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of the
hawaii
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architects

HA

HAWAII ARCHITECT

August, 1978



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HAWAII ARCHITECT

August, 1978

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LAURELS

Historic Hawai'i Foundation Bestows 1978 Awards

Awards for outstanding achievements in historic preservation were given to eight individuals and organizations at the annual meeting of Historic Hawai'i Foundation, May 6, in the Honolulu Press Club.

Hui Hawai'i O Moloka'i was honored for the preservation of the sacred kukui grove at Puu O Hoku, Moloka'i; Daughters of Hawai'i for their ongoing work on the Queen Emma Summer Palace; Huialoha Church volunteers for the restoration of the church building; National Park Service for the stabilization of the old Volcano House.

Sophie Judd Cluff was honored for her historic site survey efforts; Adrienne Kaeppler, Ph.D., for the Artificial Curiosities Exhibit; Hart Wood for his architectural designs.

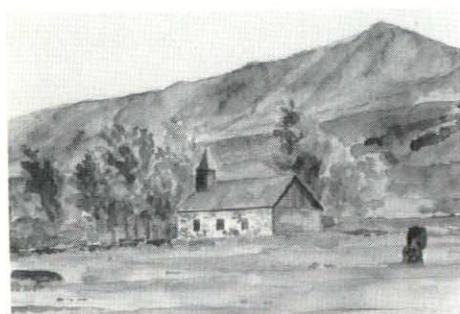
The Hawaiian Railroad Society was honored for the restoration of historic rolling stock and railways on O'ahu.



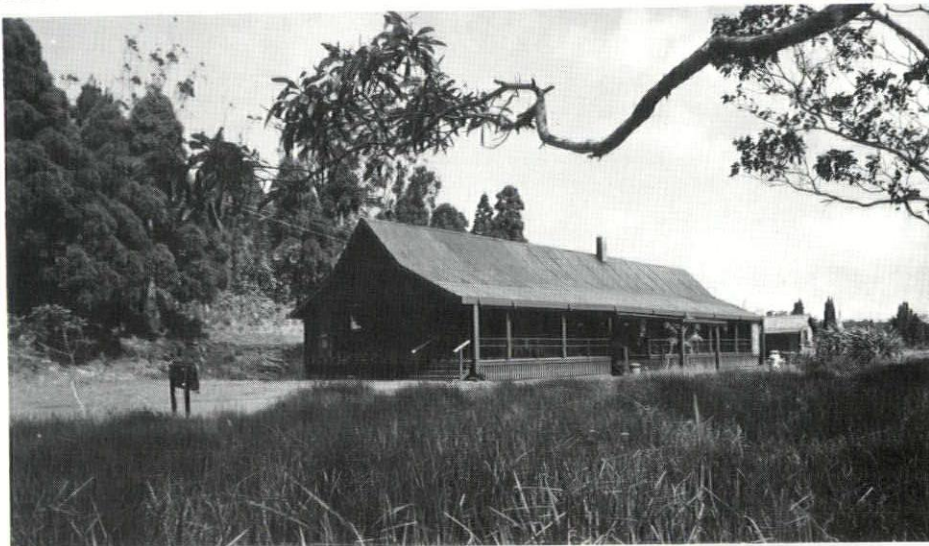
Kukui Grove at Puu O Hoku, Moloka'i.



Queen Emma Summer Palace—Cared for by the Daughters of Hawai'i.



Huialoha Church



The 101-year-old Volcano House.

In recent years the kukui grove on Moloka'i, where Lanikaula the Hawaiian prophet is said to have lived and been buried in the 1500s, was dying out. New seedlings were eaten or rooted out by deer, wild pigs, and livestock and areas were being taken over by exotic vegetation.

Hui Hawai'i O Moloka'i cleared and fenced the grove which enabled the kukui trees to re-establish themselves and the grove is now flourishing.

The Daughters of Hawai'i have been entrusted with the care of the Queen Emma Summer Palace since 1915. They carried out their duties first by Executive Order, then in 1974 under a lease agreement with the State.

Their dedicated efforts in renovation, preservation and maintenance of the Summer Palace have enabled us all to enjoy it as an important reminder of our historic past.

The restoration of Hualoha Church was accomplished by many volunteers who replaced the roof beams, rebuilt the steeple, repaired the bell carriage and restored the windows as part of the total project.

The majority of the funds for the work were collected from musical concerts given by other volunteers who cared about the lovely church in Kaupo, Maui.

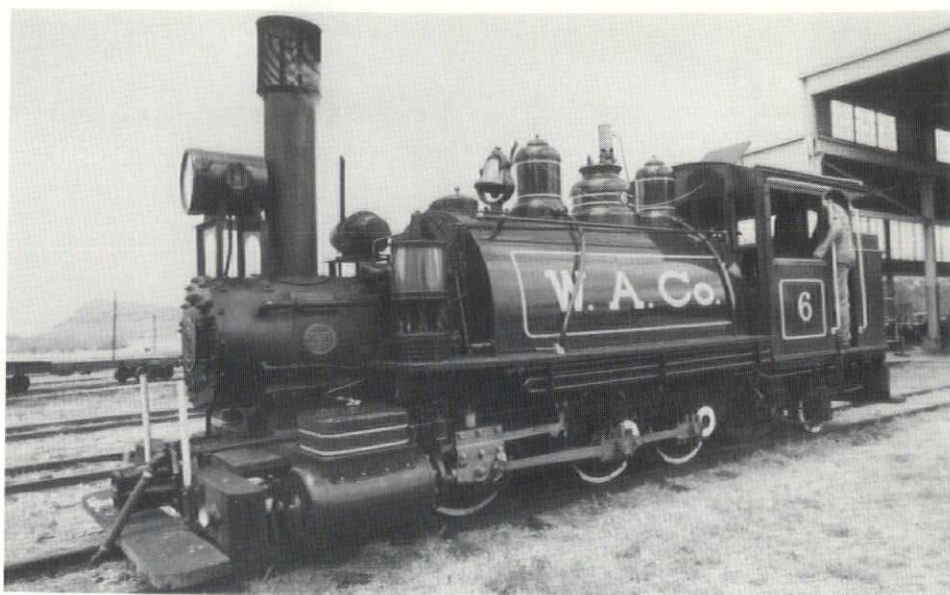
The old Volcano House on Hawai'i begins its 101st year as a completely stabilized and restored structure because of the efforts of the National Park Service.

Members of the Youth Corps, volunteers, and staff of the Park Service worked on the restoration, which has given the house a new life as a thriving art gallery and cultural center.

Sophie Judd Cluff has devoted many long hours of her life in a personal involvement in historic preservation. Mrs. Cluff has a long term background in historic site survey and nomination work with the Kauai'i Historical Society as well as on Maui and O'ahu.

The Hawaiian Railway Society has acquired, restored, and operated historic rolling stock and railways on O'ahu, bringing the history of railroading back to life again.

Rusted and worn engines and cars have been painstakingly renewed and reworked by the members of the Society so that we can today relive the days when steam



Waialua Number 6, one of the engines restored by the Hawaiian Railway Society.



