

DR 61-18 - FALLOUT SHELTERS -  
INITIATED BY PLANNING COMMISSION

# ACTION

DATE

COMMITTEE

order for further study 11-16-61

M.A.P.C.

approved 1-4-62

B.C.C./B. CO. C.

AS given 1-18-62 B.C.C.  
approved 1-23-62 B.C.C.

County Resolution published 2-9-62

*Marcia*

*File*

DR 61-18



COUNTY COMMISSIONERS, SEDGWICK COUNTY, KANSAS

A RESOLUTION RELATING TO SEDGWICK COUNTY ZONING RESOLUTIONS ADOPTED MARCH 3, 1958, AND SEPTEMBER 8, 1961, FOR THE UNINCORPORATED TERRITORY LYING WITHIN THREE (3) MILES OF THE CITIES OF WICHITA AND HAYSVILLE, RELATING TO FALLOUT SHELTERS IN ALL ZONING DISTRICTS AS ACCESSORY STRUCTURES PROVIDING FOR THE WAIVER OF SIDE AND REAR YARD REQUIREMENTS BY THE BOARD OF ZONING APPEALS UNDER CERTAIN CIRCUMSTANCES, AMENDING THE RESOLUTION BY ADDING THE DEFINITION OF FALLOUT SHELTER TO SECTION 11 AND AMENDING SECTION 11 BY ADDING PARAGRAPH G.1.

BE IT RESOLVED by the Board of County Commissioners of Sedgwick County, Kansas;

SECTION I. That upon the recommendation of the Metropolitan Area Planning Commission on January 10, 1962, after notice and public hearing, as provided by law, and under authority granted by Section 14 C of the Sedgwick County Zoning Resolution, the following sections be amended to read as follows:

SECTION 2 - DEFINITIONS

ADD AS FOLLOWS:

Shelter, fallout. A structure or portion of a structure intended to provide protection to human life during periods of danger to human life from nuclear fallout, air raids, storms, or other emergencies.

SECTION 11 - SUPPLEMENTAL REGULATIONS

ADD AS FOLLOWS:

G. 1. Fallout shelters. Fallout shelters are permitted as accessory structures in any district, subject to the yard and lot coverage regulations of the district. Such shelters may contain or be contained in other structures or may be constructed separately. Such shelter shall not be used for principal or accessory uses prohibited expressly or by implication in the district.

The Board of Zoning Appeals may permit as an exception, construction of joint shelters by two or more property owners. Where such joint shelters are permitted, the Board may waive the side and rear yard requirements on the property or properties directly involved in the con-

struction of the joint shelter to the extent necessary to permit practical and efficient location and construction, provided, however, that side and rear yard requirements shall be met where property involved in the joint proposal abuts or adjoins property not included in the proposal.

SECTION 11. This resolution shall take effect from and after its adoption in the official County paper.

Passed and adopted this 18th day of January, 1962.

Floyd Schroeder  
Floyd Schroeder, Chairman

H. B. Scott  
H. B. Scott, Commissioner

Vernon E. Reed  
Vernon E. Reed, Commissioner

ATTEST:

W. O. Williams  
County Clerk

(SEAL)

JANUARY 16, 1962

BOARD OF CITY COMMISSIONERS  
CITY BUILDING  
WICHITA, KANSAS

GENTLEMEN:

RE: DR 61-17 AND DR 61-18 -  
AMENDMENTS TO THE ZONING  
ORDINANCE RELATING TO ACCESSORY  
STRUCTURES AND FALLOUT SHELTERS

THE METROPOLITAN AREA PLANNING COMMISSION HAS, IN TWO SEPARATE PUBLIC HEARINGS, CONSIDERED AMENDMENTS TO THE ZONING ORDINANCE WHICH RELATE TO ACCESSORY STRUCTURES AND FALLOUT SHELTERS. THE EXISTING ORDINANCE DOES NOT PROVIDE A CONCISE DEFINITION WHICH ENCOMPASSES SUCH ITEMS AS FALLOUT SHELTERS, SWIMMING POOLS, TEMPORARY SWIMMING POOL COVERS AND OTHER RELATED MINOR AND ACCESSORY STRUCTURES. IN ORDER TO CLARIFY THIS SITUATION, THE PLANNING COMMISSION HAS RECOMMENDED AMENDMENTS TO THE ZONING ORDINANCE WHICH WOULD CHANGE THE EXISTING DEFINITION OF "ACCESSORY BUILDING" TO "ACCESSORY STRUCTURES". THE PROPOSED AMENDMENTS WOULD ALSO MAKE THESE CHANGES IN THE INDIVIDUAL ZONING DISTRICT CLASSIFICATIONS.

IN ORDER TO ALLOW THE PROPERTY OWNER GREATER LATITUDE IN DEVELOPING HIS PROPERTY, IT IS PROPOSED THAT THE BOARD OF ZONING APPEALS BE GIVEN SPECIAL AUTHORITY TO APPROVE, WHEN APPROPRIATE, THE LOCATION OF ACCESSORY STRUCTURES IN FRONT YARD AREAS. THIS PROVISION WOULD BE APPLICABLE PARTICULARLY IN THOSE SITUATIONS WHERE IT IS PHYSICALLY OR ECONOMICALLY IMPOSSIBLE TO CONSTRUCT A FALLOUT SHELTER IN A REAR OR SIDE YARD OR IN SUCH INSTANCES WHERE A SWIMMING POOL MIGHT BE APPROPRIATE IN A FRONT YARD AREA AS RELATED TO "GARDEN TYPE APARTMENTS". THERE ARE ALSO PROPOSED OTHER CHANGES IN THE SIDE YARD AND REAR YARD SETBACK REQUIREMENTS AS RELATED TO ACCESSORY STRUCTURES WHICH PROVIDE THE PROPERTY OWNER WITH GREATER FLEXIBILITY.

