

TWELFTH ANNUAL REPORT

.....

**DEPARTMENT OF
BUILDING INSPECTION
1967 - 1968**

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



CITY OF PROVIDENCE
DEPARTMENT OF BUILDING INSPECTION
112 Union Street

T W E L F T H A N N U A L R E P O R T

1967-1968

VINCENT DiMASE, P.E.
DIRECTOR

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January 27, 1969

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

Gentlemen:

It is again my privilege to submit the Twelfth Annual Report of the Department of Building Inspection for the fiscal year 1967-1968.

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

Revisions and amendments to the building code were approved on April 19, 1968. This is our continued and constant effort to keep pace with new developments, materials and methods in order to provide lowest cost construction within adequate and acceptable standards of health and safety.

I personally wish to thank each of you for your interest and continued cooperation. I also wish to thank each employee of the Department for his part in making this fine record possible.

Respectfully submitted,

Vincent DiMase, P.E.
Director

THE BUILDING CODE

The Providence Building Code is patterned after the Building Officials Conference of America Building Code, known as BOCA Code.

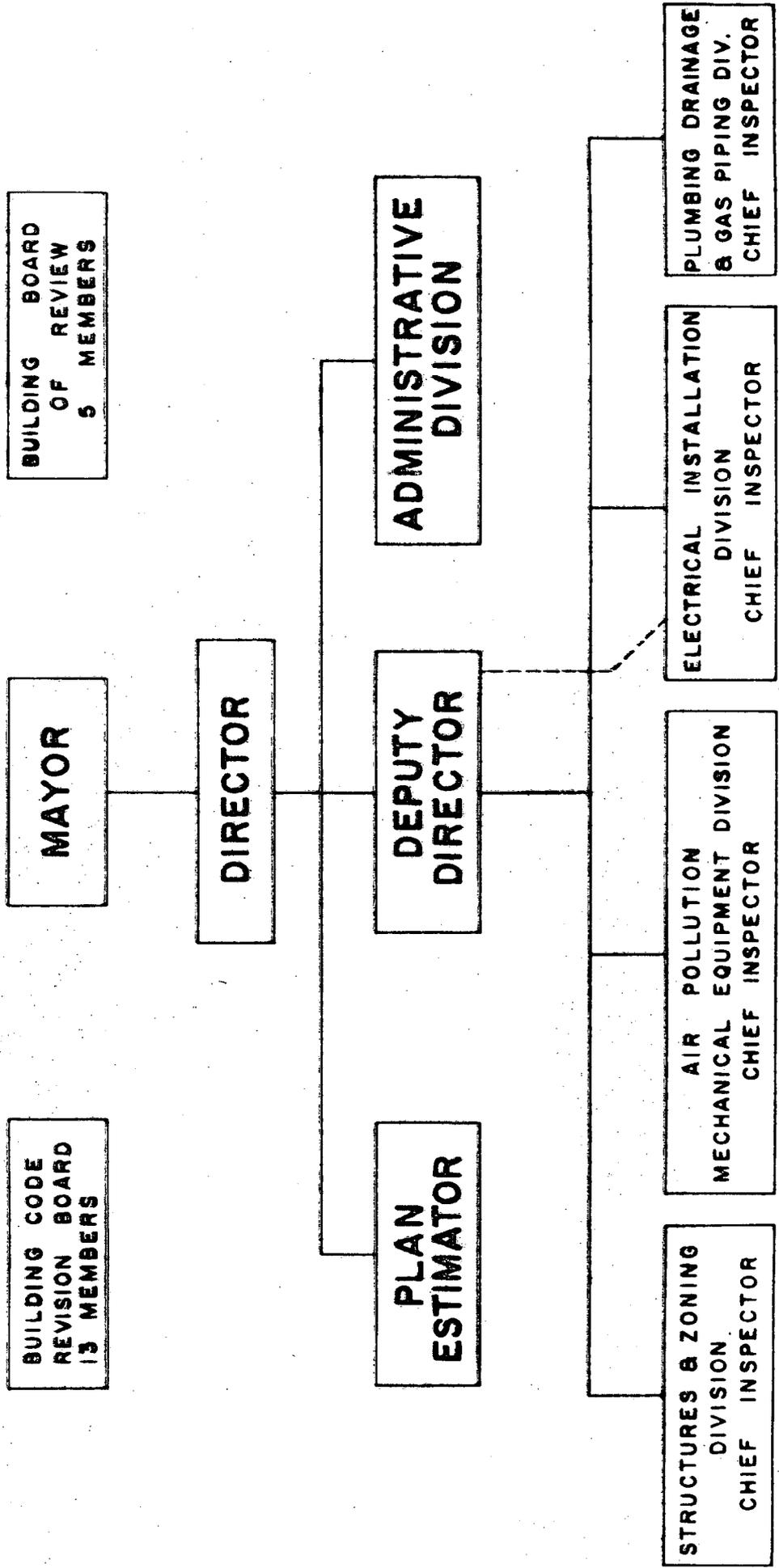
The Providence Building Code is a Model Performance Code and, insofar as practicable within the limits of public safety, allows the use of any material, type of assembly, method of construction, or style of architecture that meets the required standards of strength, and fire resistance. Provisions for safety to life require exit ways that will be safe to use under fire conditions and also require physical restrictions to the spread of fire such as: limitation of areas; proper enclosure of all vertical openings, shafts, and elevators; fire walls (and in some cases exterior walls) having stability under fire conditions as well as fire resistance; restrictions of flame spread of materials used as interior finish; protection of window openings against fire exposure; and installation of automatic sprinkler system for certain occupancies, including those with readily combustible contents. Lack of one or more of the above features has frequently been an important factor in the injury or death of persons from fires in buildings. The requirements of the BOCA Code take into account the accumulation of years of study of these factors by men familiar with the phenomena of fires and their spread in buildings.

