No. 146.

An Ordinance relating to the inspection and construction of buildings in the City of Baltimore.

No wall, structure, building or parts thereof to be built, altered or repaired without conformity to provisions of this ordinance

Section 1. Be it enacted and ordained by the Mayor and City Council of Baltimore, That all that portion of the State of Maryland within the corporate limits of the City of Baltimore shall constitute the building limits designated under this ordinance, in which no wall, structure, building, part or parts thereof, shall hereafter be built, altered or repaired, except in conformity to the provisions of this ordinance, and that this ordinance shall not conflict with the provisions of the City Extension Bill, passed by the Maryland Legislature, 1888, for frame buildings in the annexed portion of the City.

Not to conflict with City Extension Bill.

Outside or division walls are to be constructed of stone, brick, iron or other non-combustible material.

Sec. 2. Be it further enacted and ordained, That all buildings hereafter erected within said building limits shall have all outside or division walls constructed of stone, brick, iron, or other non-combustible material, properly bonded and solidly put together, and all such walls shall be built to a line and carried up plumb and straight, and the several component parts of such buildings shall be constructed in such manner as herein provided.

Foundation walls to be laid 3 feet below the exposed surface on solid bottom.

Sec. 3. Be it further enacted and ordained, That all foundation walls shall be laid not less than three feet below the exposed surface of the earth, on a good, solid bottom; and in case the nature of the earth should require it, a bottom of driven piles, flagstones, concrete or laid timbers, of sufficient size and thickness, shall be laid, to prevent the walls from settling; and all piers, columns, post or pillars resting on the earth shall be set upon a bottom in the same manner as the foundation walls.

Rocks to receive foundation walls to be benched or leveled.

Sec. 4. Be it further enacted and ordained, That whenever the foundation wall or walls of any building that may hereafter be erected shall be placed on a rock bottom, the said rock shall be benched or leveled to receive the same; and that all excavations upon the front or side of any lot adjoining the street shall be properly guarded and protected by the person or persons having charge thereof, so as to prevent the same from being or becoming dangerous to limb or life.

Excavations to be properly guarded.

Relating to excavations to a depth not exceeding 10 feet below the top of the kerb in front of the wall to be underpinned.

Sec. 5. Be it further enacted and ordained, That whenever the owner or owners of property wish to excavate to a depth not exceeding ten feet below the top of the kerb in front of the wall to be underpinned, and there shall be any party or other walls wholly or partly upon adjoining land, and standing upon or near the boundary line of said lot, and the owner or owners refuse to underpin or protect said walls after having had notice of twenty-four hours from the Inspector of Buildings so to do, he may enter upon the premises and employ such labor and take such steps as in his judgment may be necessary to make the same safe and secure, or to prevent the same from becoming unsafe or dangerous, at the expense of the person or persons