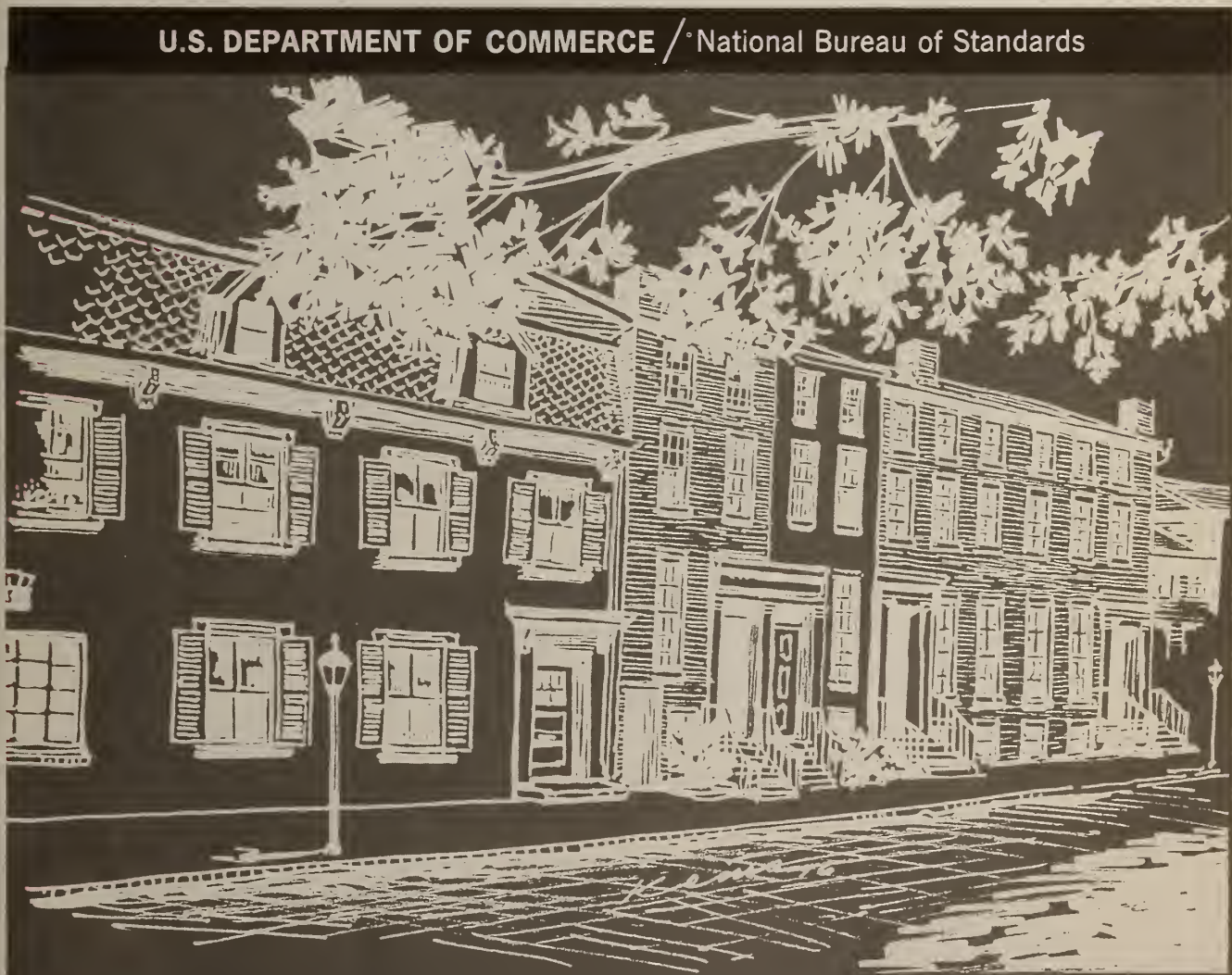


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# NBS TECHNICAL NOTE 918

U.S. DEPARTMENT OF COMMERCE / National Bureau of Standards



## Survey of Building Code Provisions for Historic Structures

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No. 918  
1976

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# Survey of Building Code Provisions for Historic Structures

*t* Technical note no. 118

Melvyn Green

Melvyn Green and Associates, Inc.  
El Segundo, California 90245

and

Patrick W. Cooke

Center for Building Technology  
Institute for Applied Technology  
National Bureau of Standards  
Washington, D.C. 20234



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U.S. DEPARTMENT OF COMMERCE, Elliot L. Richardson, *Secretary*

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Dr. Betsy Ancker-Johnson, *Assistant Secretary for Science and Technology*

U.S. NATIONAL BUREAU OF STANDARDS, Ernest Ambler, *Acting Director*

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# SURVEY OF BUILDING CODE PROVISIONS FOR HISTORIC STRUCTURES

Melvyn Green and Patrick W. Cooke

In order to resolve conflicts between health and safety objectives and historic preservation objectives, a number of states and cities have adopted special building code provisions. A survey was conducted to determine the extent of adoption of such special provisions. The survey included the states, territories and member cities of the Association of Major City Building Officials (AMCBO). The survey responses revealed that sixteen of the forty-seven responding states have special provisions or regulations as do fifteen of the twenty-four responding cities. The majority of states and cities has established a special preservation appeals board. Legislation and special provisions are reviewed in the report. Recommendations for additional research are included.

Key Words: Building codes, cities, health and safety, historic preservation, states.

## I. EXECUTIVE SUMMARY

Frequent conflicts involving building codes have occurred between building regulatory agencies and historic preservationists. To resolve this, a number of cities and states have adopted special building code provisions for historic structures. In order to determine the extent of adoption of such special provisions, a mail survey was conducted of the states, territories and the thirty member cities of the Association of Major City Building Officials (AMCBO).

The survey findings were that sixteen of the forty-seven states responding reported that they have special provisions or administrative regulations. Nine of these reported utilizing a special board to regulate preservation. Fifteen of the twenty-four responding cities reported special code or administrative regulations for historic structures. The overwhelming majority of these cities had established a special board to regulate preservation. The survey results are displayed graphically.

The report reviews legislation and special code provisions submitted by the respondents. Recommendations for additional research are also included.

## II. INTRODUCTION

In support of the efforts of the Office of Building Standards and Codes Services, Center for Building Technology, National Bureau of Standards, Melvyn Green & Associates, Consulting Engineers, conducted a survey of special building code provisions for historic buildings. The intent of the survey was to determine the extent of adoption of special building regulations by states and local jurisdictions. An earlier study by the National Bureau of Standards revealed that eight states had adopted special regulations. Because of increased interest in historic preservation, it was determined that a special survey of both states and major cities would be of value in identifying trends and recent regulation adoptions.

Preservation legislation affecting building regulations may date back to the early 1930's when Charleston, South Carolina established the first historic district regulations. This legislation started a trend in historic district regulations,



some of which do contain specific exemptions to building code provisions.

In 1966 Congress passed the National Historic Preservation Act, enlarging the scope of national preservation policy and establishing the Advisory Council on Historic Preservation. The Historic Preservation Act provides grants for restoration of historic properties. This was followed in 1971 by the Promulgation of Executive Order 11593, establishing the responsibility of Federal agencies in preservation.

These measures reflect the growing national concern for preservation and rehabilitation of historic buildings and districts. This concern springs from a widespread desire to preserve community identity and continuity as well as our historic heritage. In the past two years the economic situation and the energy crisis have increased interest in rehabilitation and recycling of buildings. This new attitude has led to conflicts between preservation objectives and health and safety objectives as specified in building codes. Such conflicts have frequently been exacerbated by unresponsiveness or lack of information at the local level.

As a result, there is pressure on cities and states to grant some form of exemption for historic structures.

This study surveyed the special building code provisions developed by states, cities, and model building codes for dealing with this problem. The following types of provisions were anticipated and are reflected in the questionnaire. Responses were noted and analyzed on both an individual and a regional basis.