IN CONJUNCTION WITH THESE AMENDMENTS, THE PLANNING COMMISSION ALSO CONSIDERED A REQUEST FROM CERTAIN PROPERTY OWNERS TO PROVIDE SOME MEANS BY WHICH FALLOUT SHELTERS MAY BE BUILT AND USED BY MORE THAN ONE FAMILY IN A NEIGHBORHOOD. THE EXISTING ORDINANCE WOULD LIMIT THE CONSTRUCTION OF ANY FALLOUT SHELTERS TO AN INDIVIDUAL SHELTER ON THE LOT OF THE PERSON FOR WHOSE USE IT IS INTENDED. SEVERAL REQUESTS HAVE BEEN MADE AS TO THE POSSIBILITY OF CONSTRUCTING A SHELTER WHICH WOULD HOUSE TWO OR MORE FAMILIES OR WHICH MAY BE BUILT ACROSS ADJOINING

PROPERTY LINES. IT IS PROPOSED THAT THE BOARD OF ZONING APPEALS BE GIVEN THE AUTHORITY TO GRANT PERMISSION FOR FALLOUT SHELTERS WHICH WOULD SERVE MORE THAN ONE FAMILY. IT IS RECOMMENDED THAT THE BOARD BE GIVEN THIS APPROVAL SINCE IT CAN CONSIDER EACH CASE ON ITS INDIVIDUAL MERITS. THE ALTERNATIVE REJECTED BY THE PLANNING COMMISSION WAS TO ALLOW COMMUNITY SHELTERS AS A USE BY RIGHT IN RESIDENTIAL ZONES. THIS WOULD "OPEN THE DOOR" FOR PRIVATE RELIGIOUS AND COMMERCIAL COMMUNITY SHELTERS IN AREAS WHERE THEY MAY NOT BE APPROPRIATE OR COMPATIBLE. IT IS THE OPINION OF THE COUNSEL FOR THE BOARD OF ZONING APPEALS THAT THE BOARD HAS THE POWER AND AUTHORITY, IF SO GRANTED BY THE CITY COMMISSION, TO REQUIRE AS A CONDITION OF APPROVAL SUCH MEANS AS MAY BE NECESSARY TO ENSURE PROPER MAINTENANCE, LOCATION, DESIGN COMPATIBILITY AND SAFETY MEASURES. IN ORDER TO ENSURE THE BOARD LATITUDE WITH WHICH TO WORK, THEY WOULD HAVE THE AUTHORITY TO WAIVE THE SIDE YARD, REAR YARD AND LOCATION REQUIREMENTS TO ALLOW CONSTRUCTION OF SHELTERS WHICH CROSS COMMON PROPERTY LINES.

THE PROPOSED AMENDMENTS AS RECOMMENDED BY THE PLANNING COMMISSION ARE SET FORTH AS FOLLOWS:

SECTION 28.04.020 - DEFINITIONS

DELETE AS FOLLOWS:

ACCESSORY BUILDING: A SUBORDINATE BUILDING, NOT EXCEEDING TWELVE FEET IN HEIGHT, LOCATED IN AND OCCUPYING NOT MORE THAN THIRTY PERCENT OF THE REAR YARD OF THE MAIN BUILDING, AND LOCATED AT LEAST THREE FEET THEREFROM, WITH NO DEFINITE ATTACHMENT THERETO, AND ITS USE INCIDENTAL TO THAT OF THE MAIN BUILDING.

ADD AS FOLLOWS:

ACCESSORY STRUCTURE: ANY CONSTRUCTION, PRODUCTION OR PIECE OF WORK BUILT UP OR COMPOSED OF PARTS JOINED TOGETHER AND AFFIXED TO THE LAND OR REAL PROPERTY EXCLUDING POLES, FENCES, WALKS, AND OTHER SUCH MINOR INCIDENTAL IMPROVEMENTS.

SHELTER, FALLOUT. A STRUCTURE OR PORTION OF A STRUCTURE INTENDED TO PROVIDE PROTECTION TO HUMAN LIFE DURING PERIODS OF DANGER TO HUMAN LIFE FROM NUCLEAR FALLOUT, AIR RAIDS, STORMS, OR OTHER EMERGENCIES.

SECTION 28 04.040 - "AA" ONE FAMILY DWELLING DISTRICT REGULATIONS

AMEND TO READ AS FOLLOWS:

A-6 ACCESSORY STRUCTURE PROVIDED THEY ARE LOCATED IN THE SIDE OR REAR YARD AND NOT LOCATED ANY NEARER TO THE FRONT LOT LINE THAN THE MAIN USE OR STRUCTURE. WHENEVER LOCATED ON A CORNER LOT, THE REAR OF WHICH ABUTS UPON THE SIDE OF ANOTHER LOT,

SAID ACCESSORY STRUCTURE SHALL NOT PROJECT BEYOND THE FRONT YARD SETBACK LINE REQUIRED ON THE LOT IN REAR OF SUCH CORNER LOT. NO ACCESSORY STRUCTURE MAY UTILIZE MORE THAN ONE-HALF OF THE AREA OF ANY SIDE YARD OR REAR YARD, PROVIDED THAT THE AREA OF ONE SHALL NOT INCLUDE THE OTHER. NO ACCESSORY STRUCTURE SHALL EXCEED 60 PERCENT OF THE ALLOWABLE HEIGHT REQUIREMENTS OF THE DISTRICT. ACCESSORY STRUCTURES, UNLESS DIRECTLY ATTACHED TO THE MAIN USE OR STRUCTURE, SHALL BE LOCATED AT LEAST 3 FEET FROM THE MAIN STRUCTURE. NO ACCESSORY STRUCTURE SHALL ELIMINATE OR REDUCE THE AMOUNT OF OFF-STREET LOADING OR PARKING AS REQUIRED BY THIS CHAPTER.

EXCEPTION: THE BOARD OF ZONING APPEALS MAY GRANT EXCEPTIONS TO THE HEIGHT, AREA, SETBACK AND LOCATION PROVISIONS FOR ACCESSORY STRUCTURES BY THE METHOD PROVIDED IN SECTION 2.12.560 OF THIS CODE PROVIDED THAT:

ADEQUATE ACCESS TO THE LAND IS MAINTAINED FOR FIRE AND POLICE PROTECTION

ADEQUATE ACCESS IS MAINTAINED FOR THE SERVICE OF UTILITIES.

APPROPRIATE CONDITIONS OR REQUIREMENTS MAY BE MADE BY THE BOARD TO PRESERVE THE GENERAL CHARACTER OF THE NEIGHBORHOOD, AREA OR DEVELOPMENT AND TO PROVIDE FOR THE PUBLIC SAFETY, HEALTH, CONVENIENCE AND GENERAL WELFARE.

