

NATIONAL BUREAU OF STANDARDS REPORT

10 202

Operation Breakthrough

Preliminary Report

EXISTING BUILDING AND DEVELOPMENTAL REGULATIONS IN SACRAMENTO, CALIFORNIA

Sponsored by
Department of Housing
and Urban Development



U.S. DEPARTMENT OF COMMERCE
NATIONAL BUREAU OF STANDARDS

NATIONAL BUREAU OF STANDARDS

The National Bureau of Standards¹ was established by an act of Congress March 3, 1901. Today, in addition to serving as the Nation's central measurement laboratory, the Bureau is a principal focal point in the Federal Government for assuring maximum application of the physical and engineering sciences to the advancement of technology in industry and commerce. To this end the Bureau conducts research and provides central national services in four broad program areas. These are: (1) basic measurements and standards, (2) materials measurements and standards, (3) technological measurements and standards, and (4) transfer of technology.

The Bureau comprises the Institute for Basic Standards, the Institute for Materials Research, the Institute for Applied Technology, the Center for Radiation Research, the Center for Computer Sciences and Technology, and the Office for Information Programs.

THE INSTITUTE FOR BASIC STANDARDS provides the central basis within the United States of a complete and consistent system of physical measurement; coordinates that system with measurement systems of other nations; and furnishes essential services leading to accurate and uniform physical measurements throughout the Nation's scientific community, industry, and commerce. The Institute consists of an Office of Measurement Services and the following technical divisions:

Applied Mathematics—Electricity—Metrology—Mechanics—Heat—Atomic and Molecular Physics—Radio Physics²—Radio Engineering²—Time and Frequency²—Astrophysics²—Cryogenics.²

THE INSTITUTE FOR MATERIALS RESEARCH conducts materials research leading to improved methods of measurement standards, and data on the properties of well-characterized materials needed by industry, commerce, educational institutions, and Government; develops, produces, and distributes standard reference materials; relates the physical and chemical properties of materials to their behavior and their interaction with their environments; and provides advisory and research services to other Government agencies. The Institute consists of an Office of Standard Reference Materials and the following divisions:

Analytical Chemistry—Polymers—Metallurgy—Inorganic Materials—Physical Chemistry.

THE INSTITUTE FOR APPLIED TECHNOLOGY provides technical services to promote the use of available technology and to facilitate technological innovation in industry and Government; cooperates with public and private organizations in the development of technological standards, and test methodologies; and provides advisory and research services for Federal, state, and local government agencies. The Institute consists of the following technical divisions and offices:

Engineering Standards—Weights and Measures—Invention and Innovation—Vehicle Systems Research—Product Evaluation—Building Research—Instrument Shops—Measurement Engineering—Electronic Technology—Technical Analysis.

THE CENTER FOR RADIATION RESEARCH engages in research, measurement, and application of radiation to the solution of Bureau mission problems and the problems of other agencies and institutions. The Center consists of the following divisions:

Reactor Radiation—Linac Radiation—Nuclear Radiation—Applied Radiation.

THE CENTER FOR COMPUTER SCIENCES AND TECHNOLOGY conducts research and provides technical services designed to aid Government agencies in the selection, acquisition, and effective use of automatic data processing equipment; and serves as the principal focus for the development of Federal standards for automatic data processing equipment, techniques, and computer languages. The Center consists of the following offices and divisions:

Information Processing Standards—Computer Information—Computer Services—Systems Development—Information Processing Technology.

THE OFFICE FOR INFORMATION PROGRAMS promotes optimum dissemination and accessibility of scientific information generated within NBS and other agencies of the Federal government; promotes the development of the National Standard Reference Data System and a system of information analysis centers dealing with the broader aspects of the National Measurement System, and provides appropriate services to ensure that the NBS staff has optimum accessibility to the scientific information of the world. The Office consists of the following organizational units:

Office of Standard Reference Data—Clearinghouse for Federal Scientific and Technical Information³—Office of Technical Information and Publications—Library—Office of Public Information—Office of International Relations.

¹ Headquarters and Laboratories at Gaithersburg, Maryland, unless otherwise noted; mailing address Washington, D.C. 20234.

² Located at Boulder, Colorado 80302.

³ Located at 6285 Fort Royal Road, Springfield, Virginia 22151.

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NBS PROJECT

NBS REPORT

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EXISTING BUILDING AND DEVELOPMENTAL REGULATIONS IN SACRAMENTO, CALIFORNIA

by

The Building Research Division Team

E. O. Pfang, Manager

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Department of Housing
and Urban Development

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U.S. DEPARTMENT OF COMMERCE
NATIONAL BUREAU OF STANDARDS

INTRODUCTION

This report lists the regulatory documents that apply to the Department of Housing and Urban Development Operation Breakthrough site in Sacramento, California; the documents themselves, insofar as they are obtainable, are also furnished. The report's overall content is indicated by its Table of Contents:

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REGULATORY DOCUMENTS

The documents, codes and standards listed herein are those principally applicable to the construction of housing in Sacramento, California. The office from which the document is available and the cost are included.

- 1** Factory-Built Housing, Title 25, Chapter 3, Section 3000
California Administrative Code, Commission of Housing and
Community Development (Issued by Division of Building and
Housing Standards, 1100 K Building, Sacramento, California 95814)

(Available about July 1, 1970)

Documents & Publications Section
P. O. Box 20191
Sacramento, California 95820

The following five codes are referenced in and made a part of the above regulations for Factory-Built Housing.