1. Special Building Code Regulations: Provisions for historic structures adopted by legislative action and embodied as provisions of the building code.
2. Special Administrative Regulations: Regulation of historic structures is accomplished by rulings of the building official, the code appeal board, a special preservation board, or similar body. Such rulings serve as precedents in future policy determination.
3. Special Preservation Board or Special Preservation Appeals Board: Appeals of code provisions, design decisions, landmark designation, and similar matters are referred to a special group, frequently composed of preservation experts and community representatives.

Two types of exemptions for building regulations exist: a) the building code provisions, or b) historic district legislation. The diversity of legislation between cities and states and the lack of communication at an intrastate level is especially significant.

The survey reports the state and city response. In cases of conflict between the report of the State Historic Preservation Officer and that of the building official, the legislation was studied to resolve conflicts. The survey data were collected in the fall of 1975 and were assumed to be correct as of that time.

### III. METHODOLOGY

A mail survey of state and local building officials was used to determine special building code provisions for historic structures. The agencies surveyed are discussed below.

A survey questionnaire was developed and submitted for approval to the Office of Management and Budget (OMB) and the Bureau of the Census. These agencies suggested certain revisions to the questionnaire wording to clarify its intent.

The survey package included the questionnaire, a postage-paid return envelope and a cover letter explaining the reasons for the study. Each respondent was requested to provide a copy of any adopted law or regulation. A follow-up letter was mailed to states that had not responded within forty-five days. Copies of these are included in Appendix A.

The survey package was mailed to the following types of agencies:

1. States. A questionnaire was mailed to each State Historic Preservation Officer (SHPO) and each State Delegate to the National Conference of States on Building Codes and Standards (NCSBCS). The reason for surveying both was to probe for obscure regulations, perhaps unknown to one or the other. It was noted in some preliminary research that historic district legislation (zoning laws) may contain exemptions to building code provisions.
2. The member cities of the Association of Major City Building Officials (AMCBO) were surveyed to determine the extent of local adoption of code provisions relative to historic structures.
3. Other cities around the country were surveyed in addition to those specified by the contract. The purpose of this was to obtain additional

information and to include certain cities with active preservation movements.

4. The model code groups including Building Officials Conference of America, International Conference of Building Officials, Southern Building Code Conference, American Insurance Association, and National Fire Protection Association were sent questionnaires to determine if any provisions relative to historic preservation have been adopted.
5. Selected organizations were mailed copies of the survey package and asked for any comment on their experience in the matter of codes and historic structures. Included in this group were:
  - A. The National Register of Historic Places  
(National Park Service)
  - B. American Institute of Architects
  - C. National Trust for Historic Preservation
  - D. Restored Museum Villages

#### IV. FINDINGS

The results of the survey are displayed in the matrices described as Survey of Building Code Provisions for Historic Structures by State and Survey of Building Code Provisions for Historic Structures by City. Forty-seven of the fifty states contacted, and twenty-four of the thirty AMCBO cities contacted, responded to the questionnaire.

Of the forty-seven responses by states, eleven reported special code provisions in effect and five reported

utilizing special administrative regulations. Of the sixteen positive state responses, nine reported a special board to regulate preservation.

The city responses may be described as follows: Eight cities reported code provisions in effect and seven reported special administrative regulations.

Thus approximately one-third of the responding states had special provisions for historic structures in effect. More than one-half of the responding states utilized a special board to evaluate buildings or hear appeals from code provisions.

Approximately two-thirds of the cities reported special provisions for historic structures and the overwhelming majority reported a special board to regulate preservation.

Territories responding reported no historic preservation provisions.

Three of the four model code groups have recently considered adoption of special provisions relating to historic structures. The Building Officials and Code Administrators International, Inc. (Basic Building Code) and the International Conference of Building Officials (Uniform Building Code) have adopted administrative provisions permitting the Building Official to authorize deviations from code requirements. The Basic Building Code provisions are published in the current edition while those in the Uniform Building Code will be published in the 1976 edition.

The Southern Building Code Congress (Southern Standard Building Code) has provisions pending similar to those adopted by BOCA. These were held for further study at the 1975 Annual Meeting.

The National Building Code, published by the American Insurance Association, is currently undergoing a major revision, its first since the 1975 Annual Meeting.

The National Building Code, published by the American Insurance Association, is currently undergoing a major revision, its first since 1967. No information has been received relative to any proposed provisions.

The National Fire Protection Association has a standard for protection of library and museum collections, NFPA standard numbers 910 and 911, respectively. No information was received regarding any proposed changes.

# survey of building code provisions for historic structures by state

	RESPONSE RECEIVED	CODE PROVISIONS IN EFFECT	LEGISLATION PENDING	CODE PROVISIONS REGULATED BY:				SPECIAL PRESERVATION APPEALS BOARD	MINIMUM MAINTENANCE STANDARDS ESTABLISHED	BUILDING CODE PROVISIONS CONTAINED IN HISTORIC DISTRICT LEGISLATION	SPECIAL EXEMPTIONS FOR SEISMIC, FIRE SAFETY, ETC.	PREEMPTIVE STATUS			
				BUILDING OFFICIAL	CODE APPEAL BOARD	SPECIAL PRESERVATION BOARD	OTHER					MANDATORY CODE	VOLUNTARY CODE	MANDATORY MIN.	MANDATORY MAX.
ALABAMA	●	●	○	○	●	○	○	○	○	○	○	○	○	○	
ALASKA	●	●	○	○	●	○	○	○	○	○	○	○	○	○	
ARIZONA	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
ARKANSAS	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
CALIFORNIA	●	●	○	○	●	○	○	○	○	○	○	○	○	○	
COLORADO	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
CONNECTICUT	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
DELAWARE	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
FLORIDA	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
GEORGIA	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
HAWAII	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
IDAHO	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
ILLINOIS	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
INDIANA	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
IOWA	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
KANSAS	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
KENTUCKY	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
LOUISIANA	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
MAINE	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
MARYLAND	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
MASSACHUSETTS	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
MICHIGAN	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
MINNESOTA	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
MISSISSIPPI	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
MISSOURI	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
MONTANA	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
NEBRASKA	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
NEVADA	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
NEW HAMPSHIRE	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
NEW JERSEY	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
NEW MEXICO	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
NEW YORK	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
NORTH CAROLINA	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
NORTH DAKOTA	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
OHIO	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
OKLAHOMA	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
OREGON	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
PENNSYLVANIA	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
RHODE ISLAND	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
SOUTH CAROLINA	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
SOUTH DAKOTA	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
TENNESSEE	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
TEXAS	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
UTAH	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
VERMONT	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
VIRGINIA	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
WASHINGTON	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
WEST VIRGINIA	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
WISCONSIN	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
WYOMING	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
AMERICAN SAMOA	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
GUAM	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
PUERTO RICO	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
TRUST TERRITORY	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
VIRGIN ISLANDS	○	○	○	○	○	○	○	○	○	○	○	○	○	○	

Legend  
 ● yes  
 ○ no  
 ⊙ administrative regulations only

melyn green & associates, inc.  
 consulting engineers  
 411 segundo, california 90245