First Church of Christ Scientist, Honolulu, one of the many excellent buildings designed by Hart Wood.

engines chugged across O'ahu.

As part of her doctoral thesis in anthropology, Dr. Kaeppler compiled a listing of objects and artifacts from around the world which were known to have been collected on the Cook voyages in the Pacific.

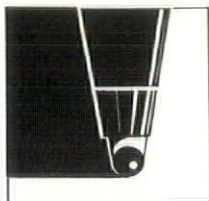
She successfully completed arrangements to have more than 1,000 of these items loaned to the Bishop Museum as part of the Captain Cook Bicentennial observation.

Hart Wood contributed numerous architectural designs for buildings in our community which have

had far-reaching effects on the total architectural picture in Hawai'i and on the mainland.

He designed the Alexander & Baldwin Building, First Church of Christ Scientist, and many of the Board of Water Supply buildings.

The awards were selected from statewide nominations by the Awards Committee: Granville Abbott, III, chairman; and Mrs. William D. Bisgard, Mrs. William L. Pyle, Mrs. David Curtis, Barnes Riznik, Mrs. Ernest Kai, Mrs. John Goss, Mrs. Allyn Cole, Jr., Gerard Bergh, and Edward Aotani, AIA. HA



BALLPOINT Opinions

Point/Counterpoint: Bill 48



Bornhorst



Holl

Point

by **MARILYN BORNHORST**
City Council Chairperson

I am very disturbed and discouraged by the AIA going to the Mayor for veto of Bill 48.

Bill 48 has been under discussion for over 10 months. It began as a part of the CZC Revision Task Force under Rudy Pacarro in September 1977. Nine members were architects. One of the unanimous recommendations of that Task Force was the legislation which was enacted as Bill 48.

In essence, the Bill faces the problem of handling all of our unfair and/or hard to compute bonuses that are a part of our cumbersome code. Under the old law, a lot that is on a corner gets more land area to compute than a lot that is not on a corner. A lot that is next door to a public park gets a great deal more land area than one that isn't. Lanais are treated in a certain way, corridors are treated in a certain way, stairwells—all kinds of odds and ends that require a great deal of architectural time to compute.

I just talked to a friend who is an architect and asked him how large a burden this computation of special bonuses is, and he said they have one architect in their office whose specialty is understanding the bonus system of the Comprehensive Zoning Code.

So it seems to me that this Bill has two constituencies. There are those people, like myself, who think it is unfair that a private developer can take advantage of publicly owned and maintained parks or streets for his profit, and there are responsible architects who would rather be designing good buildings than spending their time trying to figure out how to get every last square foot onto his lot.

I am also surprised at your statement that architects would, by this

law, come up with narrower hallways and narrower lanais. Most of the responsible architects I know try to design good livable buildings and don't like this kind of playing games with numbers.

The CZC Task Force, working with CZC experts in the Department of Land Utilization, with Council staff, and with Councilman Pacarro and then Councilman Akahane, came up with this Bill which I consider fair. I personally would like the density lowered even more, but I recognize that some people have invested in land under the old system and we have to be fair to them. Therefore, the possible floor area on the land was increased to compensate for eliminating the bonuses.

After a long series of workshops wherein Councilmembers who had not been on the Task Force and other members of the development community were invited to participate, the Bill was drafted and sent to the Planning Commission. The Planning Commission had a public hearing which was well advertised in the newspapers. The Planning Commission voted favorably on it.

It came to the Council and was introduced for first reading, went to Committee, passed second reading, and was published not only in the legal notices but a special advertisement was taken advertising the public hearing.

The only comment made by anyone in the whole development industry was Mr. Art Hansen warning that this would encourage architects to create narrow hallways and eliminate lanais. As I remember the reaction of the Planning & Zoning Committee to this was that if there were indeed architects who design this way, the market would control them.

I was personally surprised that there was not a larger outcry from the development industry. It has been my experience that any time we try to do anything which in any

way cuts down in the slightest on the amount of height and bulk, a developer can cram into this City, we hear from CILO.

However, the lobbyist for CILO sat through our public hearing and didn't make a single comment on the Bill. I couldn't understand why.

Now I find that CILO and all of its affiliates made a personal plea to the Mayor to veto the Bill, to which plea the Mayor succumbed.

The Mayor's own Department of Land Utilization developed the Bill.

I think the Bill is a fair Bill. I think it gives us a little chance of cutting down building bulk slightly in the future. I think it takes away many inequities from one lot to another in the present code. I think the tactics used by the development and construction industry were wrong. I've always had a special sympathy for architects because my experience with most of them has been that they are responsible professionals who are sometimes caught in the bind of having to design something for maximum profit rather than for maximum function, livability and beauty.

Therefore, I am really unhappy that the architects appear to be taking the leadership in this incorrect tactic on Bill 48.

Counterpoint

by **E. ALAN HOLL, AIA**
President, HS/AIA

It is precisely because architects "... are responsible professionals who are sometimes caught in the bind of having to design something for maximum profit rather than for maximum function, livability and beauty ..." that we testified before City Council in April in opposition to Bill 48.

Because Bill 48 encourages minimum design response to general circulation, wall thicknesses, room sizes and lanais, particularly in multi-family housing, we realized