ANY ACCESSORY STRUCTURE CONSTRUCTED OR ERECTED UNDER ANY BUILDING OR CONSTRUCTION PERMIT ISSUED BY ANY AUTHORIZED AGENT OF THE CITY OF WICHITA; OR UNDER THE PROVISIONS OF THE ZONING ORDINANCE OR ANY OF ITS PROVISIONS IN EFFECT PRIOR TO (AS MAY BE ADOPTED), 1961, MAY CONTINUE TO EXIST AND BE MAINTAINED FOR A PERIOD OF 25 YEARS FROM THAT DATE; AND AT WHICH TIME SUCH ACCESSORY STRUCTURE SHALL BE REMOVED OR SHALL BE MADE TO CONFORM TO ALL PROVISIONS OF THE THEN EXISTING ORDINANCE OR CODE GOVERNING ACCESSORY STRUCTURES.

SECTION 28.04.040 - "AA" ONE FAMILY DWELLING DISTRICT REGULATIONS

SECTION 28.04.050 - "A" TWO FAMILY DWELLING DISTRICT REGULATIONS

SECTION 28.04.060 - "RB" FOUR FAMILY DWELLING DISTRICT REGULATIONS

SECTION 28.04.070 - "B" MULTIPLE FAMILY DWELLING DISTRICT REGULATIONS

SECTION 28.04.080 - "BB" OFFICE DISTRICT REGULATIONS

AMEND TO READ AS FOLLOWS:

- C.2.4 ACCESSORY STRUCTURES SHALL BE LOCATED IN COMPLIANCE WITH THE SIDE YARD REQUIREMENTS FOR MAIN USES OR STRUCTURES OF THE DISTRICT IN WHICH LOCATED. NO ACCESSORY STRUCTURE SHALL BE LOCATED ON ANY PLATTED OR RECORDED EASEMENT, OR OVER ANY KNOWN UTILITY.
- C.3.2 ACCESSORY STRUCTURES SHALL NOT BE LESS THAN 5 FEET FROM ANY REAR YARD LINE EXCEPT THAT ACCESSORY STRUCTURES SHALL BE NOT LESS THAN TEN FEET FROM THE CENTER LINE OF ANY PLATTED ALLEY.

SECTION 28.04.070 - "B" MULTIPLE FAMILY DWELLING DISTRICT REGULATIONS

DELETE AS FOLLOWS:

- A.14 ACCESSORY BUILDINGS INCIDENTAL TO THE ABOVE USES AND LOCATED ON THE SAME LOT NOT INVOLVING THE CONDUCT OF A RETAIL BUSINESS OR REPAIR BUSINESS.

SECTION 28.04.090 - "LC" LIGHT COMMERCIAL DISTRICT REGULATIONS

DELETE AS FOLLOWS:

- A.1.24 ACCESSORY BUILDINGS OR USES CUSTOMARILY INCIDENTAL TO THE ABOVE USES.

SECTION 28.04.180 - EXCEPTIONS A. USE REGULATIONS

ADD AS FOLLOWS:

13. FALLOUT SHELTERS. FALLOUT SHELTERS ARE PERMITTED AS ACCESSORY USES AND STRUCTURES IN ANY DISTRICT, SUBJECT TO THE YARD AND LOT COVERAGE REGULATIONS OF THE DISTRICT. SUCH SHELTERS MAY CONTAIN OR BE CONTAINED IN OTHER STRUCTURES OR MAY BE CONSTRUCTED SEPARATELY. SUCH SHELTERS SHALL NOT BE USED FOR PRINCIPAL OR ACCESSORY USES PROHIBITED EXPRESSLY OR BY IMPLICATION IN THE DISTRICT.

*R* ~~13.4~~ THE BOARD OF ZONING APPEALS MAY PERMIT, AS AN EXCEPTION, CONSTRUCTION OF JOINT SHELTERS BY TWO OR MORE PROPERTY OWNERS. WHERE SUCH JOINT SHELTERS ARE PERMITTED, THE BOARD MAY WAIVE THE SIDE AND REAR YARD REQUIREMENTS ON THE PROPERTY OR PROPERTIES DIRECTLY INVOLVED IN THE CONSTRUCTION OF THE JOINT SHELTER TO THE EXTENT NECESSARY TO PERMIT PRACTICAL AND EFFICIENT LOCATION AND CONSTRUCTION,

PAGE 5 - BOARD OF CITY COMMISSIONERS  
JANUARY 16, 1962

PROVIDED, HOWEVER, THAT SIDE AND REAR YARD REQUIREMENTS  
SHALL BE MET WHERE PROPERTY INVOLVED IN THE JOINT PRO-  
POSAL ABUTS OR ADJOINS PROPERTY NOT INCLUDED IN THE  
PROPOSAL.

RESPECTFULLY SUBMITTED,

L. L. LITTLE  
SECRETARY

LLL:RAL:MM

WICHITA-SEDGWICK COUNTY

**METROPOLITAN AREA  
PLANNING  
COMMISSION**



JANUARY 10, 1962

BOARD OF COUNTY COMMISSIONERS  
320 COUNTY COURT HOUSE  
WICHITA, KANSAS

GENTLEMEN:

RE: DR 61-18 - PUBLIC HEARING  
ON AMENDMENTS TO THE  
COUNTY ZONING RESOLUTION  
RELATED TO FALLOUT SHELTERS

AT THE REGULAR MEETING OF THE METROPOLITAN AREA PLANNING COMMISSION HELD ON JANUARY 4, 1962, A PUBLIC HEARING WAS HELD FOR CONSIDERATION OF A PROPOSED AMENDMENT TO THE COUNTY ZONING RESOLUTION RELATING TO FALLOUT SHELTERS.

IT WAS MOVED, SECONDED AND CARRIED UNANIMOUSLY THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE FOLLOWING AMENDMENT BE APPROVED:

SECTION 2 - DEFINITIONS

ADD AS FOLLOWS:

SHELTER, FALLOUT. A STRUCTURE OR PORTION OF A STRUCTURE INTENDED TO PROVIDE PROTECTION TO HUMAN LIFE DURING PERIODS OF DANGER TO HUMAN LIFE FROM NUCLEAR FALLOUT, AIR RAIDS, STORMS, OR OTHER EMERGENCIES.