There are at present twenty (20) cities and towns in Rhode Island that have adopted the BOCA Code, some with modifications.

This is a great achievement for Rhode Island because uniformity of codes encourages building construction; reduces construction costs; and results in greater convenience for the building industry and the public.

DEPARTMENT OF BUILDING INSPECTION

ORGANIZATION CHART



BUILDING DEPARTMENT INSPECTION WORK

In order for our building code to serve its purpose of providing for safety, health and public welfare, a program of effective administration and enforcement has been established. Without such a program it could not be expected that all buildings would be constructed in full compliance with the code. Human nature is such that it is generally recognized that laws are not of much value unless they are effectively enforced.

The Department of Building Inspection is the municipal department established to enforce the building code, the zoning ordinance, and related ordinances. The chief enforcing officer is the Building Director. The method by which this department controls building construction is based on a permit system.

Under the permit system responsible parties are required to file an application for a permit with the building department for work requiring a permit by the building code. After the building department has reviewed the plans, the application and all other pertinent information and has found that the proposed work is in accordance with the code, a permit authorizing the recipient to proceed with the proposed work is issued.

Such a system is valuable to the building department because the department is informed of the building construction being carried on within the community. Therefore, we are in a position to provide essential field inspections to assure compliance with the code.

A further advantage of this system is that it furnishes an opportunity for the person obtaining the permit to discuss with the

building department the proposed project before starting actual construction. This way any violations of the code indicated on the plans or application are brought to light and necessary steps are taken to correct them. It is more economical to remove violations before construction begins than after.

The form of permit applications used by the building department is helpful in expediting and processing applications. The applications contain as much information as necessary without being unduly complicated. For the convenience of the public separate applications are used for various permits required by the building code. For instance, separate forms are used for new construction, alterations, electrical installations, mechanical equipment, plumbing, etc.

The building department also has forms for maintaining a record of field inspections. Maintaining an adequate record system helps the building department to exert long term control over building construction. The frequent need for building alterations is a case in point. Having records of how a building has been built, the department is in a good position to determine the effect of any proposed changes. Retaining plans of major structures is invaluable.

The building permit applications are also used to help enforcement of fire prevention regulations by processing applications through the Fire Prevention Bureau for approval. This way the building department is aware of proposed hazardous occupancies and is in a position to assure compliance with fire prevention regulations.

DIVISION OF STRUCTURES AND ZONING

Mr. Vincent DiMase, Director
Department of Building Inspection
112 Union Street
Providence, Rhode Island

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 1967-1968.