# survey of building code provisions for historic structures by city

	RESPONSE RECEIVED	CODE PROVISIONS IN EFFECT	LEGISLATION PENDING	CODE PROVISIONS REGULATED BY:				SPECIAL PRESERVATION APPEALS BOARD	MINIMUM MAINTENANCE STANDARDS ESTABLISHED	BUILDING CODE PROVISIONS CONTAINED IN HISTORIC DISTRICT LEGISLATION	SPECIAL EXEMPTIONS FOR SEISMIC, FIRE SAFETY, ETC.
				BUILDING OFFICIAL	CODE APPEAL BOARD	SPECIAL PRESERVATION BOARD	OTHER				
ATLANTA, GA	●	●	○	●	●	●	●	○	●	○	
BALTIMORE, MD	●	●	○	●	●	●	●	○	○	○	
BOSTON, MA	○	○	○	○	○	○	○	○	○	○	
BUFFALO, NY	●	●	○	○	○	●	●	●	○	○	
CHICAGO, IL	●	○	○	○	○	●	●	○	○	○	
CINCINNATI, OH	●	●	○	○	○	●	●	○	●	○	
CLEVELAND, OH	○	○	○	○	○	○	○	○	○	○	
COLUMBUS, OH	●	○	○	○	○	○	○	○	○	○	
DALLAS, TX	●	○	○	○	○	○	○	○	○	○	
DENVER, CO	●	○	○	○	○	○	○	○	○	○	
DETROIT, MI	○	○	○	○	○	○	○	○	○	○	
HOUSTON, TX	●	○	○	○	○	○	○	○	○	○	
INDIANAPOLIS, IN	●	○	○	○	○	○	○	○	○	○	
JACKSONVILLE, FL	●	○	○	○	○	○	○	○	○	○	
KANSAS CITY, MO	●	○	○	○	○	○	○	○	○	○	
LOS ANGELES, CA	●	○	○	○	○	○	○	○	○	○	
MEMPHIS, TN	●	○	○	○	○	○	○	○	○	○	
MILWAUKEE, WI	●	○	○	○	○	○	○	○	○	○	
NASHVILLE, TN	●	○	○	○	○	○	○	○	○	○	
NEW ORLEANS, LA	○	○	○	○	○	○	○	○	○	○	
NEW YORK, NY	●	○	○	○	○	○	○	○	○	○	
PHILADELPHIA, PA	●	○	○	○	○	○	○	○	○	○	
PHOENIX, AZ	●	○	○	○	○	○	○	○	○	○	
PITTSBURGH, PA	○	○	○	○	○	○	○	○	○	○	
ST. LOUIS, MO	●	○	○	○	○	○	○	○	○	○	
SAN ANTONIO, TX	●	○	○	○	○	○	○	○	○	○	
SAN DIEGO, CA	●	○	○	○	○	○	○	○	○	○	
SAN FRANCISCO, CA	○	○	○	○	○	○	○	○	○	○	
SEATTLE, WA	●	○	○	○	○	○	○	○	○	○	
WASHINGTON, D.C.	●	○	○	○	○	○	○	○	○	○	
MODEL CODE GROUPS											
BOCA	●	○	○	○	○	○	○	○	○	○	
ILCO	●	○	○	○	○	○	○	○	○	○	
SBCC	●	○	○	○	○	○	○	○	○	○	
AIA	○	○	○	○	○	○	○	○	○	○	
NFPA	○	○	○	○	○	○	○	○	○	○	

legend  
● yes  
○ no  
◐ administrative regulations only

meilyn green & associates, inc.  
consulting engineers  
el segundo, california 90245



## V. ANALYSIS OF RESPONSE RECEIVED

- A. REGIONAL ANALYSIS
- B. SUMMARY OF STATE AND CITY LEGISLATION RECEIVED
- C. SUMMARY OF ALTERNATE CODE PROVISIONS RECEIVED
- D. EXCERPTS OF CORRESPONDENCE RECEIVED
- E. COMMENTARY

## A. REGIONAL ANALYSIS

Positive city and state responses are displayed by regional grouping in Figure A. Using this matrix one may compare the degree of intra-regional consistency. In general, southern and western states exhibited a greater regional homogeneity than northern and eastern regions.

## B. Summary of Positive State and City Responses

Provisions in effect in the sixteen states returning positive responses to the questionnaire are summarized as follows:

ALASKA: Both specific building code provisions and administrative regulations dealing with historic preservation are in effect in Alaska. Further legislation is pending. Such provisions are administered in various situations by the building official, the Code Appeal Board, the State Historic Sites Advisory Committee, or the State Historic Preservation Officer. Appeal of the building official's decisions usually may be made to a special preservation appeals board. Some effort is made to provide for minimum maintenance of historic buildings. Historic districts are established. Special exemptions and provisions for such considerations as fire and seismic safety are usually possible.

CALIFORNIA: The recently adopted State Historical Building Code addresses the problem of effecting an historically accurate restoration while providing for a reasonable level of safety for building users. Alternate code provisions for designated historic structures will be developed by state agencies, (ie: State Fire Marshal, State Building Standards Commission) in consultation with a State Historical Building Code Advisory Board. Such provisions will be administered by local building officials.

FIGURE A

regional analysis	code provisions regulated by:				special preservation appeals board	minimum maintenance standards established	building code provisions contained in historic district legislation	special exemptions for seismic, fire safety, etc.
	building official	code appeal board	special preservation board	other				
midwestern								
cities:								
chicago			•					
cincinnati		•		•			•	
indianapolis	•		•			•	•	
kansas city		•						
milwaukee		•						
st. louis	•		•		•	•	•	
states:								
indiana		•			•			
iowa	•	•		•				
minnesota	•							
wisconsin		•		•				
southern								
cities:								
atlanta	•	•	•	•	•		•	
memphis	•	•	•	•	•	•	•	
san antonio	•		•		•		•	
washington d.c.	•		•		•		•	•
states:								
north carolina								
virginia			•		•	•		
eastern								
cities:								
baltimore								
buffalo			•			•		
philadelphia		•	•				•	
states:								
maine				•				
maryland	•							
new hampshire				•	•		•	
new jersey			•					
new york	•					•	•	
western								
cities:								
los angeles	•		•					
san diego	•	•						
states:								
alaska	•	•	•	•	•	•	•	•
california	•		•	•	•			
nevada			•			•	•	
new mexico			•		•			
oregon	•	•	•		•	•	•	

INDIANA: The Indiana State Building Official may grant exemptions from building code provisions that conflict with historical accuracy. Where such exemptions are made, the Building Official may limit the number of occupants allowed in the building at any one time, and may require that signs be posted to warn the public that exemptions from the state construction and fire code requirements have been granted. The Administrative Building Council sits as a body for variances and special provisions, and may hear appeals from the decisions of the building official.

IOWA: No legislation exists or is pending in Iowa. Administrative regulations delegate responsibility for historic building provisions to the building official, a Code Appeals Board, and a Building Code Advisory Council.

MAINE: There is an Historic Sites Commission under the Bureau of Parks and Recreation in Maine. Specific building code provisions were stated to exist, but their exact nature was not elucidated.

MARYLAND: Special historic building code provisions of the Basic Building Code are in effect in Maryland. These regulations are administered by the State Building Official.

MINNESOTA: The Minnesota Building Official may approve special variances on a case by case basis for historic buildings where such approvals will not jeopardize the public health, safety, or welfare. Definition of historic buildings is made by state or local government authority.

NEVADA: State statute provides for building standards for the Virginia City Historic District, which encompasses parts of three counties. Standards, including minimum maintenance standards, are enforced by a special preservation board.

NEW HAMPSHIRE: Administrative regulations provide for a special review of plans by an Historic District Commission.

NEW JERSEY: Special Building Code Administrative Regulations establishing a special Preservation Board are in effect in New Jersey.

NEW MEXICO: Special building code provisions for historic structures are in effect in New Mexico. Further legislation is pending. Approval of special provisions for historic buildings is granted by the Building Official, subject to appeal to a special preservation board.

NEW YORK: Historic buildings may receive special consideration in application of the fire code where the Building Official approves. This is a matter of administrative regulation rather than specific building code provisions. Historic district laws have recently been enacted.

NORTH CAROLINA: The State Building Code for North Carolina provides for exceptions to requirements that buildings be accessible and usable by the handicapped. Such requirements are waived for historic structures approved by the North Carolina Office of Archives and History, after consultation with the Governor's Study Committee on Employment of the Handicapped.

OREGON: According to the Oregon State Building Code, designated historical buildings "shall not be required to comply with the requirements of this code for those items approved to be exempted by the Historical Building Review Committee and judged to be in the public interest to the preservation of such buildings." Such provisions and variations are regulated by the Building Official, with provisions for appeal to a Code Appeal Board. Historic

districts are established. Some effort is made to effectuate minimum maintenance standards.

VIRGINIA: Both special building code provisions and special building code administrative regulations are in effect in Virginia. Rulings of the Building Official regarding historic structures may be appealed to a special preservation board. Minimum maintenance standards are established for historic structures and districts.

WISCONSIN: The administrative regulations provide for exemptions from building code provisions for historic structures by petition to the Department of Industry, Labor, and Human Relations.