SECTION II - SUPPLEMENTAL REGULATIONS

ADD AS FOLLOWS:

6. FALLOUT SHELTERS. FALLOUT SHELTERS ARE PERMITTED AS ACCESSORY STRUCTURES IN ANY DISTRICT, SUBJECT TO THE YARD AND LOT COVERAGE REGULATIONS OF THE DISTRICT. SUCH SHELTERS MAY CONTAIN OR BE CONTAINED IN OTHER STRUCTURES OR MAY BE CONSTRUCTED SEPARATELY. SUCH SHELTER SHALL NOT BE USED FOR PRINCIPAL OR ACCESSORY USES PROHIBITED EXPRESSLY OR BY IMPLICATION IN THE DISTRICT.

PAGE 2 - BOARD OF COUNTY COMMISSIONERS  
JANUARY 10, 1952

1. THE BOARD OF ZONING APPEALS MAY PERMIT AS AN EXCEPTION, CONSTRUCTION OF JOINT SHELTERS BY TWO OR MORE PROPERTY OWNERS. WHERE SUCH JOINT SHELTERS ARE PERMITTED, THE BOARD MAY WAIVE THE SIDE AND REAR YARD REQUIREMENTS ON THE PROPERTY OR PROPERTIES DIRECTLY INVOLVED IN THE CONSTRUCTION OF THE JOINT SHELTER TO THE EXTENT NECESSARY TO PERMIT PRACTICAL AND EFFICIENT LOCATION AND CONSTRUCTION, PROVIDED, HOWEVER, THAT SIDE AND REAR YARD REQUIREMENTS SHALL BE MET WHERE PROPERTY INVOLVED IN THE JOINT PROPOSAL ABUTS OR ADJOINS PROPERTY NOT INCLUDED IN THE PROPOSAL.

RESPECTFULLY SUBMITTED,

*L. L. Little*  
L. L. LITTLE  
SECRETARY

L.L.:RAL:BER

JANUARY 5, 1962

MR. M. A. GALYARDT  
3560 PECOS  
WICHITA, KANSAS

SUBJECT: DR 61-18 - FALLOUT  
SHELTERS

DEAR MR. GALYARDT:

AT ITS REGULAR MEETING OF JANUARY 4, 1962, THE METROPOLITAN  
AREA PLANNING COMMISSION CONSIDERED AND APPROVED AN AMENDMENT  
TO THE CITY ZONING ORDINANCE AND COUNTY ZONING RESOLUTION TO  
PROVIDE FOR THE CONSTRUCTION OF INDIVIDUAL AND GROUP FALLOUT  
SHELTERS.

THE PROPOSED AMENDMENTS WILL BE HEARD BY THE BOARD OF COUNTY  
COMMISSIONERS ON JANUARY 18, 1962, AND BY THE CITY COMMISSION  
ON JANUARY 23, 1962.

IF YOU HAVE ANY QUESTIONS REGARDING THESE AMENDMENTS, PLEASE  
CALL.

SINCERELY YOURS,

ROBERT A. LAKIN  
SENIOR PLANNER

RAL/JFB:MM

CC: ERNIE WOOD  
3530 PECOS

C. E. SCHNIEPP  
ULTRA MODERN POOLS  
9028 W. HIGHWAY 54

( ) (PUBLISHED IN THE WICHITA EVENING EAGLE AND BEACON ON \_\_\_\_\_, 1961)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN THAT ON THE 4TH DAY OF JANUARY, 1962, THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, IN ROOM 401 CITY BUILDING ANNEX, 104 SOUTH MAIN STREET, WICHITA, KANSAS, AT 2 P.M. WILL CONSIDER THE FOLLOWING CHANGE TO TITLE 28, THE CODE OF THE CITY OF WICHITA, KANSAS:

SECTION 28.04.020 DEFINITIONS

ADD AS FOLLOWS:

SHELTER, FALLOUT. A STRUCTURE OR PORTION OF A STRUCTURE INTENDED TO PROVIDE PROTECTION TO HUMAN LIFE DURING PERIODS OF DANGER TO HUMAN LIFE FROM NUCLEAR FALLOUT, AIR RAIDS, STORMS, OR OTHER EMERGENCIES.

SECTION 28.04.180 EXCEPTIONS

A. USE REGULATIONS

ADD AS FOLLOWS:

13. FALLOUT SHELTERS. FALLOUT SHELTERS ARE PERMITTED AS ACCESSORY USES AND STRUCTURES IN ANY DISTRICT, SUBJECT TO THE YARD AND LOT COVERAGE REGULATIONS OF THE DISTRICT. SUCH SHELTERS MAY CONTAIN OR BE CONTAINED IN OTHER STRUCTURES OR MAY BE CONSTRUCTED SEPARATELY. SUCH SHELTERS SHALL NOT BE USED FOR PRINCIPAL OR ACCESSORY USES PROHIBITED EXPRESSLY OR BY IMPLICATION IN THE DISTRICT.
- 13.1 THE BOARD OF ZONING APPEALS MAY PERMIT, AS EXCEPTION, CONSTRUCTION OF JOINT SHELTERS BY TWO OR MORE PROPERTY OWNERS, WHERE SUCH JOINT SHELTERS ARE PERMITTED, THE BOARD MAY WAIVE THE SIDE AND REAR YARD REQUIREMENTS ON THE PROPERTY OR PROPERTIES DIRECTLY INVOLVED IN THE CONSTRUCTION OF THE JOINT SHELTER TO THE EXTENT NECESSARY TO PERMIT PRACTICAL AND EFFICIENT LOCATION AND CONSTRUCTION, PROVIDED, HOWEVER, THAT SIDE AND REAR YARD REQUIREMENTS SHALL BE MET WHERE PROPERTY INVOLVED IN THE JOINT PROPOSAL ABUTS OR ADJOINS PROPERTY NOT INCLUDED IN THE PROPOSAL.

THE PROPOSED AMENDMENT WILL THEN BE DISCUSSED AND CONSIDERED BY THE SAID WICHITA-SEDDWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, AND ALL PERSONS INTERESTED IN SAID MATTER WILL BE HEARD AT THIS TIME CONCERNING THEIR VIEWS AND WISHES IN THE PREMISES, AND ANY PROTEST AGAINST ANY OF THE PROVISIONS OF THE PROPOSED CHANGE TO THE REVISED ZONING ORDINANCE WILL BE CONSIDERED BY THE COMMISSION AS BY LAW PROVIDED.

