safety of design and compliance with the Basic Code; or he may, in his discretion, retain a properly qualified licensed engineer or registered architect to examine such application for a specific building operation with respect to safety and conformance to a statutory requirements.

(54) Sections 129.11 through 129.13 inclusive are deleted.

(55) Section 201.2 is amended by deleting the definitions for the words accessory structure, building, one-family dwelling, two-family dwelling, and story, substituting therefor the following respective definitions:

Accessory Structure - a building the use of which is incidental to that of the main building and which is located on the same lot or on an adjacent vacant lot.

Building - a structure having a roof for the shelter, support or enclosure of persons, animals, chattels or property of any kind.

One-family dwelling - a detached building, designed for or intended to be occupied by one (1) family.

Two-family dwelling - a building designed for or intended to be occupied by not over two (2) families, living independently of each other. This shall include both duplex (one dwelling unit above another) and semi-detached (two dwelling units having a common vertical party wall).

Story - a division in a building comprising the space between two successive floors, or between a floor and roof where any portion of the attic or roof space has a clear height of seven feet six inches (7' 6") or over, and shall include basements and cellars. A mezzanine will not be considered as a story. For the purposes of these regulations, one basement or cellar will not be considered as a story provided the highest portion of the finished floor over such basement or cellar is not more than five (5) feet above the level of the lowest of the sidewalks, alleys, or ground adjacent to the building; the heights of sidewalks, alleys, or ground to be taken opposite the middle of the portion of the building adjacent to such sidewalks, alleys or ground.

Section 201.2 is further amended by deleting the definitions for the words: Prefabricated Building, Prefabricated Sub-assembly, Prefabricated Unit, Prefabricated Unit Service Equipment.

(56) Section 206.1 is amended by deleting from Table 4 thereof the following classifications: upholstery and manufacturing shops.

- (57) Section 207.0 is amended by adding thereto the following paragraph:

The use of one and one-eighth (1 1/8) inch plain plywood or one (1) inch plywood pressure treated with fire retardant chemical (Underwriters Laboratory certified for a flame spread not to exceed that for a Class III label) is allowed, as a sheathing material for mansard roofs having a surface of sheet metal, slate or tile shingles on Group "E" business buildings not over five (5) stories or sixty-six (66) feet in height, with a basic area of twenty-one thousand six hundred (21,600) square feet, and which contain no living or sleeping quarters, provided the remainder of the structure is of Type I, 2A or 2B construction.

- (58) Section 209.2 is amended to read:

Section 209.2. Use Group H-2. Use Group H-2 shall include all buildings used for housing people suffering from physical limitations because of health or age, including among others day nurseries, hospitals, sanitariums, clinics, infirmaries, orphanages, homes for aged and infirm; and buildings designed for prosecuting public or civic services and activities of emergency character, including among others fire houses, police stations and similar uses.

- (59) Section 210.3 is amended to read:

Section 210.3. Use Group L-3 Structures. Use Group L-3 structures which include all buildings arranged for the use of one or two-family dwelling units including not more than five (5) lodgers or boarders per family.

Use Group L-3 structures may also include buildings and structures arranged for use as a display in connection with the restoration of historical monuments of the Civil War and the American Revolution, and such buildings and structures may be constructed of such materials and built in such a manner as to authentically portray buildings and structures of the Civil War or American Revolution period, provided, however, that no such historical building shall exceed 4000 sq. ft. in gross floor area above the basement.

- (60) Section 217.1 is amended to read:

217.1. Type 3A. Buildings and structures of heavy timber construction are those in which fire resistance is attained by placing limitations on the minimum sizes of wood structural members and on minimum thickness and composition of wood floors and roofs; by the avoidance, or by the proper protection by fire-stopping or other acceptable means, of concealed spaces under floors and roofs; by the use of approved fastenings, construction details, and adhesives for structural members; and by providing the required degree of fire resistance in exterior and interior walls. (See Section 854.0 for construction details.)

Columns - Wood Columns may be sawn or glued laminated and shall be not less than eight (8) inches, nominal, or any dimension when supporting floor loads and not less than six (6) inches, nominal, in width and not less than eight (8) inches, nominal, in depth when supporting roof and ceiling loads only.

Floor framing - Beams and girders of wood may be sawn or glued laminated and shall be not less than six (6) inches, nominal, in width and not less than ten (10) inches, nominal, in depth. Framed or glued laminated arches which spring from the floor line and support floor loads shall be not less than eight (8) inches, nominal, in any dimension. Framed timber trusses supporting floor loads shall have members of not less than eight (8) inches, nominal, in any dimension.