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Fifteen Association of Major City Building Officials cities returned positive responses to the questionnaire. Provisions of their codes and administrative regulations are summarized as follows:

ATLANTA, GEORGIA: Special building code administrative regulations are in effect in Atlanta. These regulations are administered by the Building Official, the Zoning Board of Adjustments, and the Atlanta Civic Design Commission. Historic districts are established, within which facade alterations are regulated by the Civic Design Commission, which may also bring cases of deficient maintenance to the attention of the Building Official.

BALTIMORE, MARYLAND: Both special building code provisions and administrative regulations relative to historic structures exist in Baltimore. Special "Historic and Architectural Districts" have been established, regulated by a Commission for Historical and Architectural Preservation. The Com-

mission's seven members are appointed by the mayor from specified professions and organizations.

BUFFALO, NEW YORK: Special building code administrative regulations have established a special board to address preservation questions in Buffalo. Minimum maintenance standards are established for historic structures.

CINCINNATI, OHIO: A special Architectural Board of Review with jurisdiction over historic districts has been established by building code administrative regulations.

INDIANAPOLIS, INDIANA: The Indianapolis Historic Preservation Commission reports that both specific building code provisions and administrative regulations are in effect in Indianapolis. Such measures are in accord with detailed requirements contained in Indiana State Codes. The City of Indianapolis administers one historic district, with provisions and variations regulated by the Building Official and a special preservation board. Minimum maintenance standards have been established for the buildings in the district.

KANSAS CITY, MISSOURI: Special building code administrative regulations have established a landmarks commission to regulate historic districts.

LOS ANGELES, CALIFORNIA: Special Building Code Administrative regulations have instituted a Cultural Heritage Board for the City of Los Angeles. This Board maintains a list of structures considered to be historic or cultural monuments, and, in cooperation with the Building Official, reviews applications for permits to alter listed buildings.

MEMPHIS, TENNESSEE: Both special building code provisions and administrative regulations are in effect in Memphis. These measures have created a Memphis Landmarks Register for landmarks and historic structures, administered by the Memphis Landmarks Commission. Minimum maintenance standards for such structures and districts are enforced by the Building Official. Decisions of the Building Official may be appealed to the Landmarks Commission or the Rehabilitation Board, depending on the circumstances. Final appeal may be made to the City Council.

MILWAUKEE, WISCONSIN: Special building code administrative regulations for historic structures are controlled by the Code Appeal Board.

PHILADELPHIA, PENNSYLVANIA: Special building code administrative regulations provide for review of building permit applications by the Philadelphia Historical Commission. Special provisions and regulations are also administered by the Code Appeal Board. Historic districts are established by these regulations.

ST. LOUIS, MISSOURI: Special Building Code Provisions and administrative regulations have set up historic districts in St. Louis. These districts are administered by the Building Official and the Landmarks and Urban Design Commission. Minimum maintenance standards are provided for designated historic structures.

SAN ANTONIO, TEXAS: An Historic Districts and Landmarks Ordinance has been established for San Antonio by special building code administrative regulations. Such provisions are administered by the Building Official and a special Board of Review for Historic Districts.



SAN DIEGO, CALIFORNIA: Special provisions for fire safety requirements for historic districts are embodied in the San Diego Building Code. Such provisions are regulated by the Building Official with appeal to the Code Appeal Board.

SEATTLE, WASHINGTON: Building code provisions in effect in Seattle provide for the use of alternate requirements for structures designated as historic by the city council. Determination of acceptable alternate requirements is made by the Building Official. In the Pioneer Square Historic District, the Historic Preservation Board administers and enforces aesthetic and maintenance standards.

WASHINGTON, DC: Special building code provisions and administrative regulations relative to historic structures and districts are regulated by the Building Official and a special preservation board. Minimum maintenance standards are enforced and decisions regarding special exemptions from regular code provisions are made according to this system.

### C. Summary of Alternate Code Provisions Received

Some states and cities allow special exemptions from building code requirements for designated historic structures.

Generally, these exemptions are granted on a case-by-case basis with power to set aside building code provisions vested in the Building Official. This type of legislation is used in Virginia and Oregon, and has been proposed in New Mexico, Connecticut, and Rhode Island.

More specific provisions are provided by the codes of the states of Indiana, Oregon, New York and North Carolina, and by the City of Seattle.

Indiana requires that, where such exemptions are granted, the following notice must be displayed: "Historical Building-Warning. Since historical accuracy is a prime consideration in the preservation and use of this building, it may not comply with usual Construction and Fire Code requirements." The building official may limit the maximum number of occupants allowed in the building at any one time.

In Oregon, a State Historical Building Review Committee is vested with the authority to waive any provision of the State Building Code. This committee consists of the Director of the Department of Commerce, the State Fire Marshal, the building official or other local government representative of the local community, and the State Historic Preservation Officer. The committee may restrict occupancy where it grants exemptions.

New York State permits the substitution of sprinklers for certain other fire safety requirements in the code.

North Carolina exempts historic buildings from requirements for access by the handicapped, if approval is granted by the Governor's Study Commission for Employment of the Handicapped.

Seattle authorizes alternate means of achieving seismic safety where the Building Official is satisfied that the structure is strong enough to withstand lateral forces equal to those experienced in the earthquake in Seattle on April 13, 1949.

#### D. Excerpts From Correspondence Received

A number of letters and notes were received from the states and cities surveyed. Some responded enthusiastically to the

intent of the survey and mentioned the conflict between rigid code enforcement and historic structures. Many requested copies of the completed survey and asked when the report would be available. Some of the comments received are as follows:

The State Historical Society of Wisconsin wrote, "This is a matter of critical concern to us, since we are constantly having to petition for waiver of code requirements, particularly as to the number of exits in the buildings. Because of this, we are just beginning to look into the possibility of legislation to exempt historic structures from the building code requirements..."

"Because of the immediacy of this problem, I wonder if you would be able to give me some information in advance of the final report of your study...specifically, the names of some states which have made special provisions in their building codes for historic structures,..."

The State Historical Society of Colorado noted, "We intend to pursue this matter...would be most interested in your findings. When will they be available?"

The Utah State Historical Society wrote, "We have a critical need for the type of special historic code provisions you are inquiring about. Our preservation efforts are constantly being frustrated by rigid interpretation of modern codes which cannot be economically or aesthetically applied to historic sites."

The Connecticut Historical Commission wrote, "The lack of flexibility in Connecticut's Building Code is a major impediment to historic preservation..."

The Building Official in Savannah, Georgia stated, "...we find that there are two schools of thought concerning historic preservation... One is that the Code is enforced to an overbearing point where it becomes very difficult to restore historic structures and convert them to a useful life and, second, that Codes are completely ignored and the restorer is permitted to do whatever he wishes in the interest of historic preservation..."

"I have formulated a policy that good communication between my office and historic preservationists, and a willingness on both sides to meet...and work out problems, have solved the mystique of Historic Preservation and the Building Codes."

In referring to the proposed change to the Southern Standard Building Code he stated, "It is nebulous, arbitrary and, in places that have adopted it, they have found it to be unworkable..."

A number of states and cities responded that historic provisions would become operative with the adoption of the current or pending edition of a model code. Maryland, which adopts the Basic Building Code, is included as a positive response since adoption of the 1975 edition is anticipated on January 1, 1976.

The New Mexico State Planning Office reports special provisions are being discussed and in a staff letter noted, "Too often, the integrity and character of valuable historic structures could be irreparably harmed by the rigid imposition of current safety and health standards as set by our everchanging building codes."

The following states mentioned that committees or com-

missions were studying the possibility of recommending the adoption of special code provisions:

Connecticut

Florida

Mississippi

Ohio

## E. COMMENTARY

### 1. Response Conflicts

A total of sixty-six responses were received from state building officials and historic preservation officers. Thirty-nine were received from Building Officials and twenty-seven from State Historic Preservation Officers.

Nineteen states were represented by a response from both officials contacted, nineteen by the building official only, nine by the SHPO only.

