

## ORDINANCE NO. 16-47

By Mr. Harlor

Establishing additional building regulations for prefabricated construction in the City of Bexley, Ohio, and declaring an emergency.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, STATE OF OHIO:

Section 1. That in addition to the regulations and provisions of Ordinance No. 621, commonly known as the Building Code, and all amendments thereto, regulating the erection, construction, alteration and repair of buildings and other structures, the following regulations and specifications shall apply to, and shall be observed and complied with by the owner, superintendent and contractor in the erection and construction of all buildings or other structures of prefabricated construction, and in the alteration and repair of buildings or other structures which is done by the use of prefabricated parts, to-wit:

Floor Panels

All Floor Panels shall be of box girder design, approximately 4' in width by 12' in length by  $6\frac{1}{4}$ " in depth. Stressed plywood cover principle to be applied in construction of the panels. Framing per panel shall consist of four nominal 2" x 6" joists, sized to  $1\frac{1}{2}$ " x  $5\frac{3}{8}$ " or larger spaced approximately 15" o.c. Upper covering of  $\frac{1}{2}$ " oak faced, resin-bonded, 5-ply plywood, and lower covering of 3-ply exterior grade Fir Plywood to be secured to frame by use of nails and a synthetic-resin bonding agent.

Exterior Wall Panels

All Exterior Wall Panels shall be approximately 4' in width by 8' in length by 2" in thickness. Stressed plywood cover principle to be applied in construction of the panels. Framing to consist of 4 nominal 2" x 3" studs sized to  $1\frac{1}{2}$ " x  $2\frac{3}{8}$ " or larger. Exterior covering to be  $\frac{1}{4}$ ", 3-ply, resin bonded hardwood plywood with Poplar exterior face or  $\frac{1}{4}$ ", 3-ply Exterior Grade Fir plywood with a fibre-reinforced plastic exterior surface bonded to the

Plywood in a hot plate press. Interior covering to be  $\frac{1}{4}$ ", 3-ply, Exterior Grade Fir or resin-bonded hardwood plywood. Exterior and Interior Plywood to be bonded to frame by hot plate press using thermosetting resorcinol phenolic resin as a bonding agent.

#### Bearing Interior Wall Panels

The specifications for Bearing Interior Wall Panels shall be the same as hereinabove provided for Exterior Panels except that both coverings shall be  $\frac{1}{4}$ ", 3-ply, Exterior Grade Fir or resin-bonded hardwood plywood.

#### Non-Bearing Interior Wall Panels

The specifications for Non-Bearing Interior Wall Panels shall be the same as hereinabove provided for Bearing Interior Wall Panels, except that panels enclosing Closet, Bathroom and Utility Rooms may be made of  $\frac{5}{8}$ ", 5-ply, Exterior Grade Fir or resin bonded hardwood plywood, reinforced by nominal 2" x 3" framing.

#### Ceiling Panels

All Ceiling Panels shall be approximately 4' in width by 12' in length. The panels shall be constructed of four (4) nominal 2" x 4" joists spaced approximately 15" o.c. to which  $\frac{1}{4}$ ", 3-ply, Exterior Grade Fir Plywood is bonded with nails and a synthetic resin bonding agent to form the Ceiling of rooms.

#### Roof Panels

All Roof Panels shall be approximately 4' in width by 14' in length. The panels shall be constructed of four (4) nominal 2" x 4" rafters spaced approximately 15" o.c. to which  $\frac{1}{2}$ ", 5-ply Fir Plyscord is bonded with nails and a synthetic bonding agent, except that the eave-edge shall have approximately 2' of  $\frac{1}{2}$ " Exterior Grade Fir Plywood with sealed lower edge,

Gable End Panels

All Gable End Panels shall be constructed of nominal 2" x 3" framing to which is nailed nominal 1" T&G Siding.

Assembly

All Floor, Exterior and Bearing Interior Wall, Ceiling and Roof Panels to be connected in the field by steel connectors and bolts. Floor panels to be anchored to Foundation Sill Plates by means of steel connectors and screws. All exterior wall corners to be fastened together with steel angle irons and Lag Screws. Roof Panels to be supported and anchored to Ceiling and Wall Panels by a wood and steel assembly which, in conjunction with the Roof Rafters forms a complete Roof Support at each Ceiling and Roof Panel Joint.

Section 2. In all cases where the provisions of the ordinance shall conflict with the provisions of said Ordinance No. 621, or amendments thereto, the provisions of this ordinance shall prevail.

Section 3. Penalties. Any person, persons, firm, partnership, corporation, or corporations who shall violate any of the provisions of this ordinance, or any section, or any clause or provision of any section of this ordinance, or who shall fail to comply with any of the requirements thereof, or who shall assist in any such violation, shall, for each and every violation and non-compliance, be deemed guilty of a misdemeanor, and upon conviction thereof, be fined in any sum not less than ten dollars nor more than fifty dollars.

The continued violation of any provisions of this ordinance shall constitute a separate offense, under this ordinance, for each and every day such violation or any of the violations of this ordinance shall continue.

Section 4. This ordinance is an emergency measure, necessary of the immediate preservation of the public peace, health

and safety, said emergency being that the deficiency in adequate housing will be served by the foregoing provision, and the same shall go into full force and effect upon the passage thereof.

Passed May 13, 1947.

S. J. Altman  
S. J. Altman  
President of Council  
Pro-Tempore

Attest E. D. Stackhouse  
E. D. Stackhouse  
Clerk

Approved May 13, 1947.

W. A. Schneider  
W. A. Schneider  
Mayor

I, E. D. Stackhouse, Clerk of Council, City of Bexley, Ohio, do hereby certify that there is no newspaper published in said municipality and that publication of the foregoing ordinance was duly made by posting true copies thereof at five of the most public places in said corporation as determined by the Council as follows: Main Street and Parkview Avenue, Main Street and College Avenue, Main Street and Drexel Avenue, Broad Street and Drexel Avenue and Parkview Avenue and Clifton Avenue each for a period of fifteen days commencing on the fifteenth day of May, 1947.

E. D. Stackhouse  
E. D. Stackhouse  
Clerk of Council,  
City of Bexley, Ohio