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NATIONAL BUREAU OF STANDARDS REPORT

REGULATIONS FOR OPERATION BREAKTHROUGH SITE AT JERSEY CITY, N. J.

Sponsored by
Department of Housing and Urban Development

U.S. DEPARTMENT OF COMMERCE
NATIONAL BUREAU OF STANDARDS
The National Bureau of Standards 1 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:


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:


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:


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:


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:


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:


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 8200 Port Royal Road, Springfield, Virginia 22161.
REGULATIONS FOR OPERATION BREAKTHROUGH SITE AT JERSEY CITY, N. J.

by
Charles T. Mahaffey and Harry Shoub

Sponsored by
Department of Housing and Urban Development

IMPORTANT NOTICE
Approved for public release by the director of the National Institute of Standards and Technology (NIST) on October 9, 2015
INTRODUCTION

This report lists the regulatory documents that apply to the Department of Housing and Urban Development Operation Breakthrough site in Jersey City, New Jersey; 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

Included in the following list are the offices from which the documents are available as well as the documents' costs, if any, should additional copies be required.

Local

1 Ordinance W-57, Building Code of the City of Jersey City
   Superintendent of Buildings
   City Hall
   (No charge) Jersey City, N. J. 07302

2 BOCA Basic Building Code, 1965 Edition
   Building Officials Conference of America, Inc.
   1313 East 60th Street
   (Price: $7.50) Chicago, Ill. 60637

3 National Electrical Code 1965, NFPA No. 70
   National Fire Protection Association
   60 Batterymarch Street
   (Price: $1) Boston, Mass. 02110

   American National Standards Institute
   1430 Broadway
   (Out of print) New York, N. Y. 10018

5 New Jersey Air Pollution Control Code, Chapter 11—Incinerators
   New Jersey State Department of Health
   John Fitch Plaza
   P. O. Box 1540
   (No charge) Trenton, N. J. 08625
6 Zoning/Subdivisions

Jersey City Planning Board/Board of Adjustment
Office of the Mayor
City Hall
Jersey City, N. J. 07302

(No charge)

7 Redevelopment Agency Plans

The Jersey City Redevelopment Agency
574 Newark Avenue
Jersey City, N. J. 07306

(No charge)

State

8 Regulations for the Construction and Maintenance of Hotels and Multiple Dwellings

The Bureau of Housing Inspection
Division of Housing and Urban Renewal
P. O. Box 2768
Trenton, N. J. 06825

(No charge)


New Jersey State Department of Health
John Fitch Plaza
P. O. Box 1540
Trenton, N. J. 08625

(Price: $1)

10 New Jersey Laws Affecting Housing Sponsors

Department of Community Affairs
P. O. Box 2768
Trenton, N. J. 08625

(No charge)

11 Construction Safety Code

New Jersey Department of Labor and Industry
Bureau of Engineering and Safety
Trenton, N. J. 08625

(Price: $.50)
COMMENTARY ON REGULATIONS

General

Note 1: For occupancies having three or more dwelling units, the New Jersey State Regulations for the Construction and Maintenance of Hotels and Multiple Dwellings applies; one- or two-family dwellings come under Jersey City Building Code Ordinance W-57 (1966) which references and adopts, with a few listed exceptions, the BOCA Basic Building Code, 1965 Edition, as the city building code.

Note 2: A more recent edition of the BOCA Basic Building Code than that referenced in Ordinance W-57 is now available.

Note 3: The several regulatory codes applicable to the Jersey City site, together with such other generally recognized codes and standards as may be referenced in them, furnish the housing system producer and/or site developer with all 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.

Building Limitations

The BOCA Code has provisions for (a) a Fire District No. 1; (b) Fire District No. 2; and (c) areas outside the Fire Districts. One of the Jersey City Amendments puts all of Jersey City under Fire District No. 1.

Where the BOCA Code forbids the erection of type 4A dwellings (protected residential one- and two-family wood frame dwellings) in Fire District No. 1 (but does permit them in Fire District No. 2) the Jersey City amendment permits such structures in Fire District No. 1 (the whole of Jersey City) but restricts them to residential zoned areas A and B.

The Jersey City ordinance requires that exterior side walls of protected frame dwellings 2 feet or less from a side lot line shall have a minimum fire resistance of 2 hours.

The BOCA Code permits protected frame one- or two-family dwellings up to three stories in height (or 40 feet) and including 10,200 square feet of gross area. The Jersey City ordinance restricts these buildings to 2 1/2 stories, 35 feet in height, and to a maximum floor area of 4,800 square feet.
Structural

The State regulations (in Article 6,601.0 item (d)) requires that: "All hotels or multiple dwellings excluding dormitories and garden apartments shall have at least one primary entrance useable by individuals in wheelchairs."

Electrical

The Electrical Code of the City of Jersey City, referenced in Section 2, part (f) or City Ordinance W-57, is the National Electrical Code, NFPA No. 70, referenced in the BOCA Basic Building Code.