Continued on Page 16

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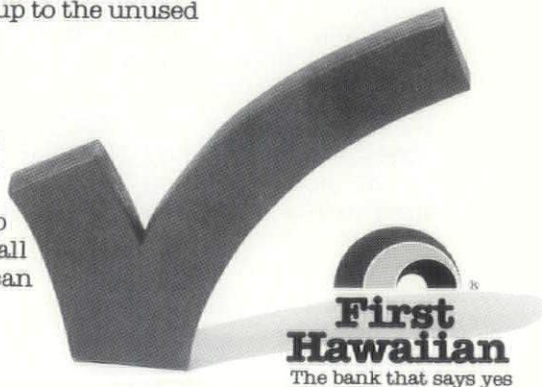
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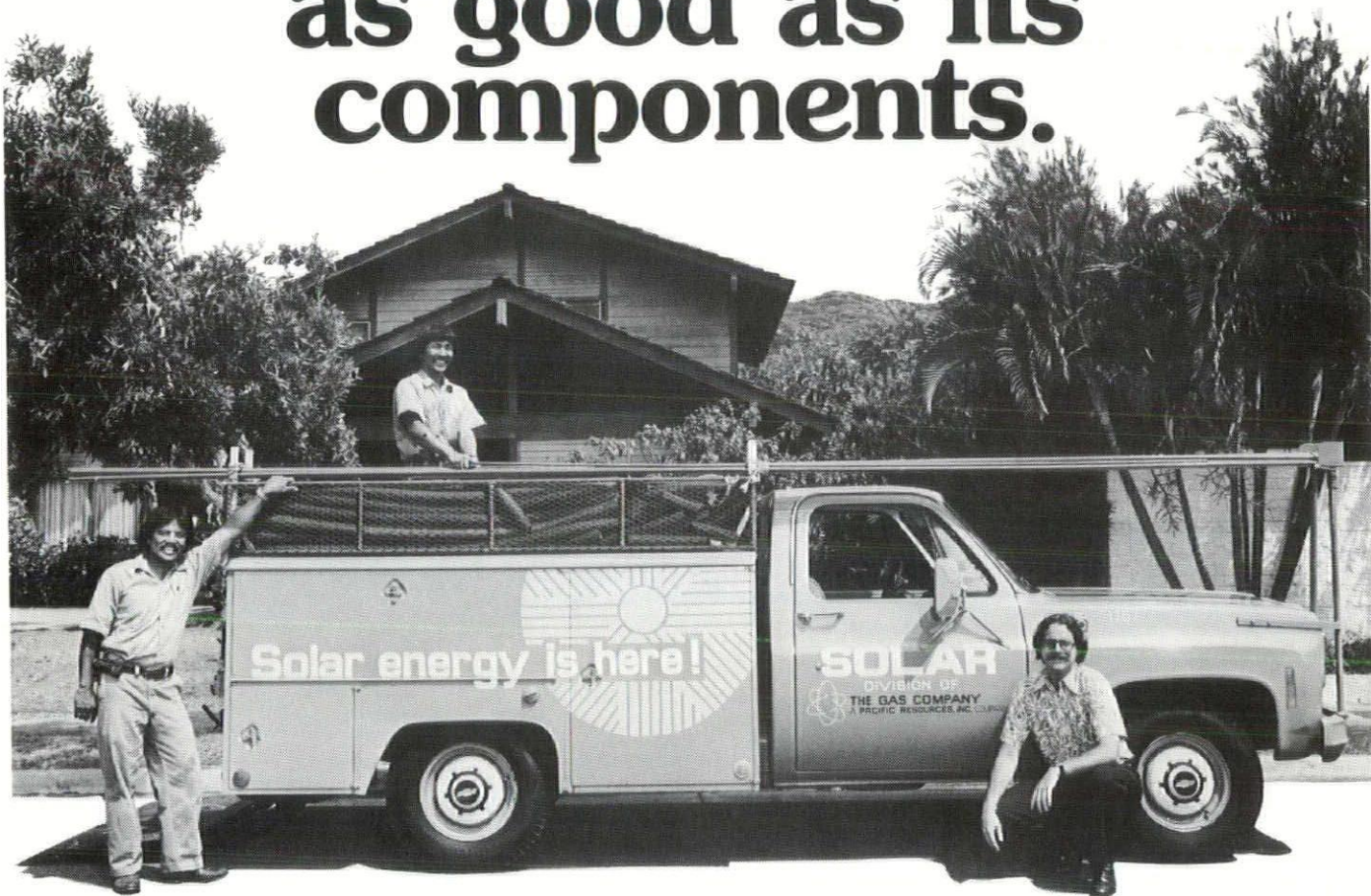
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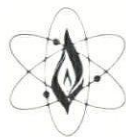
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Letter to the Editor

This is in response to the article "CILO and AIA Legislative Effectiveness," by Glenn Mason, AIA, which appeared in the June 1978 issue of Hawaii Architect. After reading the article, I want all of your readers to know that I take very strong exception to the one sentence on page 20 which says: "The immediate past president of CILO, a structural engineer, also spoke against the bill."

What I actually said at the CILO board meeting of January 30, 1978, was substantially as follows:

First: That the majority of the engineers are in favor of S.B. 1160.

Second: That CILO's board should know that some very important minority positions were expressed at the general membership meeting of November 17, 1977, of the Hawaii Section, American Society of Civil Engineers.

Perhaps, the most important one in my opinion was the objection raised against the use of the words: "most highly qualified." If the selection procedure by law were to mandate the selection of the most highly qualified firm each time, Hawaii's A&E consultants—large and small—would very likely be bypassed.

In the case of large projects attractive enough to mainland firms, it is very conceivable that our largest local firms would be overshadowed by larger mainland ones. For the smaller jobs, such a law would place the smaller local firms at a great disadvantage.

To that, some may say that our selection committees can still exercise their best judgments in favor of local firms or even our smaller firms. If S.B.

... Local firms will either lose outright to larger "most highly qualified" mainland firms, or if selected, could be hauled into court ...

1160 in its present form were to become law, there is a strong fear that one of two things will happen: Local firms will either lose outright to larger "most highly qualified" mainland firms, or if selected, could be hauled into court every time in subjective disputes over who is indeed most highly qualified according to law.

Another important minority position I pointed out to ASCE and relayed to CILO was the absence of specific language to prohibit competitive bidding based on price as a factor.

In the interest of good government, I feel that a good A&E selection procedure is very desirable. The procedure, however, should be one that would be fair to everyone large and small, and certainly not one that would eventually degenerate to bidding on the basis of price.

S. Don Shimazu
Immediate Past President of CILO

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So says Charlotte Allison about her favorite place to enjoy a cup of tea in her new home.

Charlotte, who more formally is Mrs. Gerald L. Allison, really appreciates ceramics, too. She is a ceramicist herself. She made both the cup and the teapot she is shown using here.

The Allison kitchen counter top is a true beauty, generous in size and with its golden glaze blending or matching beige grout in the tile, gold-color appliances and teak cabinets.

Architect for the new home, of course, was husband Jerry Allison. The counter top, Charlotte says, is "easy to keep clean, won't scratch . . . and is really beautiful." Lots of Ceramic Tile elsewhere too in bathrooms and on floors.

But the pretty kitchen? Says Charlotte:

"That's where I love to sit quietly, take a deep breath, look around and drink my tea."

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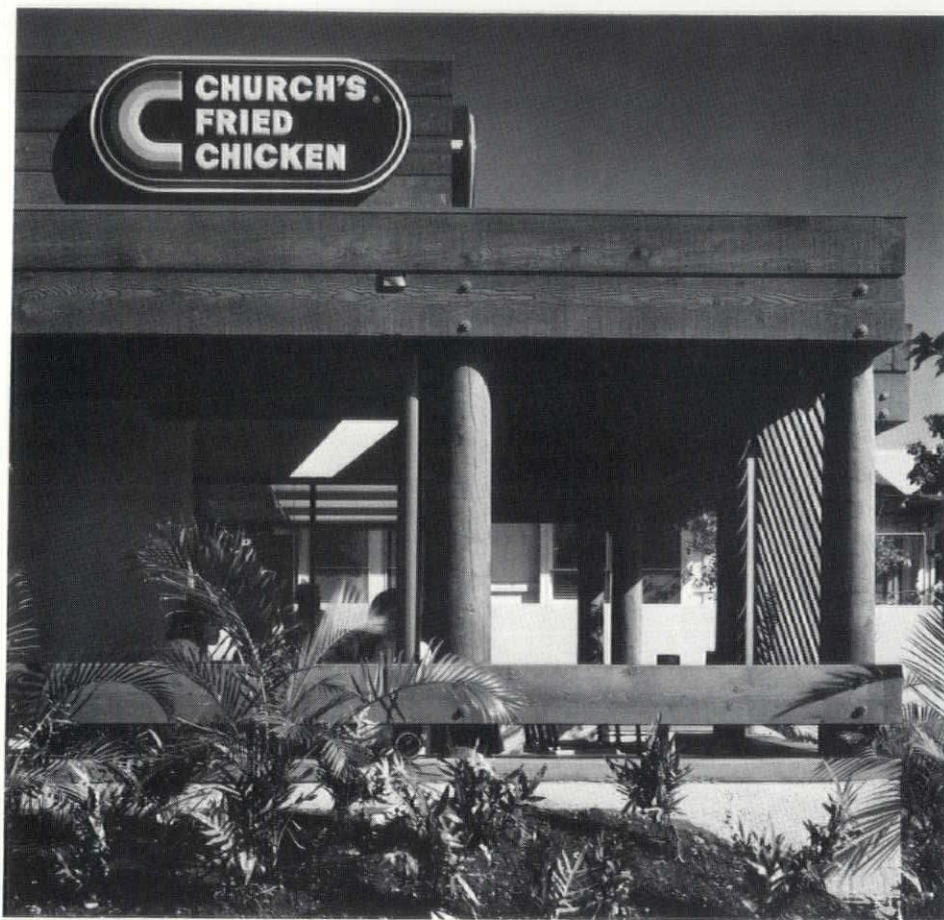


