

**TENTH
ANNUAL REPORT
1965 - 1966**

**DEPARTMENT OF
BUILDING INSPECTION**

**VINCENT DIMASE, P. E.
DIRECTOR**



**IN CITY COUNCIL
FEB 16 1967**

READ:
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Vincent Vespia
CLERK

CITY OF PROVIDENCE
DEPARTMENT OF BUILDING INSPECTION
112 Union Street

T E N T H A N N U A L R E P O R T
1965-1966

Vincent DiMase, P.E.
Director

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January 9, 1967

The Honorable Joseph A. Doorley, Jr., Mayor
and The Honorable City Council
City of Providence, Rhode Island

Gentlemen:

I am pleased to submit the Tenth Annual Report of the Department of Building Inspection for the fiscal year 1965-1966. Building activity surpassed all previous years.

The details of the operations in the divisions of the Department are covered in the following reports of each of the divisions.

We are continuing our vigilance to keep pace with new developments in all facets of the building construction industry.

The Building Code Revision Board has recommended over three hundred amendments to the Building Code. The Legal Department is at present preparing them in legal form for recommendation to the City Council. We hope they will be enacted this year. We are constantly striving to improve our services to all the people of Providence with safety and health foremost in our thoughts.

The continued loyalty of the staff and guidance and cooperation extended by His Honor the Mayor, members of the Honorable Council and other City officials, have greatly assisted in the solution of the many problems which arose during the year, and for their assistance I express my deep appreciation.

Respectfully submitted, ..

A handwritten signature in cursive script that reads "Vincent DiMase".

Vincent DiMase, P.E.
Director

PURPOSE AND SCOPE OF BUILDING CODES

A building code is a collection or system of minimum requirements for the construction, alteration, demolition, maintenance and some other activities relating to buildings and other structures intended to assist in protecting the public life, health and property. By an appropriate action of a state or an authorized subdivision thereof, it has the force of law so that the requirements become mandatory unless changed or waived under special circumstances by the authority specified in the code.

A primary purpose of a code is protection of the public against the various hazards to persons in and about buildings.

Codes that are based upon reliable technical knowledge and that are skillfully administered are of value to the community not only for the reasonable protection to health and safety which they afford but also because they define acceptable standards of safety for the guidance of all persons interested in a building. For example, such codes may indicate to a producer of building products some necessary features of new products and to builders and buyers what constitute acceptable products and structures. They are not intended as descriptions of best designs and practices; rather, they are the minimum requirements considered essential to provide reasonable protection of the health and safety of occupants and the community.

The importance of building codes as a tool for community development has not been recognized in the past as it is today. As a consequence local governments have failed to maintain

adequate staffs for the enforcement of codes. Offices of the building official are often understaffed, budgets allowed them are smaller than needed for efficient administration, and the salaries paid to employees are frequently insufficient to attract and hold well-trained assistants. And because of the increasing complexity of the technical requirements and the difficulty of interpretation, there is not always uniformity in the enforcement of identical requirements.

Functional—or performance-type requirements must be based upon criteria given in precise technical terms and they may include requirements that can be determined only by well-trained personnel. Therefore, contrary to the expectations of some writers about building codes, competent administration of performance-type codes and standards will require the employment of more trained and experienced personnel by the local departments of building inspection. Some of the problems may be referred to consultants, but experience has shown some inadequacy of this procedure unless the employer has expert knowledge of the subject to be investigated and selects the consultant for his competence, not on the basis of a low bid.

The need for greater uniformity of interpretation and for well-trained staffs in building departments is recognized by the organizations of building officials. These organizations have increased the number and the competence of their staffs and they are now providing assistance to local code officials in the interpretation of code requirements and the training of employees. These activities could become of considerable importance if well supported.

THE BUILDING OFFICIAL IN OUR MODERN ECONOMY

For many years building codes were considered more as necessary evils than important functions of government. Their true purpose was not well understood, and their importance to the community was not recognized. Because they restricted individual property rights to accomplish community benefit for the common public interest, they were suppressed by both the legislative and executive branches of government.

Local governments were reluctant to provide strong codes; building departments were undermanned, poorly housed, and lacked sufficient budget to attract adequately trained personnel. As a consequence, the public resented this encroachment on its individual property rights, and officials were inclined to confine their activities to new buildings, enforcing requirements regarding conversions, alterations or maintenance of existing buildings only upon complaint or when obvious hazard became apparent. As a result, older buildings in many communities deteriorated, bringing about blight in whole neighborhoods.

Many communities neglected their responsibilities in this field of public service, leaving it to the authority of the state. State governments, on the other hand, assumed this authority on a partial basis as some specific need arose. Out of this grew an overlapping of authority scattered among many departments of local and state governments.

The building officials were the first to recognize these conditions and to initiate activities to correct them. They

established organizations for the mutual exchange of information and through these organizations developed impartial, practical building codes. As the complexity of building increased, through research and the development of new materials and techniques, these organizations kept pace and updated their codes to permit the use of this new technology within limits necessary to safeguard the public against experimental materials or methods whose soundness over a reasonable time may not be adequately proven. But the stigma of encroachment on personal rights was not easily overcome. Local governments did not readily recognize that to cope with this new technology the building official must be informed on many subjects.

Eventually the conditions resulting from this attitude attracted the attention of Federal government interests. Bold programs were proposed to bolster the economy of the nation and to improve the physical properties of local communities. Federal funds were appropriated in ever-increasing amounts to help rebuild the cities. Dependence upon this subsidy became an accepted way of life.

Consideration of the cause for these conditions led to the inevitable conclusion that a good building code, well administered is one of the soundest assurances of orderly, prosperous community growth.

Building codes suddenly became an increasingly popular subject. Unfortunately, emphasis was placed on the negative aspects and little consideration was given to the organized, progressive efforts which were improving the conditions consistently.

Many remedies have been proposed, but none of them fully recognize the sound foundation which has been laid by the building officials, nor consider the practical aspects of the problems involved.

Instead, the philosophy of benevolent central government has been offered as the panacea for the alleged problems. The principal Federal Agencies involved in these activities are the Department of Commerce, the Advisory Commission on Intergovernmental Relations and the Department of Housing and Urban Development. Specifically, the proposals offered can be summarized under the following three principal divisions:

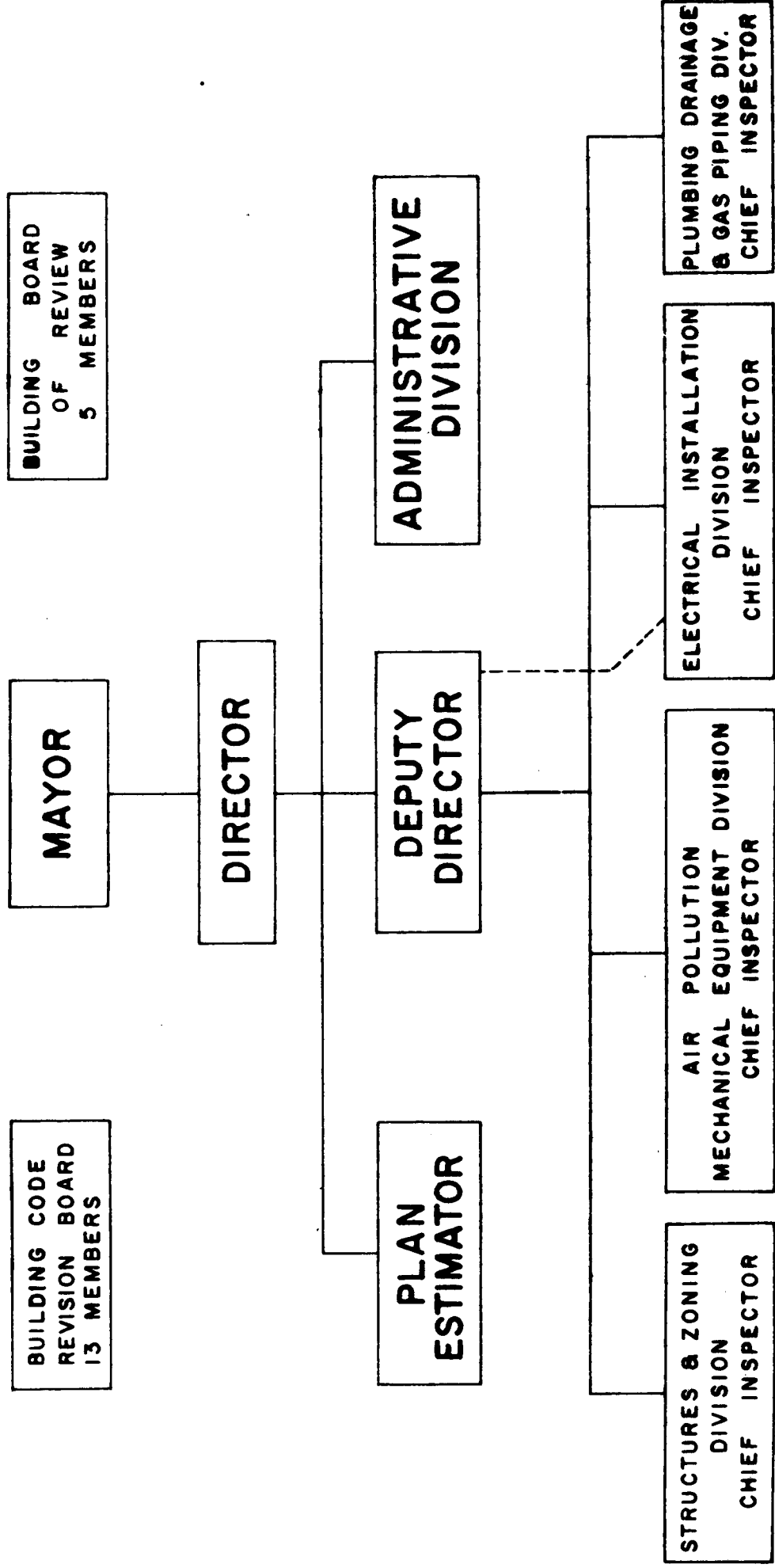
1. Restructuring of the research and standards activity under closer Federal supervision.

