To be provided with good privies or water-closets.

Sec. 3. And be it further enacted, That every tenement or lodging-house shall be provided with good and sufficient privies or water-closets; such privies or water-closets shall not be less in number than one to every twenty occupants of said house; but privies and water-closets may be used in common by the occupants of any two or more houses, provided the access is convenient and direct, and provided the number of occupants in the houses for which they are provided shall not exceed the proportion above required for every privy or water-closet. No privy well shall be allowed in or under or connected with any such house, except when it is unavoidable; and in such case it shall be constructed in such situation and such manner as the Board of Health may direct; it shall, in all cases, be water-tight, and so constructed that no offensive smell or gases shall be allowed to escape therefrom; the yard or area shall be so graded that all water from the roof or otherwise shall flow freely from it and all parts of it into the street gutter.

Proviso.

Privy how to be constructed

Conditions upon which buildings shall be rented

Sec. 4. And be it further enacted, That no owner or owners or lessee of any building shall rent, let, hire out, or allow to be used as or for a place of sleeping or residence any portion or apartment of any building which portion or apartment has not at least three feet of its height and space above the level of every part of the sidewalk and kerb-stone of any adjacent street, nor of which the floor is damp by reason of water from the ground, or which is impregnated or penetrated by any offensive gas, smell, or exhalation prejudicial

to health; but this section shall not prevent the leasing, renting, or occupancy of cellars or rooms less elevated than aforesaid, and as a part of any building rented or let when they are not let or intended to be occupied or used by any person as a sleeping apartment.

Houses not to be overcrowded.

Sec. 5. And be it further enacted, That no owner, lessee, or keeper of any tenement, boarding, or lodging-house shall cause or allow the same to be overcrowded, or cause or allow too great a number of persons to dwell, be, or sleep in any such house, or portion thereof, so thereby to cause any danger or detriment to life or health.

To be kept clean.

Sec. 6. And be it further enacted, That every tenement or lodging-house, and every part thereof, shall be kept clean and free from any accumulation of filth, garbage, or other matter, in or on the same, or in the yard, court, area, passage or alley connected with or belonging to the same; the owner or lessee of any lodging or tenement-house shall thoroughly cleanse all the rooms, passages, stairs, floors, windows, doors, walls, ceilings and privies, to the satisfaction of the Board of Health, so often as shall be required by said Board, and shall also whitewash the walls and ceilings thereof at least once in each year.

Penalty.

Sec. 7. And be it further enacted, That any person or persons, owner or owners, agent or lessee, of any tenement or lodging-house violating any section of this ordinance shall be subject to a fine or penalty of twenty dollars, and a further fine of five