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No. , 1911.

A BILL

To amend the Sydney Improvement Act ; and for other purposes.

BE it enacted by the King's Most Excellent Majesty, by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled, and by the authority of the same, as follows :—

1. This Act shall be construed with the City of Sydney Improvement Act (hereinafter referred to as the "Principal Act") and may be cited as the "Sydney Improvement (Amendment) Act, 1911."

2. Sections five, six, seven, eight, nine, ten, eleven, twelve, twenty-two, twenty-four, twenty-five, twenty-seven, twenty-eight, and sixty-eight of the Principal Act and Schedules to the said Act are repealed.

3. Section three of the Principal Act is amended by omitting the definitions of "building," "owner," "street," and "privy," and by inserting therein the following definitions :—

- "Area," applied to a building, means the superficies of a horizontal section thereof made at the point of its greatest surface, inclusive of the external walls and of such portions of the party walls as belong to the building.
- "Base," applied to a wall, means the underside of the course immediately above the footings, if any, or in the case of a wall carried by a girder above such girder.
- "Basement story" means any story of a building which is under the first story.
- "Builder" means the person who is employed to build or to execute work on a building, or, where no person is so employed, the owner of the building.
- "Building" means any erection or building whatsoever (including those of the Crown) and any part thereof.
- "Building of the warehouse class" means a warehouse, factory, manufactory, brewery, distillery, granary, storehouse, shop, workshop, and any other building which is neither a public building nor a dwelling house.
- "Cross wall" means a wall used or constructed to be used in any part of its height as an inner wall of a building for separation of one part from another part of a building, that building being wholly or being constructed or adapted to be wholly in one occupation.
- "Dwelling house" means a building used, or constructed, or adapted to be used wholly or principally for human habitation.
- "External wall" means an outer wall or vertical enclosure of any building not being a party wall.
- "Fire-resisting material" means any of the materials and things described in Schedule J to this Act.
- "First story" means that story of a building to which there is an entrance from the outside on or near the level of the ground and where there are two such stories the lower of the two. Provided that no story of which the upper surface of the floor is more than four feet below the level of the adjoining pavement shall be deemed the first story.
- "Foundation" applied to a wall having footings means the solid ground or artificially formed support on which the footings of the wall rest, but in the case of a wall carried by a girder means such girder.
- "Girder" "Bressummer or Brest-summer" means a wooden or metallic beam which carries a wall.

"Habitable"

- “ Habitable,” applied to a room, means a room constructed or adapted to be inhabited.
- “ Height,” in relation to any building, means the measurement taken from the level of the footway immediately in front of the centre of the face of the building, or (where there is no such footway) from the level of the ground before excavation to the level of the top of the parapet, or where there is no parapet to the level of the top of the external wall, or in the case of a gabled building to the base of the gable.
- “ Inhabited,” applied to a room, means a room in which some person passes the night, or which is used as a living-room; including a room with respect to which there is a reasonable presumption (until the contrary is shown) that some person passes the night therein or that it is used as a living-room.
- “ Occupier ” does not include a lodger; and “ occupier ” and “ occupation ” do not refer to occupation by a lodger.
- “ Owner ” includes every person in the receipt or entitled to the receipt of the rents and profits of any building whether on his own account or as agent or trustee for any other person; and in the case of buildings of the Crown the Government Architect or person acting as such for the time being.
- “ Party arch ” means an arch separating adjoining stories or rooms belonging to different owners or occupiers or constructed or adapted to be occupied by different persons for separating a building from a public way or a private way leading to premises in other occupation.
- “ Projection ” means any matter or thing which forms part of or is attached to or suspended from any wall of a building, and which extends beyond the building alignment in any street or beyond the external face of any wall.
- “ Public building ” means a building used or constructed or adapted to be used for a church, chapel, or other place of public worship, or as a school, college, or place of instruction (not being merely a dwelling house so used), or as a hospital, tenement-building, public theatre, public hall, public concert-room, public ball-room, public lecture-room, public library or public exhibition-room, or as a public place of assembly, or used or constructed or adapted to be used for any other public purpose; also a building used or constructed or adapted to be used as an hotel, lodging-house, home refuge or shelter, where such building extends to more than 250,000 cubic feet or has sleeping accommodation for more than one hundred persons.