2. Restructuring of the system of developing building and related codes to provide either a national model code or state model building codes, and to establish authority at the State level overlapping and overriding the authority of local government.

3. A study of the present system of developing and administering building and housing codes and other local activities related to community development to determine what improvements can be made and how this may best be accomplished.

DEPARTMENT OF BUILDING INSPECTION

ORGANIZATION CHART



DEPARTMENT OF BUILDING INSPECTION

The Department of Building Inspection regulates efficiently all building construction in the interest of public safety. Unregulated construction would lead to the erection of all sorts of unsafe structures by persons unfamiliar with building technique or with nationally-recognized rules and regulations governing structural and fire safety in enclosed spaces.

The safety of people depends upon the safeguards provided by law for their welfare. The necessity for building regulation has long been recognized. The agency for performing this function is the Department of Building Inspection. All functions of the building department are under the supervision of the Director.

The Department of Building Inspection is charged with the responsibility of enforcing the Building Code, the Zoning Ordinance, and all laws relating to the construction, alteration, repair, and demolition or removal of buildings or structures in the city; and the installation, alteration, repair, use, and operation of all heating, plumbing, lighting, ventilating, refrigerating, electrical, and mechanical appliances and equipment therein.

The Department of Building Inspection is comprised of a Division of Structures and Zoning, a Division of Electrical Installations, a Division of Plumbing, Drainage and Gas Piping, a Division of Air Pollution, Mechanical Equipment and Installations, and a Division of Management and Administration.

The principal personnel of the Department consists of a Director, a Chief Inspector of Structures and Zoning, a Chief Inspector of Electrical Installations, a Chief Inspector of Plumbing, Drainage and Gas Piping, and a Chief Inspector of Air Pollution, Mechanical Equipment and Installations.

The Department is proud of its professional staff which consists of the largest number of Licensed Professional Engineers and Architects in City Government.

The Department of Building Inspection administers all inspectional services. A centralization of inspectional activities related to new and existing buildings would assure greater services to the public, avoid duplication of effort and provide a maximum of uniform protection.

DIVISION OF STRUCTURES AND ZONING

The Division of Structures and Zoning examines all architectural plans for compliance with Building Code requirements. This Division performs the structural checking of buildings, structures, foundations, and advertising signs. The Structural staff is called upon to interpret Building Code requirements for architects, engineers, contractors, and the general public. This is done by telephone or in person. Preliminary plans for schools, commercial centers or apartment houses are usually checked with this Division for code compliance before final drawings are made. Such preliminary checking may be performed several times on a building as the designer tries different schemes in order to satisfy code requirements, owners financial ability, architectural consideration, and in the end even be completely wasted when the project is dropped for one reason or another. All this is performed as a public service to promote good construction in Providence.

The work load continued to be a heavy one on the staff of this Division. Plans submitted now have increased in architectural intricacy which in turn increases the complexity of structural problems from that submitted in the past.

Good zoning and the proper enforcement thereof are the responsibility of the Structural and Zoning Division.

Zoning regulations serve little or no purpose unless they are vigorously, fairly, and properly enforced.

Sometimes it has not always been possible for one reason or another for the City to insist on zoning compliance with its zoning ordinance by proceedings in the Police Court. Where such a situation existed, the City proceeded directly against the offender by way of seeking injunctive relief in Superior Court. Since most zoning violations constitute a public nuisance, they may be abated by injunctive process. Also where a public nuisance injured the public welfare, the same was abated in equity suit. The right of the municipality to enforce the zoning ordinance by injunction is well recognized. There is a definite public interest to be protected in the enforcement of zoning regulations. Zoning protects the property of the citizens of Providence. Zoning assures the people that their city will be a place to be proud of, assures them that their neighborhood will be a pleasant, and financially secure surrounding for their home.

Inspectional Activities Pertaining to
Safety Requirements in Buildings

The annual inspections of all licensed occupancies, such as theatres, hotels, assembly halls of all types, cafes, bar-rooms, restaurants, etc., were carried on in the usual manner by checking:

- (a) The general structural conditions of the building;
- (b) The type, construction, protection and accessibility of exits, the swing of exit doors, exit signs and lights;
- (c) The type, condition and location of heating and cooking equipment, including their safety devices and controls;
- (d) The type, condition and location of fire protective equipment, such as automatic sprinkler system (wet and dry), fire extinguishers, fire hose and standpipe installations, fire alarm systems, etc.

This program of annual inspections, started many years ago and now considered routine, provides that type of inspectional service entirely devoted to the elimination or correction of hazardous conditions that come within the purview of the rules.

Annual inspections of all public and semi-public occupancies are made in order to maintain approved standards of safety. The License Bureau will not issue any license without first obtaining the approval of this office concerning the structural and fire-safety conditions of the premises. This type of inspectional service places an unusual burden on the field inspectors during the months of October and November every year — two months to complete inspections and submit reports for processing before

the approvals or denials can be reported to the License Bureau. In cases of serious life hazard, revocation of license is employed in order to prevent possible disaster.

The processing of complaints is another important function requiring inspectional services. During the past year, more than 15,876 inspections were made through this medium, checking and investigating complaints of hazardous conditions existing in residential, commercial, industrial, storage, educational, religious, institutional and mixed occupancy buildings. This effort has been bolstered, over the years, by the participation and cooperation of the members of the Fire Prevention Bureau. As a result of this type of service, thousands of buildings of all type of construction and occupancies have been made safer or razed. Structural, fire preventive and fire protective remedies applied as a result of this effort are as follows:

- (a) Repairs to and replacement of structural components of buildings;
- (b) General repairs to existing buildings for proper maintenance;
- (c) Installation of automatic sprinkler systems;
- (d) Erection of fire division walls;
- (e) Erection of fire-resistive partitions;
- (f) Erection of fireproof or fire-resistive enclosures around stairways and vertical shafts of all types;
- (g) Construction of fire-resistive ceilings for horizontal protections;

- (h) Installation of opening protectives on windows where exposure distances to lot lines and other buildings are below minimum requirements;
- (i) Erection of fire escapes;
- (j) Installation of fire alarm systems;
- (k) Installation of fire-hose and standpipe systems;
- (l) Installation of fire extinguishers;
- (m) Installation of fire dampers and automatic controls on ventilating and air-conditioning systems, etc.;
- (n) Construction of fireproof vaults and enclosures for the storage of flammable liquids and volatiles and dangerous chemicals.

Steady pressure has been maintained behind the program of dilapidated dwellings and the elimination of fire hazard and unsanitary conditions. Because of the unprecedented number of unsafe, vacant, open, abandoned and vandalized buildings, the City of Providence received a Federal Grant from the Department of Housing and Urban Development for demolition of dangerous structures in the Upper South Providence Area.

Mr. Vincent DiMase, Director
Department of Building Inspection
112 Union St.
Providence, R. I.

Dear Sir:

I respectfully submit for your information and consideration a report of the work of the Division of Structures and Zoning for the year 1965-1966.

Attached hereto are tables setting forth by wards and types of occupancies the number and estimated cost of projects for which permits were issued.

The table marked "New Buildings" contains data pertaining to the construction of new buildings and miscellaneous structures. The table marked "Alterations" contains data pertaining to building operations on existing buildings.

Estimated costs as set forth in the table do not include the cost of heating, plumbing and electrical installations.

New Buildings 1966

WARDS

	I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII	No.	EST. COST
DWELLINGS															
1 FAMILY	2	4	2	22	44	6	9	6	5	1	-	-	-	101	\$1,209,200.
EST. COST	52,000	93,000	25,000	232,500	519,900	59,500	92,800	56,500	59,000	12,000	-	-	-		
DWELLINGS															
2 FAMILIES	1	-	-	1	2	1	3	-	-	-	-	-	-	8	120,000.
EST. COST	15,000	-	-	14,000	33,000	16,000	42,000	-	-	-	-	-	-		
MULTI-FAMILIES															
EST. COST	-	-	-	-	-	-	231,900	16	-	-	-	1	170,850	17	3,940,400.
CHURCHES, HOMES, ETC.															
EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AMUSEMENT & RECREATION															
EST. COST	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
OFFICE BUILDINGS AND DAMS															
EST. COST	1	-	-	-	-	-	-	-	278,500	-	-	115,000	-	2	393,500.
PUBLIC & MUNICIPAL															
EST. COST	339,000	-	-	-	-	-	-	-	-	-	-	4	592,890	5	4,767,900.
SCHOOLS															
EST. COST	5	-	-	1	-	-	1	-	-	-	-	9	-	-	-
GASOLINE STATIONS															
EST. COST	290,175	-	-	465,700	-	-	214,250	-	-	-	-	562,410	-	16	9,205,800.
GARAGES															
EST. COST	-	-	-	30,000	-	-	-	-	-	-	1	1	-	3	85,000.
STORES															
EST. COST	2	-	1	2	5	3	5	-	1	-	25,000	30,000	-	22	40,700.
STOREHOUSES															
EST. COST	13,500	-	900	2,800	5,800	3,800	8,400	-	2,000	-	2,000	-	1,700	11	988,000.
MANUFACTORIES AND SHOPS															
EST. COST	-	-	-	3	-	-	3	2	1	-	1	-	-	-	-
CIL TURNERS															
EST. COST	-	-	12,000	308,000	-	-	542,000	102,000	4,000	-	20,000	-	-	-	-
MISCELLANEOUS															
EST. COST	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
TOTAL NUMBER BY WARDS ESTIMATED COST BY WARDS	12	4	4	31	54	10	22	30	10	5	4	22	3		
	592,325	93,000	37,900	1,209,800	571,900	79,300	914,450	611,365	382,000	151,000	54,000	211,850	91,700		

