

An Ordinance concerning the Fire Limits.

Be it ordained by the City Council of the city of Grand Junction:

SECTION 1. All that portion of the city of Grand Junction embraced within the following described limits shall be known as the fire limits of said city, to wit: Beginning on Second street at its intersection with the alley between Rood avenue and White avenue, thence east

along said alley to Seventh street, thence south along Seventh street to the alley between Colorado avenue and Ute avenue, thence west along the alley last aforesaid to Second street, thence north to the place of beginning.

SEC. 2. No wooden, tin or corrugated iron building shall be erected, constructed or repaired within said fire limits or removed into the same from without such limits, or removed from one place to another within such limits, nor shall any tent be pitched or erected therein without permission by resolution of the city council of said city,

SEC. 3. No building shall be constructed within the fire limits contrary to the following provisions:

First—All outside walls and party walls shall be made of stone, brick or other fire proof material, and all roofs and cornices of buildings shall be made of fire proof material.

Second—No party wall shall be less than one foot in thickness in any part thereof, but in all respects, not inconsistent with this section, party walls shall conform to the requirements in the case of outside walls.

Third—Outside walls in one story buildings not more than fifteen feet in height, shall not be less than eight inches thick when of brick, nor less than sixteen inches thick when of stone or other material. Outside walls in one story buildings more than fifteen feet in height shall not be less than twelve inches thick when of brick, nor less than eighteen inches thick when of stone or other material.

When of brick the outside walls of two story buildings shall be, in the first story, twelve inches thick at least, and in the second story eight inches thick at least; when of stone or other material such outside walls in two story buildings shall be, in the first story, twenty inches thick at least, and in the second story sixteen inches thick at least. When of brick the outside walls of three story buildings shall be in the first story sixteen inches thick at least, in the

second story twelve inches thick at least, and in the third story eight inches thick at least. When of stone or other material such outside walls of three story buildings shall be in the first story twenty-four inches thick at least, in the second story twenty inches thick at least, and in the third story sixteen inches thick at least. In buildings of more than three stories in height the outside walls in the first story, whether of brick, stone or other material, shall be four inches thicker than the first story of three story buildings, according to their materials, for each additional story, and shall not decrease in thickness more than four inches for each succeeding story from the first upwards. The height of the walls of any building mentioned in this ordinance shall be determined by measuring the same from the top of the foundation to the under side of the roof, joists or rafters of such building.

In all one story buildings of brick or stone, when columns of wood shall be used as supports between the windows and doors of same, such columns shall be solid and shall be six inches at least across the narrowest face of same, and when round shall be seven inches at least in diameter at their smallest part.

In all brick or stone buildings of two stories or over, when columns of wood shall be used as supports between the windows and doors of the first story of the same, such columns shall be solid, and shall be increased in measurement across the narrowest surface of the same two inches at least for every story above a one story building, reference being had, as a basis, to the columns of a one story building as provided for herein.

And when such columns shall be round they shall be solid and shall be increased in diameter at their smallest part two inches at least for every story above a one story building, reference being had, as a basis, to the round column of a one story building as provided for herein.

Fourth—All such buildings shall have good and substantial footings, at least six inches thicker than the walls of the first story of the same.

Fifth—All joists, beams and other timbers in outside walls or party walls shall be separated at least four inches from each other with stone or brick laid in mortar.

Sixth—All party walls or side walls built upon the side lines of the lot of another than the owner of such building shall extend above the sheathing of the roof two feet at least.

SEC. 4. The construction or repair of any building within the fire limits of this city without the owner shall first obtain a permit therefor from the city clerk and approved by the mayor is hereby forbidden.

SEC. 5. Any person or persons desiring to construct or repair a building within the fire limits shall submit to the city clerk a copy of the plans for such building or repairs.

If said plans conform to the requirements of the ordinances relating to the construction of buildings within the fire limits, the city clerk shall issue a permit for said building, signed by him, which permit shall also be approved by the mayor.

SEC. 6. Whenever the mayor shall be convinced that work has been done or is being done upon any such building, or repairs, in violation of any ordinance, he shall revoke said permit and further work shall be stopped until such violation is rectified; then, upon written consent of the mayor, the work upon such building may be resumed and the permit be in full force.

SEC. 7. Any building, structure or tenement situated within the fire limits of this city which by reason of fire, natural decay, defective structure or other cause shall become unsafe and dangerous to individuals passing along the streets or alleys of said city, or to life or limb of persons residing therein, or in adjacent buildings, or to property in the vicinity shall be and the same is hereby declared a nuisance.

SEC. 8. Whenever any building, structure or tenement within the fire limits is discovered to be in the condition mentioned in the preceding section, the marshal shall at once give notice to the owner or occupant of the same or the agent of such owner, immediately to repair and remedy or abate the same within forty-eight hours thereafter, and if the owner or agent fails so to do, it shall be the duty of the said marshal, after counseling with the mayor, to proceed to demolish or to secure the same so as to insure safety, and he may employ labor and purchase material needed and the expense thereof shall be collected from such owner by suit in any court of competent jurisdiction.

SEC. 9. Any owner or occupant of any building, structure or tenement within

the fire limits who shall allow or permit the same to become unsafe or dangerous to life or limb, or who shall permit the same to remain in such condition forty-eight hours after notice duly served upon him or them to remedy or repair the same, or to abate the said nuisance, shall, upon conviction, be fined in a sum not less than ten dollars nor more than three hundred dollars, and each day that said owner or agent refuses or neglects to comply with the requirements of such notice shall constitute a separate and distinct offense.

SEC. 10. All repairs under the provisions of this ordinance shall be made to the satisfaction and approval of the marshal.

SEC. 11. Whenever any building or structure within the fire limits shall have been damaged by fire, decay or otherwise to the extent of fifty per cent of the original value thereof, such building shall be taken down and removed by the owner from the fire limits; and in order to ascertain whether the same has been damaged to such extent, three citizen freeholders, to be appointed, one by the mayor, one by the owner or his agent, the third to be selected by these two, shall determine the per cent of damage by appraisement. Should the owner or agent refuse or neglect to so appoint such an appraiser within twenty-four hours after notice so to do, then and in that case the finding of the mayor shall be final; otherwise the finding of a majority of the appraisers reduced to writing and filed with the city clerk shall be final in each case. Upon such finding being made, the owner or his agent shall take down or remove such building from the fire limits within ten days, and if not so done, then the mayor shall forthwith cause the marshal to take such building down at the owner's cost.

SEC. 12. All violations of any of the provisions of this ordinance, not otherwise provided for, shall subject the violator to a fine of not less than five dollars nor more than three hundred dollars.

Passed this 26th day of September, A. D. 1891.

EDWARD W. GANNON,
Temporary President.

Attest: FRANK MCCLINTOCK,
City Clerk Pro Tem.

Edward W. Gannon
Temporary President
Frank McClintock
City Clerk Pro Tem