“ Second

“Second story” means that story of a building which is next above the first story, the successive stories above the first story being the second story, the third story, and so on to the topmost story.

“Sky sign” means any word, letter, model, sign, device, or representation in the nature of an advertisement, announcement, or direction, supported on or attached to any post, pole, standard, framework, or other support, wholly or in part upon or over or above any building, structure, or street within the city, which, or any part of which, sky sign is visible against the sky from any point in any street or way in the city or from the waters of Port Jackson, and includes all and every part of any such post, pole, standard, framework, or other support. The expression sky sign also includes any tank resting on or supported above any building in the city, which tank or the supports thereof are employed wholly or in part for the purpose of any advertisement or announcement, and any balloon, parachute, or similar device employed wholly or in part for the purposes of any advertisement or announcement on, over, or above any building or structure of any kind, or on or over any street or public way, but shall not be deemed to include—

- (a) any flagstaff, pole, vane, or weathercock, unless adapted or used wholly or in part for the purposes of any advertisement or announcement;
- (b) any sign on any board, frame, or other contrivance securely fixed to or on the top of a wall or parapet of any building, or the corners or blocking course of any wall, or to the ridge of any roof: Provided that such board, fence, or other contrivance be of one continuous face and not open work, and do not extend in height more than three feet above any part of the wall or parapet or roof to, against, or on which it is fixed or supported; or
- (c) any such word, letter, model, sign, device, or representation as aforesaid which relates exclusively to the business of the Chief Commissioner for Railways and Tramways, and which is placed, or may be placed, wholly upon or over any railway station, yard, platform, or station approach or premises belonging to such Commissioner, and which is also so placed that it could not fall into any street or public place.

“Street” includes any highway, and any road, bridge, lane, footway, square, court, alley, passage, whether a thoroughfare or not.

“Tenement

- “Tenement building” means a building used, or constructed, or adapted to be used for the purpose of habitation by several families.
- “This Act” when used in any enactment hereby inserted in the Principal Act, or in any amendment hereby made in the said Act, means the Principal Act as amended by the Sydney Improvement (Amendment) Act, 1911.
- “Topmost story” means the uppermost story in a building whether constructed wholly or partly in the roof or not.
- “Way” includes any public roadway or footpath, not being a street, and any private roadway or footpath which it is proposed to convert into or form, lay out, or adapt as a street.

4. (1) Where by this Act or the Principal Act the council or surveyor is authorised to issue or grant a certificate or to approve of any plans or specifications, or the doing of any thing, and the council or surveyor refuses to issue or grant the certificate or to grant such approval, or issues or grants the same subject to conditions, any person aggrieved by such refusal, or by the terms of such conditions, may appeal from the same to the Sydney court of quarter sessions.

(2) In any such case, and where by this Act a right of appeal is given to quarter sessions, the following provisions shall have effect:—

- (a) Written notice of appeal stating the general grounds of such appeal shall be served by or on behalf of the appellant on the other parties concerned, and on the clerk of the peace or left at the offices of the said clerk, and such said parties or their solicitors. Such notice shall be signed by the appellant or his solicitor or agent.
- (b) The appellant or his solicitor or agent when serving such notice at the office of the clerk of the peace shall deposit at such office a sum of ten pounds as security for the costs of such appeal.
- (c) Every such appeal shall be heard at the quarter sessions holden next after the expiration of seven days after the day on which such notice of appeal was given or served, or at such other court of quarter sessions holden after the expiration of the said period as the Attorney-General may direct. Notice of the time and place of hearing of the appeal shall be given as early as possible by the clerk of the peace to the appellant and to all parties interested or concerned therein.
- (d) The court hearing the appeal shall determine the matter of every such appeal and may make such order in the premises (including the payment of costs by the unsuccessful party) as it may think fit. If the appellant is required by any such order

order to pay costs the same shall be paid by the clerk of the peace, to the successful party his solicitor or agent out of the moneys lodged in his hands as security for the same.