HS/AIA Merit Award Commercial

Architects: Johnson/Reese & Associates

Church's Fried Chicken

LAURELS



GENERAL INFORMATION

PROJECT

Restaurant for Church's Fried Chicken

LOCATION

Piikoi and Beretania Streets
Honolulu, Hawaii

CONTRACTOR

E.N. Nagao, Ltd.

CONSTRUCTION PERIOD

September - November, 1977

AREA

1,100 Square Feet

MATERIALS

Walls: 6" CMU with plaster

Ceiling: Interior—suspended acoustical panels; Exterior—exposed wood

Floor: Textured concrete

Windows: Bronze anodized aluminum storefront

Air Conditioning: Self-contained roof mounted unit

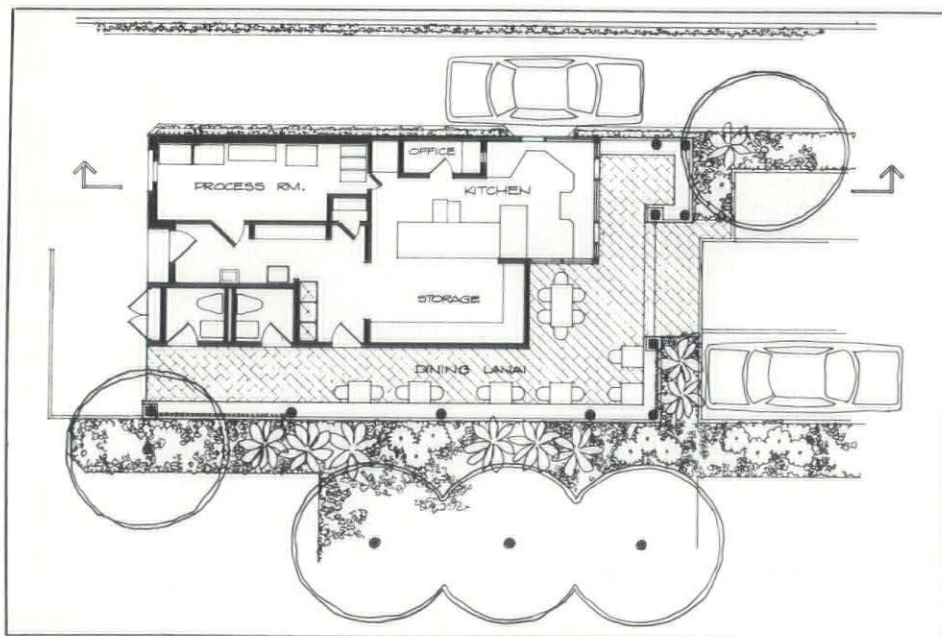
Lighting: Exterior—incandescent; Interior—fluorescent

PROJECT ARCHITECT

Dwight C. Lowrey

JURY COMMENT

Jury felt that this structure merits the "Fast Food Franchise" Award. Excellent utility of space by architect, considering the site's dimensions.



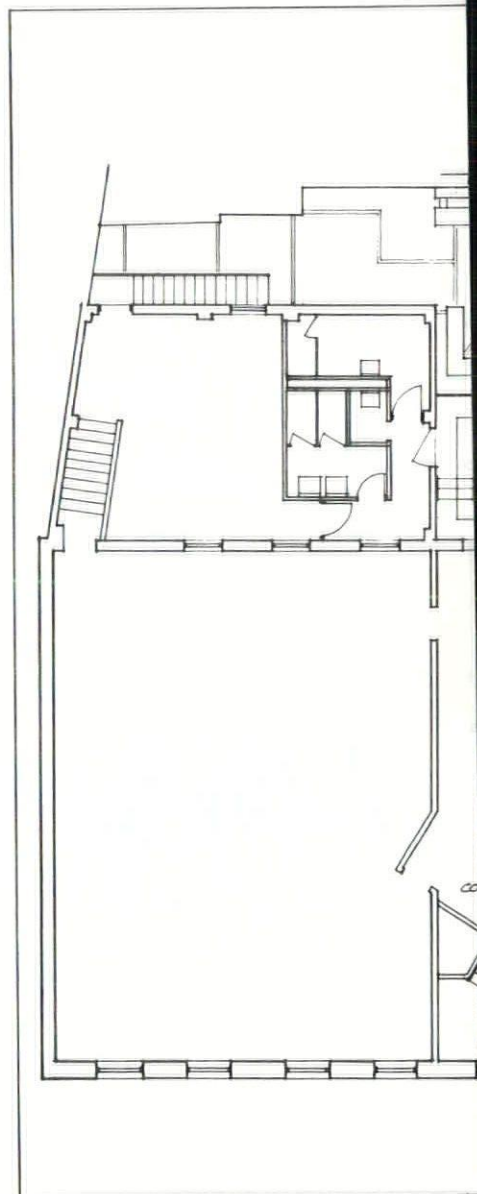


LAURELS

HS/AIA Merit Award Renovation

Architects: Johnson/Reese & Associates

Johnson/Reese & Associates Office



PROJECT
Offices for Johnson/Reese & Associates, Architects

LOCATION
King's Court Building
12 S. King Street, Suite 202

CONTRACTOR
Kazuo Tanaka

BID DATE
May 1976

CONSTRUCTION PERIOD
June - August, 1976

AREA
1,700 Square Feet

MATERIALS
Walls: Existing brick with plaster removed. New partitions: Plaster board.

Ceiling: Existing plaster. Rough redwood in conference room.