Total Estimated Cost \$22,640,450.00

Total New Building Permits 211

Alterations 1966

WARDS

	I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII	W.	EST. COST
DWELLINGS	26	43	20	14	43	6	14	13	14	8	6	1	4		
1 FAMILY	49,950	121,800	52,000	14,850	51,850	5,350	13,550	12,750	17,250	7,650	3,900	13,200	4,450	212	\$343,050.
DWELLINGS	27	11	12	8	23	11	13	17	22	8	13	5	13		
2 FAMILIES	32,700	17,500	8,150	10,900	35,350	7,100	19,300	17,300	27,150	9,200	10,450	11,150	12,800	183	219,050.
MULTI-FAMILIES	19	3	11	8	14	15	7	10	11	5	23	7	11		
EST. COST	15,150	7,650	22,350	32,350	14,950	8,800	8,950	33,300	12,700	6,500	13,250	10,750	17,450	144	254,150.
CHURCHES, HOMES, ETC.	3	-	1	-	1	2	-	2	1	1	2	3	2		
EST. COST	217,800	-	100,000	-	153,400	2,000	-	3,500	50,000	1,000	399,200	450,150	12,200	18	1,389,250.
AMUSEMENT & RECREATION	-	1	-	-	-	-	-	-	1	1	-	2	-		
EST. COST	-	4,000	-	-	-	-	-	-	5,600	12,000	-	9,500	-	5	30,100.
OFFICE BUILDINGS AND DANKS	5	3	-	-	2	-	1	-	1	1	1	26	3		
EST. COST	55,400	50,800	-	-	3,950	-	500	-	1,000	800	7,500	166,100	8,150	43	1,794,200.
PUBLIC & MUNICIPAL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SCHOOLS	11	1	-	2	2	1	1	-	1	1	1	7	1		
EST. COST	86,500	61,000	-	2,700	38,100	6,000	2,000	-	4,000	48,650	97,350	143,600	60,000	29	549,900.
GASOLINE STATIONS	1	5	3	4	4	-	9	5	1	3	5	6	6		
EST. COST	300	-	1,900	18,300	3,650	-	12,900	8,100	2,000	2,400	24,300	10,650	5,600	47	90,100.
GARAGES	3	-	-	-	2	2	3	-	2	1	4	-	-		
EST. COST	800	-	-	-	1,400	3,200	1,700	-	1,100	100	1,550	-	-	17	9,850.
STORES	11	1	5	4	3	3	8	2	5	5	1	50	4		
EST. COST	4,850	2,000	46,000	14,900	9,600	3,900	24,000	800	6,400	56,450	800	201,100	5,550	102	386,350.
STOREHOUSES	11	1	3	7	5	1	2	3	3	2	6	5	5		
EST. COST	24,000	300	5,350	39,400	19,100	450	3,200	2,500	12,450	8,000	10,600	7,650	4,000	54	137,000.
MANUFACTORIES AND SHOPS	2	-	3	7	5	3	7	3	11	9	11	18	12		
EST. COST	400	-	6,900	88,850	51,250	51,000	133,200	56,400	136,750	42,600	121,600	179,300	20,250	91	888,500.
CIL BURNERS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	5	3	2	2	2	-	2	2	2	-	1	7	1		
EST. COST	14,600	6,000	850	600	400	-	900	600	1,900	-	300	7,400	200	29	33,750.
TOTAL NUMBER BY WARDS ESTIMATED COST BY	124	67	60	56	106	44	67	57	75	45	74	137	62		
WARDS	509,550	271,050	223,500	272,650	392,800	87,800	220,000	135,250	278,300	195,350	690,800	697,550	150,650		

Total Estimated Cost \$6,125,250.00

Total Alterations 974

The Statistical Tables are summarized as follows:

New Buildings	211 Permits
Estimated Cost	\$22,640,450.00
Additions & Alterations	974 Permits
Estimated Cost	\$ 6,125,250.00

Total 1185 Permits for \$28,765,700.00

In addition to the tabulated data, the following miscellaneous permits were issued during 1966:

Razing of Buildings	Permits	360
Sandblasting of Buildings	"	15
Moving of Buildings	"	2
Erection of Billboards	"	50
Erection of Wall Signs	"	60
Erection of Signs Over Sidewalk	"	180
Erection of Fire Escapes	"	85
Construction of Sidewalk Vaults	"	2
Use of Streets & Sidewalks	"	77
Storage of Dangerous Chemicals	"	38
Total		869

Total permits of all types issued during the year 1966 amounted to 1185 permits.

Buildings demolished for Public Improvements included in the list of permits summarized below:

Buildings in South Providence Area	85
Federal Hill Area	<u>22</u>
Total Number of Buildings Demolished	107

During the calendar year of 1966, 583 family units were added as a result of private buildings activities. This constitutes an increase of 159 units above the 1965 total of units. The additional units are grouped as follows:

(a) New Buildings

One Family	101 Family Units
Two Family	8 Family Units
Multiple Dwelling	465 Family Units

(b) Conversions	<u>29</u> Family Units
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Total 583

The total fees collected for the calendar year 1966 for all types of permits issued by this Division amounted to \$56,890.68.

The total fees collected during the fiscal year, Oct. 1, 1965 to Sept. 30, 1966, amounted to \$51,683.62.

During the year 1966, this Department processed 987 building and zoning violations, including South Providence and Federal Hill Areas.

The Field Inspection Section of the Division conducted 15,876 construction inspection and violation investigations.

The plan examination section of the Division, in addition to processing routine permit requests, reviewed plans and specifications for 74 Major Structures with a declared estimated cost of \$24,277,300.00 or more, as detailed below:

<u>Permit</u>		<u>Amount</u>
839 to 847	City of Providence Central-Classical Center Westminster St. New School - 9 Bldgs.	\$5,624,100.00
716 to 720	Brown University Charlesfield, Thayer, Power Sts. New Dormitory - 5 Bldgs.	2,901,750.00
1021 to 1039	Prov. Bldg. Sanitary & Educational Association Bridgham, Dodge, Cranston, Westminster New Housing Center & Stores 19 Bldgs.	2,338,400.00
182	Beneficent House Corp. 2-32 Broad St. New Apt. House, 180 units	1,708,500.00
1080	Roman Catholic Diocese of Prov. Franklin St. & Cathedral Sq. Chancery Office Bldg. Parking Garage below	1,670,400.00
602	Howard Realty Co., Inc. 153 Westminster St.- Rear of bldg. at 40 Dorrance St. New Office Bldg. with garage and stores - 12 stories plus penthouse	1,405,000.00
1055	Hospital Service Corp. of R.I. Blue Cross Bldg. 444 Westminster St. New Office Bldg.	1,248,500.00
980	City of Providence Public Welfare Bldg. Fountain St. New Office Bldg.	950,000.00

<u>Permit</u>		<u>Amount</u>
529	A. & N. Realty Inc. 321 South Main St. New Office Bldg.	839,000.00
16	Short Line Bus Inc. West Exchange St. & Sabin St. New Office & Bus Garage	560,500.00
859	Roman Catholic Diocese of Prov. St. Ann's School 525 Branch Ave. New School	465,700.00
1015	Diocese of Rhode Island McVicker House 66 Benefit St. Nursing Home	447,000.00
934	R. I. Hospital 593 Eddy St. Addition to Main Bldg. (office space)	379,200.00
354	Brite Mfg. Co. 19 Magnan Rd. New Mfg. Bldg.	300,000.00
984	B.P.O.Elks,Prov.R.F.Lodge #14 645 Elmwood Ave. New Lodge Bldg.	278,500.00
162	Diocese of Prov. Most Rev. R.J. McVinney 29-39 Bainbridge Ave. New Gym	214,250.00
416	Alvin B. Allen (Zayre) 51 Silver Spring St. New Dept. Store	213,000.00
376	Omega Properties (Warwick Shoppers World) 405 Killingly St. New Dept. Store	210,000.00
464	G.T.I. Corp. Niantic Ave. New Mfg. Bldg.	205,000.00

<u>Permit</u>		<u>Amount</u>
14	The Almacs Co. 48 Murray St. New Supermarket	202,000.00
874	First Unitarian Church 285 Benefit St. Repairs to steeple after fire	200,000.00
1012	Roger Williams General Hospital 825 Chalkstone Ave. Interior alterations--3rd floor	153,400.00
151	Metalized Ceramics Corp. 181 Corliss St. New Mfg. Bldg. (Jewelry)	150,000.00
903	Vargus Mfg. 150 Niantic Ave. New Mfg. Bldg.	141,750.00
539	Omega Properties First National Mkt. 377 Killingly St.	130,000.00
543	Columbus Club Association 387-401 Washington St. New Club Bldg. & Hall	115,000.00
488	Grinnell Mfg. 115 Cedar St. New Printing Shop	101,000.00
651	Diocese of Rhode Island 271 No. Main St. Alterations (Church, Church House)	100,000.00
797	City of Providence 220 Blackstone St. Edmund Flynn School (Bldgs. A,B) Additional classrooms	97,350.00
684	Pleasant Valley Land Co. 24 Holden St. Alterations (offices)	94,000.00
156	Harben Realty Co. 1205 Westminster St. New Mfg. Bldg.	90,000.00

<u>Permit</u>		<u>Amount</u>
370	Regal Realty Inc. (Colonial Knife) 287 Dike St. Addition to Mfg. Bldg.	88,000.00
740	Providence Hebrew Day School 450 Elmgrove Ave. Alterations, (additional classrooms)	61,000.00
193	R. I. State Employment Office 158-162 Francis St. New Office Bldg.	60,000.00
787	Rhode Island Bus Co. 381 Promenade St. Addition to garage	60,000.00
978	D. & A. Electroplating Park Lane New Mfg. Bldg.	60,000.00
1058	American All Saints Apostolic Church 402 Broadway New classrooms Addition to existing school & church	60,000.00
1082	Alvin B. Allen 1-51 Silver Spring St. New First National Supermarket	55,000.00
569	Scarpetti Realty 79 Elmwood Ave. Additional Service garages	50,000.00
609	Ward Bakery 461 Eddy St. Interior alterations New loading dock	50,000.00
6	Old Colony Advertising Co. 556 South Main St. Remodel Bldg. for new office building	50,000.00
855	R. I. Tool Co., Inc. 148 Westminster St. Light Mfg. addition to bldg.	50,000.00

<u>Permit</u>		<u>Amount</u>
944	New England Telephone Co. 234 Washington St. Interior alterations, 1st floor	50,000.00
1061	Temple Beth Israel 155 Niagara St. Addition to church for new hall and Sunday school classrooms	50,000.00

The estimated cost of construction of the "Major Structures" listed above totalled \$24,277,300.00, or 84.7% of the total construction cost figure. The number of structural permits issued for these projects totalled 74 - or approximately 6.2% of the total number of structural permits issued.

