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NATIONAL BUREAU OF STANDARDS REPORT

10 209

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
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 Information⁴—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 5285 Port Royal Road, Springfield, Virginia 22151.

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NBS PROJECT

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Operation Breakthrough

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by

The Building Research Division Team

E. O. Pfrang, Manager

Sponsored by
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 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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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

- 4** BOCA Basic Building Code, 1965 Edition

(Price: \$7.50)

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

- 5** National Electrical Code 1965, NFPA No. 70

(Price: \$1)

National Fire Protection Association
60 Batterymarch Street
Boston, Massachusetts 02110

- 6** A-17.1, 1965, Safety Code for Elevators

(Price: \$7.50)

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

7 Code of Ordinances - City of Memphis, Volume II

- 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

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