

ORDINANCE NO. 338

AN ORDINANCE AMENDING ORDINANCE NO. 233, COMMONLY KNOWN AS THE BUILDING CODE OF THE CITY OF MIAMI BEACH, FLORIDA, AS PASSED AND ADOPTED BY THE CITY COUNCIL OF SAID CITY ON JANUARY 20th, 1926.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI BEACH, FLORIDA:

That Ordinance No. 233 of the City Council of said City of Miami Beach be, and the same is, hereby amended as follows:

SECTION 1: That Section 1 of Article 12 of said Ordinance No. 233 be amended to read as follows:

"Section 1: The footings for foundation walls, piers and columns shall be constructed of plain concrete, reinforced concrete or of steel grillage beams resting on a bed of concrete. Concrete footings for one-story buildings shall be not less than 24" wide and 10" in depth. For two-story buildings they shall be not less than 30" wide and 12" in depth. Concrete footings shall be reinforced with not less than four one-half inch square steel rods.

The foundation walls shall be of concrete, not less than eight inches in thickness, cast integral with the footing and shall extend to the under side of the first floor joist, which shall be not less than twelve inches above the natural ground level. For buildings two stories or more in height, foundation walls shall be not less than twelve inches in thickness."

SECTION 2: That Article 14 of said Ordinance No. 233 be amended by the insertion of the following section.

"Section 3: In buildings two stories or more in height, all concrete block construction shall have concrete corner columns and a continuous concrete wall tie beam, not less than eight by twelve inches or its equivalent in size, supporting all floor and ceiling joists above the first floor.

A concrete column not less than eight by twelve inches in size shall be cast as an integral part of the upper continuous concrete wall tie beam and extended to the top of the parapet wall, where it shall be tied into a continuous concrete parapet coping which shall contain an area of not less than sixty-four square inches. These columns shall be spaced not more than sixteen feet, center to center.

All apartments, hotels, stores, offices and public garages and other similar buildings shall have concrete columns twelve by twelve inches or their equivalent in size, with a maximum spacing of sixteen feet, center to center, and a continuous concrete beam, not less than eight by sixteen inches or its equivalent in size, at all floor and ceiling joists. All exterior columns shall be carried through to the top of the parapet wall and tied into a continuous concrete parapet coping which shall contain an area of not less than sixty-four square inches.

All concrete columns, beams and coping herein referred to shall be reinforced with not less than two half-inch square rods, or its equivalent well anchored at all corners."

SECTION 3: That Article 20 of said Ordinance No. 233 be amended by adding thereto the following section:

"Section 15: All steel dowels and splices shall have a length of not less than forty diameters."

SECTION 4: That Article 25 of said Ordinance No. 233 be amended to read as follows:

"Section 1: Footings and foundations shall conform to Article 12 as amended.

"Section 2: When changing from concrete to wood construction, the wooden plate or sill shall be not less than 2" x 6" and shall be fastened to the concrete by not less than $\frac{1}{2}$ " x 12" bolt, firmly embedded in the concrete foundation, beam, girder, or lintel, at least every five feet, and securely bolted through wood plate or sill.

"Section 3: All columns, posts or piers shall have a footing not less than twelve inches wider on all sides than the column, post or pier which it supports. It shall be not less than twelve inches thick, reinforced with not less than four half inch rods at right angles.

"Section 4: No frame building shall exceed two stories or thirty feet in height, or 2500 square feet floor area, per floor. (Towers, turrets, minarets on such building may exceed the foregoing limit ten feet (10').)

"Section 5: The combined area of frame buildings, sheds and outhouses, located on any lot shall not exceed 80% of the lot area.

"Section 6: In no case shall a frame building be erected or altered to extend within 5 feet of side or rear lot lines.

"Section 7: Exterior studs shall be not less than 2" x 6", diagonally wind braced, and if ten feet or more in height shall be braced half way from the floor with the same size material as studs. All exterior wall sheathing shall be applied diagonally. All main interior partitions shall be braced.

"Section 8: Where paper and wire is used for stucco work, solid sheathing shall be nailed diagonally on studs, and the paper and wire nailed thereto. Paper and wire shall not be nailed directly on studs.

"Section 9: The ends of all wooden floor, ceiling or roof joists, which rest on masonry or concrete walls shall be given a coat of black asphaltum. Wrought iron anchors shall be firmly embedded in the continuous concrete beam at least every fourth joist or rafter and securely fastened to such joist or rafter. No wood beams or joists shall be placed within two inches of the outside face of a chimney or flue. No wooden furring or studding shall be placed against any chimney.

"Section 10: No wooden floor joist used in any building shall be less than 2" x 8", nor spaced more than sixteen inches on centers. Joists 2" x 8" shall not exceed twelve foot span; 2" x 10" not to exceed sixteen foot span; 2" x 12" not to exceed twenty-four foot span. All floor and ceiling joist shall be cross bridged, herring bone style, with at least 1" x 6" material at intervals of not less than ten feet.