WITNESS MY HAND AND SEAL ON THIS 28TH DAY OF NOVEMBER, 1961.

L. L. LITTLE, SECRETARY  
WICHITA-SEDDWICK COUNTY METROPOLITAN  
AREA PLANNING COMMISSION

(SEAL)

I-T

( ) (PUBLISHED IN THE WICHITA EVENING EAGLE AND BEACON ON \_\_\_\_\_, 1961)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN THAT AT 2 P.M. ON THE 4TH DAY OF JANUARY, 1962, THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, IN ROOM 401 CITY BUILDING ANNEX, 104 SOUTH MAIN STREET, WICHITA, KANSAS, WILL CONSIDER THE FOLLOWING PROPOSED CHANGE IN THE TEXT OF THE ZONING RESOLUTION, SEDGWICK COUNTY, KANSAS, ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON FEBRUARY 19, 1958, AND WHICH BECAME EFFECTIVE ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO:

SECTION 2 DEFINITIONS

ADD AS FOLLOWS:

SHELTER, FALLOUT. A STRUCTURE OR PORTION OF A STRUCTURE INTENDED TO PROVIDE PROTECTION TO HUMAN LIFE DURING PERIODS OF DANGER TO HUMAN LIFE FROM NUCLEAR FALLOUT, AIR RAIDS, STORMS, OR OTHER EMERGENCIES.

SECTION II SUPPLEMENTAL REGULATIONS

ADD AS FOLLOWS:

- G. FALLOUT SHELTERS. FALLOUT SHELTERS ARE PERMITTED AS ACCESSORY STRUCTURES IN ANY DISTRICT, SUBJECT TO THE YARD AND LOT COVERAGE REGULATIONS OF THE DISTRICT. SUCH SHELTERS MAY CONTAIN OR BE CONTAINED IN OTHER STRUCTURES OR MAY BE CONSTRUCTED SEPARATELY. SUCH SHELTER SHALL NOT BE USED FOR PRINCIPAL OR ACCESSORY USES PROHIBITED EXPRESSLY OR BY IMPLICATION IN THE DISTRICT.
- I. THE BOARD OF ZONING APPEALS MAY PERMIT AS AN EXCEPTION, CONSTRUCTION OF JOINT SHELTERS BY TWO OR MORE PROPERTY OWNERS. WHERE SUCH JOINT SHELTERS ARE PERMITTED, THE BOARD MAY WAIVE THE SIDE AND REAR YARD REQUIREMENTS ON THE PROPERTY OR PROPERTIES DIRECTLY INVOLVED IN THE CONSTRUCTION OF THE JOINT SHELTER TO THE EXTENT NECESSARY TO PERMIT PRACTICAL AND EFFICIENT LOCATION AND CONSTRUCTION, PROVIDED, HOWEVER, THAT SIDE AND REAR YARD REQUIREMENTS SHALL BE MET WHERE PROPERTY INVOLVED IN THE JOINT PROPOSAL ADJUTS OR ADJOINS PROPERTY NOT INCLUDED IN THE PROPOSAL.

WITNESS MY HAND AND SEAL ON THIS 28TH DAY OF NOVEMBER, 1961.

L. L. LITTLE, SECRETARY  
WICHITA-SEDCWICK COUNTY METROPOLITAN  
AREA PLANNING COMMISSION

(SEAL)

I-T

DECEMBER 4, 1961

MR. C. E. SCHNIEPP  
ULTRA MODERN POOLS  
9028 WEST HIGHWAY 54  
WICHITA 19, KANSAS

SUBJECT: FALLOUT SHELTERS

DEAR MR. SCHNIEPP:

I AM HAPPY TO ACKNOWLEDGE YOUR LETTER REQUESTING A MEETING TO DISCUSS CERTAIN FACETS RELATIVE TO LOCATING STORM SHELTERS AND FALLOUT SHELTERS IN FRONT YARD AREAS. THE PLANNING COMMISSION, AS YOU MAY BE AWARE, HAS RECENTLY RECOMMENDED CERTAIN AMENDMENTS TO BOTH THE CITY ZONING ORDINANCE AND COUNTY ZONING RESOLUTION TO PROVIDE ADDITIONAL LATITUDE IN THE DEVELOPMENT OF FALLOUT SHELTERS. A RECOMMENDATION WILL BE CONSIDERED BY THE RESPECTIVE GOVERNING BODIES IN THE NEXT 1 TO 2 WEEKS. SPECIFICALLY, THE PLANNING COMMISSION TOOK THE POSITION THAT THERE SHOULD BE SOME PROVISION FOR ALLOWING FALLOUT SHELTERS IN FRONT YARD AREAS, BUT THEY SHOULD NOT BE ALLOWED ON AN INDISCRIMINATE BASIS AS A "USE BY RIGHT". THE PLANNING COMMISSION HAS RECOMMENDED TO BOTH GOVERNING BODIES THAT THE RESPECTIVE CITY-COUNTY BOARD OF ZONING APPEALS BE GRANTED THE AUTHORITY TO ALLOW SPECIAL PERMITS FOR THE INSTALLATION OF FALLOUT SHELTERS IN FRONT YARD AREAS.

THE NORMAL PROCEDURE FOR LOCATION IN FRONT YARDS, IF THIS IS APPROVED, WILL BE TO MAKE AN APPLICATION TO THE BOARD OF ZONING APPEALS FOR APPROVAL. THE BOARD OF ZONING APPEALS COULD THEN GRANT SUCH APPROVAL SUBJECT TO SUCH CONDITIONS WHICH IT MIGHT DEEM APPROPRIATE. I WOULD BE MOST HAPPY TO DISCUSS WITH YOU ANY RECOMMENDATIONS YOU MIGHT HAVE RELATIVE TO THE DRAWING OF THESE CONDITIONS IN A MANNER MOST BENEFICIAL TO BOTH THE COMMUNITY AND TO THE INDIVIDUAL PROPERTY OWNERS CONCERNED.