Respectfully submitted,

Nicholas DiBenedetto,
Chief Inspector of
Structures and Zoning

DIVISION OF ELECTRICAL INSTALLATIONS

Mr. Vincent DiMase, Director
Department of Building Inspection
112 Union St.
Providence, R. I.

Dear Mr. DiMase:

I respectfully submit the following report of the Division of Electrical Installations' activities during the fiscal year 1965-1966, including a summary of its revenue, expenditures and operations.

SUMMARY

Revenue: The Division of Electrical Installations received credit for fees collected by the Department of Building Inspection as follows: There were seventy (70) Limited Premises Permits issued, and three thousand two hundred thirty-six (3,236) Electrical Permits for installation of electrical wiring and apparatus, including alterations and repairs, for which a total fee of \$18,640.63 was received.

October 1, 1965 to September 30, 1966:

Number of rough wiring inspections	801
Number of defective installations re-inspected	1147
Number of Certificates of Approval issued	2968
Number of Inspections after fire	838
Number of investigations requested by the Narragansett Electric Company	907
Number of special investigations	6470
Minimum Housing Inspections	462
Limited Premises Inspections	328
Illuminated Sign Inspections	225

Total Number of Inspections..... 14,146

Letters to owners	1134
Number of disconnects Ordered	73
Sign Locations Cleared	225
Sign Locations non Illuminated Cleared	71

NOTE: Nine requests for
special permission were
granted from Oct. 1, 1965
to Sept. 30, 1966

R E P O R T

The services rendered by the City of Providence Administration, in the past fiscal year 1965-1966, by proper enforcement of the Building Ordinance Rules and Regulations for the Installation of Electrical Wiring and Apparatus, are fully recognized as work which is essential to the protection of structures, building and their contents, as well as persons from hazards due to the use of electricity for light, heat, power and other purposes.

Other purposes include the use of electricity for motorized so-called "iron lungs", x-ray equipment, etc., as well as numerous other apparatus which are essential to the health and comfort of our citizens.

The vast use of electricity in the diagnosing and treatment of patients by doctors is daily expanding. The great strides in data processing and electronic computing equipment are fully recognized as important in keeping pace with our times.

The entire staff of the Electrical Division were, as they have been in previous years, a credit to the City of Providence Executive Administration Office and its Department of Building Inspection. Public relations are better now than ever, due to the acceptance of the need for proper installations of electrical wiring and apparatus.

"Living Electrical" does not mean "Living Dangerously". Prompt compliance with the Rules and Regulations has been accomplished throughout the past fiscal year by our competent and efficient staff.

Our policy is strict adherence to the Code's Rules and Regulations in our judgment, and tact in our enforcement of the removal of violations. The public has been educated to comply with the Rules and Regulations for their own safety without hesitation. The Electrical Division has not found it necessary to take court action which is evidence of the recognition of the merits of the service rendered.

The loyalty of the Electrical Division Inspectors to the Administration, to the Department, and to all of the general public, including not only the residents but all persons who work, shop or otherwise use the facilities in buildings or structures in the City of Providence where electrical installations are so essential to their employment, health, comfort, pleasure, etc., is commendable.

Our inspectors deserve more than just compliments for their voluntary enrollment in the Technical Courses on "Electrical Inspection" which they attend two nights each week from 7:00 to 9:30 P.M., at the Rhode Island State Vocational Technical School, Corliss Park, Providence. This is necessary to keep abreast of the developments in the Industry relating to their work and to attain or maintain their status in the International Association of Electrical Inspectors as "Electrical Safety Engineers".

The Chief and his Deputy Chief are instructors for the Rhode Island Department of Education, teaching the evening courses on "Electrical Inspection" at the above-mentioned school. Thirty-five (35) inspectors from Rhode Island and Massachusetts completed

the courses for 1965-1966. It is a great satisfaction to the instructors to witness the interest shown by inspectors to qualify themselves through study of the changes in Industry and the basic principles which must be applied to grant approvals in their daily work.

The City of Providence Department of Building Inspection, in general, and the Electrical Division, in particular, are recognized in Massachusetts as well as Rhode Island as a model to be followed with confidence.

In fact, the various towns and cities in the State of Rhode Island that have established Electrical Installation Inspection Departments, Bureaus or Divisions, have chosen the City of Providence Electrical Division's Inspection System and "Rules & Regulations for the Installation of Electrical Wiring and Apparatus" as a desirable proto type. They have requested and received our assistance.

Our office forms for record keeping, as well as permit applications, inspection requests, etc., have been forwarded to them. Our fee system and office policies have been adopted without change in most cases. The forms had to be modified by replacing the "City of Providence" title with the applicable name of the City or Town.

The fees received for permits to install electrical wiring and apparatus have increased from \$13,998.72 in the fiscal year 1964-1965 to \$18,640.63 in the fiscal year 1965-1966.

There has been a great increase in the amount of work done in Industrial Plants under the Annual "Limited Premises Permits" issued

to plants for electrical work which is reflected in the \$4,641.91 increase in fees collected by the Electrical Division. It has been necessary to assign one of our inspectors a full time job of inspecting the work in Industrial Plants.

The increased value of electrical installations is, also, reflected in the increased fees collected on the larger projects. The greater amount of electrical work and equipment in the larger projects, as well as the rising costs of materials and labor contribute to the overall values of the installations.

The renewal projects, such as are to be built in the Weybosset Hill and Classical Center areas, etc., will also require that an inspector be assigned to devote all of his time to this work.

The increased electrical power supplied to the larger projects makes a closer scrutinizing of the plans and specifications necessary to assure safety to persons and property under abnormal, as well as under normal conditions of use due to the excessively high values of short-circuit currents to which the electric wiring and equipment may be subjected during a fault condition. Short-circuit Currents in excess of 10,000 Amperes are commonplace in large projects today and in many instances values are in excess of 100,000 Amperes.

As a result of the extra work there is a backlog of plans to be examined by the Deputy Chief. It is evident that it will be necessary to assign an inspector full time, instead of part time, to assist him and to relieve him of some of his other office duties and examine plans on the smaller, less complicated projects. The part-time assistance which is now being given to the Deputy is inadequate.

The special assignments given to three (3) inspectors, for the reasons mentioned above, have increased the work load on the other three (3) inspectors who have taken over the routine daily work of those performing special work. It is, however, not reasonable to expect three (3) men to be able to cope with the ever increasing work load. The use of electricity is now doubling in a lot less than a decade, as formerly predicted.

We suggest that the following action would be in the best interests of the City of Providence:

- A. Employ three (3) new Class-I Inspectors of Electrical Installations to perform routine field inspections.
- B. Reclassify three (3) of the present employees from Class-I to Class-II Inspectors of Electrical Installations to perform the following special work:—
 - (1) Assist the Deputy Inspector with office work on examination of plans and specifications for small projects.
 - (2) Act as resident inspector on large projects.
 - (3) Inspect electrical work in Industrial Plants and fill in on routine work.

Respectfully submitted,

Peter J. Hicks, Jr.,
Chief Inspector of
Electrical Installations

DIVISION OF PLUMBING, DRAINAGE AND GAS PIPING

Mr. Vincent DiMase, Director
Department of Building Inspection
112 Union St.
Providence, R. I.

Dear Sir:

As requested, this will show the activities and statistical record of the Plumbing Division for the fiscal year Oct. 1, 1965 to Sept. 30, 1966.

Plumbing Inspections	6,185	
Drain Inspections	1,904	
Miscellaneous Visits	75	
Minimum Housing Visits	<u>1,342</u>	Total 9,506
Plumbing Plans Filed	1,707	
Drain Plans Filed	<u>551</u>	Total 2,258
Work on Old Buildings	1,509	
Work on New Buildings	<u>198</u>	Total 1,707
Sewer Connections	1,707	
Cesspool Connections	-	Total 1,707
Final Inspections	2,189	
Estimated Cost of Plumbing Plans		\$2,098,636.00
Estimated Cost of Drain Plans		<u>221,621.00</u>
	Total -	\$2,320,257.00
Fees for Limited Sprinkler License Issued		\$100.00
Fees for Limited Drain Layers License Issued		<u>150.00</u>
	Total -	\$250.00
Fees for Plumbing, Drainage and Limited Licenses		\$10,959.50

R E P O R T

Once again I take great pleasure in heading a dedicated group of Plumbing Inspectors whose integrity is second to none in the field of inspectors. It is well known, among architects, engineers and contractors in the local as well as the outlying areas who design, engineer and install work in the City of Providence, that the Plumbing Division is willing to help and advise them on preliminary plans.

ACTIVITIES

The Plumbing Division is looking forward to the tremendous building program that will occur in Providence within the next few years.

With each project, of course, new problems arise. One forthcoming project is the Bio-Medical Building at Brown University. This particular building will be using radioactive materials. The disposal of radioactive materials has introduced new problems for the plumbing industry. In order to understand how these problems may best be solved, it is desirable to have some understanding relative to the sources of radioactive materials, effects of ionizing radiation and common practices of disposal.

There are some natural materials which have the ability to release energy. These are natural radioactive materials, such as uranium and radium. In addition, there are substances artificially produced which can also release energy. These radiosopes are produced in nuclear reactors such as those operated by the

Atomic Energy Commission. The release of many such materials by the A.E.C. has led to their wide use by hospitals, research laboratories, and to a growing extent, by industry.