"Section 11: Not less than 2" x 6" shall be used as ceiling joist or roof rafter. Hip roofs shall have collar beams securely braced. At least every fourth roof rafter shall be diagonally braced to ceiling joist.

"Section 12: All frame buildings and partitions shall be rat-proofed between joists of the ground flooring."

SECTION 5: That Section 1 of Article 26 of said Ordinance No. 233 be and the same is hereby amended as follows:

"Section 1: For purposes of design the wind pressure upon all vertical plane surfaces of all buildings and structures shall be taken at not less than thirty (30) pounds per square

foot for those portions less than forty (40) feet above ground and not less than thirty-five (35) pounds per square foot for those portions more than forty (40) feet above ground.

The wind pressure upon sprinkler tanks, sky signs, or other similar exposed structures and their supports shall be taken as not less than forty (40) pounds per square foot of gross area of plane surface, acting in any direction. In calculating the wind pressure on circular towers or stacks, this pressure shall be assumed to act on six tenths ($6/10$) of the projected area, and for octagonal towers or stacks seven-tenths ($7/10$).

Where it shall appear that a building or structure will be exposed to the full force of the wind throughout its entire height and width, the pressure upon all vertical surfaces thus exposed shall be taken at not less than thirty-five (35) pounds per square foot.

The overturning moment resulting from the above calculations shall in no case exceed sixty-six and two-thirds ($66\frac{2}{3}\%$) per cent of the resisting moment."

SECTION 6: That Article 27 of said Ordinance No. 233 be amended by adding thereto the following section:

"Section 5: SOLAR WATER HEATERS: No solar water heater shall be installed in any building without first securing the approval of the Building Inspector."

SECTION 7: That Article 30 of said Ordinance No. 233 be and the same is hereby amended by adding thereto the following section:

"Section 11: Boiler or heater rooms in all apartments, hotels and other similar buildings shall be of fireproof construction with ceilings of reinforced concrete not less than six inches in thickness, for fire protection".

SECTION 8: That Section 2 of Article 40 of said Ordinance No. 233 be and the same is hereby amended to read as follows:

"Private garages housing not more than four automobiles, if not within 15 feet of any other building, may be built of ordinary construction.

If more than one story in height and having apartments or living quarters on the second floor, such garages shall be of concrete block or other similar fire resisting material. The ceiling separating the living quarters from the garage shall be covered with sheet rock or other similar fire resisting material. No openings shall be permitted between garage and living quarters.

Private garages, built as a part of a residence, shall be constructed of concrete block or other similar fire resisting material."

SECTION 9: That Article 21 of said Ordinance No. 233 be and the same is hereby amended by adding thereto the following sections:

"ARCHES: Section 28: All arches shall be of reinforced concrete or brick. Where brick is used, the arch shall be composed of not less than two courses or eight inches."

SECTION 10: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 11: This ordinance shall become effective upon its passage, approval and posting in accordance with law.

PASSED AND ADOPTED this 21st day of February, A. D., 1934.

John H. Levi
President of City Council

ATTEST:

C. W. Sanderson
City Clerk



APPROVED BY ME this 7th day of March, A. D., 1934.

R. Frank Katzenberg
Mayor

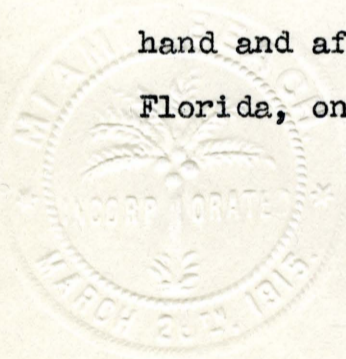
1st Reading, September 6th, 1933.
2nd Reading, September 6th, 1933.
3rd Reading, February 21st, 1934.
Posted, March 7th, 1934.

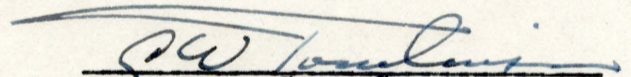
STATE OF FLORIDA)

COUNTY OF DADE)

I, C. W. TOMLINSON, City Clerk in and for the City of Miami Beach, Florida, do hereby certify that Ordinance No. 338 entitled, " AN ORDINANCE AMENDING ORDINANCE NO. 233, COMMONLY KNOWN AS THE BUILDING CODE OF THE CITY OF MIAMI BEACH, FLORIDA, AS PASSED AND ADOPTED BY THE CITY COUNCIL OF SAID CITY ON JANUARY 20th, 1926," having been duly passed and adopted by the City Council of the City of Miami Beach, Florida, has been posted by me in three conspicuous places in the City of Miami Beach, one of which was at the door of the City Hall in said City on the 7th day of March, A. D., 1934, and that said ordinance remained posted for a period of at least thirty days in accordance with the requirements of the City Charter of the said City of Miami Beach.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Miami Beach, Florida, on this the 10th day of April, A. D., 1934.




City Clerk

(ORIGINAL)

ORDINANCE NO. 338

Amending Building Ordinance No. 253.