In eight of the nineteen cases of dual response, there were significant differences between the two replies. Such discrepancies were resolved by examination of the statutes of the state in question.

### 2. State Adoption of Model Codes

Twenty-two states reported in a recent National Bureau of Standards study that they have adopted a statewide building code. Of those twenty-two, nineteen noted the technical basis of their statewide code was one of the four model codes. One might assume that those adopting the Basic or Uniform Codes would, therefore, have in effect (in 1976) provisions for historic structures. However, upon closer inspection it was noted that in certain states the provisions may apply only to one occupancy group (residential-single and/or multiple family), or that the state has

adopted only the technical provisions and not the administrative provisions. In addition, many statewide codes are based upon a model code from which they differ considerably, (ie: Connecticut and North Carolina).

It was intended to display a state utilizing a model code as one with special provisions for historic structures. However, the closer examination described above prompted elimination of this listing.

### 3. Questionnaire

It appears that several positive responses were based on historic district laws which grant authority for control of the building exteriors to a special commission. Thus the study may indicate greater adoption of special provisions by more states than have actually adopted such provisions.

Some respondents may have confused the two questions referring to special preservation boards.

## VI. RECOMMENDATIONS FOR FUTURE RESEARCH

Further research is necessary to resolve problems of conflict between historic preservation objectives and those of building codes.

In the case of the codes, it is necessary to evaluate the significance of individual code provisions, since provisions for life safety, structural safety, sanitation, electrical standards, heating standards, fire districts, and many others exist side-by-side without reference to individual necessity or importance. Some of these provisions are absolutely essential to the safe operation of a building,

others represent desirable levels of amenity which would not endanger public health or safety if abrogated in special cases.

Where code provisions are abrogated, serious questions concerning the designer's liability may arise. Further study of this problem is also indicated.

The effectiveness of existing historic preservation clauses and codes should be evaluated in terms of their ability to facilitate historic preservation and to provide an acceptable degree of safety to the building's users.

Initial efforts should be directed towards a better definition of the problem of preservation and building codes. Such a study could consist of a series of in-depth interviews with building regulatory authorities in urban and rural areas, architects engaged in historic preservation, and individuals and organizations involved in historic preservation. The result of such a study would provide a better focus on the problem, permitting the identification and development of solutions.

A number of areas considered appropriate for further research were noted during the course of this study. These include:

Legislative:

1. Definition of "historic": Laws currently in effect define historic as "listed in the National Register of Historic Places," "designated as historic by a special preservation board," "cited by any historic or preservation group as worthy of documentation," and many other definitions. Further research is needed to establish a generally acceptable definition.

2. Model Legislation: Greater effectiveness of historic preservation codes could be achieved if states considering the enactment of such legislation could refer to a well-researched model document.

3. Impact of the 1966 National Historic Preservation Act upon the establishment of State Historic Preservation Officers leading to proposal and adoption of state laws relative to building codes and historic structures.

#### Technical:

1. Risk Analysis: Further research is needed to enable designers and building officials to establish an accurate evaluation of risk for a particular building.

2. Goal-Oriented Approach to Risk Abatement: A preliminary study for the use of a qualitative approach to historic structures is now under way under a grant from the National Endowment for the Arts by Melvyn Green and Associates.

3. Technical Trade-offs: This system is used in New York State, where the building official is allowed to make determinations of acceptable alternate fire safety measures for restored buildings.

Design alternatives for use in technical trade-offs and code compliance should be developed.

4. An Historic Preservation and Building Codes Solution Catalog: This would provide a vehicle for communicating goal-oriented solutions to designers and building officials. (cf. Kapsch, discussion paper, "Historic Preservation and Building Codes," Nov. 20, 1975.) The work being performed under item 2 above will provide some initial steps in such a program.



5. Alternate Provisions for Handicapped Access to Historic Buildings: The only state reporting specific consideration of access for the handicapped is North Carolina, where the code provides exemption for historic buildings. However, further research may be done on providing access without disruption of the historical integrity of the building.

6. Increasing Standards for Ability to Resist Natural Disasters for Historic Buildings: Where possible, without violation of the historic fabric of a building, resistance to disasters should be increased because of the buildings social and architectural importance.

Such research would provide much-needed information for building officials entrusted with the responsibility for decisions regarding code conflicts in historic structures.

Administrative:

1. Operational Control for Historic Building use: This method is currently being used in Indiana, where the Building Official may grant exemptions from building code provisions for historic buildings provided signs are posted to warn users that the building does not meet normal safety standards. A limitation may also be placed on number of occupants.

2. Occupancy Modification: An historic building might be subjected to control of occupancy to reduce fire hazard. Or, a special occupancy class for historic structures might be developed to permit greater flexibility in administering building code provisions.

Coordination of research is necessary to provide a basis for effective, aesthetically-sensitive regulations for restoration and adaptive reuse of historic structures.

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Appreciation is extended to Eino O. Kainlauri, Ph. D., AIA, Associate Professor, Department of Architecture, Iowa State University, Ames, Iowa for drawing the cover picture depicting a portion of Old Town in Alexandria, Virginia.

## APPENDICES

- A. QUESTIONNAIRE AND FORM LETTERS
- B. LISTING OF AGENCIES CONTACTED:
  - B1 - STATE BUILDING REGULATORY AGENCIES
  - B2 - STATE HISTORIC PRESERVATION OFFICERS
  - B3 - MEMBER CITIES OF THE ASSOCIATION OF MAJOR CITY BUILDING OFFICIALS (AMCBO)
  - B4 - ADDITIONAL CITIES CONTACTED
  - B5 - ORGANIZATIONS CONTACTED
- C. LISTING OF LEGISLATION REVIEWED

## APPENDIX A

### MELVYN GREEN & Associates, Inc.

Consulting Structural  
and Civil Engineers

690 NORTH SEPULVEDA BOULEVARD  
SUITE 120  
EL SEGUNDO CALIFORNIA 90245  
(213) 322-8491

October 24, 1975

Dear Sir:

In the past several years, increased interest has been expressed in preservation of historic structures. In response to this need, many building regulatory agencies have adopted special code provisions relative to such structures. This has been accomplished at both the local and state levels, as well as by some of the model codes.

In order to identify the current status of these special code provisions, we are conducting a state-of-the-art study under contract to the Office of Building Standards and Code Services, Center for Building Technology, National Bureau of Standards. This survey will include the states, territories and major cities, as well as other selected agencies. The survey intent is to identify those states and cities having enacted special provisions and the characteristics of those provisions. This questionnaire is being sent to both the Building Official and the State Preservation Officer (for states) since some historic district legislation has contained exemptions to building regulations. Each agency should respond.

It would be appreciated if you would devote a few minutes to completing the enclosed questionnaire and return it in the enclosed postage paid envelope. If possible, please enclose a copy of any applicable law and/or regulations.

It is anticipated that the results of this study will be available through the National Bureau of Standards.

Thank you for your assistance.

Yours very truly,



Melvyn Green, P.E.

MG:cmd  
encl.

**SURVEY OF BUILDING  
CODE PROVISIONS FOR  
HISTORIC STRUCTURES**

AGENCY \_\_\_\_\_  
RESPONDENT \_\_\_\_\_  
TITLE \_\_\_\_\_  
DATE \_\_\_\_\_  
PHONE \_\_\_\_\_

Note: Please respond to the questions based upon your level of jurisdiction.

1. Are there specific building code provisions in effect in your state or city relative to historic buildings or structures?

Yes \_\_\_\_\_

(Please forward a copy of such provisions)

No \_\_\_\_\_

1a. Is legislation to put such provisions in effect or to modify any in effect, pending in your legislative body?

Yes \_\_\_\_\_

(Please forward a copy of any pending legislation)

No \_\_\_\_\_

2. Are there in effect any special building code administrative regulations or rulings relative to historic buildings or structures. (including actions by Commission, Appeal Boards)?