I WOULD ALSO BE HAPPY TO REVIEW WITH YOU THE PROCEDURES FOR BRINGING THESE CASES BEFORE THE CITY BOARD OF ZONING APPEALS AS WELL AS THOSE INVOLVED IN COMING BEFORE THE COUNTY BOARD OF ZONING APPEALS.

MR. C. E. SCHNIEPP

- 2 -

DECEMBER 4, 1961

I HAVE AN EXTREMELY TIGHT SCHEDULE FOR THE NEXT TWO WEEKS AND IT WILL BE MOST DIFFICULT FOR ME TO ARRANGE A MEETING DURING THIS TIME. HOWEVER, IF YOU WOULD CARE TO DISCUSS THIS PARTICULAR MATTER WITH MR. JACK BEEBE OF OUR STAFF, I WOULD BE MOST HAPPY TO HAVE YOU DO SO. I AM SURE MR. BEEBE CAN HELP EXPLAIN ANY OF THE NEW PROVISIONS WHICH ARE PROPOSED FOR THE ZONING ORDINANCE AND ZONING RESOLUTION. PLEASE FEEL FREE TO CALL AT YOUR CONVENIENCE TO ARRANGE SUCH A MEETING AS SUGGESTED.

SINCERELY YOURS,

ROBERT A. LAKIN  
SENIOR PLANNER

RAL:MM

CC: JACK F. BEEBE  
PLANNER I



# Ultra Modern POOLS

9028 WEST HIGHWAY 54  
WICHITA 19, KANSAS

C. E. SCHNIEPP, PRES.  
PHONE: PARKVIEW 2-1431



November 27, 1961

Mr. Bob Lakin, Chairman  
City Planning Commission  
City Building Annex  
104 So. Main  
Wichita 2, Kansas

Dear Mr. Lakin:

I would like to talk to you very soon on getting permission to install Storm and Radiation Shelters in front yards. The majority of home owners who want a Shelter have no way of getting the Shelter into their back yard except through an area about six feet wide. This space will not allow power equipment access for the excavation.

I will be glad to help with recommendations or suggestions as to location of vents, entry way etc., for front yard installations.

Sincerely,

ULTRA MODERN POOLS

*C. E. Schniepp*  
C. E. Schniepp

CES/k

SWIMMING POOLS ARE OUR BUSINESS...NOT A SIDELINE

\* Custom Built Swimming Pools

\* Pool Modernization

\* Manufacturers of Precast Coping

\* Pool Restoration

\* Private or Commercial

\* Time-Proven Gunite Method of Construction

Builders and Distributors of Ultra Modern

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Contractors of Allied Trades

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YOU'LL BE YEARS AHEAD WITH AN ULTRA MODERN POOL

NOVEMBER 24, 1961

MR. ERNIE WOOD  
3530 PECOS  
WICHITA, KANSAS

SUBJECT: DR 61-18 - FALLOUT  
SHELTERS

DEAR MR WOOD:

AT ITS REGULAR MEETING OF NOVEMBER 16, 1961, THE PLANNING COMMISSION CONSIDERED YOUR LETTER REQUESTING THAT ATTENTION BE GIVEN TO ALLOWING "PRIVATE COMMUNITY FALLOUT SHELTERS" IN RESIDENTIAL DISTRICTS. THE PLANNING COMMISSION AGREES THAT SUCH A PROVISION SHOULD BE MADE IN THE ZONING ORDINANCE AND HAS INSTRUCTED THE STAFF TO PREPARE THE NECESSARY AMENDMENTS SO THAT THE BOARD OF ZONING APPEALS WILL HAVE THE AUTHORITY TO GRANT SPECIAL PERMITS FOR THIS TYPE OF SHELTER IN ANY ZONING DISTRICT. THESE PROPOSED AMENDMENTS WILL BE SUBMITTED TO THE PLANNING COMMISSION AT ITS REGULAR MEETING IN THE AFTERNOON OF DECEMBER 7, 1961. IF THERE ARE NO MAJOR CHANGES TO BE MADE IN THE PROPOSED TEXT OF THE AMENDMENT, THE PLANNING COMMISSION WILL THEN ORDER US TO HOLD A PUBLIC HEARING ON THE AMENDMENT. AFTER THE PUBLIC HEARING, THE AMENDMENT WILL BE FORWARDED TO THE CITY COMMISSION FOR THEIR APPROVAL AND THE ADOPTION OF THE NECESSARY ORDINANCES MAKING THE CHANGE EFFECTIVE.

THIS WHOLE PROCEDURE SHOULD TAKE ABOUT AN ADDITIONAL 60 DAYS.

HOWEVER, I THINK THAT YOU ARE RELATIVELY SAFE IN ASSUMING THAT THE PLANNING COMMISSION WILL MAKE SOME TYPE OF PROVISION FOR THE TYPE OF SHELTER WE HAVE DISCUSSED.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE FEEL FREE TO CALL.

SINCERELY YOURS,

ROBERT A. LAKIN  
SENIOR PLANNER

RAL:MM

CC: M. A. GALYARDT  
3560 PECOS

NOVEMBER 21, 1961

MR. ERNIE WOOD  
3530 PECOS  
WICHITA, KANSAS

SUBJECT: DR 61-18 - FALLOUT  
SHELTERS

DEAR MR. WOOD:

AT ITS REGULAR MEETING ON NOVEMBER 16, 1961, THE METROPOLITAN  
AREA PLANNING COMMISSION CONSIDERED THE SUBJECT OF BOMB  
SHELTERS AND DEFERRED THE MATTER FOR FURTHER STUDY.

AFTER A STUDY HAS BEEN MADE BY THE STAFF, IT WILL BE SUBMITTED  
TO THE PLANNING COMMISSION FOR THEIR CONSIDERATION AND FURTHER  
ACTION.

WE WILL NOTIFY YOU WHEN THIS MATTER WILL AGAIN BE CONSIDERED  
BY THE PLANNING COMMISSION.

