

# GG305-14

## 1005.1

**Proponent:** Jack Applegate, Jack Applegate Code Consulting, representing Jack Applegate Code Consulting (japplegate@astoria.or.us)

### Revise as follows:

**1005.1 Historic buildings.** The provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy, where each individual provision is evaluated separately on its own merit, shall not be mandatory for historic buildings for any of the following conditions:

1. Where implementation of such provisions would require a change in the visible configuration of building components in a manner that is not in keeping with the building's historic nature, as determined by the *code official*; or
2. Where compliance with such provisions would produce a conflict with a building function that is fundamental to the historic nature of the building.
3. Where non historic unregistered buildings have additions of decorative interior or exterior features, glazing, decorative glazing, antique or replica lighting or plumbing fixtures consistent with the buildings historic character that are added to existing structures that are located in a city, state, or National Historic District where authorized by the code official, provided:
  - a. The restored building or structure will not be more hazardous based on life safety, fire safety and sanitation than the existing building and:
  - b. The building official seeks the advice of the local, state or national historic preservation officer.

**Reason:** Many Building Owners in local Historic Districts are challenged with the task of slowly refurbishing historic age buildings but do not have the full resources to perform a complete renovation compliant with Local, State and National regulations to qualify for full Historic Designation.

This change would keep within the intent of the code and encourage Green practices by using existing buildings which may otherwise be left unused due to prohibitive costs of meeting all the new energy code requirements for things as simple as even window replacements.

This provision would allow the Building Officials to make exceptions for this type of Building when they have set up a short term improvement plan with the developer to work towards historic designation.

**Cost Impact:** Will not increase the cost of construction

GG305-14 : 1005.1-APPLEGATE913

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