Roof framing - Framed or glued laminated arches for roof construction which spring from the floor line or from grade and do not support floor loads shall have members not less than six (6) inches, nominal, in width and not less than eight (8) inches, nominal, in depth for the lower half of the height and not less than six (6) inches, nominal, in

depth for the upper half. Framed or glued laminated arches for roof construction which spring from the top of walls or wall abutments, framed timber trusses, and other roof framing which do not support floor loads, shall have members not less than four (4) inches, nominal, in width and not less than six (6) inches, nominal, in depth. Spaced members may be composed of two or more pieces not less than three (3) inches, nominal, in thickness when blocked solidly throughout their intervening spaces or when such spaces are tightly closed by a continuous wood cover plate of not less than two (2) inches, nominal, in thickness, secured on the underside of the members. Splice plates shall be no less than three (3) inches, nominal, in thickness. When protected by approved automatic sprinklers under the roof deck, framing members shall be not less than three (3) inches, nominal, in width.

Flooring - Floors shall be without concealed spaces and shall be of sawn or glued laminated plank, splined, or tongue-and-groove, of not less than three (3) inches, nominal, in thickness covered with one (1) inch, nominal, dimension tongue-and-groove flooring, laid crosswise or diagonally, or of planks not less than four (4) inches, nominal, in width set on edge close together and well spiked, and covered with one (1) inch, nominal dimension flooring.

Roof decking - Roofs shall be without concealed spaces and roof decks shall be sawn or glued laminated, splined or tongue-and-groove plank, not less than two (2) inches, nominal, in thickness, or of planks not less than three (3) inches, nominal, in width set on edge close together, and laid as required for floors. Other types of decking may be used if providing equivalent fire resistance and structural properties.

Where nominal dimensions are referred to above actual dimension shall not be smaller than one half inch less for nominal dimension of five inches and over, and three-eighths of an inch for nominal dimensions less than five inches with the following exception. The actual dimension of glued laminated members may be three and one-quarter inch for four inch nominal and five and one-quarter inches for six inches nominal.

(61) Article 2 is amended by adding thereto a new Section numbered 217.4 to read:

217.4 Additional Requirements. -

(a) Any building three or more stories in height, or over thirty (30) feet in height, constructed or used or intended to be used as a tenement house, apartment house, flat, hotel, hospital, seminary, academy, school, college, institute, dormitory, asylum, sanitarium, hall or place of amusement, or office building or store, each elevator shaft and stairway extending to a basement shall terminate in fireproof compartment or inclosure having a three hour fire resistance rating separating the elevator shaft and stairs from other parts of the basement, and no opening shall be made or maintained in such compartment or inclosure unless the same be provided with fireproof doors.

(b) Every building hereafter erected with a hall or altered so as to have a hall with a seating capacity of more than three hundred (300) persons when computed as provided by the building regulations, and every church hereafter erected or building hereafter converted for use as a church, with such seating capacity, shall be of fireproof construction of three hour fire resistance rating up to and including the floor of such hall or the auditorium of such church as the case may be.

(c) Spires, towers, minarets, pinnacles, penthouses over elevator shafts, ventilation shafts, chimneys, smokestacks, and fire sprinkler tanks, exceeding limits of heights shall be fire-resistive construction on buildings having non-fire-resistive construction.

(d) Hotels, apartment houses, and tenement houses hereafter erected, altered, or raised in any manner so as to be three (3) stories in height or over and buildings hereafter converted to such uses shall be of fireproof construction of three hour fire resistance rating up to and including the main floor, and there shall be no space on any floor of such structure of an area greater than twenty-five hundred (2,500) square feet that is not completely inclosed by fireproof walls, and all doors through such walls shall be of noncombustible materials.

(e) No building hereafter erected or altered to be used for an apartment house, tenement house or hotel shall have a space on any floor having an area in excess of twenty-five hundred (2,500) square feet not completely inclosed in fireproof masonry walls having a fire resistance rating of two hours, and all doors except exterior doors through such walls shall be noncombustible.

(f) All elevator, dumbwaiter, and light shafts shall be completely fire-resistive (two hour rating); the inclosing walls of partitions shall extend up through the attic or roof space and the roof, and the shafts shall have skylights with plain glass or penthouse windows with plain glass. Dumbwaiters or lifts extending through not more than two (2) stories will not be required to be extended through the roof. A shaft other than a toilet-ventilating shaft, adjacent to another shaft, other than a stairway, will not be required to extend through the roof if an opening at least equal to the area of the shaft is placed at its highest point so as to open into the second shaft; this opening may be left unglazed or may be glazed with plain glass, and top of this shaft shall be of not less than a four (4) inch concrete slab. A horizontal offset of not more than six (6) times the least dimension of the shaft will be permitted at any floor level. The offset shall not be constructed of unprotected sheet metal but shall be of completely fire-resistive construction of a two hour fire rating.