Radioactive materials are used in many hospitals for diagnostic and therapeutic purposes and in research laboratories for a great number of uses. After an experiment is completed, the wastes must be disposed of in some manner which will not result in a hazard to the public or create a public nuisance.

The very nature of radioactive materials indicates that a safe practice for the disposal of these materials would be to isolate them for a sufficiently long period of time for the element to decay to a safe limit. In this regard, if a material is held for a period of six half-lives, the rate of radiation emission will be only 1.6 percent of the original rate. However, such a practice is not feasible with elements of long half-life.

Combustible radioactive wastes may be disposed of by incineration. Great care must be taken to disperse radioactive gases involved into the atmosphere in such a manner as to render the admixture with air within safe limits of radioactivity. All ashes should be carefully collected and buried in a suitably selected area and to a minimum depth of 5 feet. Solid radioactive wastes are frequently disposed of by burial in similar areas.

Radioactive wastes of low radioactivity may be disposed of into municipal sewerage systems where ample dilution is available. The Atomic Energy Commission permits the discharge of radio-iodine from an institution to a sewer, provided that non-radioactive

potassium iodine is added at the time of disposal and that the radioactivity at the outlet from the institution to the main sewer is within certain tolerance limits.

Also, regular surveys are required of the plumbing fixtures and appropriate surveys are required before repairing the plumbing between the point of disposal and the main sewer. Similar regulations are prescribed in disposal of radiophosphorus, but, in addition to the maximum amount of radiation from the source is carefully limited in quantity as well as intensity.

On October 28, 1966, Mr. Robert Strong, Deputy Director of Public Works, Michael Domiage, Chief of the Sanitation Division, and myself, had the pleasure of inspecting a similar radioactivity system at the Holyoke Medical Center at Harvard University. This tour was conducted by Professor Jacob Shapiro of Harvard, who enlightened us on the use of various isotope disposal methods. Also attending were two members of the architects office who are designing the Bio-Medical Building. We feel that the proposed design for Brown University will suffice.

Respectfully submitted,

Joseph B. Dempsey,
Chief Inspector of Plumbing,
Drainage and Gas Piping

DIVISION OF AIR POLLUTION,
MECHANICAL EQUIPMENT AND INSTALLATIONS

Mr. Vincent DiMase, Director
Department of Building Inspection
112 Union St.
Providence, R. I.

Dear Sir:

The following is the Annual Report which covers the various activities and operation of the Division of Air Pollution and Mechanical Equipment and Installations for the fiscal year October 1, 1965 to September 30, 1966, and includes a summary of its revenue.

Progress in controlling air pollution in Providence continued during 1966. This was indicated not only visibly by the absence of chronically smoking chimneys but also by the results of the analysis of the air samples taken at three additional sites which have been in operation since November 1965 under a Grant from the U.S. Public Health Service. Site 02 is located in the Industrial Area, Site 03 is in the mixed Industrial-Commercial and Residential Area, and Site 04 is in the Residential Area.

The results during the first six months of 1966 showed that the levels of suspended particulate matter in the Providence air again was considerably less than that in the air over most industrialized cities of comparable population size. (Particulate matter means a solid as distinguished from gas or vapor).

In fact, the average levels of suspended particulates during this period was less than the average levels existing during the

Pilot Study in 1961, as were the levels of dust fall and the soiling index. The results from three separate sites, operated more frequently are more meaningful as an indicator of air quality, than a single site operated on a random basis.

The preliminary reports of the results of the analysis of the filter samples at the original National Air Sampling Network site for the first six months of 1966 indicated higher readings than for any year since 1957, however.

The increase in suspended particulate matter was not unexpected because of the close proximity of the sampling station to a portion of Interstate Route 95 and the site of the Weybosset Hill renewal project, where demolition and earth moving raises great clouds of dust.

Dust emissions from these projects have been very heavy, despite efforts to control the dust by water spraying. It should be noted that air pollution from these sources will cease upon completion of the projects.

Air Pollution presents an increasing threat to the well being and economy of our nation, and the cost in property damage alone is now estimated to be about 11 billion dollars annually. This figure does not take into consideration the cost in health effects, which are impossible to estimate.

While it has been estimated that the cost to every citizen is about 65,000 yearly, only a very few cities spend more than 10¢ per capita to control air pollution.

President Johnson is fully aware of the threat posed by air pollution and within the last three years signed several bills

dealing with the control of air pollution. The Clean Air Act has an appropriation of 195 million dollars to help state and local agencies start or expand their control programs. In addition, the Clean Air Act provides for Federal intervention when local agencies are unable to control major sources of pollution. More recent bills signed by the President deal with controlling motor vehicle emissions and pollution from solid waste disposal.

The City of Providence qualified for a grant under the Clean Air Act and three additional sampling sites have been in operation to better determine the quality of air.

Abating of air pollution from existing sources continued with many new installations of air pollution control equipment in the older industrial plants. The control equipment included cloth-bag and mechanical dust collector; gas washers; lint traps; grease and paint overspray filters; activated charcoal filters; and smoke detectors. Several antiquated power plants were replaced with modern equipment with resultant reduction in air pollution.

As has been customary since the Division was integrated into the Department of Building Inspection in 1957, building permits were withheld until suitable control equipment was specified for all potential sources of air pollution in new structures, thus controlling pollution from new sources.

Slow but constant progress continued in reducing open fire burning, as our citizens responded to our efforts to control one of the major sources of air pollution remaining in Providence.

Inquiries from other cities regarding methods used in Providence to control air pollution indicate the national recognition which has been achieved in this field.

Many requests were received during the year for copies of the report of the Pilot Study conducted in Providence in 1961.

The Division continues to work closely with our neighboring cities and towns, and our staff members are always ready to help out in matters pertaining to air pollution in the Greater Providence Metropolitan area.

The City of Providence received the Certificate of Award for the 1965 National Cleaner Air Week because of its "very fine entry illustrating your outstanding educational program toward advancing the knowledge and practice of air pollution control in 1965". President James Huguet of APCA presented the award to Mr. Costantino during the N. E. Section Dinner meeting in Lynnfield, Massachusetts.

The 1966 Cleaner Air Week activities were again highlighted by the signing of the proclamation by Mayor Joseph A. Doorley, Jr., and the release of the 15 weather balloons from the roof of the R. I. Hospital Trust Co. building. An additional ceremony took place when U. S. Public Health Service Regional Program Director Mario Storlazzi presented the City of Providence with a Certificate of Appreciation from the U. S. Public Health Service for the city's participation in the National Air Sampling Network since 1957.

All the ceremonies were fully covered by the Press and WJAR-TV-10, and WPRO-TV-12, and the participants included City Officials, TV personalities and representatives from Civic and Health groups.

Radio and television stations continually broadcast spot announcements concerning air pollution during the entire week and

served to better inform our citizens of the need for safeguarding the air which we breathe.

Our Division of Air Pollution Control is deeply grateful to all the news media for their excellent cooperation through the years in the dissemination of air pollution control news and data.

The Chief of the Division was re-appointed to serve as one of the five members of the Steering Committee of the Technical Council of the Air Pollution Control Association and Chairman of the TA-2 Solid Waste Disposal Committee of the Association.

During the National Conference of APCA in San Francisco, the Chief served actively on the Incinerator, Local Sections, Waste Disposal and Steering Committees, and the Technical Council.

The Division Chief was appointed to serve on the Nominating Committee of the Air Pollution Control Association for the 1967-1968 election of officers of the National Society. He also continued to serve as the President of the Air Pollution Control League of R. I., and as Director and By-Laws Chairman of the N. E. Section of APCA.

During the year the Chief assisted several high school and college students who were preparing term papers and science exhibits. One of these won a first prize at a science fair.

As in past years the Chief of the Division addressed many civic and engineering groups, including the Rhody Chapter of the American Institute of Plant Engineers, the Naval Reserve Research Company, the Air and Water Pollution Committee of the Providence Chamber of Commerce, and members of the Calvary Baptist Church.

The Chief assisted the City Plan Commission in preparing air pollution control regulations which are to be part of the new zoning code being prepared.

He also prepared an informative section dealing with air pollution which is to be part of the Scout Conservation and Outdoor Activities Guide being prepared by Narragansett Council of the Boy Scouts of America.

Literature and other information relating to air pollution and its control was distributed to many individuals and groups which requested it.

Mr. Costantino was selected as the Rhode Island Air Conservationist of the Year by the R. I. Wildlife Association and the Sears-Roebuck Foundation. This was the first time that an award for air conservation had been given. Governor Chafee presented the award at a dinner honoring the recipients.

The Chief and members of his staff met with top level management, engineers and architects during the design stage of new structures to discuss the suitability of mechanical equipment.

Compliance with the requirements of the Building Code was thus assured and not only were potential sources of air pollution controlled at the source, but maximum protection for the lives and property of our citizens was provided.

The inspection of all new mechanical equipment further insures compliance with minimum standards of safety.

In spite of the heavy work load, the inspection of all the phases of mechanical equipment was adequately and completely

maintained. This included the inspection of elevators, conveyors, sprinklers, heating and fuel burning, air conditioning, ventilation, and refrigeration equipment.

The Chief and his staff witnessed many tests following the completion of installations to determine suitability of compliance with Building Code regulations pertaining to safety.

One indication of the effectiveness of this procedure is the fact that the number of fires and explosions from defective fuel burning equipment in Providence is well below the national average.

Several meetings were held by the Building Code Revision Subcommittee to discuss and draft changes in regulations in the Code which imposed undue hardships to industry because of inconsistencies with other national authorities.

The final draft or proposed changes were subsequently submitted to the Building Code Revision Committee where final approval is now pending. The changes should materially assist engineers and architects without lessening the factor of safety.

The Building programs at our local institutions of learning, the expansion at our hospitals, the Lippitt Hill Redevelopment Project and the Weybosset Hill Project continue to place a heavy work load on the Division staff members, as the review of building plans must be thorough and the inspection of new structures must be maintained on a daily basis.