Floor: Existing wood covered with sisal matting and carpet

Cabinets: Oiled oak
Valances, shelving: Rough redwood

Windows: Wood casement

Air Conditioning: Exposed ducts

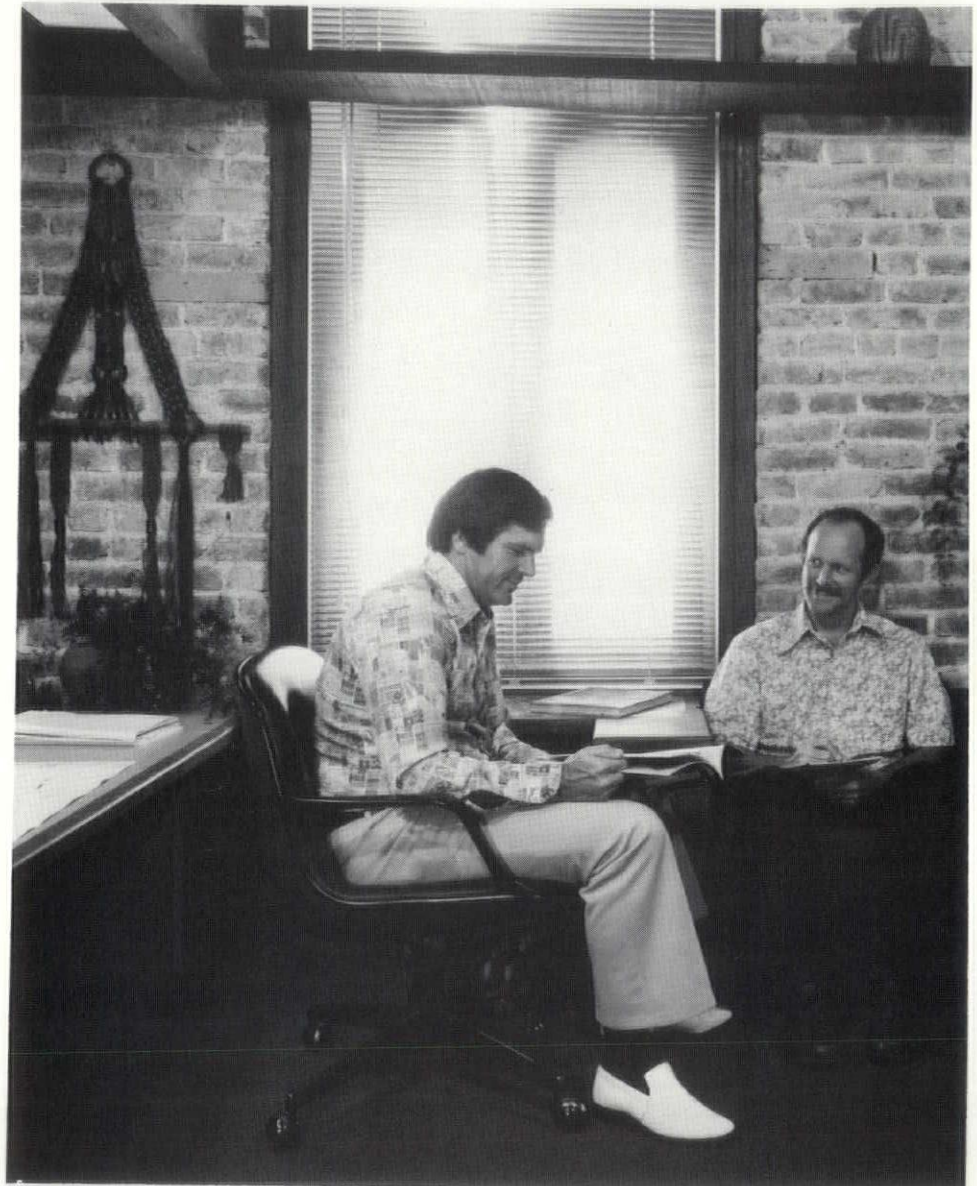
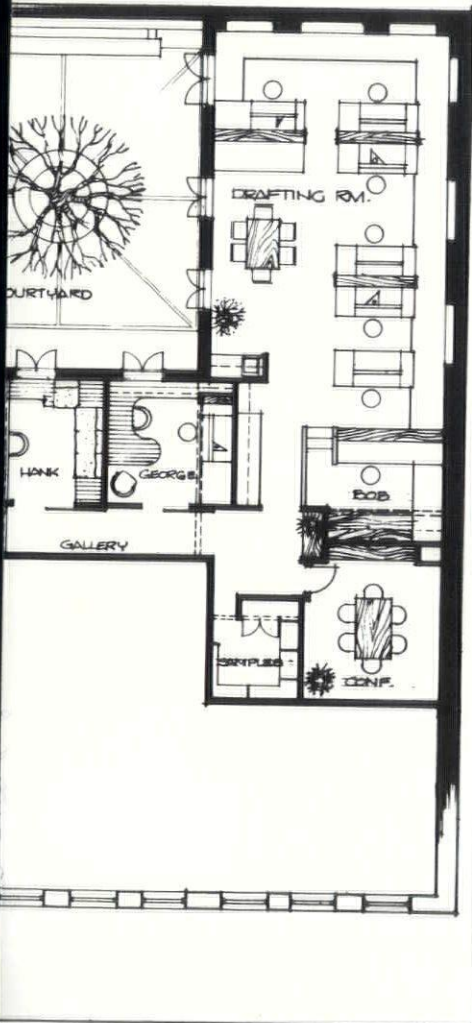
Lighting: Ambient, task lighting

HAWAII ARCHITECT

Jury Comments:

Jury acknowledged the award primarily as a successful attempt to renovate an old building and maintain its historic character. The design approach is refined and simplistic, not overly embellished by tricky details or grandiose design elements. By example of

this work, the jury felt that the architect has encouraged other professionals to participate in renovation of old structures. The office succeeded in creating a simple but effective working environment, though the lighting appeared to be unfinished.



COSTS

Architectural	\$26,200
Mechanical	3,500
Electrical	4,300

TOTAL CONSTRUCTION..\$34,000
COST PER SQ. FT.\$ 20

DESCRIPTION OF THE SITE

The office is located on the second floor of a turn-of-the-century struc-

ture previously known as the Yat Loy Building. Prior to renovation, the space was used as a storage area for the shops located on the ground floor. Two sides of the office overlook a newly created courtyard.

DESCRIPTION OF THE PROBLEM

The problem was to create a comfortable, efficient working environ-

ment in harmony with the existing structure.

DESCRIPTION OF THE SOLUTION

Without resorting to eclectic devices, the design creates a tactful sense of scale through the use of wood valances, low partitions and ambient task lighting. Emphasis is placed on employee comfort rather than theatrical, showy first impressions for clients.