(g) All required stairs, stair landings and stair inclosures and all corridors leading to required stairs or fire escapes shall be of completely fire-resistive construction of a two hour rating in the following buildings: Hotels and lodging houses having three (3) or more stories; apartment houses having three (3) or more stories and having more than one (1) apartment on each floor; all schools, colleges and places of assemblage having a seating capacity exceeding 300; hospitals, sanitariums, asylums, dormitories, and institutions for the infirm, regardless of the number of stories; and all other buildings having more than four (4) stories.

(h) Private garages in dwellings shall be completely inclosed in eight-inch masonry walls having a one hour fire resistance rating, except that the exterior doors may be of wood. The interior doors shall be approved automatic fire doors having a one-hour fire resistance rating, the sills of which shall be at least four (4) inches above the floor of the garage. The ceiling shall have a fire resistance rating of not less than one hour. Non-bearing inclosure walls or partitions may be of any type of noncombustible construction having a one hour fire resistance rating.

(i) Walls inclosing boiler and fuel rooms and that portion of the floor construction immediately over these rooms in stores, hospitals, apartment houses, dormitories, hotels, tenement houses, sanitariums, asylums, institutions for the infirm, and any similar purpose, shall be of fire-resistive construction having a two hour rating.

(j) The roofs of vaults in public space shall be completely fire-resistive with a four hour fire resistance rating.

(k) In hotels, apartment houses, tenement houses, hospitals, sanitariums, asylums, dormitories, and institutions for the infirm and any similar purpose, three (3) stories in height or over having non-fire-resistive construction, there shall be no space in any story, including attic, of such structure of an area greater than twenty-five hundred (2,500) square feet that is not completely inclosed by fire-resistive partitions having a fire resistance rating of three hours, and all doors through such partitions shall be of noncombustible materials and self-closing.

(l) Buildings of Type 2 or Type 3 construction in the following use groups shall be Type 1 construction, up to and including the main floor:

- (1) Group A, when the building is two stories or more in height.
- (2) Group L-1, when the building is three stories or more in height.
- (3) Group F-4 and Group H.

(m) Buildings of Type 2 or Type 3 construction of F-2 and F-3 occupancies with occupant capacity of more than 300 shall be of Type 1 construction up to and including the highest assembly room floor.

(n) Buildings of Type 2-B, Type 3-A, or Type 3-C construction in the following use groups shall be of construction having a fire resistance rating of 3/4 hour, up to and including the main floor:

- (1) Group L-1, when building is two stories or less in height.
- (2) Group A, when building is not more than one story in height.
- (3) Groups B, C, D, and E, when building is two stories or more in height.

(62) TABLE 5 entitled "Fire Resistance Ratings of Structural Elements in Hours" is amended by deleting the present language from the first block of 1 under structural Exhibits and inserting therein the following language:

ON STREET LOT LINES, RAILROAD RIGHTS OF WAY,
OR WITH FIRE SEPARATIONS OF 30' OR MORE FROM
INTERIOR LOT LINES OR ANY BUILDING

TABLE 6 entitled "General Height and Area Limitations of One-Story Buildings Facing on One Street or Public Space Not Less Than 30 Feet Wide" is deleted and the table attached hereto entitled "Type of Construction" is substituted therefor and incorporated in its place and stead.

Note (e) appearing below Table 6 is amended to read as follows:

Unlimited areas of the several types of construction will be permitted only when constructed of noncombustible materials.

(63) Section 300.0 is amended to read:

The provisions of this Article shall control the division of the Municipality of Alexandria into fire districts and the general limitations of height, area, location and use of all buildings hereafter erected, and extensions to existing buildings hereafter altered or enlarged as affected by the fire and life hazard incident to type of construction, use group, density of development, exterior exposure and accessibility of buildings and structures to fire-fighting facilities and equipment.

(64) Section 300.1 is deleted.

(65) Section 301.0 is amended to read as follows:

301.0 Fire Districts - The Fire Districts of the City of Alexandria are hereby established as Fire District No. 1, Fire District No. 2, and Outside Fire Limits.

(66) Section 301.1 is amended to read:

Fire District No. 1 shall comprise the area of the City bounded by Pendleton Street, West Street, South Street and the Potomac River.

(67) Section 301.2 is amended to read:

Fire District No. 2 shall comprise the area of the City of Alexandria which is not in Fire District No. 1 and is now or hereafter zoned RA Residential, RB Residential, RC Residential, RM Residential, C1 Commercial, C2 Commercial, C3 Commercial, I1 Industrial and I2 Industrial.


