SINCERELY YOURS,

ROBERT A. LAKIN  
SENIOR PLANNER

RAL/JFB:MM

NOVEMBER 21, 1961

MR. M. A. GALYARDT  
3560 PECOS  
WICHITA, KANSAS

SUBJECT: DR61-18 - FALLOUT  
SHELTERS

DEAR MR. GALYARDT:

AT ITS REGULAR MEETING ON NOVEMBER 16, 1961, THE METROPOLITAN  
AREA PLANNING COMMISSION CONSIDERED THE SUBJECT OF BOMB  
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SINCERELY YOURS,

ROBERT A. LAKIN  
SENIOR PLANNER

RAL/JFB:MM

*Marcia*

November 6, 1961

Metropolitan Area Planning Commission  
City Annex Building  
Main and Douglas  
Wichita, Kansas

Attention: Mr. L. L. Little

Dear Mr. Little:

We are representing a group of neighbors who have obtained a purchase option for a lot in our neighborhood. We have done this with the idea in mind of pooling our resources for the construction of a fallout shelter and possibly a blast shelter for our families. What we plan to construct will conform with civil defense requirement and will be an asset to our neighborhood and the community. Our group involves approximately forty-five children and adults. What we are seeking is the necessary permission and permits to proceed with the construction of this shelter. Since this is a relatively new problem facing all communities, we felt that the Metropolitan Area Planning Commission was the parties that we should approach with our plan.

It is our sincere desire that you will give this matter some very serious attention. Thanking you very much for your consideration, and we will await your advices.

Very truly yours,

*M.A. Galyardt*

M. A. Galyardt  
3560 Pecos  
Wichita, Kansas

*Ernie Wood*

Ernie Wood  
3530 Pecos  
Wichita, Kansas



DR 61-18

NOVEMBER 8, 1961

MR. M. A. GALYARDT  
3560 PECOS  
WICHITA, KANSAS

DEAR MR. GALYARDT:

THIS WILL ACKNOWLEDGE RECEIPT OF YOUR LETTER OF NOVEMBER 6,  
REQUESTING THAT THE MATTER OF GROUP FALL-OUT SHELTERS BE  
PRESENTED TO THE METROPOLITAN AREA PLANNING COMMISSION.

THE SUBJECT WILL BE PLACED ON THE COMMISSION AGENDA FOR THE  
NEXT REGULAR MEETING ON NOVEMBER 16 AT 2 P.M. IF DESIRABLE,  
YOU MAY APPEAR TO DISCUSS THE SUBJECT FURTHER.

SINCERELY YOURS,

ROBERT A. LAKIN  
SENIOR PLANNER

RAL/JFB:MM

CC: MR. ERNIE WOOD  
3530 PECOS

NOVEMBER 6, 1961

MR. M. ANDY GALYARDT  
3560 PECOS  
WICHITA, KANSAS

DEAR MR. GALYARDT:

ATTACHED IS A COPY OF A SPECIAL REPORT SENT TO US BY THE AMERICAN SOCIETY OF PLANNING OFFICIALS. I THOUGHT YOU WOULD BE INTERESTED IN THIS SINCE IT COVERS THE SAME MATERIAL WHICH WE DISCUSSED LAST FRIDAY EVENING. IF YOU HAVE ANY QUESTIONS ON THE MATERIAL CONTAINED IN THE REPORT, I WOULD BE HAPPY TO DISCUSS THEM WITH YOU.

I AM NOT SURE THAT ALL OF THESE POINTS ARE APPLICABLE TO OUR SITUATION. I THOUGHT YOU WOULD BE INTERESTED TO KNOW THAT THERE ARE OTHER PEOPLE THINKING ABOUT THE SAME SUBJECT.

VERY TRULY YOURS,

ROBERT A. LAKIN  
SENIOR PLANNER

RAL:MM

ATTACHMENT

C. L. McCAIG, BUILDING INSPECTION  
SUPERINTENDENT (ACTING)  
ROBERT A. LAKIN, SENIOR PLANNER

NOVEMBER 6, 1961

FALL-OUT SHELTERS

ATTACHED IS A SPECIAL REPORT FROM THE AMERICAN SOCIETY OF PLANNING OFFICIALS RELATIVE TO FALL-OUT SHELTERS AND ZONING. I AM FORWARDING THIS TO YOU FOR YOUR INFORMATION AND FILES. I EXPECT SOME PROPERTY OWNERS ON THE WEST SIDE TO REQUEST THE PLANNING COMMISSION TO CONSIDER AMENDMENTS TO THE ZONING ORDINANCE WHICH WOULD ALLOW THE CONSTRUCTION OF "PRIVATE COMMUNITY FALL-OUT SHELTERS". IF YOU HAVE ANY THOUGHTS ON THIS MATTER, PLEASE LET ME KNOW.

ROBERT A. LAKIN  
SENIOR PLANNER

RAL:MM

ATTACHMENT

BILL FRIESEN, DIRECTOR OF CIVIL  
DEFENSE  
ROBERT A. LAKIN, SENIOR PLANNER

NOVEMBER 6, 1961

FALL-OUT SHELTERS

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I AM FORWARDING THIS TO YOU FOR YOUR INFORMATION AND FILES.

ROBERT A. LAKIN  
SENIOR PLANNER

RAL:MM

ATTACHMENT

RALPH WULZ, DIRECTOR OF PUBLIC WORKS  
ROBERT A. LAKIN, SENIOR PLANNER

NOVEMBER 6, 1961

FALL-OUT SHELTERS

ATTACHED IS A COPY OF A REPORT FROM THE AMERICAN SOCIETY OF  
PLANNING OFFICIALS RELATIVE TO FALL-OUT SHELTERS AND ZONING.  
I AM FORWARDING THIS TO YOU FOR YOUR INFORMATION AND FILES.

ROBERT A. LAKIN  
SENIOR PLANNER

RAL:MM  
ATTACHMENT

B.O.C.A. NEWS  
Vol. 10, No. 4  
September, 1961

NEW HORIZONS FOR BUILDING OFFICIALS  
Panel Discussion at the  
Building Officials Conference of America  
46th Annual Conference  
Philadelphia, Penna., - May 21-25, 1961

Excerpts concerning Family Fallout Shelters

from Remarks of Henry Lobitz, Jr.  
Director, Shelter Design and Construction  
Office Shelter and Vulnerability Reduction

What is Shelter?

We define shelter as austere prepared space for the protection of people from the effects of weapons, primarily nuclear weapons. Shelters customarily provide the minimum habitability required for an occupancy period of several days to two weeks.

Now, what are the principal requirements for adequate protection for survival of our people and our nation in the event of a nuclear attack?