- (e) All orders of any such court shall have the force and effect of orders and decrees of the Supreme Court of New South Wales in its equitable jurisdiction; and on the filing of an office copy of any such order or a certificate of the clerk of the peace, as to the making of any such order in the equity office of the Supreme Court, any further proceedings to enforce such order may be taken in the equity jurisdiction of the Supreme Court in the same way as may be done in the case of orders and decrees made in such last-mentioned jurisdiction.
- (f) The lodging of any such appeal shall not, pending the decision of the same, affect any matter the subject of such appeal.

5. The Principal Act is amended as follows:—

- (a) In section five omit all words after “approved.”
- (b) In section fourteen omit “subject to appeal from their decision under the provisions of the eighth section of this Act.”
- (c) In section fifteen insert after “least” the words “in each and every part and no dwelling house shall be permitted to be built upon any site which has not been approved by the city health officer and surveyor.”
- (d) In section sixteen insert “repaired” after the word “enlarged.”
- (e) In section twenty-one omit “ruinous and dangerous” and insert in lieu thereof the words “ruinous or dangerous.”

6. The following is substituted in lieu of section twenty-two of the Principal Act—

22. Upon the expiration of fourteen days after the roof of any building erected and surveyed under this Act has been covered in, and all the walls thereof have been built to their full height and the principal timbers and floors have been fixed in their places, and upon the expiration of seven days after completion of any additional alteration and repair, and upon service upon the owner or occupier or builder or other person causing such building to be erected or such addition or alteration to be made, of an account of fees as specified and set forth in Schedule G of this Act signed by the city treasurer or the surveyor, the city treasurer shall be entitled to receive on behalf of the council from the owner or builder or occupier of the building the amount of such fees and the same may be recovered from such owner, builder, or occupier in a summary way.

7. The following is inserted in the place of section twenty-four of the Principal Act:—

24. (1) Before commencing to construct any building, or any addition or alteration to a building, the builder shall give to the

the surveyor seven clear days' notice in the form, or to the effect, of Schedule H, No. 1, and shall with such notice forward plans, elevations, and sections of the work, showing the proposed arrangements for lighting, ventilation, sanitary accommodation, and drainage, and also in the case of a public building showing provisions to be made for the safe egress of the public. With such notice he shall also forward a local plan showing the site of the proposed work and the situation of adjoining buildings.

The surveyor shall, within seven days of the receipt of such notice, return such plans, elevations, and sections, and signify his approval or disapproval of the same to the builder. If the surveyor disapproves of any such plans, elevations, or sections, any person interested may appeal therefrom to a court of quarter sessions.

If any builder commences, or allows any person to commence, the construction of any building, or any addition or alteration thereto without having given such notice and forwarded the plans, elevations, and sections aforesaid, or without having obtained the approval to the same of the surveyor or of a court of quarter sessions on appeal, he shall be liable to a penalty not exceeding *twenty* pounds nor less than *five* pounds.

(2) Where the construction of any building, or of any addition or alteration to a building is suspended for more than one month, the builder shall, before continuing such construction, give the surveyor three clear days' notice in the form or to the effect of Schedule H, No. 2.

If in such case the builder continues such construction without giving such notice he shall be liable to a penalty not exceeding *twenty* pounds nor less than *two* pounds.

(3) Provided that, in case of any emergency the builder may commence or continue any work without giving this notice or forwarding the plans, elevations, and sections aforesaid; but in such case he shall, within twenty-four hours thereafter, give the surveyor notice thereof in writing, and shall supply the plans, elevations, and sections for the approval of the surveyor as soon as possible, and the surveyor may approve or disapprove of the same, subject to appeal to quarter sessions as hereinbefore provided.