(68) Section 302.5 is amended to read:

302.5. Frame Construction.- No building of frame construction (type 4) shall be erected within the fire districts nor shall such building or structure be moved from without to within, or from one lot to another within the fire districts, except as provided in sections 303 and 304; and no building of otherwise lawful construction shall be extended in height or area within the fire districts by frame construction; except that one- and two-family frame dwellings may be extended in area by not more than three hundred (300) square feet and to a height of not more than two (2) stories nor more than thirty-five (35) feet.

USE GROUP		TYPE 1		TYPE 2			TYPE 3			TYPE 4		
		FIREPROOF		NONCOMBUSTIBLE			EXTERIOR MASONRY WALLS			FRAME		
							(H.T.) MILL	ORDINARY	(JOISTED)	PROTECTED	UNPROTECTED	
		PROTECTED	UN-PROTECTED	PROTECTED	UNPROTECTED							
1A	1B	2A	2B	2C	3A	3B	3C	4A	4B			
A	HIGH HAZARD	NOTE 1 14,000 5 ST. 65'	NOTE 1 12,000 3 ST. 40'	7,000 3 ST. 40'	5,500 2 ST. 30'	N.P.	6,000 2 ST. 30'	5,500 2 ST. 30'	N.P.	N.P.	N.P.	
B-1	STORAGE - MODERATE	X	X	21,000 5 ST. 65'	12,000 5 ST. 65'	9,000 4 ST. 50'	6,000 2 ST. 30'	9,000 4 ST. 50'	6,000 2 ST. 40'	6,000 2 ST. 30'	N.P.	N.P.
B-2	STORAGE - LOW	X	X	85' HIGH	1 ST. 18,000 2 ST. OR MORE 12,000 6 ST. 75'	10,500 4 ST. 50'	1 ST. 12,000 2 ST. OR MORE 6,000 3 ST. 40'	1 ST. 12,000 2 ST. OR MORE 8,000 4 ST. 50'	1 ST. 9,000 2 ST. OR MORE 6,000 3 ST. 45'	1 ST. 9,000 2 ST. 30'	N.P.	N.P.
C	MERCANTILE	X	X	85' HIGH	14,000 4 ST. 75'	10,000 4 ST. 50'	8,000 3 ST. 40'	10,000 4 ST. 50'	1 ST. 9,000 2 ST. OR MORE 6,000	6,000 2 ST. 30'	N.P.	N.P.
D	INDUSTRIAL	X	X	24,000 12 ST. 85' HIGH	14,000 4 ST. 75'	10,000 4 ST. 50'	8,000 3 ST. 40'	10,000 4 ST. 50'	8,000 3 ST. 40'	6,000 2 ST. 30'	N.P.	N.P.
E	BUSINESS	X	X	1 ST. 18,000 2 ST. OR MORE 12,000 6 ST. 75'	10,000 4 ST. 50'	1 ST. 9,000 2 ST. OR MORE 6,000 3 ST. 40'	1 ST. 12,000 2 ST. OR MORE 8,000 4 ST. 50'	1 ST. 9,000 2 ST. OR MORE 6,000 3 ST. 40'	1 ST. 9,000 2 ST. 30'	6,000	N.P.	N.P.
F-1-A	ASSEMBLY WITH STAGE AND SCENERY	X	X	12,000 6 ST. 75'	7,000 4 ST. 50'	N.P.	N.P.	N.P.	N.P.	N.P.	N.P.	N.P.
F-1-B	WITHOUT STAGE (MOTION PICTURE THEATER)	X	X	9 ST. 21,000 85' HIGH	12,000 5 ST. 65'	N.P.	N.P.	N.P.	N.P.	N.P.	N.P.	N.P.
F-2	ASSEMBLY NIGHT CLUBS AND SIMILAR USES	X	X	6,000 4 ST. 50'	3,500 3 ST. 40'	2,750 2 ST. 30'	2,000 1 ST. 20'	3,000 2 ST. 30'	2,500 2 ST. 30'	N.P.	N.P.	N.P.
F-3	LECTURE HALLS-RECREATION CENTERS TERMINALS-RESTAURANTS OTHER THAN NIGHT CLUBS	X	X	21,000 9 ST. 85' HIGH	12,000 5 ST. 65'	6,000 3 ST. 40'	7,000 1 ST.	10,000 2 ST. 40'	6,000 2 ST. 40'	N.P.	N.P.	N.P.

