

Historic Building Code Ordinance (Ordinance 2002-263-E)

Situation:

Historic buildings present a myriad of problems when trying to redevelop them under today's building codes while still preserving their historic features. Public life and safety laws have to be met in the reuse of historic buildings. The problem is the very thing that you want to preserve is usually presents life or safety issues that have to be re-mediated thereby causing unexpected additional cost and time delays that can kill your project.

Process:

I worked with the city's Fire Marshall, Chief of Building and Permitting, developers and Planning Department to come up with matrix that would be supported by permitting authorities and give flexibility to owners and developers of historic buildings to preserve the structure while still meeting the life and safety code. I created legislation that defined the Historic Building Code section of the new State Building Code.

Results:

The Historic Building Matrix allows for tradeoffs and compensations of historic building features but still protects life and safety laws required of us in today's building code standards. The matrix can be run through prior to the start of the project thereby letting the developer know the full scope and cost of the redevelopment.