

CITY OF ATLANTA



March 18, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman
Housing Resources Committee
MALCOLM D. JONES
Housing Coordinator

MEMORANDUM

TO: Mr. Dan E. Sweat, Jr.
Director of Governmental Liaison

In connection with the recent attempt to resolve an apparent impasse (requested by owner of the Chamberlain Apartments, a 30 unit 221 d(3) project, on Chamberlain Street in the Butler Street Urban Renewal area) the following situation was brought to light.

The architect submitted complete and detailed plans to the Building Department, including Heating and Ventilating, and obtained a building permit. Subsequently, the Heating and Ventilating Division declined to go along with the heating plans by insisting on an additional heating duct in the kitchen area, for which the logical location was a boxed-in channel near the ceiling, through which gas pipes had already been installed, thus preventing the addition of a heat duct. The Architect claims this was shown on the original drawings submitted to the Building Department; and, at time of issuance of the building permit, nothing was said about the Heating and Ventilating plans being unsatisfactory. This was confirmed by the Contractor and by representative of the Heating and Ventilating Division.

It developed that this situation arose because the plans, when initially submitted to the Building Department, and on which the building permit was issued, were not shown to, or coordinated with, the Heating and Ventilating Division. This appears to be a common practice and the particular controversy in this instance could have been easily avoided, if internal coordination between Divisions in the Building Department had been accomplished.

An engineer has told me that he estimates that the lack of internal lateral coordination within the Building Department on plans submitted to it, costs the Heating and Ventilating contractors alone approximately \$1,000,000 a year.

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I have also been advised that on occasions similar internal coordination within the Building Department is not accomplished with the Plumbing and Electrical Divisions on plans when initially submitted. The explanation given for this is that frequently the Plumbing and Electrical plans are not completely developed at the time the building permits are applied for.

This is frequently true, however, it appears that examination of the plans by the Heating and Ventilating, Plumbing and Electrical Divisions at the time they are initially submitted and being studied by the Building Division for issuance of building permits would cause detection of most inadequancies and or major conflicts with interests of other Divisions within the Building Department.

This is a contention I made repeatedly, when in the Building Department, by specific recommendations on several occasions in an effort to get this accomplished. Such procedure appears to me to be basic and is practiced in many cities.

Recommend a positive procedure be established in the Building Department that before building permits are issued, appropriate plans be referred to the Heating and Ventilating and Air-Conditioning Divisions, Plumbing Division and Electrical Division and State Fire Marshall Representatives in the Building Department for examination and coordination and that such coordination be accomplished and recorded on such plans, or on attached routing card, showing dates and individuals responsible.

This will cause a short initial delay in issuance of building permits but will be well worth the time and effort expended by reducing conflicts, confusion, exasperating delays and costly changes later.

Sincerely,



Malcolm D. Jones
Housing Coordinator

MDJ/mc