USE GROUP

TYPE OF CONSTRUCTION

		TYPE 1		TYPE 2			TYPE 3			TYPE 4	
		FIREPROOF		NONCOMBUSTIBLE			EXTERIOR MASONRY WALLS			FRAME	
				PROTECTED		UN- PROTECTED	(H.T.) MILL	ORDINARY PROTECTED	(JOISTED) UNPROTECTED	PROTECTED	UNPROTECTED
		1A	1B	2A	2B	2C	3A	3B	3C	4A	4B
F-4	ASSEMBLY - CHURCHES, SCHOOLS		9 ST. 100' 36,000	5 ST. 65' 14,000	2 ST. 40' 11,000	1 ST. 7,000	2 ST. 40' 9,000	1 ST. 9,000 2 ST. OR MORE 6000 3 ST. 40'	N.P.	N.P.	N.P.
H-1	INSTITUTIONAL - RESTRAINED	6 ST. 2,000	6 ST. 75' 15,000	4 ST. 50' 9,000	2 ST. 30' 6,900	N.P.	N.P.	N.P.	N.P.	N.P.	N.P.
H-2	INSTITUTIONAL - INCAPACITATED		85' High 8 ST. 18,000	4 ST. 50' 10,000	2 ST. 30' 8,000	N.P.	N.P.	N.P.	N.P.	N.P.	N.P.
L-1	RESIDENTIAL - HOTELS			9 ST. 100' 14,000	4 ST. 50' 4,000	2 ST. 30' 3,000	4 ST. 50' 4,000	1 ST. 9,000 2 ST. OR MORE 6,000 4 ST. 45'	N.P.	N.P.	N.P.
L-2	RESIDENTIAL - MULTI-FAMILY			9 ST. 100' 14,000	4 ST. 50' 4,000	2 ST. 30' 3,000	4 ST. 50' 4,000	1 ST. 9,000 2 ST. OR MORE 6,000 4 ST. 45'	N.P.	N.P.	N.P.
L-3	RESIDENTIAL - 1 & 2 FAMILY			3 ST. 40' 5,000	3 ST. 40' 5,000	2 ST. 40' 5,000	3 ST. 40' 5,000	3 ST. 40' 5,000	2 ST. 30' 5,000	3 ST. 40' 5,000	2 1/2 ST. 35' 4,000
M	MISCELLANEOUS & TEMPORARY										

NOTE 1 - Buildings for use Group A shall be sprinkled if over two stories in height and over 15,000 sq. ft. in AREA.

* - Permitted in Fire District #2 Only.  = UNLIMITED

N.P - Not Permitted

(69) Section 303.4 is deleted.

(70) Section 303.5 is amended to read:

Temporary builders' shanties erected in connection with approved building operations platforms, reviewing stands, and other similar miscellaneous structures may be erected of frame (type 4) construction for a limited period of time as approved by the building official for a period of twelve (12) months.

(71) Section 303.6 is deleted.

(72) Section 303.8 is deleted.

(73) Section 303.9 is amended to read:

Roofs over parking lots, bus and passenger terminals may be erected one (1) story and not over twenty (20) feet in height and not more than eleven thousand (11,000) square feet in area of noncombustible (type 2-C) construction.

(74) Section 304.1 is amended to read:

One and two-family dwellings (use group L-3) may be erected of protected frame (type 4-A) construction when not less than seven (7) feet from interior lot lines and of unprotected frame (type 4-B) construction when not less than ten (10) feet from interior lot lines within the height and area limitations of Table 6. Roof coverings shall be of class 1, 2 or 3 roofings complying with the provisions of Article 9.

(75) Section 307.3 is amended to read:

307.3. Multi-Story Buildings.-Buildings two (2) stories in height may be built to the same area limits provided in table 6 for one-story buildings. In buildings over two (2) stories in height, the area limits of table 6 for one-story buildings shall be reduced for each story of height over two (2) stories in all use groups as herein specified:

<u>1 1/2-hour protected noncombustible construction (Type 2-A)....</u>	<u>1/20</u>
<u>All other types of construction (Types 1-B, 2-C, 3-A, 3-B, 3-C, 4-A,</u>	
<u>AND 4-B)</u>	
<u>3-story.....</u>	<u>1/5</u>
<u>Over 3-story.....</u>	<u>1/10</u>

(76) Section 308.3 is amended to read:

308.3. Maximum Total Area.-The maximum total area under the combined provisions of sections 308.1 and 308.2 shall not exceed three and one-half (3-1/2) times the tabular area in table 6.

(77) Section 309.1 is amended to read:

Section 309.1. One-Story Buildings.-In other than frame construction, the area of all buildings of assembly (use group F-3), business, industrial, mercantile and storage use groups not including high hazard uses, which do not exceed one (1) story or eighty-five (85) feet in height shall not be limited outside the fire limits; provided the exit facilities comply with the provisions of section 604, an automatic sprinkler system is provided complying with the provisions of section 1213.19 and the building is isolated as specified in section 309.2, except that a sprinkler system shall not be required for buildings of type 2 or type 3A construction used exclusively for storage of non-combustible material not packed or crated in combustible material or as exempt by section 206.2 for special industrial uses.