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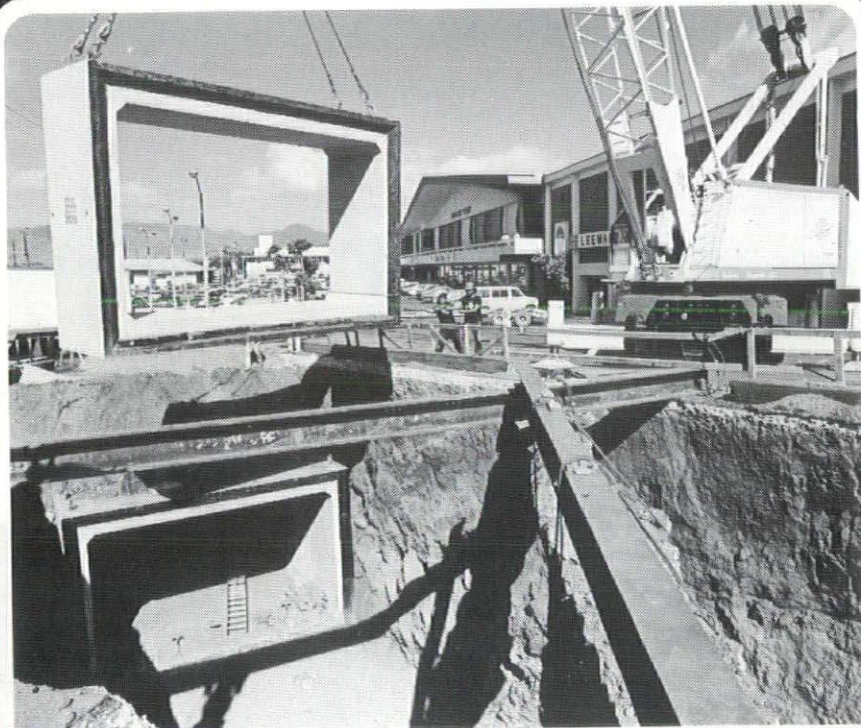
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Promotion

N. Robert Hale, AIA, and Dennis Daniel, AIA, were both promoted to associates at Architects Hawaii, Ltd. Hale has been with AHL for seven years and Daniel five; both have worked up through several positions to their present associateships.

Rob Hale is a graduate of Syracuse University and an Army Corps of Engineers veteran. While with AHL, he participated in the design of the space layout of the new Honolulu Federal Building and the architectural designs for the Kenault Warehouse on Oahu, the Kihei Town Center, and Koa Towers Condominium on Maui.

Dennis Daniel, an Oklahoma University graduate, was involved in the design of Liberty House Distribution Center, an AIA award winner, Hale Makua Nursing Facility in Kahului, and the Cancer Research Center of Hawaii now being constructed at Queen's Medical Center.

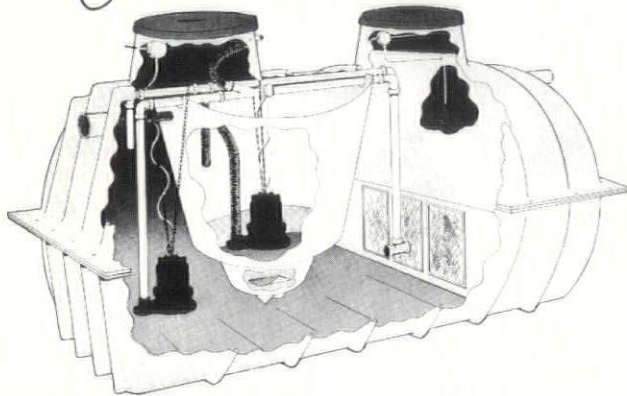
The dual promotion at Architects Hawaii came partly in response to a sustained growth at AHL and the desire of the firm to promote promising young architects into the decision-making level. **A**

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Point/Counterpoint: Bill 48

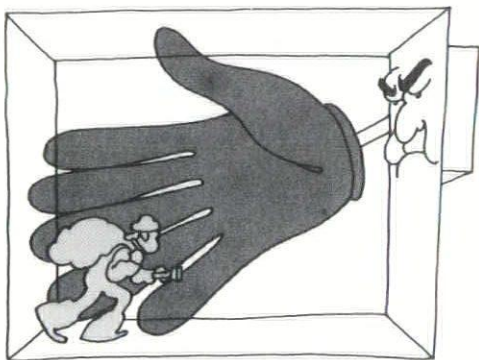
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that in the majority of design projects under Bill 48, when push became shove, appropriate and

responsive architectural design would be subordinated to the minimums inherent in Bill 48.

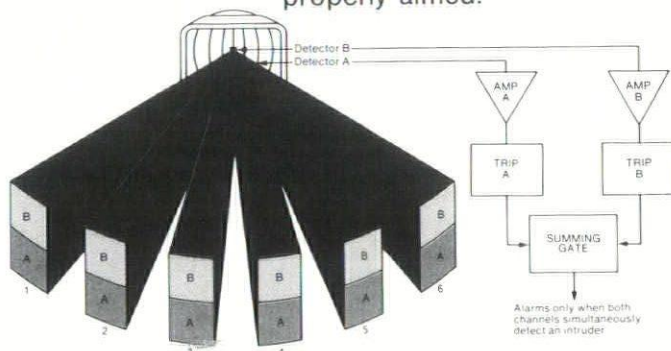
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When Council passed Bill 48, despite our testimony in opposition, we had no choice but to request that the Mayor veto this legislation.

We agree that density reductions are appropriate for urban Honolulu. The Hobron Lane syndrome should not continue. However, density reductions should be correlated to specific geographic locations and not be a blanket reduction as would occur if Bill 48 became law.

Because Bill 48 extends significantly beyond A-5 Apartment Districts and even effects R-6 Plan Development Housing with attendant density reductions, the Hawaii Society, American Institute of Architects, continues its opposition.

Interestingly, not one design professional member of the Council CZC Task Force endorsed last fall what was ultimately to become Bill 48. In fact, several wrote letters to Councilman Pacarro vigorously protesting that which DLU was proposing.

I have personally contacted the AIA members of the CZC Task Force and all have reported back to me that they *never* endorsed that which is now contained in Bill 48.

Our position then, as now, was that which was stated in Attachment 8C to the alleged Group Eight meeting of October 25, 1977, as documented by the Office of Council Services on October 31, 1977, and included as an attachment to Council Services' October 31, 1977 report of the CZC Task Force meeting of November 1, 1977.

(A copy of Attachment 8C dated October 7, 1977, was enclosed with the letter to Bornhorst.—Editors)

As you can see, we commended DLU for proposing simplification of the LUI portion of the CZC. However, we were opposed to the concept of converting LUIs to FARs and made positive suggestions for a more rational conversion process.

Urban Design: Recreation Facilities For a Livable City

by MICHAEL JAMES LEINEWEBER, AIA

Continuing its program of educational seminars, the Honolulu City Council Subcommittee on Urban Design Education recently sponsored a daylong program on the subject. The scheduled speakers included Nancy Linday, an urban planner working in New York City; William Penn Mott, Jr., president, California State Parks Foundation; and Chris Therral Delaporte, director, Heritage Conservation and Recreation Service.

Since Delaport had been called away for budget hearings in Washington, John D. (Dave) Cherry, who will soon be director of the Western Region of the service, substituted. Cherry's offices will be in San Francisco, and Hawaii will be part of his area of responsibility.

Nancy Linday began the morning session by relating her work, since 1971 with W.M. White, in observing uses of public open space in the parks and plazas of New York City. Her presentation was entitled "How People Use Architecturally Designed Open Space—the Reality and the Mythology." Linday used film presentations to illustrate some of her research.