In planning a shelter we must consider shielding, space allowance, ventilation, power, disposal of rubbish and human waste, water requirements and other essential items such as food, medical supplies, sleeping facilities, and communications equipment.

First, let's discuss shielding. The degree of protection provided against fallout radiation is described by a number which signifies the protection factor. The term "protection factor" expresses the relative reduction in the amount of radiation that would be received by a person in a protected location, compared with the amount he would receive if he were unprotected.

For example, the average home will provide a protection factor of  $1\frac{1}{2}$  to 2, that is, it will reduce the amount of radiation by about 50 percent, which is far from adequate in practically all fallout situations. The protection in the basement may range from a factor of 2 to 50, depending on influencing conditions, such as the size of the basement; the distance from the basement to the roof; the weight of the floors above the shelter; the location occupied in the basement; percent of openings; thickness of the basement walls; and whether or not the basement walls are exposed. Radiation evaluation techniques

for determining how these conditions affect the protective qualities of a structure and the over-all protection of a given structure are given in our publication NP-10-2, "Guide for Architects and Engineers." Generally, however, the protection provided in basements beneath a one or two-story residence will not be adequate. Therefore, we recommend that one of the OCDM standard shelters, or a shelter produced by a firm that has been accepted by OCDM, be constructed or that OCDM criteria be followed in order to provide the recommended degree of protection.

This is perhaps an appropriate time to consider the degree of fallout protection that should be provided in the design of a shelter. OCDM recommends that fallout shelters be designed to have a minimum protection factor of 100. This recommendation is made with the understanding that it is desirable to increase the protection factor to as much as 1000 where it can be done economically. In many instances, the capability of providing a protection factor in excess of 100 can be done at little increase in cost because of the design and arrangement of the structure.

Although a shelter must be equipped to prevent dangerous fallout material from entering the protected area, I want to point out that the reason for relatively large thickness of dense shielding materials is to absorb the Gamma rays that are emitted from each fallout particle.

Since the cost of providing protection is an important factor, our requirements are minimal to provide for survival and are not intended to maintain the degree of comfort that would be expected in normal living.

Space allowance:

The minimum floor area allowance for family fallout shelters is 10 square feet per person. This would provide space for eating, sleeping, and some exercise. In addition to living space, in some cases it is necessary to provide additional space to accommodate a peacetime use for the shelter area.

Ventilation:

Oxygen and carbon dioxide must be maintained at suitable levels within the shelter. In family shelters we recommend a minimum supply of 3 cubic feet per minute of fresh air per occupant.

Although particulate filters may be desired for family shelters for added protection, they are not essential where a properly designed gravity separating fixture, such as a mushroom cap or gooseneck, is used. In small shelters where the velocity of the air at the intake is low and the quantity required is small, the larger particles, which account for most of the radiation are separated out.

Power:

In family shelters natural ventilation or hand-operated blowers, depending on the type of shelter, is recommended.

Sanitation:

Provision for the disposal of rubbish and human waste should also be carefully planned. Generally, a flush toilet will not be available for use by those occupying the family fallout shelter. Probably only a few shelters will be equipped with suitable chemical toilets; however, human waste may be disposed of through the use of newspapers, plastic bags and other containers. They would be deposited in tightly covered containers such as used to store garbage.

Water:

One-half gallon of water per day per person for drinking is our recommended minimum. An additional one-half gallon of water for hygienic purposes is highly desirable.

In family shelters water may be stored in glass jugs, plastic containers, etc. within the shelter, or possibly sufficient potable water will be available in the hot water tank or a tank can be "floated" on the water line and always be full of fresh water for emergency use.

Because of the possibilities of radiological contamination of the public sources of water supply, and because of the possible destruction or contamination of community distribution lines, provision for a reliable source of water is essential for use during an emergency. Wells are recommended where feasible. Where wells are not feasible, water must be stored.

Food should be provided in quantities sufficient to last two weeks.

In addition, essential items such as medical supplies, sleeping facilities, and communications facilities should be provided. In family shelters a battery-operated radio is recommended.

Although our primary emphasis is for fallout protection for everyone, we must keep in mind that many people also desire to have protection against blast. Most of our standard fallout shelters, with the exception of our concrete block basement shelter, will take blast pressures on the order of 5 to 10 pounds per square inch, provided that they are equipped with a blast door and that all air intakes and exhausts are equipped with manually or automatically operated valves.

Although building officials and building codes have played an extremely important part in assuring structures that provide for health, safety and welfare of our people, a strict interpretation of the current provisions of the building codes of many localities present obstacles to the construction of shelters. In most cases, these building codes have been developed over a long period of years and have been vital to proper conventional construction. However, they were not developed with the hazards of nuclear weapons in mind. Therefore, in order to keep abreast of this nuclear age building codes must be modified to provide for protection against the hazards of nuclear attack.

Provisions that might be interpreted as necessitating that shelter areas meet the usual requirements concerning natural light and ventilation, etc. are inconsistent with the requirements for protection in an emergency. For example, natural light and ventilation by means of windows are inconsistent with the requirements to place mass between an individual and the radiating fallout material. However, we must agree that for some dual-purpose shelter areas having a day-to-day use, such as a bedroom, den, or a sewing room, present building codes would undoubtedly apply. In these instances such things as shielding of windows, ventilation and sanitation during emergency use of the area would have to be provided.

We haven't been standing still on the problem of building codes nor have we up to this time made any great progress.

OCDM has prepared a model shelter incentives act for state governments, which is presently under study by the Council of State Governments in collaboration with certain associations of local officials. One of the provisions of the proposed act would, to the extent that building regulations might limit the construction of shelters, supersede the building codes and authorize the construction of the shelters in accordance with established standards and criteria. I cannot say what the final outcome of this will be since the entire act is now being studied.

However, three States have legislation pending concerning building codes as they relate to shelters.

The Federal Housing Administration intends to include shelter requirements into its minimum property standards for one and two living units.

One of the most important actions we have taken has been the discussion and correspondence with Mr. Paul Baseler, executive secretary of BOCA, concerning the problem and what might be done about it.

I firmly believe that if all of you will seriously consider the need for shelter for survival of our people and our nation in this nuclear era, each of you can take the necessary action to waive those particular regulations conflicting with shelters or revise the codes so that they will not impede construction of shelters. If OCDM assistance in this endeavor is desired, we are at your service.