Members of the staff continue to study the data of research conducted by various foundations and the U. S. Public Health Service in order to keep abreast of new developments in mechanical

equipment and the field of air pollution control.

The progress made in the control of air pollution in Providence is due to many factors, the chief of which is a dedicated and loyal staff which work diligently during and after working hours.

We gratefully acknowledge the splendid cooperation of our Chief Executive, the Providence Fire and Police Departments, other City Agencies, and the acceptance of our Air Pollution Control Program by industry and our citizens, all of which have contributed greatly to the progress made.

We are also grateful for the continuing active interest and cooperation of the members of the Providence League of Women Voters, the R. I. Medical Society, the Greater Providence Chamber of Commerce, and the local news media.

The following is an accounting of the Division of Air
Pollution and Mechanical Equipment and Installations from
October 1, 1965 to September 30, 1966:

REVENUE

Oil Burners	\$ 1,103.95	
Gas Burners	564.68	
Boilers	2,065.19	
Gas Water Heaters	403.20	
Oil Water Heaters	68.13	
Furnaces	860.25	
Ductwork	555.17	
Air Conditioning	1,380.06	
Radiation	410.05	
Tanks	494.30	
Ventilation	481.70	
Sprinklers	520.57	
Refrigeration	148.75	
Elevator	562.90	
Console Heaters	207.85	
Spray Booth	29.00	
Blowers	4.00	
Conveyor	29.75	
Gas Unit heaters	72.80	
Miscellaneous	<u>1,112.70</u>	
	\$11,075.00	\$11,075.00
New Licenses:		
Boiler Operator	345.00	
Operating Engineers	190.00	
Refrigerating Machine Operator	15.00	
License Renewals:		
Boiler Operator	1,362.00	
Operating Engineers	1,630.00	
Refrigerating Machine Operator	<u>56.00</u>	
	\$3,598.00	<u>3,598.00</u>
Grand Total		\$14,673.00

There were 1,394 permits issued for 2,130 units from
October 1, 1965 to September 30, 1966.

<u>EQUIPMENT</u>	<u>UNITS</u>
Oil Burners	310
Gas Burners	153
Boilers	236
Gas Water Heaters	172
Oil Water Heaters	20
Furnaces	200
Ductwork	134
Air Conditioning	78
Radiation	153
Tanks	219
Ventilation	25
Sprinklers	59
Refrigeration	19
Elevators	35
Console Heaters	98
Spray Booth	16
Blowers	2
Conveyor	5
Gas Unit Heaters	43
Miscellaneous	<u>153</u>
Total	2,130

INSPECTIONS AND INVESTIGATIONS

Annual Fuel Burning	
Equipment Inspections	686
Complaints	1,071
Violations	370
Control Tests	86
Oil Burner Inspections	310
Gas Burner Inspections	153
Boiler Inspections	236
Gas Water Heater Inspections	172
Oil Water Heater Inspections	20
Furnace Inspections	200
Ductwork Inspections	134
Air Conditioning Inspections	78
Radiation Inspections	153
Tank Inspections	219
Ventilation Inspections	25
Sprinkler Inspections	59
Refrigeration Inspections	19
Elevator Inspections	35
Console Heaters Inspections	98
Spray Booth Inspections	16
Blower Inspections	2
Conveyor Inspections	5
Gas Unit Heater Inspections	43
Miscellaneous Inspections	153
Investigations	1,371
Progress Inspections	<u>11,438</u>
Total	17,152

During the course of the year, the Chief and staff members of the Division were always available and ever willing to serve as consultants on Code problems and any difficulties encountered during construction. This service was and is available to everyone and has contributed to the excellent public relations enjoyed by the Department of Building Inspection.

Respectfully submitted,

Genaro G. Costantino,
Chief Inspector of
Air Pollution, Mechanical
Equipment and Installations

DIVISION OF MANAGEMENT AND ADMINISTRATION

The management and administration of the Department of Building Inspection are the responsibilities of the Director.

In order to establish and maintain uniformity in law enforcement and consistency in operating procedures, the Department has been organized under separate Divisions. Through the Division Chiefs, the activity of each of these Divisions is coordinated by the Director.

The Division performs department wide service relating to personnel, budget, analysis, fee collections for various types of permits; licenses; Zoning, Building and Housing Board applications for exceptions or variances; auditing and accounting operations; statistics and records.

The Division is responsible for processing payrolls, car allowances, payment of bills, maintain proper records, employment interviewing, employee entrance examinations, coordination of employee training, preparation of reports.

The Director serves as the policy making and coordinating head of the Department to the end that the Department may function still more effectively through planning, direction and coordination.

REVENUE SUMMARY

To: Mr. Vincent DiMase,
Director

Subject: Fees collected by all Divisions of the Department of Building Inspection and deposited at the City Collector's Office for the fiscal year starting October 1, 1965 and ending September 30, 1966, inclusive.

TOTAL COLLECTIONS AND DEPOSITS	\$98,121.75
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Totals Collected by Inter-Office Divisions:

Structures and Zoning	\$51,683.62
Electrical Installations	18,640.63
Air Pollution & Mechanical Equipment	14,673.00
Plumbing, Drainage & Gas Piping	10,959.50
Zoning Board	1,440.00
Building Board	680.00
Housing Board	<u>45.00</u>
	\$98,121.75

Respectfully submitted,

James A. McNamara

ONE FEE FOR PERMITS

Under the provisions of the Building Code, one permit may be taken out covering all phases of work (structural, electrical, mechanical and plumbing), with one combined fee charged.

The following is a list of jobs for which one fee was paid during 1965-1966:

<u>JOB</u>	<u>ESTIMATED COST</u>	<u>FEE PAID</u>
Howard Office Bldg. Addition 155 Westminster St.	2,000,000.00	1,435.00
Addition to McVicker Nursing Home 66 Benefit St.	700,000.00	785.00
Beneficent House New Apt. House Bldg. Broad & Chestnut Sts.	2,469,566.00	1,669.78
New Zayre Dept. Store Silver Spring & Charles Sts.	420,000.00	605.00
Alterations to Ann Mary Brown Bldg. Brown University 21 Brown St.	35,000.00	140.00
Quadrangle - Brown University Alterations to Marvey House	23,500.00	104.00
New Bldg. for Elliott Buick 88 Narragansett Ave.	80,000.00	245.00
Alterations to Sharp Refectory Brown University Waterman St.	54,000.00	193.00
Alterations to Library Mary C. Wheeler School 216 Hope St.	12,000.00	58.00
New Parish House Episcopal Diocese of R.I. North Main St.	150,000.00	335.00

<u>JOB</u>	<u>ESTIMATED COST</u>	<u>FEE PAID</u>
New Building Providence Gravure Co. 99 West River St.	166,151.85	351.15
Air Conditioning Installation N.E. Tel. & Tel. Co. 234 Washington St.	308,000.00	493.00
Brown University Medical Center New Bldgs. "A", "B", "C", "D", & "E" Power & Charlesfield Sts.	4,134,635.00	4,239.96
Apt. House Complex Comprising 19 Bldgs. Dodge, Bridgham, Westminster, Cranston Sts.	3,107,600.00	6,256.80

DIVISION OF MINIMUM HOUSING

The Director was appointed by Mayor Doorley to serve on a subcommittee of the Citizens Advisory Committee on Urban Renewal to review the Providence "Minimum Housing Code", and enforcement program.

The Committee approached the problem from several points of view as set forth below:

- (1) An examination of the objectives of the Code.
- (2) An examination of the effectiveness of the enforcement machinery.
- (3) An examination of the organization and operation of the Division of Minimum Housing Standards and its accomplishments to date.
- (4) General effect of Code enforcement in Providence.

I. Objectives of Minimum Housing Code.

The purpose of the Minimum Housing Code is succinctly set forth in the Ordinance which established it:

"The purpose of this Ordinance shall be to protect the public health, safety and welfare by establishing minimum standards governing the condition and maintenance of all dwellings and dwelling premises; establishing minimum standards governing utilities and facilities and other physical things and conditions essential to make dwellings safe, sanitary, and fit for human habitation; fixing certain responsibilities and duties of owners, operators, and occupants of dwellings and dwelling premises; and fixing the conditions whereby certain dwellings may be declared unfit for

occupancy and condemned for human habitation; and fixing penalties for violations of the provisions of this Ordinance."

These objectives can be summarized as follows: (1) to deter property owners from permitting their property to slip into a state of disrepair; (2) when property is in a state of disrepair, to achieve prompt private compliance with the standards of the Code; (3) in cases of extreme neglect, to restore the property to code compliance through recoverable governmental expenditures, if necessary.

Intensive enforcement of the housing code has far reaching effects beyond the tangible goals set forth above. In the first place, by lending moral support to the voluntary efforts of owners to maintain the minimum standards and by compelling the upgrading of properties which are deficient or have deteriorated, code enforcement retards and, hopefully, prevents the deterioration of neighborhoods and assists in the reclamation of neighborhoods already deteriorated. Moreover, code enforcement in some sections of the City helps, by both precept and example, to elevate the social and economic standards of home and family life with wholesome effect upon the character of the neighborhood as a whole.

II. The Adequacy of the Providence Minimum Housing Code.

Generally speaking, the Providence Code provides an adequate legal base for the accomplishment of its purpose. It could be strengthened by an extension of its coverage and the improvement of its enforcement procedures.

The Code does not provide adequate safeguards against the deteriorating effects of (a) dilapidated non-dwelling structures in

residential neighborhoods, such as stores, garages, sheds and the like; and (b) trash littered or weed infested vacant lots in residential neighborhoods. The Code imposes no requirements for the provision and maintenance of sidewalks. The Code does not provide adequate safeguards against unsanitary and unsightly conditions caused by occupants other than owners. The Code itself makes adequate provision for the enforcement of prompt compliance but, when enforcement is dependent upon the judicial process, its effectiveness is determined by the judicial application of the punitive measures provided in the Code by the legislative authority which has defined the public interest.