(4) Where a builder is convicted of an offence against this section, the court before which he has been so convicted may declare the building, or any part thereof, and the same shall thereupon be deemed to be a common nuisance, and may, in his discretion, order any such building, or any part thereof, to be pulled down and removed.

(5)

(5) Nothing in this section shall apply to the construction of a theatre or public hall to which the provisions of the Theatres and Public Halls Act, 1908, apply, or to any addition or alteration to the same if application has been duly made under the said Act for the approval of the Minister to such construction, alteration, or addition.

8. Section twenty-six of the Principal Act is amended by omitting "building of the third class" and inserting in lieu thereof the words "public building".

The same section is further amended by adding thereto the following proviso:—

Provided that nothing in this section shall apply to a theatre or public hall to which the provisions of the Theatres and Public Halls Act, 1908, apply.

9. The following is substituted in lieu of section twenty-seven of the Principal Act:—

"If the surveyor has reason to believe or suspect that anything has been done contrary to or not in conformity with this Act in or about any building, work, or other thing within the operation of this Act, he shall give a notice in writing in the form or to the effect of Schedule H, No. 3, to the architect, or, if there is no known architect, then to the builder, foreman, or principal workman on the premises, or to the owner or occupier thereof.

Within forty-eight hours from the giving of such notice, or as soon as circumstances will permit, the surveyor shall inspect the works, and if the works be so far advanced that he cannot ascertain whether the irregularity has been committed or not, then he may order any work to be cut into, laid open, or pulled down, which, in his opinion, may prevent his ascertaining whether such irregularity exists or not.

If, after such inspection, the architect, builder, or other person to whom any such notice has been given, refuses or fails on being duly requested by the surveyor to amend any irregular work, or to cut into, lay open, or pull down any work as aforesaid; then the surveyor may direct and cause such building, work, or other thing, or such part thereof as he deems necessary to be amended, removed, cut into, laid open, pulled down, or otherwise dealt with, so as to make such building, work, or thing in accordance with this Act.

All the costs, charges, and expenses of such last mentioned work, and all the costs and charges that may be incurred shall be paid by the offending parties to the surveyor or the city treasurer, and in default of payment shall be recoverable in a summary way under the provisions of section seventy.

Provided

Provided that, any person aggrieved by a direction of the surveyor under this section may appeal to quarter sessions, and, if it is found that such building or work has been done in accordance with this Act the council shall pay compensation for such injury as may have been done in laying open, pulling down, or otherwise dealing with such work."

10. The following is substituted in lieu of section twenty-eight of the Principal Act:—

28. The surveyor or any person authorised by him in writing may, at any reasonable hour in the day-time, enter any premises within the city for the purpose of inspecting such premises, or of ascertaining whether any building is being built or added to or altered thereon. If any person refuses to admit the said surveyor or any person so authorised, or refuses or neglects to afford such surveyor or person every assistance or information which may be reasonably required in and about such entry or inspection, then the party offending shall be liable to a penalty of not less than two pounds and not exceeding twenty pounds. If the surveyor or person authorised as aforesaid is refused admittance for any such purpose, then it shall be lawful for the surveyor or such person, accompanied by a member of the police force, to enter the premises, and if necessary to remove all hindrances and obstructions.

11. Section twenty-nine of the Principal Act is amended as follows:—

- (a) Omit "the board shall after personal inspection" insert in lieu thereof the words "the council shall."
- (b) Omit "ruinous state and dangerous" insert in lieu thereof the words "ruinous state or dangerous."
- (c) Omit the words "such board" whenever they occur in the said section and insert in lieu thereof the words "the council."

12. Section thirty of the Principal Act is amended by omitting "may be treated as" and inserting in lieu thereof the words "shall be deemed."

