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Operation Breakthrough
Preliminary Report

EXISTING BUILDING AND DEVELOPMENTAL REGULATIONS
IN MEMPHIS, TENNESSEE

Sponsored by
Department of Housing
and Urban Development

U.S. DEPARTMENT OF COMMERCE
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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 5245 Port Royal Road, Springfield, Virginia 22151.
Operation Breakthrough

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by

The Building Research Division Team

E. O. Pfrang, Manager

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IMPORTANT NOTICE

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

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 Bureau of Standards, Washington, the Report has been specifically pri

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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 Memphis, Tennessee; 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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1
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.

1. Urban Renewal Plan, Court Avenue Urban Renewal Area, Memphis, Tennessee
   Memphis Housing Authority
   700 Adams Avenue
   Memphis, Tennessee 38105

2. Zoning Ordinance, City of Memphis (amended through 1966)
   Memphis Planning Commission
   City Hall
   Memphis, Tennessee 38103

3. Memphis and Shelby County Subdivision Regulations
   Memphis and Shelby County Planning Commission
   City Hall
   Memphis, Tennessee 38103

   Building Officials Conference of America, Inc.
   1313 East 60th Street
   Chicago, Illinois 60637
   (Price: $7.50)

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

   American National Standards Institute
   1430 Broadway
   New York, N. Y. 10018
   (Price: $7.50)
Chapters: 47 Building
48 Electrical Code
49 Elevators
50 Gas Fitting
51 Housing Code
52 Plumbing

Director of Public Services
City Hall
Memphis, Tennessee 38103
COMMENTARY ON REGULATIONS

General

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.

Planning and Zoning

The Memphis site was formerly a Southern Railway yard. It has a downtown business zoning of C4 which allows virtually any residential use. If more than one building (complex) is contemplated for each of the existing lots, it will be necessary to treat the development as a subdivision.

This site is within an Urban Renewal Area. Thus, the Urban Renewal Plan (Project III - Court Avenue Urban Renewal Area) supersedes other zoning requirements.

The Breakthrough Site is in the Second Fire District, which places rather stringent requirements on the types of noncombustible materials that can be used for other than one and two family detached housing.

Building Codes

Memphis uses a modification of the BOCA Basic Building Code. The changes made to this model code are so numerous that the city has separately published its version, using green pages for the changed portions.

Memphis has written its own plumbing code. The code requires those firms or individuals doing plumbing work to be licensed in the City of Memphis.

Memphis uses the National Electrical Code in conjunction with the city code. The latter publication is comprised of the exceptions, additions and deletions made to the National Electrical Code.

Licenses and Permits

All contractors must be licensed at the state level and by the City of Memphis.

Appeals

Plans and specifications and other exhibits necessary to apply for a building permit must be submitted to the Memphis Building Inspection Department. If a variation from existing building or zoning codes is noted, a rejection slip is issued. This official rejection is necessary to set in motion the Memphis appeal procedures.
ADMINISTRATION--MEMPHIS, TENNESSEE

Population (1965): 497,000
Metropolitan area population: 741,000

Government: Mayor and City Council

Administration of Codes:
Division of Public Services
City Hall
125 N. Main Street
Memphis, Tennessee 38128

Mr. Harry Woodbury, Director

Mr. Richard Hudson, Building Director

Planning and Zoning:
Memphis Planning Commission
City Hall
125 N. Main Street
Memphis, Tennessee 38128

Mr. John Greisbaum, Director

Memphis Housing Authority
700 Adams Avenue
Memphis, Tennessee 38105

Mr. Orelle Ledbetter, Executive Director