(78) Section 309.11 is amended to read:

Section 309.11. School Buildings.- Outside the fire districts one-story school buildings of type 2, 3A, 3B construction may be unlimited in area when a direct exit to the outside of the building is provided from each classroom and the building is equipped with an approved automatic sprinkler system throughout. A fire separation shall be provided on all sides of such buildings as specified in section 309.2.

(79) Section 310.0 is amended by the addition of a new section numbered 310.3 to read:

Section 310.3. Mezzanines and Basements.-In applying the story height limitation of table 6 the following may be excluded.

1. A mezzanine as defined in section 201.
2. One basement or cellar providing the average grade around such basement is not more than five (5) feet below the finished floor next above.

(80) Section 311.0 is amended to read:

Except as herein provided, no part of any building hereafter erected, no part of existing buildings and structures which already project beyond the street lot line or building restriction line, and no additions to existing buildings heretofore erected shall project beyond the lot lines or beyond the building restriction line when such line is established by the zoning law or any other law controlling building construction.

(81) Section 311.1 is amended to read:

No part of a building hereafter erected below grade that is necessary for structural support of the building shall project beyond the lot lines except that the footings of street walls or their supports located at least eight (8) feet below grade may project not more than thirty-six (36) inches beyond the street lot line.

(82) Section 311.2 is deleted.

(83) Section 311.3 is amended to read:

The building official may authorize temporary projections which he deems desirable or necessary to protect the health or safety of the public.

(84) Section 311.4 is deleted.

(85) Section 311.5 is amended to read:

Encroachment by parts of existing buildings and structures which already project beyond the street lot line or building line may be authorized only by an ordinance passed by the City Council.

(86) Section 312.4 is amended to read:

Steps not more than twelve (12) feet in length, including the required landings, shall be allowed to project beyond the street lot line five (5) feet on streets 100 feet wide or greater, four (4) feet on streets 66 feet wide or greater, three (3) feet on streets 50 feet wide or greater, and in any event twenty (20) inches on Union and King Streets from the Potomac River to the R. F. & P. Railroad right of way.

(87) Section 312.72 is amended by adding the following words at the beginning of the section: Non-combustible.

(88) Section 312.9 is amended by adding thereto the following paragraph:

Section 312.9. "Vaults in public space shall be completely fire resistive and the roofs shall have a minimum fire resistive rating of four hours."

(89) Section 312.0 is amended by adding a new section numbered 312.10 thereto to read:

Section 312.10. Porches.- Nothing herein shall be construed to allow the encroachment or projection of any porch beyond the street lot line.

(90) Section 314.1 is amended to read:

Section 314.1. Alley Projections.- No projection beyond a lot line adjacent to any alley shall be permitted.

(91) Section 314.2 is deleted.

(92) Section 400.0 is amended by deleting therefrom the second paragraph.

(93) Section 400.1 is deleted.

(94) Section 400.5 is deleted.

(95) Section 400.7 is deleted.

(96) Section 400.8 is deleted.

(97) Section 401.0 is amended by deleting the words "for profit" from the definition of a private garage.

Section 401.0 is also amended by adding thereto the following definitions:

Garage, public. A building or structure for the storage, parking, care or repair of five (5) or more motor vehicles not included in the term garage, private. Public garages shall be classified according to their specific use in one (1) of the following groups:

Group 1. Buildings used for parking, storage, repair or painting of passenger or commercial vehicles, trucks or buses, including fleets of motor vehicles, operated by utilities, large businesses, mercantile or similar concerns; and in which gasoline, oil and similar products may be dispensed for the servicing of such vehicles;

Group 2. Buildings used exclusively for the parking or storing of passenger vehicles that will accommodate not more than nine (9) passengers, and which gasoline, oil and similar products may be dispensed for the servicing of such vehicles.

Parking structure, open. A structure for the parking of passenger cars wherein two (2) or more sides of such structure are not less than fifty (50) per cent open on each floor or level for fifty (50) per cent of the distance from the floor to the ceiling and wherein no provision for the repairing of such vehicles is made. Such open parking structures are not classified as public garages, but shall comply with the requirements of section 905.2.

(98) Section 403.0 is deleted.

(99) Section 404.0 is deleted.

(100) Section 405.2 is deleted.

(101) Section 407.0 is deleted.

(102) Section 408.0 is deleted.

(103) Section 409.0 is deleted.

(104) Section 412.0 is deleted.

(105) Section 413.5 and 413.6 are deleted.

(106) Section 414.11 is amended to read:

Section 414.11. One- and two-family dwellings.- Private garages located beneath a one- and two-family dwelling shall have walls, partitions, floors and ceilings separating the garage space from the dwelling constructed of not less than

three-quarter (3/4) hour fire resistance, with the sills of all door openings between them raised not less than four (4) inches above the garage floor. The door opening protectives shall be three-quarter (3/4) hour fire doors complying with article 9 or one and three-quarter (1-3/4) inch solid core wood doors.