13. Section thirty-two of the Principal Act is amended as follows:—

- (a) Insert the words "being built" between the words "already built" and the words "or hereafter to be built."
- (b) Omit "sufficient privy or closet accommodation" insert in lieu thereof the words "sufficient closet accommodation."
- (c) Insert the words "or workmen employed on" between the words "occupants of" and the words "such building."
- (d) Omit "and every privy and cesspit shall be built in accordance with the provisions contained in Schedule F of this Act."

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14. The principal Act is amended as follows:—

- (a) In section thirty-three omit “thirty” insert in lieu thereof the word “fourteen.”
- (b) In section thirty-four omit “if any stable, cowshed or other outhouse, or any closet, privy, and cesspit,” insert in lieu thereof the words “if any shed, stable, outhouse, or closet.”
- (c) In section thirty-six omit “9 a.m. and 5 p.m.” and insert in lieu thereof of “8 a.m. and 6 p.m.”
- (d) In section thirty-seven insert “balcony” after the word “portico,” wherever the same occurs in the said section, and omit the words “liable to be.”
- (e) In section thirty-eight omit “privy.”
- (f) In section thirty-nine insert “or being in such a condition” after the word “position”; and insert “occupants or the” immediately before the word “neighbourhood.”

15. Section forty of the principal Act is amended as follows:—

- (a) Insert after “found” the words “or does not reside within the county or Cumberland.”
- (b) Omit “or premises” wherever those words occur in the said section.

16. The principal Act is amended as follows:—

- (a) In section forty-four insert “flashing” immediately before the word “guttering.”
- (b) In section forty-nine omit “three months,” insert in lieu thereof the words “one month.”
- (c) In section fifty-one insert “defective in the opinion of the surveyor” between the words “partitions or any wall” and the words “under or over”; omit “three months” and insert in lieu thereof “one month.”

17. Unless with the consent of the council no person shall—

- (a) convert into a dwelling-house any building or part of a building not originally constructed for human habitation;
- (b) convert into one dwelling house two or more dwelling-houses constructed originally as separate dwellings;
- (c) convert into two or more dwelling-houses any building constructed originally as one dwelling-house;
- (d) convert into a dwelling-house a building which when originally erected was legally exempt from the operation of any building enactments or by-laws in force within the city;
- (e) re-convert or use as a dwelling-house any building which has been discontinued as or appropriated for any purpose other than a dwelling-house;
- (f) convert into or use as a dwelling-room or part of a dwelling-room any room or part of a room used as a shop; or

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- (g) convert a dwelling-house or any part of a dwelling-house into a shop in such a manner that the building so converted will not be in conformity with the provisions of this Act relating to shops.

18. If the owner of any room which, after the commencement of this Act, has been constructed, altered, or converted, otherwise than in conformity with this Act, knowingly allows such room to be inhabited while the requirements of this Act in respect of the same have not been complied with, he shall, in addition to any other liability to which he may be subject, be liable to a penalty of one pound for every day during which such room is so inhabited.

19. The owner of any premises in the city not enclosed by buildings, walls, or fences shall cause the same to be enclosed by such walls or fences as may be prescribed by the surveyor. If after the expiration of one month from the service of a notice in that behalf such owner neglects to so enclose such premises, he shall be liable to a penalty not exceeding *twenty* pounds, and the council may so enclose the premises at the risk and expense of the owner, and the city treasurer shall be entitled to recover such expenses from the owner in a summary way.

20. Where openings in interior brick walls are fitted with fire-proof doors or shutters to prevent the spread of fire between different buildings or between parts of any building, the occupier of the building having the use or control of the same shall cause the said doors or shutters to be closed at the close of the business of each day.

21. If any person—

- (a) constructs, or causes to be constructed, under or over any street in the city anything to connect buildings or premises on opposite sides of such street; or
(b) without the consent of the council excavates or causes an excavation to be made under any such street;

he shall be liable to a penalty not exceeding *one hundred* pounds; and if after receipt by him of a notice from the surveyor requiring him to remove anything constructed, or to fill up any excavation made in contravention of this section, he refuses or neglects to do so within a reasonable period mentioned in such notice, he shall further be liable to a penalty not exceeding of *two* pounds for every day after the expiration of such period that he neglects or fails to carry out the requirements of such notice.

