

We find that the said Mary Herman came to her death on the 25th day of March, 1911, at premises 23-29 Washington Place, by asphyxia by smoke, charred, caused by conflagration which originated on the eighth floor of said premises, consuming the interior of the eighth, ninth and tenth floors, in a manner unknown to the jury, and that the body of deceased was found on the ninth floor of said premises close to the doorway of the stairs on the Washington Place side, which door, according to the evidence presented to the jury, was found to be locked at the time of and during said conflagration.

We find that the deceased attempted to escape by the said door, and that her failure to so escape from smoke and flame which caused her death is due to the fact that said door was locked.

We find that Isaac Harris and Max Blanck, doing business under the firm name and style of The Triangle Waist Company, lessees and occupants of said floors, are responsible for the death of the deceased, because of culpable and criminal negligence in failing to observe the required legal precaution of leaving the said door unlocked.

Legislation cannot eliminate all loss of life by fire or panic, but proper laws, properly enforced can certainly lessen the loss of life from these causes. The evidence submitted

to this jury shows that there were employed on the eighth, ninth and tenth floors of said premises about five hundred persons, of whom about eighty per cent. were females, and of whom about two hundred and thirty-five were employed on the ninth floor, where nearly all the loss of life by flames and smoke occurred.

We are convinced by the evidence that, not only had no attention been given to, and no means provided for, the hasty exit of those employed in the said premises, but on the contrary, their safety had been utterly disregarded.

We find that one of the tables on which the machines were attached, at which the employes worked, was seventy-six feet long; that it extended from within thirteen and one-quarter ($13 \frac{1}{4}$) inches of the front wall, at one end, to within sixteen (16) inches of a partition, at the other end, thus leaving only two passageways, of about thirteen and one-quarter ($13 \frac{1}{4}$) inches, and one of sixteen (16) inches, through which the said employes were obliged to pass, to reach the stairs and elevators.

The foregoing is a condition that certainly should not obtain. If there is any law that permits it, it should be immediately repealed. If there is no law governing it, such a law should at once be enacted, which will prohibit such a con-

dition; and the law should be so framed that its enforcement should rest upon one single department of the city government. There should be no divided responsibility.

It is the opinion of this jury that all fire escapes should be regularly inspected by the Fire Department, and when such inspection reveals non-conformity with the law it should be immediately reported in writing to the Bureau of Buildings, which shall at once order the owner of the building on which said fire escape is installed to have such changes made as to make it conform to the law, and the Bureau of Buildings shall have power to enforce such order.

We recommend that where plans are filed with the Bureau of Buildings for the erection of a new building, or for alterations to a building, the application for such sets forth for what purpose said building is to be used; that the use of said building, or any part thereof, should not be permitted for any purpose other than stated in such application, without the written consent of the Superintendent of Buildings, who shall not give such consent unless the building shall be so constructed as to conform to the law governing that class of buildings, and for which purpose it is to be used when so altered that it will conform to such law.

We recommend that before any building, or part thereof,

shall be used for manufacturing purposes, plans shall be filed with the Bureau of Buildings showing the location of machinery, stationary tables, work benches, etc., with exits, and stating the number of employes; that these plans shall meet the approval of the Superintendent of Buildings, who, before approval shall issue, shall find that the means of exit are such as will enable the escape of employes in case of emergency.

We recommend that in all buildings where a large number of employes are engaged, a compulsory fire drill shall be established under a system to be approved by the Fire Department.

We recommend that a system of inspection of Buildings used for factory purposes, at intervals not exceeding six months, shall be established, to insure conformity with the laws and regulations of the Fire and Building departments.

We recommend extended use of automatic sprinklers.

We recommend that all stairways to the top floors of all buildings used for manufacturing purposes hereafter constructed shall be extended to the roof.

We recommend the requirement that in all buildings where there are more than twenty occupants, and more than an average of one person per one hundred (100) square feet of floor area

there shall be posted rules to be followed in case of fire, and that a copy of such rules shall be required by the Fire Department.

We further recommend that a suitable axe be placed at each exit door in all lofts used for manufacturing purposes.