(107) Section 414.13 is amended to read:

Section 414.13. Separation by Breezeway.- Private garages exceeding seven hundred and fifty (750) square feet in area and attached to one- and two-family dwellings shall be protected as required in section 414.11. Such garages separated from residence outside the fire limits by a breezeway not less than ten (10) feet in length may be of unprotected frame (type 4-B) construction but the junction of the garage and breezeway shall be firestopped to comply with section 877.0.

(108) Section 415.0 is amended to read:

Section 415.0. Public Garages. - Public garages shall comply with the applicable requirements of the following sections. The portions of such buildings and structures in which gasoline, oil and similar products are dispensed shall comply with the requirements of section 416; the portions in which motor vehicles are repaired shall comply with section 417; and the portions in which paint spraying is done shall comply with the requirements of Chapter fourteen (14) of the City Code.

(109) Section 415.1 is amended to read:

Section 415.1. Construction. - All group 1 public garages hereafter erected shall be classified as storage buildings, moderate hazard (use group B-1) and all group 2 public garages shall be classified as storage buildings, low hazard (use group B-2) and shall conform to the height and area limitations of table 6 except as herein specifically provided. The areas used for dispensing gasoline in such buildings shall be located on the grade floor and shall comply with the requirements of section 416.

(110) Section 415.11 is amended to read:

Section 415.11. Special Height Limitations.- Public garage buildings shall comply with the height and area limitations of table 6 for the classification of the use as specified in section 415.1. Such heights may be increased one (1) additional story when the building is equipped with an approved sprinkler system.

(111) Section 415.12 is amended to read:

Section 415.12. Basement. - The first floor construction of public garages of all classifications and public hangars with basements shall be constructed of not less than two (2) hour fire resistance and shall be water and vapor proof. Where openings are provided in the floor they shall be protected by a curb or ramp not less than six (6) inches high above the floor to avoid the accumulation of explosive liquids or vapors and prevent them from spilling to the lower floor. There shall be not less than two (2) means of egress from such areas, one of which shall be directly to the outside independent of the exits serving other areas of the building.

(112) Section 415.13 is amended to read:

Section 415.13. Mixed Occupancy. - No public garage shall be located within or attached to a building occupied for any other use, unless separated from such other use by walls or floors complying with table 16 for fire resistance. Such fire division shall be continuous and unpierced by openings; except that door openings equipped with self-closing fire doors complying with article 9 shall be permitted. In buildings of single occupancy not excluding the area limitations of table 6, doors without fire resistance shall be permitted between the garage area and salesroom or offices that are operated in connection with the garage.

(113) Section 415.13 is amended by adding a new section numbered 415.13.1 thereto to read:

415.13.1 Attached to Buildings.- Any public garage when attached to a church, school, or multi-family dwelling, or any place used for public assembly, shall be separated therefrom by fireproof construction with not less than a two-hour rating.

(114) Section 415.14 is amended to read:

Section 415.14. Roof Storage of Motor Vehicles and Airplanes.- The roof of a public garage shall not be used for the parking or storage of motor vehicles unless the building is of fireproof construction (type I-A or I-B). When the roof of a building is used for parking or storage of motor vehicles it shall be provided with a parapet wall or guard rail not less than three (3) feet six (6) inches in height and a wheel guard not less than six (6) inches in height, located so as to prevent any vehicle from striking the parapet wall or guard rail. The use of roofs for airplanes storage and landing shall be subject to the approval of the Civil Aeronautics Authority.

(115) Section 415.2 is amended to read:

Section 415.2. Ventilation.- All public garages and airplane hangars shall be provided with mechanical or natural ventilation adequate to prevent the accumulation of carbon monoxide or exhaust fumes in excess of one (1) part in ten thousand (10,000) (.01 percent) or the concentration of gasoline vapors in excess of twenty (20) percent of the lower explosive limit. The building official may require test by a qualified testing laboratory to determine the adequacy. The cost of test shall be borne by the owner.

(116) Section 415.21 is amended to read:

Section 415.21. Below Grade.- Basement and cellar garages shall be equipped with mechanical ventilation adequate to provide the ventilation required under section 415.2. The ventilation system shall be operated at all times the basement areas are occupied by human beings.