Provided that this section shall not apply in respect of works expressly authorised by any statute.

22. (1) Where a building is ruinous or so far dilapidated as thereby to have become and to be unfit for use or occupation or is from neglect or otherwise in a structural condition prejudicial to the property
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in, or the inhabitants of, the neighbourhood, a stipendiary magistrate, on the complaint of the surveyor, may order the owner, within a time to be therein fixed, to take down such building (in this act referred to as a neglected structure) or any part thereof, or to repair the same to the satisfaction of the surveyor, or to fence in the ground on which it stands or any part thereof to such satisfaction, and may also make such order in regard to costs as the said stipendiary magistrate thinks fit.

(2) If the order is not obeyed, the council may through its servants or workmen with all convenient speed enter the neglected structure or such ground as aforesaid and do the things directed by the order to be done, and the owner thereof shall be liable to a penalty not exceeding one pound per day from the expiration of the time fixed as aforesaid until such entry by the council or until such order is complied with by him.

(3) Where the order directs the taking down of a neglected structure or any part thereof, the council in executing the order may remove the materials to a convenient place and (unless the expenses of the council under this section in relation to such structure are paid to them within fourteen days after such removal) sell the same if and as they in their discretion may see fit.

(4) All expenses incurred by the council under this section in relation to a neglected structure may be retained by the council out of the proceeds of the sale, and the surplus (if any) shall be paid by the council on demand to the owner of the structure. But if such neglected structure or part thereof is not taken down and such materials are not sold by the council, or if the proceeds of the sale are insufficient to defray the said expenses, the council may recover such expenses or such insufficiency from the owner of the structure as for money paid to his use, together with all costs in respect thereof; but without prejudice to his right to recover the same from any lessee or other person liable to the expenses of repairs.

23. The builder of any building in course of erection, repair, or alteration, shall cause all excavations made in connection therewith to be properly guarded and protected to the satisfaction of the surveyor, and to be sheet-piled where necessary in the opinion of the surveyor and to his satisfaction, in order to prevent the adjoining land from caving in by reason of such excavations.

24. Where an application is made to the council by any person stating his desire to erect in any place an iron or other building of a temporary character to which the general provisions of this or the principal Act relating to the construction of buildings are inapplicable, the council may, if they approve of the plans and particulars of the building, limit the period during which it shall be allowed to remain in that place, and may make their approval subject to such conditions as to the removal of the building or otherwise as they think fit.

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If at the expiration of that period the building is not removed in accordance with those conditions, the council may serve a notice on the occupier or owner of such building requiring him to remove it within a reasonable time specified in the notice, and if the occupier or owner fail to remove such building within the time named, the council may, notwithstanding the imposition and recovery of any penalty, cause complaint thereof to be made before a justice of the peace, who shall thereupon issue a summons requiring the occupier or owner to appear before a stipendiary magistrate to answer such complaint.

If the said complaint is proved to the satisfaction of the court, the court may make an order in writing authorising the council, its servants, and workmen to enter the land upon which such building is situated and to remove or take down such building, and do whatever may be necessary for such purpose, and also to remove the materials of which the same is composed to a convenient place, and (unless the expenses of the council is paid to them within fourteen days after such removal) sell the same as they think proper.

25. (1) A building (not being a church or chapel) shall not, except with the consent of the council, be erected or be subsequently increased to a greater height than one hundred and fifty feet, exclusive of one story in the roof, and any ornamental tower, turrets, or other architectural features or decorations: Provided that where a contract has been lawfully made previous to the commencement of this Act for the erection or increase of a building to a greater height than one hundred and fifty feet, nothing in this section shall prevent the erection or increase of such building to any height to which it might have been lawfully erected or increased immediately before the commencement of this Act. The above provision shall not apply to a rebuilding to the same height as at present of any building existing at the commencement of this Act of a greater height than one hundred and fifty feet.