- 2** Uniform Building Code, 1967 Edition, Volume I

(Price: \$10.60)

International Conference of
Building Officials
50 South Los Robles
Pasadena, California 91101

- 3** Uniform Mechanical Code, 1967 Edition, UBC Volume II

(Price: \$4.90)

International Conference of
Building Officials
50 South Los Robles
Pasadena, California 91101

- 4** Uniform Housing Code, 1967 Edition, UBC Volume III

(Price: \$3.25)

International Conference of
Building Officials
50 South Los Robles
Pasadena, California 91101

5 Uniform Plumbing Code, 1967 Edition

(Price: \$4)

International Association of
Plumbing & Mechanical Officials
5032 Alhambra Avenue
Los Angeles, California 90032

6 National Electrical Code, NFPA No. 70, 1968

(Price: \$2)

National Fire Protection Association
60 Batterymarch Street
Boston, Massachusetts 02110

7 Elevator Safety Orders, California Department of Industrial
Relations, Division of Industrial Safety

(Out of print)
(Reprint after July 1, 1970)

Office of Procurement
Documents Section
P. O. Box 20191
Sacramento, California 95820

8 Subdivision Manual, Fifth Edition, 1969, Department of Real Estate

(Out of print)

9 Contractors License Law, 1969

(Price: \$.50)

Contractors' State License Board
Documents and Publications Section
P. O. Box 20191
Sacramento, California 95820

10 Contractors' State License Board Rules and Regulations, 1968

(Price: \$.50)

Contractors' State License Board
1020 N Street
Sacramento, California 95814

- 11** Sacramento City Ordinance No. 2837, August 23, 1969, amendment to Uniform Building Code

Office of the City Clerk
City Hall
Sacramento, California 95814

- 12** Sacramento City Ordinance No. 2838, August 23, 1969, amendment to Uniform Mechanical Code

Office of the City Clerk
City Hall
Sacramento, California 95814

- 13** Sacramento City Ordinance No. 2839, August 23, 1969, amendment to Uniform Plumbing Code

Office of the City Clerk
City Hall
Sacramento, California 95814

- 14** Sacramento City Ordinance No. 2761, April 11, 1968, amendment to Comprehensive Zoning Ordinance

Office of the City Clerk
City Hall
Sacramento, California 95814

- 15** Sacramento City Ordinance No. 2385, July 7, 1962, Electrical Installations

Office of the City Clerk
City Hall
Sacramento, California 95814

COMMENTARY ON REGULATIONS

Note:

The several regulatory codes applicable to this site, and included herewith, together with such other generally recognized codes and standards as may be referenced in them will furnish the housing system producer and/or the site developer with all of the requirements for usual housing construction on the site. These may be subject to waiver procedures to the extent the proposed housing system is at variance with the existing requirements.

Factory-Built Housing:

Regulations were adopted April 1970 establishing the procedure for accepting and granting an insignia of approval by the Commission of Housing and Community Development to factory-built residential buildings, dwelling units, or habitable rooms thereof.

"Factory-built" defines a building, unit or room wholly or in substantial part manufactured at an off-site location for assembly or erection at the building site.

A factory-built housing producer may, at his option, seek approval for his product from the local jurisdiction in which his product is to be erected, or application may be made for an insignia of approval from the Commission of Housing and Community Development.

The Factory-Built Housing Regulations reference and adopt practically without amendment, the Uniform Building Code, Uniform Housing Code, Uniform Mechanical Code, Uniform Plumbing Code, and the National Electrical Code.

A pertinent exception to the Uniform Building Code is the inclusion of bathrooms as "habitable" within the definition of the Factory-Built Housing Regulations, thus making such units eligible for approval under the Regulations.

Buildings or portions of buildings not included in the definition of factory-built, are subject to the requirements of applicable local codes.

Administration:

The inspection of installations built under the Factory-Built Housing Regulations is left to local enforcement agencies.

Building contractors in all classifications must be state licensed.

Electrical:

The Sacramento Code (1962) covering electrical installations is a separately written document (Ordinance No. 2385) distinct from any model code. While the Sacramento Code does not reference the National Electrical Code (NFPA #70), it provides that the requirements of the National Electrical Code, 1959 Edition, may represent the conformity with "most approved methods of construction for safety to life and property" required by the city code.

The Sacramento Code requires city licensing of electricians and electrical contractors, presumably in addition to the State licensing under the Contractors License Law.

Collateral State Codes:

The State Building Standards, Title 24, of the California Administrative Code are presumably applicable where a State agency has regulatory power (such as Department of Industrial Relations). Other Health and Safety Codes and the Labor Code may also be applicable, particularly in buildings where personnel in maintenance of the building (janitors, elevator operators, etc.) are employed.

Proposed amendments (early 1970) to the State Health and Safety Codes would regulate the use of glass in exterior openings in hazardous locations, and would prohibit the use of asbestos or fiberglass linings on interior surfaces of air duct systems.

ADMINISTRATION--SACRAMENTO, CALIFORNIA

Population (1965): 191,000
Metropolitan area population: 742,000

Government: Mayor and City Council

Administration of Codes:

Building	Mr. Otto Steinbrenner
Mechanical	Chief Building Inspector
Electrical	City Hall
Plumbing	Sacramento, California 95814

Information on Operation Breakthrough Site:

Mr. Walter J. Slipe
Assistant City Manager
City Hall
Sacramento, California 95814

(916) 449-5326

Operation Breakthrough Liaison with California Department of Housing
and Community Development:

Mr. Jerome M. Harris
Department of Housing & Community Development
1121 O Street
Sacramento, California 95814

(916) 445-4725

Factory-Built Housing Regulations:

Mr. Charles R. LeMenager
Department of Housing & Community Development
1121 O Street
Sacramento, California 95814

(916) 445-9471

Elevator Regulations (Safety Orders):

Mr. Boettcher
Department of Industrial Relations
Division of Industrial Safety
714 P Street
Sacramento, California 95814

(916) 445-5818