State Regulations require that a copy of the Insurance Underwriters Certificate of Approval and Inspection must be filed with the State Bureau of Housing Inspection prior to occupancy of the premises. The Certificate is obtainable from:

Middle Department Association of Fire Underwriters
614 Central Avenue
East Orange, N. J. 07018 tele. (201) 672-7580

Jersey City uses the latest edition (including all amendments made by the C-1 Code Committee) of the National Electrical Code. However, if a jurisdiction has made special exceptions to the C-1 Code, this group will inspect to those modifications.

Plumbing


City Ordinance W-57 amends the Plumbing Code of New Jersey, 1964 to allow the use of plastic pipe (PVC, ABS) in drain, waste and vent lines in one- or two-family dwellings. Multifamily dwellings must conform to the State Regulations.

Mechanical

The New Jersey Air Pollution Control Code, Chapter 11, regulates the use of incinerators; one- and two-family dwellings, and multifamily dwellings containing six or fewer units, one of which is owner-occupied, are exempted from the provisions of this code.
Elevators

A minor exception to the A17.1 Safety Code for Elevators is the requirement that elevator cars be equipped with mirrors so that persons outside the car may see the occupants of the car.

Permits, Registration, Licensure

Building permits for the construction of multiple dwellings in Jersey City are issued by the Jersey City Superintendent of Buildings upon presentation of a plan and specification approval obtained from the Bureau of Housing Inspection, Division of Housing and Urban Renewal, Department of Community Affairs, Trenton, N. J.

Building plans for residential structures larger than one- or two-family houses must be signed and sealed by an architect registered in the State of New Jersey. Engineers (civil, mechanical) signing the drawings pertinent to their activity must also be registered in New Jersey.

Drawings and plans covering prefabricated units manufactured outside New Jersey must be submitted for approval, bearing the signature and seal of an architect registered in New Jersey, and of similarly registered engineer or engineers if the complexity of the structure warrants specific engineering plans.

Electrical contractors must be licensed by the state.

Plumbing contractors must have a State license, and additionally, for operation in Jersey City, a license issued by the City.

Transport Permits

Permits to move large pieces of equipment or oversized loads over streets or highways must be obtained from either (or both) the local or State police departments. The State Department of Labor and Industry has cognizance when such items are to be used within 6 feet of electric power distribution lines.

Conflicts, Appeals

Conflicts in the regulatory requirements as between the several jurisdictions, City, State and Federal, shall be resolved in favor of the most restrictive requirement.

Appeal and hearing procedures are described in the Regulations for the Construction and Maintenance of Hotels and Multiple Dwellings and in the BOCA Basic Building Code, as they may be applicable. Appeals from Jersey City requirements are made to the Superintendent of Buildings; from State requirements, to the Commissioner, Department of Community Affairs, Trenton, N. J.
ADMINISTRATION--JERSEY CITY, NEW JERSEY

Population (1960): 276,000
Metropolitan area population: 610,000

Government: Mayor and City Council

Administration of Codes (including State Building Code):

<table>
<thead>
<tr>
<th>Code</th>
<th>Officer</th>
<th>Address</th>
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<tbody>
<tr>
<td>Building</td>
<td>Mr. Edward T. Scala</td>
<td>Superintendent of Buildings</td>
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<tr>
<td></td>
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<td>City Hall</td>
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<tr>
<td>Plumbing</td>
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<td>Jersey City, N. J. 07302</td>
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<tr>
<td>Electrical</td>
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<tr>
<td>Elevator</td>
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Planning Agencies:

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<tr>
<td>Division of Planning</td>
<td>Mr. Alan L. Canter, Director</td>
<td></td>
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<tr>
<td>Office of the Mayor</td>
<td></td>
<td>City Hall</td>
</tr>
<tr>
<td></td>
<td>Mrs. Stephen Reichstein, Assistant</td>
<td>Jersey City, N. Y. 07302</td>
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<tr>
<td>City Hall</td>
<td></td>
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<tr>
<td>Jersey City Redevelopment Agency</td>
<td>Mr. Joseph Feinberg, Director</td>
<td></td>
</tr>
<tr>
<td>574 Newark Avenue</td>
<td></td>
<td>Mr. Neil Piro, Assistant Director</td>
</tr>
<tr>
<td>Jersey City, N. J. 07306</td>
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Construction Safety:

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<thead>
<tr>
<th>Agency</th>
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<tbody>
<tr>
<td>Department of Labor and Industry</td>
<td>Mr. Seymour Rubenstein</td>
<td>Chief Construction Safety Engineer</td>
</tr>
<tr>
<td>Bureau of Engineering and Safety</td>
<td></td>
<td>1100 Raymond Boulevard</td>
</tr>
<tr>
<td>1100 Raymond Boulevard</td>
<td></td>
<td>Newark, N. J. 07102</td>
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