The purpose of the research was to document the use of space by noting patterns of behavior. These notations were made with time lapse photography, filming, and more conventional written and graphic documentation.

From the study of this data emerged the recognition of two different situations, one involving the use of downtown and midtown plazas, primarily through design, the other involving the use of neighborhood parks primarily through management. These two approaches to recreational facility use were not exclusive, but indicated the required emphasis for different situations. In the design sense, certain approaches were identified as "winners," and some were "losers."

Some of the elements of good

design identified by Linday and her colleagues included "sitability" of a space, in the sense that it provided

a place to sit, relax, and observe street or park activity. Corners,

Continued on Page 18

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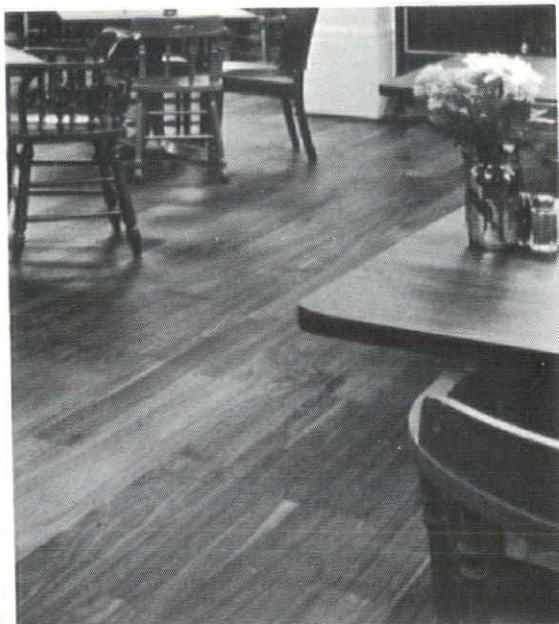
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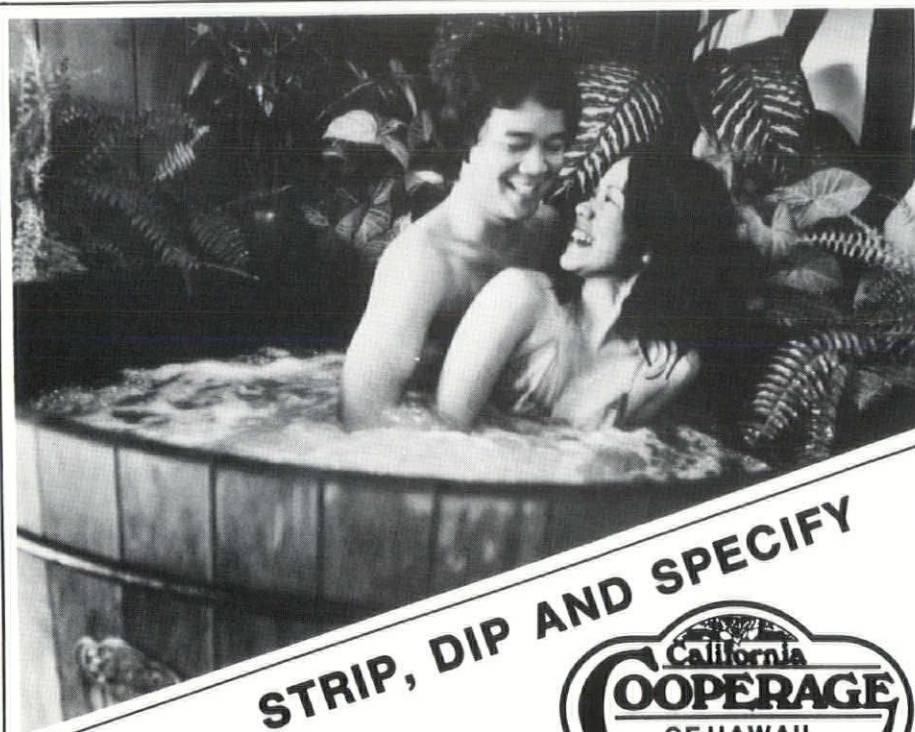
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shade, and food concessions were also found to be important factors, as well as provision of quiet places, water features, and performance areas. For children, controllable water sources were found to be a source of fascination and activity.

From these early studies came specific recommendations for change in the New York City zoning bonuses allowed for open spaces; in terms of a greater degree of specificity of features desired to qualify the open spaces. As these enhanced design concepts were implemented, and in many of the neighborhood parks, the limits of design were recognized in serving urban recreation needs. The varied clientele attracted to many of these enhanced open spaces required, at times, mediating influences to sort out "hippies" vs. "straights" and related user groupings competing for territory.

With a number of successful applications of their findings now made, Linday is concentrating on four primary implementation programs: one, changing physical spaces; two, putting out information to developers, design professionals, and regulatory agencies; three, teaching through the schools; and four, working in advocacy with neighborhood groups. We should be hearing more from Nancy Linday.

William Penn Mott, Jr., next spoke on "Recreation Facilities for a Livable City—Innovative Approaches." Mott was enthusiastic about the use of private foundations, working in conjunction with the state, to pursue innovative and flexible approaches to acquire and operate new concepts in recreation. Based on his experiences in both the public and private sectors, he felt that non-public sector management of recreation resources was often the most economical, decisive, and adaptive manner in which to provide recreational opportunities.



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Mott felt that many of the public sector park and recreational institutions were overstaffed, uneconomical in their use of funds, and conducting planning for facilities locked into concepts that were outdated and unresponsive to present needs. In Hawaii for instance, he wondered if the recreational needs of the permanent residents were being addressed, or if overloading the carrying capacity of existing recreational resources with tourist traffic wasn't destroying the resources along with other essential qualities of the Hawaiian experience, as well as providing unsatisfactory values to both resident and tourist.

Mott reviewed the recreational planning process, in terms of recognizing and protecting intrinsic values, when implementing general and recreational plans for orderly population growth. He felt that in Hawaii as well as elsewhere in the country, small rural towns had been relatively successful in protecting the traditional values of their contextual cultures.

At the same time, he questioned whether major cities were capable of this protective role, and indeed, if they were capable of continuing

Other federal concerns included increasing loss of public space through lack of comprehensive urban planning.

as economic entities, let alone viable human habitations.

Mott summarized his view of the planning process by viewing it in terms of conflict between our intrinsic cultural values and imported monetary values.

While offering no big solutions to the planning dilemmas noted above, Mott did suggest that the public sector could increase efficient utilization of public funds through joint use of public facilities. He also saw a great need for constructive and educational leisure activity, to make good use of the increasing leisure time available. The interdependency of ecological values in both urban and rural situations needs to be interpreted and ex-

plained. He suggested produce, fish, vegetable, and other markets as ideal public interpretive centers for the urban ecology.