Yes \_\_\_\_\_

No \_\_\_\_\_

3. If there is legislation or administrative regulations in effect, please complete the following:

a) Are historic building provisions and variations regulated by:  
(Check all that apply)

- 1) Building Official \_\_\_\_\_
- 2) Code Appeal Board \_\_\_\_\_
- 3) Special Preservation Board \_\_\_\_\_
- 4) Other \_\_\_\_\_

b) Does your law provide an appeal to a specific preservation board from ruling of the building official? \_\_\_\_\_

c) Does your law provide for minimum maintenance standards for buildings determined to be historic and accepted as such? \_\_\_\_\_

d) Do any special districts or other regulations affect building code provisions for historic structures (such as an historic district law)?  
\_\_\_\_\_

e) Are there any special exemptions in your law? \_\_\_\_\_  
(i.e. Special provisions for earthquake design, fire safety, etc.)

f) Indicate preemptive application of code or regulation

_____ Mandatory code	_____ Mandatory minimum
_____ Voluntary code	_____ Mandatory maximum

g) Indicate jurisdictional exceptions to code \_\_\_\_\_

## APPENDIX A

### **MELVYN GREEN & Associates, Inc.**

Consulting Structural  
and Civil Engineers

690 NORTH SEPULVEDA BOULEVARD  
SUITE 120  
EL SEGUNDO, CALIFORNIA 90245  
(213) 322-8491

We are nearing the completion of our survey of Building Code Provisions For Historic Structures and to date have not received your return questionnaire.

Knowing from experience how other pressing matters may cause questionnaires to be set aside, we again request a few minutes of your time, since it is important to include each state's NCSBCS Representative's response.

For your convenience we are enclosing an additional copy of our original inquiry and questionnaire with a postage paid envelope.

Your support of this effort is greatly appreciated.

Thank you.

Yours truly,

Melvyn Green, P.E.

Encl.

MG:lkt

## APPENDIX B1

### 1. LIST OF STATE AND TERRITORY BUILDING OFFICIALS SURVEYED

#### Alabama

Building Commission  
State Office Building  
Montgomery, AL 36104

#### Alaska

State Fire Marshal  
Department of Public Safety  
Pouch N  
Juneau, AK 99801

#### Arizona

Division of Building Code  
1645 W. Jefferson  
Phoenix, AZ 85007

#### Arkansas

Department of Planning  
400 Train Station Square  
Victory at Markham  
Little Rock, AR 72201

#### California

Dept. of Housing  
and Community Development  
Division of Codes and Standards  
1807 13th Street  
Sacramento, CA 95814

#### Colorado

State Division of Housing  
1575 Sherman  
Denver, CO 80203

#### Connecticut

State Building Inspector  
Public Works Department  
State Office Building  
Hartford, CT 06115

#### Delaware

State Building Official  
218 West Ninth Street  
Wilmington, DE 19801

#### Florida

Bureau of Codes and Standards  
Dept. of Community Affairs  
2571 Executive Center Circle, East  
Tallahassee, FL 32301

#### Georgia

State Building Administrative  
Board  
P.O. Box 431  
Athens, GA 30601

#### Hawaii

Labor and Industrial Relations  
825 Mililani Street  
Honolulu, HI 96801

#### Idaho

Safety Inspection Division  
Labor & Industrial Services  
317 Main Street, Room 400  
Statehouse  
Boise, ID 83720

#### Illinois

Chief of Housing & Bldg. Affairs  
Dept. of Local Government Affairs  
303 E. Monroe  
Springfield, IL 62706

#### Indiana

Indiana Administrative Building  
Council  
215 North Senate Avenue  
Indianapolis, IN 46202

#### Iowa

Building Code Commissioner  
Office of Planning and Programming  
523 East Twelfth  
Des Moines, IA 50319

#### Kansas

Div. of Architectural Services  
Dept. of Administration  
State Office Bldg., 12th Floor  
Topeka, KS 66612

#### Kentucky

State Fire Marshals Office  
Plaza Tower Building  
Frankfort, KY 40601

#### Louisiana

State Fire Marshal  
109 State Office Building  
325 Loyola Avenue  
New Orleans, LA 70112

## APPENDIX B1

### Maine

Bureau of Public Improvements  
State Office Bldg., Room 115  
Augusta, ME 04330

### Maryland

Div. of Codes Administration  
Dept. of Economic  
and Community Development  
2525 Riva Road  
Annapolis, MD 21401

### Massachusetts

State Bldg. Code Commission  
141 Milk Street, 5th Floor  
Boston, MA 02109

### Michigan

Department of Labor  
300 East Michigan Avenue  
Lansing, MI 48913

### Minnesota

Building Code Division  
Dept. of Administration  
408 Metro Square Bldg.  
Seventh & Robert Streets  
St. Paul, MN 55101

### Mississippi

Mississippi Municipal Assn.  
230 Sun-n-Sand Building  
Jackson, MS 39202

### Missouri

Div. of Design & Construction  
P.O. Box 809  
Jefferson City, MO 65101

### Montana

Montana Bldg. Codes Advisory  
Council  
Construction Regulation Bureau  
3815 5th Avenue South  
Great Falls, MT 59405

### Nebraska

Div. of Community Affairs  
Dept. of Economic Development  
Box 94666, State Capitol  
Lincoln, NB 68509

### Nevada

Nevada State Planning Board  
Nye Bldg., Room 225  
Carson City, NV 89701

### New Hampshire

Office of Comprehensive Planning  
State House  
Concord, NH 03301

### New Jersey

Bureau of Housing Inspection  
Dept. of Community Affairs  
363 West State Street  
Trenton, NJ 08625

### New Mexico

General Construction Board  
P.O. Box 5155  
Santa Fe, NM 87501

### New York

Housing and Bldg. Codes Bureau  
Div. of Housing &  
Community Renewal  
Two World Trade Center  
New York, NY 10047

### North Carolina

Engineering Bldg. Codes Division  
Department of Industry  
P.O. Box 26387  
Raleigh, NC 27611

### North Dakota

Secretary of State  
Executive Office  
Bismark, ND 58501

### Ohio

Board of Bldg. Standards  
Dept. of Industrial Relations  
P.O. Box 825  
Columbus, OH 43216

### Oklahoma

Engineering Department  
State Board of Public Affairs  
Room 306, State Capitol Bldg.  
Oklahoma City, OK 73105

### Oregon

Building Codes Division  
Department of Commerce  
674 Church Street  
Salem, OR 97310

### Pennsylvania

Department of Community Affairs  
Room 216, South Office Bldg.  
Harrisburg, PA 17120



## APPENDIX B1

### Rhode Island

Department of Community Affairs  
150 Washington Street  
Providence, RI 02903

### South Carolina

State Budget and Control Board  
Office of the State Auditor  
P.O. Box 11333  
Columbia, SC 29201

### South Dakota

State Engineer  
State Office Building #2  
Pierre, SD 57501

### Tennessee

The Dept. of Insurance  
Div. of Fire Prevention  
202 Capitol Towers Building  
Nashville, TN 37219

### Texas

Division of Housing  
Dept. of Community Affairs  
P.O. Box 13166, Capitol Station  
Austin, TX 78711

### Utah

State Building Board  
Room 124, State Capitol  
Salt Lake City, UT 84114

### Vermont

St. Albans Target Area Program  
86 N. Main Street  
St. Albans, VT 05478

### Virginia

State Fire Marshal  
Office of Housing  
P.O. Box 1157  
Richmond, VA 23209

### Washington

Dept. of Labor and Industries  
General Administration Bldg.  
Olympia, WA 98501

### West Virginia

State Fire Marshal  
State Capitol, Unit 1  
1800 Washington Street, East  
Charleston, WV 25305

### Wisconsin

Industrial Safety & Buildings  
Dept. of Industry, Labor and  
Human Relations  
201 East Washington Avenue  
Madison, WI 53702

### Wyoming

State Fire Marshal  
301 Capitol Building  
Cheyenne, WY 82001

### American Samoa

Public Works Department  
Government of American Samoa  
Pago Pago, American Samoa 96799

### Guam

Bldg. Permit & Inspection Div.  
Government of Guam  
Public Works Department  
Agana, Guam 96910