III. Organization and Functioning of the Division of Minimum Housing Standards.

The Division has been in operation since 1957. The operations of the Division may be divided into two phases. Phase 1 involves the comprehensive initial inspection of all dwelling units in the City. Phase 2 involves the follow up, in the case of code violations, with compliance orders, reinspections, court appearances, etc. until compliance is effected or the owner is penalized in accordance with the provisions of the Code or both. Because of the fact that the Division could not complete its Phase 1 operations before the necessity of undertaking Phase 2 operations, both operations have been proceeding simultaneously during the past few years.

Initial inspections have proceeded by census tracts within the City, priority being given to areas of concentrated substandard housing. Tracts 4, 5, 6 and 7 in South Providence and most of 31 which includes Lippitt Hill were regarded as critical areas and have

been completed. At the present time, the full inspection staff of the Division is focusing its attention upon Tracts 4, 6 and 7, conducting a comprehensive second "initial" inspection based upon the Providence Code together with an even more detailed inspection based upon the American Public Health Association Survey--the latter an essential aid in evaluating and obtaining federal funds for certain renewal purposes.

IV. General Effect of Code Enforcement in Providence.

The effectiveness of any program of social action, whether voluntarily inspired or undertaken as a civic responsibility, must be measured by reference to the objectives it is designed to serve. In the case of Code enforcement, the objectives were set forth earlier in this report. In the light of these objectives, how effective is Code enforcement in the City of Providence?

In the first place it must be clear that, in some residential sections of the City, more particularly the newer ones and those in which there are larger capital investments in houses, very little enforcement has been required. These houses are almost entirely owner occupied. Generally speaking, the standards of family and community life are so commonly accepted that the objectives of Code enforcement are maintained voluntarily without outside intervention. It is only a very rare case where an occasional lapse makes it necessary to invoke Code enforcement in order to maintain minimum standards relating to exterior conditions.

In the second group of neighborhoods virtually the same conditions prevail, neighborhoods containing houses with somewhat smaller capital investments and less expansive in grounds space but

invoking virtually the same pride of possession and sense of personal responsibility. These houses, too, are largely owner occupied. Here again code enforcement is a minor factor in the maintenance of community standards.

There is a third group of neighborhoods located, for the most part, in the older sections of the City and containing older structures. Many of the houses in this type of neighborhood are tenant occupied. It is here that code enforcement can be particularly effective because some of these neighborhoods, while presently satisfactory in terms of external conditions and appearance, nevertheless, require continuing attention. Here it is that the difference between home owners and tenants is often manifest in their differing sense of responsibility for the upkeep of the neighborhood. In other words, it is in these areas that one may find incipient deterioration. In the absence of Code enforcement, deterioration may lead to slum conditions.

The fourth type of neighborhood consists of areas already in an evident state of physical decay. This condition is marked by dilapidated houses, unsightly streets and yards, unsafe and unsanitary living conditions. These neighborhoods are often pockets of poverty and sometimes social irresponsibility and delinquency. Code enforcement in such areas may have some minimal effect in saving some properties or even a small neighborhood here and there but, by and large, it arrives too late. The deterioration can hardly be checked and reversed by anything short of a sweeping attack upon the whole area. This would have to be done in one of two ways: (1) by complete relocation of inhabitants, razing of structures and complete

reconstruction or (2) by a program of wholesale rehabilitation which takes command of the whole neighborhood and carries out a selective upgrading of individual properties with as few demolitions and displacements of people as possible.

As a matter of fact, code enforcement alone in such a neighborhood is almost lost in the shuffle. It cannot stem the tide, Inspection, the ordering of repairs and improvements and the time consuming procedures of enforcement cannot catch up with the persistent decay, the vacating and boarding up of houses and the degenerating influence of accumulating refuse in the streets and vacant lots.

A part of the cause of this losing battle, so far as Code enforcement is concerned, is that properties brought into conformity with the Code do not remain so because of the irresponsibility and indifference of the tenants. Moreover, these properties, even when occupied, are subject to vandalism on the part of others in the community. Landlords often find that it is advantageous to vacate, close, and board up houses rather than subject them to further destruction. Unfortunately, this kind of irresponsibility on the part of tenants and neighbors is contagious and reaches out in ever enlarging circles dragging whole neighborhoods down and increasing the degradations which follow.

It would be unwise to surrender to the apparently inevitable by terminating all attempts at code enforcement in areas of this kind. On the other hand, it would be less than realistic to assume that code enforcement alone can stem the tide of deterioration. This being the case, it is quite clear that help from other agencies will

be needed and there are indications from recent experience in the upper South Providence area that the combination of code enforcement, the demolition of unfit structures and an intensified enforcement of public health regulations is bearing fruit.

One further matter of major importance must be given consideration here. In addition to anything which can be done to maintain and restore the physical properties in such neighborhoods, there is needed a massive attack on the sociological problem involved in the restoration of wholesome community life in such areas. Major attention must be given to the rehabilitation of people who are in need of it so that they will have some elementary regard for reasonably minimum standards of family life and personal behavior. Such a program should relate to matters of health and sanitation, to respect for persons and property, to the concerns of home making and child care, to training in skills which will open opportunities for employment and to education for responsible citizenship. All of this sociological approach lies outside the areas of concern assigned to this Subcommittee but it is essential that it be understood that, unless some such program is undertaken, Code enforcement can be of very little assistance in combatting physical decay and social and moral deterioration.

Attention is here called to the fact that, in taking over the major functions of the Department of Health of the City of Providence, the State is not assuming responsibility for the conduct of inspections related to public health which have heretofore been conducted by the City Department. In these circumstances, if any portion of this responsibility is assigned to the Division of Minimum Housing

Standards, provision should be made for such additional staff assistance as may be required for such work.

A review of Code enforcement in the City of Providence over these recent years leads to certain general conclusions: (1) Most property owners attempt to meet the expectations of the Code when violations are brought to their attention. (2) Many of the properties most unfit for human habitation are among those whose owners manifest a persistent indifference to the requirements of the Code and the procedures for enforcement. (3) Continuing indifference to the requirements of the Code and the procedures for its enforcement is encouraged by the time span involved in bringing enforcement procedures to a conclusion, by the successive grants of more and more time for compliance and by the imposition of minimal penalties for non-compliance when the matter is finally adjudicated.

The City of Providence, through its City Council and otherwise, should find some ways and means by which it can manifest its increasing concern over this problem and its relationship to the welfare of the community as a whole, especially its bearing upon the prevention of creeping decay and the deterioration of neighborhoods. It must make clear to all concerned the full measure of its expectations with respect to administrative enforcement of the Code and the judicial application of the penalties for noncompliance provided by law. If the Code is to be fully effective it must be quite clear to the general public, to property owners, to the law enforcement agencies of the City, to the Division of Minimum Housing Standards and to the Judiciary that the welfare of the City requires the full use of the enforcement powers provided in the Code and of the penalties therein defined.

The Subcommittee realizes that the fulfillment of the total objectives of an Urban Renewal Program, involving the rehabilitation of both people and properties, requires comprehensive planning, focused interest and efforts and determination to achieve results on a broad basis reaching beyond the limited scope of its own study. In rendering this report, however, the Subcommittee has confined itself to the specific subject assigned to it, the review of the Minimum Housing Code and its enforcement.

FIRE PREVENTION BUREAU

The Director was appointed by Mayor Doorley to serve on a Subcommittee of the Citizens Advisory Committee on Urban Renewal to prepare and recommend a "Fire Prevention Code" which will be enforced by the Fire Prevention Bureau.

The Fire Prevention Code should govern:

1. Conditions hazardous to life and property from the standpoint of fire and explosion.
2. Conditions that arise as a result of the storage and handling of hazardous materials and devices.
3. Conditions that result from the use or occupancy of buildings or premises.

A Fire Prevention Code should provide the safeguards necessary from such hazards as:

1. Conditions brought about by the use of flammable liquids and gases, hazardous chemicals and explosives, and by the occupancy of buildings or premises, such as garages, junk yards, places of assembly, and others.

Fire Prevention Code is needed to avoid death and destruction occurring daily from fire and explosion because of improper handling and use of flammable and explosive commodities. For example:—

1. Improper location and venting of tanks at a bulk plant for flammable liquids.
2. Liberation of gas from a faulty piping system.
3. Reaction of certain chemicals in a manufacturing process not properly controlled.

4. Machining a new alloy without proper safeguards.
5. Nitrate film improperly stored.

The Fire Prevention Code should include regulations governing the following conditions, including confiscatory powers, when required to eliminate imminent hazards:

1. Portable oil heaters and unvented fuel burning equipment. The use of this equipment is not permitted by regulations in the Providence Building Code. When this equipment is discovered in use under circumstances which present an imminent hazard, personnel of the Fire Prevention Bureau should be permitted to confiscate same rather than to go through the legal procedure which would be necessary if the provisions of the Building Code are enforced.

2. Rubbish burners or other containers for burning garbage or rubbish in back yards. The use of rubbish burners for disposing of waste materials can and has resulted in the loss of life and property in some instances. All types of open burning are prohibited by the Providence Building Code. The personnel of the Fire Prevention Bureau should have confiscatory powers for the same reasons as regards the use of portable heating equipment.

3. Openings and leaks in the chimney, breeching or central heating equipment, leaks in fuel storage tanks, puffbacks in fuel burning equipment. The personnel of the Fire Prevention Bureau should be given the power to issue repair orders rather than referring the violations to the Department of Building Inspection. Much time is lost in referrals and duplication of efforts results. Meanwhile an accident could occur while referrals are in progress.

4. Good housekeeping in the immediate vicinity of fuel burning equipment. The same reasons as for #3 apply.

When the "Fire Prevention Code" is adopted, the Fire Prevention Bureau can aid in passing along advice and knowledge to plant operators and business executives, and in serious cases force compliance through legal action.