(2) After the commencement of this Act no existing building (other than a church or chapel) on the side of a street formed or laid out, and of less width than forty-feet, shall, without the consent of the council, be raised, and no new building shall, without the consent of council, be erected on the side of any such street so that the height of such building shall exceed the distance of the front or nearest external wall of such building from the opposite side of such street.

(3) Where such building is erected or intended to be erected on a corner block, so as to abut on two streets, the height of the building shall (unless the council otherwise consents) be regulated by the wider of such streets, so far as it abuts or will abut upon such wider street, and also so far as it abuts or will abut upon the narrower of such streets to a distance of forty feet from the wider street: Provided that any building erected or raised before the commencement of this Act to a height to which no objection could have been taken under any law then in force, although exceeding the height provided in this section, may be rebuilt to its existing height. (4)

(4) Every new building exceeding sixty feet in height shall be provided on the stories, the upper surface of the floor whereof is above six feet from the street level, with such means of escape in case of fire for the persons dwelling or employed therein, and with such supply of water for the extinction of fire, as can be reasonably required under the circumstances of the case, and no person shall occupy such story of such building until the council have issued a certificate that the provisions of this section have been complied with in relation thereto.

(5) Notwithstanding anything in this Act every public building, including walls, roof, floors, galleries, and staircases, and every structure and work constructed or done in connection with or for the purpose of the same shall be constructed in such manner as may be approved by the surveyor, subject to appeal to quarter sessions, and save so far as respects the rules of construction every public building shall throughout this Act be deemed to be included in the term "building" and be subject to all conditions of this and the principal Act in the same manner as if it were a building erected for a purpose other than a public purpose.

(6) Any building hereafter built added to or altered in contravention of this section shall be deemed a common nuisance.

26. In addition to the powers conferred by section five of the Principal Act, the council shall have power to make by-laws to have effect within the city—

- (a) regulating the stacking or storing of timber, lathwood, firewood, casks, or barrels, or other inflammable or explosive materials ;
- (b) compelling the construction and providing for the maintenance of sufficient fire escapes, stairways, or other means of escape in case of fire in and upon any building now or hereafter erected more than three stories in height occupied or used as an hotel or lodging-house, factory, mill, warehouse, workshop, shop, hospital, asylum, or benevolent institution ;
- (c) for the licensing, regulation, and control of all existing and future sky signs, and of all signs and signboards (other than signs and signboards erected over or near public ways) now or hereafter attached to or suspended from any building now or hereafter erected ;
- (d) regulating the thickness, description, and quality of the substance of which the floors of produce stores and butchers' shops existing at the commencement of this Act, and of any building hereafter used or constructed for either of such purposes shall be made, so as to render the same impervious to rats ;

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- (e) regulating the alteration and repair of all skylights and roof-lights existing at the commencement of this Act, and for the construction and repair of all skylights and roof-lights constructed after the said commencement.
 - (f) preventing the use as a dwelling-house of any portion of a building situated immediately over any stable, closet, or urinal unless the floor of such portion is constructed of the material and in the manner prescribed;
 - (g) regulating the construction, erection, and closing of fire shutters;
 - (h) regulating or preventing the use in the construction or repair of buildings of building materials previously used;
 - (i) regulating the construction and erection of buildings of iron or steel or reinforced concrete or other fire-resisting buildings;
 - (j) for varying the thickness of walls of buildings built wholly in cement mortar or reinforced with other material;
 - (k) regulating and controlling the hoisting of materials and plant over public ways.

27. Where by this Act or the Principal Act the council is empowered to license any person or thing, or to make by-laws in respect of the licensing thereof, the council shall have power to make by-laws providing for the payment of fees upon such licensing and prescribing the amount of such fees.