### Puerto Rico

Puerto Rican Planning Board  
Box 9447  
San Juan, Puerto Rico 00908

### Virgin Islands

Department of Public Works  
St. Tomas, Virgin Islands 00802

## APPENDIX B2

### 2. LIST OF STATE HISTORIC PRESERVATION OFFICERS SURVEYED

#### Alabama

Alabama Dept. of Archives  
and History  
Chairman, Alabama Historical  
Commission  
Archives & History Building  
Montgomery, AL 36104

#### Alaska

Division of Parks  
323 East Fourth Avenue  
Anchorage, AK 99501

#### Arizona

State Parks Board  
1688 West Adams  
Phoenix, AZ 85007

#### Arkansas

Arkansas Dept. of Parks  
and Tourism  
State Capitol, Room 149  
Little Rock, AR 72201

#### California

Dept. of Parks and Recreation  
State Resources Agency  
P. O. Box 2390  
Sacramento, CA 95811

#### Colorado

State Historical Society  
Colorado State Museum  
200 14th Avenue  
Denver, CO 80203

#### Connecticut

Connecticut Historical Com.  
59 South Prospect Street  
Hartford, CT 06106

#### Delaware

Division of Historical and  
Cultural Affairs  
Hall of Records  
Dover, DE 19901

#### District of Columbia

Office of Housing and Community  
Development  
Room 112-A, District Bldg.  
14th & E Streets, N.W.  
Washington, DC 20004

#### Florida

Division of Archives, History  
and Records Management  
Department of State  
401 East Gaines Street  
Tallahassee, FL 32304

#### Georgia

Historic Preservation Section  
Georgia Dept. of Natural Resources  
710 Trinity-Washington Bldg.  
270 Washington Street, S.W.  
Atlanta, GA 30334

#### Hawaii

Dept. of Land and Natural  
Resources  
State of Hawaii  
P.O. Box 621  
Honolulu, HI 96809

#### Idaho

Idaho Historical Society  
610 N. Julia Davis Drive  
Boise, ID 83706

#### Illinois

Office of Preservation Services  
Dept. of Conservation  
602 State Office Bldg.  
400 South Spring Street  
Springfield, IL 62706

#### Indiana

Dept. of Natural Resources  
State of Indiana  
608 State Office Bldg.  
Indianapolis, IN 46204

#### Iowa

State Conservation Commission  
B-13 MacLean Hall  
Iowa City, IA 52242

#### Kansas

Kansas State Historical Society  
120 West 10th Street  
Topeka, KS 66612

#### Kentucky

Kentucky Heritage Commission  
401 Wapping Street  
Frankfort, KY 40601

## APPENDIX B2

### Louisiana

Dept. of Art, Historical and  
Cultural Preservation  
Old State Capitol  
Baton Rouge, LA 70801

### Maine

Maine Historical Preservation  
Commission  
31 Western Avenue  
Augusta, ME 04330

### Maryland

Maryland Historical Trust  
Shaw House, 21 State Circle  
Annapolis, MD 21401

### Massachusetts

Massachusetts Historical Com.  
40 Beacon Street  
Boston, MA 02108

### Michigan

Michigan History Division  
Department of State  
Lansing, MI 48918

### Minnesota

Minnesota Historical Society  
690 Cedar Street  
St. Paul, MN 55101

### Mississippi

Mississippi Dept. of  
Archives and History  
P.O. Box 571  
Jackson, MS 39205

### Missouri

Missouri State Park Board  
P.O. Box 176  
1204 Jefferson Building  
Jefferson City, MO 65101

### Montana

Recreation & Parks Div.  
Dept. of Fish and Game  
Mitchell Bldg.  
Helena, MT 59601

### Nebraska

Nebraska State Historical Society  
1500 R Street  
Lincoln, NB 68508

### Nevada

Division of State Parks  
201 South Fall Street  
Carson City, NV 89701

### New Hampshire

Dept. of Resources and  
Economic Development  
P.O. Box 856  
Concord, NH 03301

### New Jersey

Dept. of Environmental Protection  
P.O. Box 1420  
Trenton, NJ 08625

### New Mexico

State Planning Office  
State Capitol  
403 Capitol Building  
Santa Fe, NM 87501

### New York

Div. for Historic Preservation  
Parks and Recreation  
Room 303, S. Swan Street Bldg.  
Albany, NY 12223

### North Carolina

Div. of Archives and History  
Dept. of Cultural Resources  
109 E. Jones Street  
Raleigh, NC 27611

### North Dakota

State Historical Society of  
North Dakota  
Liberty Memorial Bldg.  
Bismarck, ND 58501

### Ohio

The Ohio Historical Society  
Interstate #71 at 17th Avenue  
Columbus, OH 43211

### Oklahoma

State Historic Preservation Officer  
1108 Colcord Bldg.  
Oklahoma City, OK 73102

### Oregon

State Parks Superintendent  
300 State Highway Building  
Salem, OR 97310

## APPENDIX B2

### Pennsylvania

Pennsylvania Historical and  
Museum Commission  
Box 1026  
Harrisburg, PA 17120

### Rhode Island

Rhode Island Dept. of  
Community Affairs  
150 Washington Street  
Providence, RI 02903

### South Carolina

State Archives Department  
1430 Senate Street  
Columbia, SC 29211

### South Dakota

Cultural Preservation Dir.  
Dept. of Education and  
Cultural Affairs  
Office of Cultural Preservation  
State Capitol  
Pierre, SD 57501

### Tennessee

Tennessee Historical Commission  
State Library & Archives Bldg.  
Nashville, TN 37219

### Texas

Texas State Historical Survey  
Committee  
P.O. Box 12276  
Capitol Station  
Austin, TX 78711

### Utah

Division of State History  
603 East South Temple  
Salt Lake City, UT 84102

### Vermont

Div. of Historic Preservation  
Montpelier, VT 05602

### Virginia

Virginia Historic Landmarks Commission  
221 Governor Street  
Richmond, VA 23219

### Washington

Washington State Parks and  
Recreation Commission  
P.O. Box 1128  
Olympia, WA 98504

### West Virginia

West Virginia Antiquities Com.  
Office of State Historic Preser-  
vation  
Old Mountainlair  
West Virginia University  
Morgantown, WV 26506

### Wisconsin

State Historical Society  
816 State Street  
Madison, WI 53706

### Wyoming

Wyoming Recreation Commission  
Historical Division  
604 East 25th Street  
Box 309  
Cheyenne, WY 82001

### American Samoa

Dept. of Public Works  
Government of American Samoa  
Pago Pago, American Samoa 97699

### Commonwealth of Puerto Rico

Institute of Puerto Rico Culture  
Apartado 4184  
San Juan, Puerto Rico 00905

### Guam

Dept. of Parks and Recreation  
P.O. Box 682  
Agana, Guam 96910

### Trust Territory

Land Resources Branch  
Trust Territory of the Pacific  
Islands  
Saipan, Marianas Islands 96950

### Virgin Islands

Virgin Islands Planning Board  
Charlotte Amalie  
St. Thomas, Virgin Islands 00801

## APPENDIX B3

### 3. LIST OF AMCBO CITIES SURVEYED

W.R. Wofford, Bldg. Official  
800 City Hall  
Atlanta, GA 30303

Ottavio Grande, Dir. of  
Construction & Bldg. Insp.  
222 East Saratoga Street  
Baltimore, MD 21233

Francis Jens, Bldg. Commissioner  
Building Department  
City Hall, Room 808  
Boston, MA 02201

Charles Stutzman,  
Director of Buildings  
Division of Buildings  
604 City Hall  
Buffalo, NY 14202

Joseph Fitzgerald, Jr.,  
Commissioner  
Building Department  
121 N. LaSalle  
Chicago, IL 60602

Martin P. Walsh, Jr., Dir.  
Dept. of Bldg. & Inspections  
Room 334, City Hall  
801 Plum Street  
Cincinnati, OH 45202

Carlton Rush,  
Commissioner of Buildings  
Division of Buildings  
Room 512, City Hall  
Cleveland, OH 44114

George Hodge, Bldg. Supt.  
Division of Bldg. Regulations  
181 S. Washington Blvd.  
Columbus, OH 43204