(117) Section 415.22 is amended to read:

Section 415.22. Repair Shops or Rooms.- When motor vehicles are to be operated or engines are run for test purposes or minor adjustments, provisions shall be made to collect the exhaust fumes from each vehicle individually and to discharge such fumes to the outer air by means of a positive induced draft. The discharge from such system shall be located so as not to create a hazard to adjoining properties, but not less than eight (8) feet above the adjacent ground level on the exterior of the building and shall discharge into a yard or court. When necessary to discharge across a walkway or private thoroughfare the discharge opening shall be carried to a height of not less than twenty-five (25) feet above the ground level or to a distance four (4) inches above the highest point of the wall of the building or structure on which it is located.

(118) Section 415.23 is amended to read:

Section 415.23. Pits.- No pits shall be installed in floors below the first; and pits in first and upper stories shall be provided with mechanical ventilation adequate to provide the ventilation required under section 415.2. The ventilation system shall be operated at all times the pits are occupied by human beings.

(119) Section 416.1 is amended by adding thereto the following sentence:

"Section 417.0 shall apply when provisions for servicing and repair of motor vehicles is provided. (See definition of motor vehicle repair shop)."

(120) Section 416.2 is amended by the deletion of the words and numbers "Section 403" and the substitution therefor of the words and numbers, "Chapter 14 of the City Code."

(121) Section 418.0 is amended to read:

Section 418.0. Places of Public Assembly. The provisions of this section shall apply to all places of public assembly and all parts of buildings and structures classified in the use group F-1, theatres and in other places of public assembly, use groups F-2, F-3, and F-4, except as specifically exempted in Section 419.

(122) Section 418.32 is amended to read:

Aisles shall be provided so that not more than seven (7) seats intervene between any seat and the aisle or aisles, except that the number of seats in a row shall not be limited when self-raising seats are provided which leave an unobstructed passage between rows of seats of not less than eighteen (18) inches in width leading to side aisles in which exit doorways are located not more than five (5) feet apart leading to the exit corridor or exit court.

(123) Section 418.33 is amended by deleting therefrom the number fourteen (14) and inserting in its place and stead the number ten (10).

(124) Section 418.41 is amended by deleting therefrom the number thirty (30) and inserting in its place and stead the number thirty-three (33).

(125) Section 418.42 is amended by deleting therefrom the words forty-two (42) inches and inserting in its place and stead the number forty-four (44) inches.

(126) Section 418.64 is amended by the deletion of the phrase "Article 15 of the National Electrical Code" and the addition of the phrase "Chapter 10 of the City Code."

(127) Section 418.84 is amended by adding the following words: "For auditorium lighting and emergency lighting systems of theaters."

(128) Section 419.0 is amended by adding thereto the following words: "except use groups F-1 theaters."

(129) Section 422.2 is amended by deleting the phrase "section 409.3" and substituting therefor the words: "Chapter 14 of the City Code."

(130) Section 423.0 is deleted.

(131) Section 424.0 is deleted.

(132) Section 425.0 is deleted.

(133) Section 426.3 is amended to read:

The arrangement and capacity of the driveways, lanes and parking spaces shall comply with the requirements specified for in Chapter 35 of the City Code.

(134) Section 426.4 is deleted.

(135) Section 427.2 is amended by deleting therefrom the numbers one-eighth (1/8) and three-sixteenths (3/16) and inserting in their respective places and steads the numbers one-quarter (1/4) and five-sixteenths (5/16).

(136) Section 427.4 is deleted.

Section 2. This Ordinance is one of a series of ordinances that will make comprehensive amendments to the Building Code of the City of Alexandria. Until the last of these ordinances is passed there will be some overlapping of subsection numbers in Section 7-8 of the City Code. In order to avoid confusion, until the next in the series of ordinances is passed, existing subsections 102 through 133 inclusive of Section 7-8 shall be designated subsections 102A through 133A inclusive and shall not be deemed to have been amended.

Section 3. That this Ordinance shall be published in a newspaper of general circulation in the City not later than five days following its introduction together with a notice containing the time and place for a public hearing. The Clerk of the Council shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This Ordinance shall become effective the date of its final passage. Provided, however, that any and all buildings and structures for which a permit shall have been regularly issued by the Director of Building and Mechanical Inspections before this ordinance takes effect may be completed in accordance with said permit, and in accordance with the plans submitted and approved, and under the provisions of the Building Code of Alexandria in effect at the time such permit was issued, and such plans approved. Provided, Further, that until October 11, 1967 plans for buildings and structures may be submitted in accordance with the older portions of the Building Code of Alexandria, and if approved and a permit is issued said buildings or structures may be completed in accordance with said permit and the plans submitted and approved and under the provisions of those older portions of the Building Code of Alexandria. No plans shall be submitted for approval under said older sections after October 11, 1967.

FRANK E. MANN
Mayor

Introduction: 4-11-67
First Reading: 4-11-67
Publication: 4-14-67
Public Hearing: 4-25-67
Second Reading: 4-25-67
Final Passage: 4-25-67