ORDINANCE NO. 56

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AN ORDINANCE CONCERNING FIRE AND BUILDING REGULATIONS.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LA JARA:

Section 1. FIRE LIMITS. The following shall be and hereby are declared to be the fire limits of the Town of La Jara; all of blocks 14, 15, 16, 21, 22, and 23 in the Town of La Jara.

Section 2. BUILDING PERMITS. No building, wall, structure or part thereof shall hereafter be built, enlarged or altered anywhere in the Town of La Jara until a plan of the proposed work, together with specifications showing any materials to be used, shall have been submitted to the Board of Trustees or to it's building committee. If such plan and specifications comply with the Provisions of this ordinance the Board of Trustees or building committee shall issue a permit or the proposed construction, upon payment of the following fee:

For new construction of buildings for residence or business use $2.50; for any other strucutre or alteration for which a permit is required to be obtained, $1.50

No structure hereafter erected or altered within the Town of La Jara shall be occupied or used until a certificate of compliance with the Provisions of this ordinance shall have been issued by the Board of Trustees or its building committee Such certificate shall be issued within 10 days after the erection or alteration of any such building shall have been completed in compliance with the Provisions of this ordinance.

Section 3. REQUIREMENTS OF BUILDINGS WITHIN FIRE LIMITS. Every building hereafter erected or enlarged within the fire limits shall be enclosed on all sides with walls constructed wholly of stones, well burnt brick, well made adobe brick, tile approved by the Board of Five, Underwriters, or other equivalent materials. All cornices shall be of incombustible materials. All roofs placed upon any such building shall have a standard fire resistive covering. When a new wall is erected upon a lot line or within three feet of another building, a fire wall shall be erected extending at least three feet above the roof line of such new wall.

Section 4. No wooden building or part of any building now hereafter constructed within the fire limits shall be raised, enlarged or removed to any place within said limits, nor shall any wooden building be moved into the fire limits. A building with a wooden frame, the sides of which are covered with sheet iron or other mateiral shall be deemed a wooden building for the purpose of this ordinance.

Section 5. Any wooden building which may be erected, enlarged or removed contrary to the provisions of this ordinance shall be deemed a nuisance and the person so building or removing same who fails to abate such nuisance after three days notice in writing so to do signed by the Town Clerk by order of the Board of Trustees shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined not less than Ten Dollars ($10.00) nor more than One Hundred Dollars ($100.00).

Section 6. All buildings hereafter erected anywhere within the Town of La Jara shall comply with the following requirements:

A. FOUNDATION: All such buildings shall have cement footings which shall comply with the following requirements:

Brick buildings shall have footings at least twenty inches wide and at least ten inches thick with foundations at least ten inches wide, up to the lower edge of the floor joists.

Frame or stucco buildings shall have cement footings at least sixteen inches wide and at least eight inches thick with cement foundation at least eight inches wide up to the lower edge of the floor joists. Sills of frame or stucco buildings shall be bolted to the cement foundations with one-half-inch by eight-inch bolts not more than four feet apart, the bolts to be set in the foundation while the cement is wet.

Adobe buildings shall have cement footings at least twenty inches wide and ten inches thick with cement foundation at least twelve inches wide extending up to the lower edge of the floor joists and all cross walls in such buildings shall have cement footings at least ten inches wide and at least six inches deep extending up to the lower edge of the floor joists.

B. WALLS. Brick buildings shall have walls at least nine inches thick. Adobe buildings shall have walls at least twelve inches thick Concentrated loads applied to adobe walls shall be supported by adequate pilasters which may be of reinforced concrete, steel or masonry construction. Two story brick buildings shall have walls at least twelve inches thick for the first eight feet above the first floor. Two story adobe buildings shall have walls at least twenty inches thick for the first eight feet above the first floor.

C. CHIMNEYS. All chimneys in buildings hereafter erected and all chimneys hereafter altered or rebuilt shall be constructed of brick, hollow tile or burned clay products. No masonry chimney shall have walls less than eight inches thick, unless it be lined on the inside with well burned terra cotta or fire clay chimney tile set in lime mortar, in which case the walls shall be not less than four inches thick. The lining shall be from a point at least four inches below the thimble to the top of the chimney. Brick set on edge shall not be permitted in chimney construction. All chimneys shall project at least three feet above the point of contact with a frame roof, or two feet above the ridge of a pitched roof. Lime mortar only shall be used in the construction of chimneys. No chimney in any building shall have wooden supports. Supports shall be incombustible and shall rest upon the ground or the foundation. All chimneys which are found by the Building Committee to be dangerous for any cause shall be repaired and made safe, or torn down. No woodwork shall be less than one inch from any chimney.

Section 7. PROHIBITED CONSTRUCTION. No structure intended for human occupancy shall hereafter be erected within the Town of La Jara with side walls made of wood slabs, boxes, used railroad ties, or any other unapproved building materials.

Section 8. BUILDING RESTRICTIONS. Every residence hereafter erected or altered shall provide a lot area of not less than Thirty-five hundred (3,500) sq. ft., for each family, and a frontage upon the street of not less than fifty feet, except that where a lot held under distinct ownership from adjacent lots or record at the time of the passage of this ordinance has a less area than above stated, this regulation shall not apply. Every residence shall have side yards having an aggregate width of not less than ten feet and a minimum width for either yard of not less than three feet. The front building line of any residence shall be at least twenty-five feet from the lot line of the street upon which the residence faces; provided that in any block in which at least 50 per cent of the lots on the same side of the street shall have been built upon in conformity with a fairly even building line located less than twenty-five feet from the lot line, any buildings thereafter erected in any such block on the same side of the street shall be erected in conformity with said front building line. Any residence upon a corner lot shall be at least ten feet from the lot line on the side street.

Section 9. No warm or hot ashes shall be deposited in any part of the Town of La Jara unless the same be deposited in a secure metallic or earthern vessel, or brick or adobe ash pit.

Section 10. PENALTY. Any person who shall violate any provision of this ordinance, or fail to comply therewith, or who shall violate or fail to comply with any order or regulation made thereunder, or who shall erect a building or other structure in violation of any detailed plan or specifications submitted and approved thereunder, or any permit issued thereunder, shall for each and every violation for noncompliance forfeit and pay a penalty of not less than five dollars ($5.00) nor more than fifty dollars ($50.00). The imposition of one penalty for any violation of this ordinance shall not excuse the violation or permit it to continue and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and each period of ten days thereafter during which any such prohibted condition is maintained shall constitute a separate offense.

Section 11. This Board of Trustees hereby declares that it would have passed each section, paragraph and sentence of this ordinance regardless of the validity or invalidity of any other section, paragraph, or sentence thereof and that the invalidity of any section, paragraph or sentence thereof shall not affect the validity of any remaining section, paragraph, sentence thereof.

Introduced, read, passed and approved this 23rd day of May, A. D. 1939.

ATTEST:

E. J. MURPHY,
Mayor.

MELITON VELASQUEZ,
Town Clerk.

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