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# NATIONAL BUREAU OF STANDARDS REPORT

10 208

## 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

## NATIONAL BUREAU OF STANDARDS

The National Bureau of Standards<sup>1</sup> 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 Physics<sup>2</sup>—Radio Engineering<sup>2</sup>—Time and Frequency<sup>2</sup>—Astrophysics<sup>2</sup>—Cryogenics.<sup>2</sup>

**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 Information<sup>3</sup>—Office of Technical Information and Publications—Library—Office of Public Information—Office of International Relations.

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

<sup>2</sup> Located at Boulder, Colorado 80302.

<sup>3</sup> Located at 5285 Port Royal Road, Springfield, Virginia 22151.

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**NBS REPORT**

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

by

Charles T. Mahaffey and Harry Shoub

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Department of Housing  
and Urban Development

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director of the National Institute of  
Standards and Technology (NIST)  
on October 9, 2015

These accounting documents intended  
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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 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  
Jersey City, N. J. 07302

(No charge)
- 2** BOCA Basic Building Code, 1965 Edition

Building Officials Conference of  
America, Inc.  
1313 East 60th Street  
Chicago, Ill. 60637

(Price: \$7.50)
- 3** National Electrical Code 1965, NFPA No. 70

National Fire Protection Association  
60 Batterymarch Street  
Boston, Mass. 02110

(Price: \$1)
- 4** American Standard Safety Code for Elevators, A17.1-1960, and Supplement, A17.1a-1963

American National Standards Institute  
1430 Broadway  
New York, N. Y. 10018

(Out of print)
- 5** New Jersey Air Pollution Control Code, Chapter 11--Incinerators

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

(No charge)



**6** Zoning/Subdivisions  
Jersey City Planning Board/Board  
of Adjustment  
Office of the Mayor  
City Hall  
(No charge) Jersey City, N. J. 07302

**7** Redevelopment Agency Plans  
The Jersey City Redevelopment Agency  
574 Newark Avenue  
(No charge) Jersey City, N. J. 07306

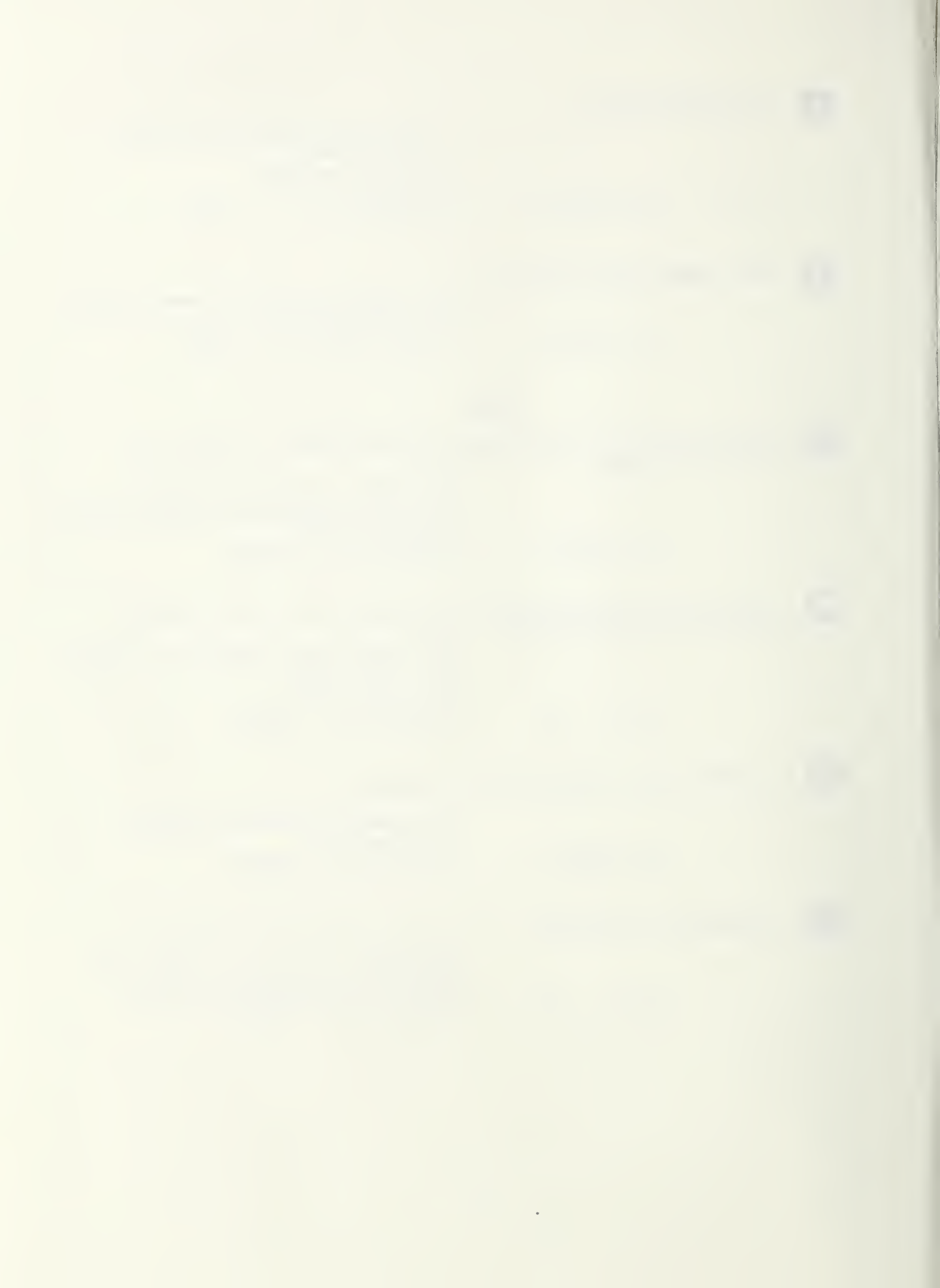
State

**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  
(No charge) Trenton, N. J. 06825

**9** Plumbing Code of New Jersey, Revised (1964), Part E of Standard  
Building Code of New Jersey  
New Jersey State Department of Health  
John Fitch Plaza  
P. O. Box 1540  
(Price: \$1) Trenton, N. J. 08625

**10** New Jersey Laws Affecting Housing Sponsors  
Department of Community Affairs  
P. O. Box 2768  
(No charge) Trenton, N. J. 08625

**11** Construction Safety Code  
New Jersey Department of Labor and  
Industry  
Bureau of Engineering and Safety  
(Price: \$.50) Trenton, N. J. 08625



## 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 wheel-chairs."

## 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

The City has adopted the Plumbing Code of New Jersey, 1964, Part E of the Standard Building Code of New Jersey.

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):

Building	
Plumbing	Mr. Edward T. Scala
Electrical	Superintendent of Buildings
Elevator	City Hall
Zoning	Jersey City, N. J. 07302

Planning Agencies:

Division of Planning  
Office of the Mayor  
City Hall  
Jersey City, N. Y. 07302

Mr. Alan L. Canter, Director  
Mrs. Stephen Reichstein, Assistant

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

Mr. Joseph Feinberg, Director  
Mr. Neil Piro, Assistant Director

Construction Safety:

Department of Labor and Industry  
Bureau of Engineering and Safety  
1100 Raymond Boulevard  
Newark, N. J. 07102

Mr. Seymour Rubenstein  
Chief Construction Safety Engineer

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