HISTORIC DISTRICT COMMISSION

With a gratifying sense of its responsibility, members of the Historic District Commission have continued to act with dedication and determination to preserve the charming and historic district of Providence.

The Historic Commission under the leadership of Mrs. George E. Downing has made considerable progress in preserving both the buildings and architectural value of buildings in the Historic District. The wonderful heritage of beauty and design of early Colonial days is being preserved as part of our national pride.

The restoration of historic buildings requires the professional knowledge and special skill of architects, historians, archeologists, and landscape architects. The citizens of Providence are fortunate in having the services of Mrs. Downing whenever they plan to repair, restore or reconstruct historic buildings.

Mrs. Downing has unusual patience and aptitude in restoration work.

The South Main—South Water area project may soon get underway. This project sponsored by Edward Sulzberger, a New York real estate man who is a loyal old grad (1929) of Brown University has always held his alma mater's home in fond regard.

About 20 buildings on the site will be preserved; new structures will house about 300 residential units and a commercial center for the home furnishings trade. The commercial buildings will be on the water side of South Main and will include, in addition to the home furnishings center, neighborhood shopping

facilities, offices with studios above for art students from Rhode Island School of Design, and a fine old warehouse building transformed into an alumni club with offices, studios, and a restaurant. Atop a rise at the west boundary of the section will be a high-rise apartment tower of 100 apartments containing a posh restaurant.

Low-rent housing units of two and three stories will be interspersed with some older buildings on the west side of South Main. Topography will be used to permit entrance into these from varying levels. Units will range from duplexes to efficiency flats. The structures will generally be directly on the street, with spaces at the rear for courts, playgrounds, and parking. Alleyways at various points will connect with these areas. There will be several parks in the redevelopment, plus a landscaped shopping mall. Parking in the commercial section will be underground, with landscaped decks above. The tower, as a sort of separate exclamation point at the end of the site overlooking a new expressway, will be more outspokenly contemporary.

All plans for new or alteration work in the "Historic District" are submitted to the Department of Building Inspection. The Director, who is ex-officio member of the Historic District Commission, presents same to the Commission for approval or disapproval.

The Commission must certify all plans before the Department of Building Inspection can issue a permit for the work. The inspectional supervision pertaining to beauty is done by Mrs. Downing. The inspectional supervision pertaining to safety is done by the Department of Building Inspection.

of Public Works. We are very grateful for the splendid cooperation from Mr. Lawrence P. McGarry, Director of the Department of Public Works.

The federal government has taken steps during the past years to combat the nuisance of junkyards marring the landscape on our principal roads throughout the nation.

Each and every day, the average American disposes of three pounds of trash----a total of 540 million pounds throughout the nation each day. For the foreseeable future, this amount will increase, and the problem will become more intense. Litter must go somewhere. Cars wear out but they will not disintegrate. Ultimately, the solution must come from science and technology. Conservationists cried over the detergent foam which appeared in our streams and rivers; science developed more easily broken-down detergents as a result. Science has developed techniques for pre-treating sewage and industrial waste, thus preventing further water pollution of our streams. Science must and will find new ways to use the growing stockpiles of scrap metal building up in our auto graveyards. But, in the meantime, we must do what we can to ease the pain during this extensive period of convalescence.

BUILDING CODE REVISION BOARD

The Building Code Revision Board under the Chairmanship of Mr. Oresto DiSaia, A.I.A., Architect, completed a thorough review of the Providence Building Code, and as a result has recommended about 300 amendments to bring the code up to date. The establishment of these minimum requirements will allow savings in construction costs. These changes reflect the combined knowledge and experience of building officials, architects, engineers and industry specialists. They were developed in free and open discussions where data and opinions were subjected to thorough examination and opposing comment.

The Building Code Revision Board members created sub-committees and invited contractors, industry men, business men, union members, college professors, architects, engineers, and others concerned with the design, construction, use and managements of buildings. There were four respective sub-committees—namely:

1. Structural Committee
2. Electrical Committee
3. Plumbing Committee
4. Mechanical and Air Pollution Committee

The sub-committees worked independently on their particular assignment. When their work was completed it was presented to the Revision Board for review and approval. The Director served on all the sub-committees.

Providence is fortunate to have such a dedicated Revision Board that gives so much of its time and knowledge in the public interest.

THE DIRECTOR'S ACTIVITIES

The Director is responsible for the Department's programs and operations. He serves as the policy making and coordinative head of the Department. He is responsible for the enforcement of all codes and ordinances pertaining to construction, zoning, use, erection, demolition, maintenance, repair, occupancy, and inspection of all buildings and their appurtenances.

The Director receives all referrals on complaints and violations of the Building Code and Zoning Ordinance from the Division of Minimum Housing, Health Department, Fire Prevention Bureau, Traffic Engineer, and other City Departments.

He screens all complaints and refers them to the respective Divisions of the Department for investigation and compliance orders.

The Director determines the merit of new methods and products proposed for use in the City of Providence Building Industry, and evaluates and checks all pertinent data referred for analysis. He must carry on a progressive building materials review to avoid the cost to the taxpayer of prohibiting the use of new developments. The volume increase in matters referred to the Director continues, due to new architectural treatments, and new technical design criteria.

The Director evaluates and enforces fire-proofing materials and methods for building components which assists the Fire Department in the control of fire, thus helping to keep fire losses in Providence at a minimum which in turn keeps fire insurance rates down, benefiting all building owners in Providence.

The Director strived for enforcement rather than legal prosecution. However, when legal action became necessary as a last resort, success was attained in 100% of the cases. There were seventy-seven court cases prosecuted and won in 1966.

The City demolished forty-five buildings. A lien was placed on these because they failed to reimburse the City.

The Director lectured before the Providence Fire Department Promotional School, and before Civic Groups. Many of the neighboring towns called upon the Director for advice in preparing for adoption of BOCA Code. As a result twenty (20) cities and towns in Rhode Island adopted the BOCA Model Code. This represents tremendous progress in Rhode Island. We are striving to have the first State in America under the same uniform code.

The Home Builders Association of Rhode Island is well pleased with the BOCA Code and has helped us to promote the adoption of BOCA in Rhode Island.

The Director attended the 51st Annual Meeting of the Building Officials Conference of America, in Toronto, Ontario, Canada, on May 29-June 3, 1966. The Director participated in the discussions of the proposed Code Changes. Many of these code changes have been recommended for adoption to the Providence Building Code. The democratic procedures by which these Codes Changes are approved on a National level assures the public reasonable safeguards while permitting the use of new materials and methods of construction which will frequently reduce costs. Reports of the evaluation of new products and systems permits acceptance of them with confidence in their performance.

During November 8 to 11, 1966 the Director attended the Fifth Annual Institute for Municipal Building Officials of New England at the University of Connecticut. The Director was on the Institute Staff and took active part in all the activities. The Director lectured on "Planning the Enforcement Program Operations".

On December 8, 9, 10, 1966 the Director, a member of the Executive Committee, attended the Mid-Year Committee Meetings and Executive Committee Meetings of the Building Officials Conference of America, Inc., at Atlanta, Georgia. The Director participated in the discussions of proposed Code Changes.

The Director, as National Chairman of the Personnel Committee of BOCA, presented to the Executive Committee "Job Descriptions and Personnel Qualifications" for key positions in building departments and also recommended organizations of "model" departments. The job list of positions are in the order of their relationship to each other and also their descriptions and qualifications for each. The departmental organizations are based on population groups of:

10,000 to 50,000
50,001 to 100,000
100,001 and up

The Executive Committee of BOCA unanimously approved these recommendations and will now recommend all Building Departments throughout the country working under BOCA to adopt same.

Because of the unprecedented number of unsafe, vacant, open, abandoned, and vandalized buildings, the Director stepped up the enforcement of Section 124.0 (Dangerous Buildings) of the Building Code.

Providence received a Federal Grant for "Demolition" of dangerous buildings in Upper South Providence. In eight months during 1966 the City demolished 40 buildings; 52 buildings were demolished by owners--making a total of 92 buildings demolished in Upper South Providence.

The Director serves in an advisory capacity as a member of the:

Zoning Board of Review

Building Ordinance Board of Review

Building Code Revision Board (Secretary)

Historic District Commission

License Committee

Also serving on Sub-committee on Code Review and

Fire Safety Committee

The Director prepares all legal material for Court and makes out Complaint and Warrant.

The Director appears before the court and explains the case. A Log Book of all cases is kept by the Director.

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* C O N C L U S I O N *
*

"Efficiency" in code enforcement work can be defined in terms of "the greatest amount of compliance with the fewest number of inspections".

The principal means of education seems to be the ad hoc inspection, dealing with specifics, all in the hope that the regulated individual is thereby learning his role in code enforcement. Of course, many do learn, and pride in craftsmanship is still strong in many trades. It is important to note in this connection that many inspectors acknowledge that the reputation of a builder or landlord influences to a considerable degree the intensity of inspection, de facto evidence that an ounce of voluntary compliance is worth a pound of inspection.

But beyond the hopeful use of ad hoc inspection as an educational technique, code enforcement programs seem to be weak in the creative use of education to insure future compliance with a minimum of inspection. A model in this respect would be the already proven food handler's school for restaurant employees and owners. Another possibility lies in the establishment of housing code schools for building maintenance people, tenants and landlords. Some jurisdictions are now experimenting with homemaker-teacher services to teach a standard housekeeping practice to those found in violation of housing code provisions. Is it not possible to provide building, fire and zoning code schools for architects and builders, perhaps

conditioning the issuance of permits upon attendance and demonstrated mastery of relevant codes. Most craftsmen are licensed. Why not require a periodic hearing where the record of compliance can be discussed, with license renewal hanging in the balance?

Naturally, no design for code enforcement programs can fail to provide for the education of its own personnel. Competent, knowledgeable inspectors with an established reputation for honesty and sound judgment are a priceless asset and the precondition for the ideal development of code enforcement programs.

Respectfully submitted,

A handwritten signature in cursive script that reads "Vincent DiMase".

Vincent DiMase, P.E.
Director