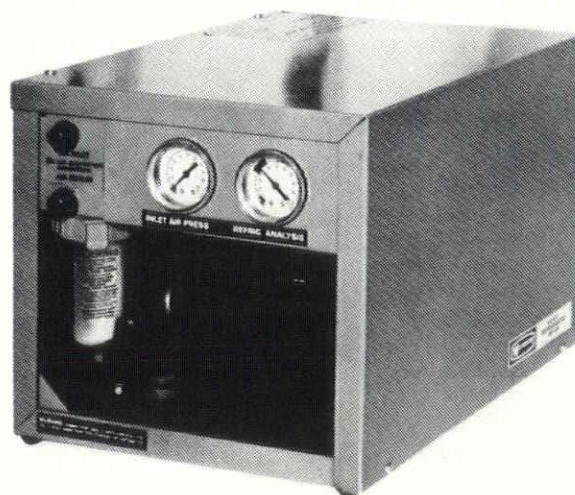
The growth of trails in different areas and for different modes was also examined as a response to public demands for varied recreation activity. Summarizing, Mott emphasized the need for planners to listen to what people are saying and to welcome and use citizen involvement to provide creative and innovative ideas for recreational facilities.

Wrapping up the presentations was Dave Cherry, offering a federal perspective. He did not foresee radical changes in the way the city looks and operates, but did see an increasing inability of public agencies to continue status quo operation and maintenance of recreational facilities. He saw instead an increasing need for nearby, close to home recreation, with a sense of public involvement, ownership, and property being established.

Current federal concerns includ-

Continued on Page 20

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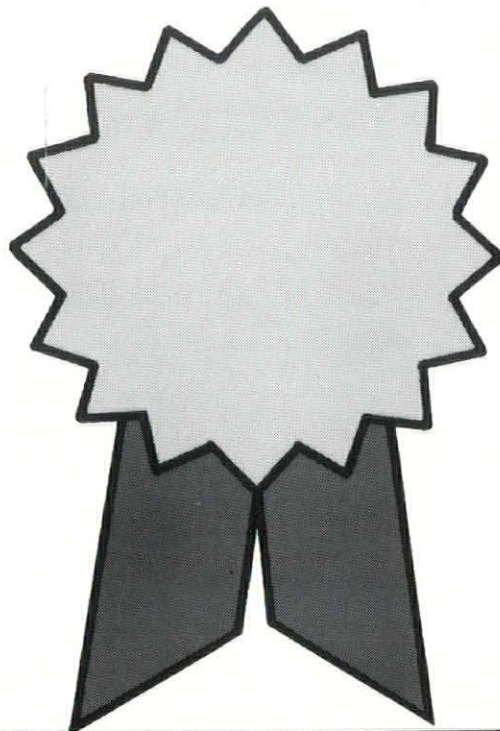


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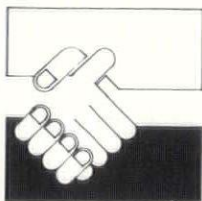
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ed the lack of local recreational planning, and a diversion of local funds by substituting CETA workers for park operation and maintenance tasks. Other federal concerns included increasing loss of open space to development through lack of comprehensive urban planning.

In moves to remedy some of the problem areas currently perceived, federal agencies are pushing programs for joint use of existing assets, for improving access to facilities for handicapped and other disadvantaged people, for re-using historic and existing facilities in cities for new federal office needs, for integrating recreation facilities with new water treatment works, and for increasing funding for preservation of historic places in order to enhance local cultural value and sense of place.

Cherry saw the states as lead groups to push the new Heritage Conservation and Recreation Agency programs through a greatly expanded role in the future of urban areas. In closing, he cautioned that, while Honolulu had tremendous natural beauty and a prime location between mountain and ocean, the perception of this setting and relationship to the environment was being obscured by insensitive urban development.

HA



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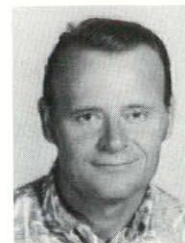
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A Bad Law

by HANS RIECKE, AIA



After having been duly informed in a seminar recently conducted by Donald Ching of the Consumer Products Safety Commission, about a one-year-old law (16 CFR 1201) that regulates glass used in and around doors, we set out to comply with the "new" rules.

We discovered to our dismay that most of the projects under construction or under contract had glass panels that were not in compliance with the new standards. We also found out that the glazing contractors either were misinformed about the rules or had chosen to ignore them.

We found ourselves in the classic dilemma of trying to comply with a law that appeared to be generally ignored and not enforced at all.

Full compliance of projects under contract would pose a substantial hardship to the one responsible for paying for the corrections. The owner would probably take the position that he should not be responsible because the law was in effect when the contract was signed. The contractor will argue that he complied with the plans and specs, therefore should not be responsible for something that was not covered.

That leaves the architect in the somewhat weak position of having to point to one or more of those general "catch-all" phrases that we are so fond of putting in our specifications: "The contractor shall comply with all applicable federal, state and local codes and ordinances . . ."

Since there is currently no mechanism for enforcing the law, a tempting way out is to comply only on projects that are not yet under contract. Laws that make cheaters out of normally law-abiding citizens are bad laws. This law seems particularly unfair because it was put into effect without any grace period, without clearly defined standards and without widespread dissemination of necessary information. **HA**

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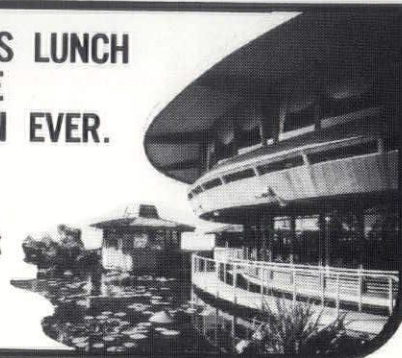
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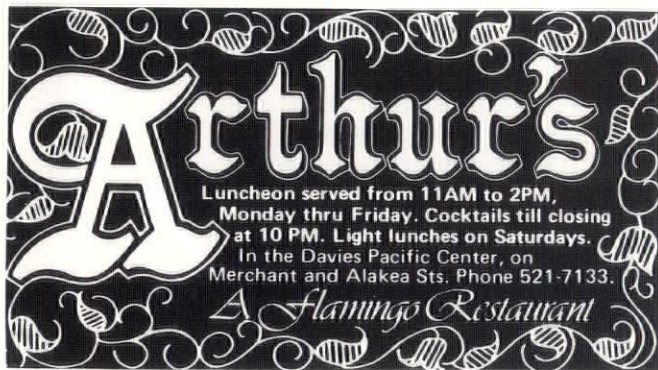
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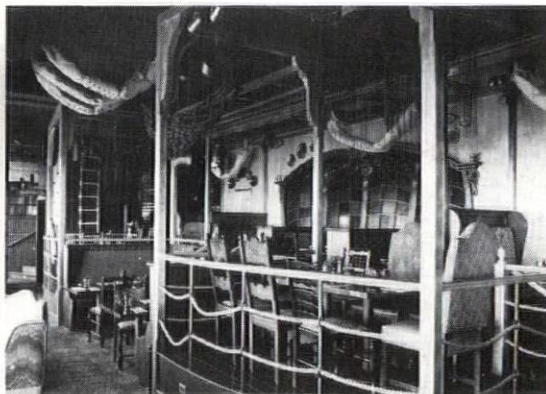
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