J. Tom Jones, Bldg. Official  
Building Inspection Div.  
Dept. of Housing and  
Urban Rehabilitation  
1500 W. Mockingbird  
Dallas, TX 75235

John Stone, Director  
Bldg. Inspection Dept.  
Division of Public Works  
1445 Cleveland Place  
Room 204  
Denver, CO 80202

Creighton Lederer, Commissioner  
Dept. of Buildings and  
Safety Engineering  
401 City-County Bldg.  
Detroit, MI 48226

L. L. Monkres, Chief of Bldg.  
Inspection Div.,  
Deputy Building Officer  
Public Works-Building  
Inspection Division  
P.O. Box 1562  
Houston, TX 77001

Ted E. Kaptain,  
Administrator of Buildings  
Marion County Bldg. Commission  
Building 2101  
Indianapolis, IN 46204

Marvin Boutwell,  
Chief Inspector, Bldg. & Zoning  
Inspection Division  
700 City Hall  
220 E. Bay Street  
Jacksonville, FL 32202

Jack White, Bldg. Code Engineer  
Codes Administration Div.  
Public Works Dept., 18th Floor  
414 E. 12th Street  
Kansas City, MO 64106

Robert J. Williams, Gen. Mgr.  
Dept. of Bldgs. & Safety  
200 N. Spring Street  
Los Angeles, CA 90012

Frank M. Bosak, Bldg. Official  
Bureau of Construction  
Codes Enforcement  
Dept. of Public Services  
Room 404, City Hall  
125 N. Main  
Memphis, TN 38103

## APPENDIX B3

Alex P. LeGrand, Insp. of Bldgs.  
Dept. of Bldg. Inspection  
and Safety Engineering  
841 N. Broadway #1010  
Milwaukee, WI 53225

Walter England,  
Dir. of Codes Administration  
Dept. of Codes Administration  
P.O. Box 7425  
802 2nd Avenue, South  
Nashville, TN 37210

Frank E. Robin, Chief Bldg. Insp.  
1300 Perdido  
City Hall  
New Orleans, LA 70112

Jeremiah T. Walsh,  
Commissioner of Buildings  
Dept. of Buildings  
100 Gold Street  
New York, NY 10038

Raymond Tate, Deputy Com.  
Dept. of Licenses & Inspection  
City Hall Annex, Room 720  
Municipal Services Bldg.  
Philadelphia, PA 19104

M. J. Sienerth, Building and  
Housing Safety Director  
51 W. Washington  
Phoenix, AZ 85003

Paul Imhoff, Supt. of Bldg. Insp.  
540 Public Safety Bldg.  
5th Floor  
Pittsburgh, PA 15219

Michael Werner,  
Acting Bldg. Commissioner  
426 City Hall  
12th and Market Streets  
St. Louis, MO 63103

George D. Vann, Jr., Bldg. Off.  
Building and Planning Admin.  
Military Plaza  
P.O. Box 9066  
San Antonio, TX 78285

G. William Curtis,  
Dir. of Bldg. Inspection  
Bldg. Inspection Dept.  
City Administration Bldg.  
1222 1st Avenue  
San Diego, CA 92101

Alfred Goldberg, Superintendent  
Bureau of Bldg. Inspection  
Dept. of Public Works  
450 McAllister Street  
Room 202  
San Francisco, CA 94102

Alfred Petty,  
Superintendent of Buildings  
Building Department  
503 City Municipal Building  
4th and James Street  
Seattle, WA 98108

William Dripps,  
Chief, Bureau of Buildings  
Bureau of Bldg., Housing & Zoning  
614 H Street N.W.  
Room 203  
Washington, DC 20013

## APPENDIX B4

### 4. ADDITIONAL CITIES

Albuquerque, NM	Oakland, CA
Alexandria, VA	Oklahoma City, OK
Amarillo, TX	Omaha, NB
Anchorage, AK	Portland, OR
Annapolis, MD	Providence, RI
Augusta, ME	Raleigh, NC
Birmingham, AL	Richmond, VA
Boise, ID	Rochester, NY
Burlington, VT	Sacramento, CA
Cedar Rapids, IA	St. Paul, MN
Charleston, SC	St. Petersburg, FL
Concord, NH	Salt Lake City, UT
Des Moines, IA	Santa Cruz, CA
Durham, NC	Santa Fe, NM
Fairbanks, AK	Savannah, GA
Fort Worth, TX	Sonoma, CA
Hartford, CT	Syracuse, NY
Helena, MT	Tucson, AZ
Honolulu, HI	Tulsa, OK
Juneau, AK	
Kansas City, KS	
Lawrence, MA	
Lincoln, NB	
Louisville, KY	
Lowell, MA	
Madison, WI	
Minneapolis, MN	
Montgomery, AL	
Montpelier, VT	
Manchester, NH	
Nantucket, MA	
New Haven, CT	

## APPENDIX B5

### 5. OTHER ORGANIZATIONS CONTACTED

American Institute of Architects  
1785 Massachusetts Avenue N.W.  
Washington, DC 20036

Building Officials and  
Code Administrators International  
1313 East 60th Street  
Chicago, IL 60637

Colonial Williamsburg Foundation  
Drawer C  
Williamsburg, VA 23185

Henry Ford Museum  
Greenfield Village  
Dearborn, MI 48121

International Conference of Building Officials  
5360 Workman Mill Road  
Whittier, CA 90601

American Insurance Association  
85 John Street  
New York, NY 10001

National Fire Protection Association  
470 Atlantic Avenue  
Boston, MA 02210

National Register of Historic Places  
National Park Service  
U.S. Dept. of Interior  
Washington, DC 20240

National Trust for Historic Preservation  
740-948 Jackson Place N.W.  
Washington, DC 20006

Old Sturbridge Village  
Sturbridge, MA 01566

Southern Building Code Congress  
3617 8th Street S.  
Birmingham, AL 35222



APPENDIX CLIST OF LEGISLATION REVIEWED

## STATES:

Alaska	Alaska Historic Preservation Act	February 1975
California	SB 927 Chapter 906	September 1975
Indiana	Construction Rules and Regulations Section 320	1973 amend. 1974
Maryland	BOCA Code	1975
Minnesota	SBC 204	adopted 1974
New Hampshire	"Authority to establish historic districts" Sec. 31:89 a-k	1963 amend. 1969, 71 1973 & 74
New Mexico	"Special Historic Buildings & Districts"	1974
North Carolina	N.C. State Building Code Sec. 11x Part 1C	1973
Oregon	State of Oregon Structural Specialty Code & Fire & Life Safety Code UBC	amend. 1975
Virginia	Basic Code Sec 318.0	1973
Wisconsin	Wisconsin Statutes 101.02 (6) (g)	

## CITIES:

Atlanta	Zoning Ordinance Sec. 37.00 H-A Historic Atlantic District Regulations	
Baltimore	City Code Article 1, Section 40	1963
Kansas City, MO	Administrative Code Article 6, Sect. A6.120-127	1970
Los Angeles	Ordinance #121,971	1962
Memphis, TN	Ordinance #2276	1975
St. Louis	BOCA Code Sec. 317.0, 317.1 Ordinance 56100, Sec. 91413	1972
San Antonio	Ordinance #43796 Sec. 42.113-129	1969
San Diego	Ordinance #11557 Sec. 91.0701-91.0705	1975
Seattle	Administrative Code Chap. 1, Sec. 108 Ordinance 98852, Amended By Ordinances 99846 and 102902 Administrative Ruling #11-75	1974-75 1974 1975

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7. AUTHOR(S) Melvyn Green and Patrick W. Cooke			8. Performing Organ. Report No.	
9. PERFORMING ORGANIZATION NAME AND ADDRESS  NATIONAL BUREAU OF STANDARDS DEPARTMENT OF COMMERCE WASHINGTON, D.C. 20234			10. Project/Task/Work Unit No. 4601132	11. Contract/Grant No.
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17. KEY WORDS (six to twelve entries; alphabetical order; capitalize only the first letter of the first key word unless a proper name; separated by semicolons)  Building codes; cities; health and safety; historic preservation; states.				
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