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

NEW BUILDINGS 1968

WARDS

	I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII	No.	EST. COST
DWELLINGS															
1 FAMILY	No.	8	-	23	19	10	19	-	-	-	-	-	-	83	1,199,000
	EST. COST	249,500	-	249,500	57,000	108,000	240,000	-	20,000	-	-	-	-		
DWELLINGS															
2 FAMILIES	No.	-	-	-	3	4	2	-	-	-	-	-	-	9	135,000
	EST. COST	-	-	-	48,000	61,000	26,000	-	-	-	-	-	-		
MULTI-FAMILIES															
	No.	-	1	-	3	1	-	-	1	-	-	-	-	6	271,500
	EST. COST	-	48,000	-	94,500	62,000	-	-	50,000	-	-	-	-		
CHURCHES, HOMES, ETC.															
	No.	-	1	-	-	1	1	-	-	1	-	-	-	4	1,590,000
	EST. COST	-	114,000	-	-	110,000	125,000	-	-	15,000	-	-	-		
AMUSEMENT & RECREATION															
	No.	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OFFICE BUILDINGS AND BANKS															
	No.	1	-	1	-	-	-	-	2	-	-	-	2	6	4,139,000
	EST. COST	50,000	-	24,000	-	-	-	-	165,000	-	-	-	3,000,000		
PUBLIC & MUNICIPAL															
	No.	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SCHOOLS															
	No.	2	1	-	1	-	-	-	-	-	-	-	1	5	5,111,700
	EST. COST	313,000	365,800	-	111,590	-	-	-	-	-	-	-	500,000		
GASOLINE STATIONS															
	No.	-	-	-	2	-	3	1	2	-	-	-	-	3	200,900
	EST. COST	-	-	-	48,000	-	23,000	22,000	57,900	-	-	-	-		
GARAGES															
	No.	2	2	2	3	1	1	1	-	-	-	-	1	18	35,300
	EST. COST	7,000	4,400	3,300	3,000	1,200	1,500	1,400	-	-	-	-	4,000		
STORES															
	No.	1	-	3	2	-	-	-	-	-	-	-	1	3	317,500
	EST. COST	12,000	-	6,500	18,000	-	-	-	-	-	-	-	55,000		
STOREHOUSES															
	No.	-	-	-	-	-	-	-	-	-	-	-	-	1	5,000
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-		
MANUFACTORIES AND SHOPS															
	No.	-	-	-	2	-	2	1	1	1	-	3	1	11	928,000
	EST. COST	-	-	-	50,000	-	34,000	305,000	34,000	350,000	-	123,000	22,000		
CIL TURNERS															
	No.	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MISCELLANEOUS															
	No.	-	-	-	1	-	-	-	-	-	-	-	1	2	153,250
	EST. COST	-	-	-	50	-	-	-	-	-	-	-	158,200		
TOTAL NUMBER BY WARDS ESTIMATED COST BY WARDS		8	11	7	64	32	28	3	8	3	-	3	7	161	
	EST. COST	4327,000	619,700	1,452,800	571,400	1,524,053,449	1,004,295,500	3,234,000	336,200	7,710,000	-	1,230,000	4,639,000		

Total Estimated Cost \$14,022,150
 Total New Buildings Permits 161

The Statistical Tables are summarized as follows:

New Buildings		161 Permits
Estimated Cost	\$14,092,150	
Alterations & Additions		841 Permits
Estimated Cost	\$ 8,518,425	
Total 1002 Permits for \$22,610,575		

In addition to the tabulated data, the following miscellaneous permits were issued during 1968:

Razing of Buildings	398 Permits
Sandblasting of Buildings	5 Permits
Moving of Buildings	3 Permits
Erection of Billboards	15 Permits
Erection of Wall Signs	78 Permits
Erection of Signs Over Sidewalk	129 Permits
Erection of Fire Escape	68 Permits
Construction of Sidewalk Vaults	3 Permits
Use of Streets & Sidewalks	40 Permits
Storage of Dangerous Chemicals	29 Permits
Total	<u>768 Permits</u>

Total permits of all types issued during the year 1968 amounted to 1,770 permits.

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

Buildings in South Providence Area	128
Federal Hill Area	<u>14</u>
Total Number of Buildings Demolished	142

During the calendar year of 1968, 151 family units were added as a result of private buildings activities.

The additional units are grouped as follows:

(a) New Buildings

83 One Family	83 Family Units
9 Two Family	18 Family Units
6 Multiple Dwelling	44 Family Units

(b) Conversions 6 Family Units

Total 151

The total fees collected for the calendar year 1968 for all types of permits issued by this Division amounted to \$50,632.49.

The total fees collected during the fiscal year, October 1, 1967, to September 30, 1968, amounted to \$47,145.95. During the year 1968, this Department processed 1130 building and zoning violations, including South Providence and Federal Hill Areas. The Field Inspection Section of the Division conducted 16,246 construction inspection and violation investigations.

Inspectional Activities Pertaining to
Safety Requirements in Buildings

The annual inspection of all licensed occupancies, such as theatres, hotels, assembly halls of all types, cafes, barrooms, 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 types, 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 14,382 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 protective 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 system;
- (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 and Federal Hill Area, East.

The plan examination section of the Division, in addition to processing routine permit requests, reviewed plans and specifications for 37 Major Structures with a declared estimated cost of \$17,934,150 or more, as detailed below:

First Hartford Realty Corp. 40 Westminster St. New Office Bldg. — Twenty-three stories	\$3,600,000
Rhode Island Hospital 593 Eddy St. Addition - Jane Brown Bldg.	2,580,000
Brown University 6 Manning St. New Science Library Fourteen stories & penthouse	2,500,000
Miriam Hospital Summit Ave. New Medical Bldg.	1,340,000
Providence College River Ave. New Dormitory Bldg.	1,115,900
Roman Catholic Diocese of Providence Cathedral Square Alterations Church	1,110,000
Brown University 170 Angell St. New Offices - Book Store	630,000
Roman Catholic Diocese of Providence Holy Ghost School 35 Swiss St. New School	500,000
Lincoln School 301 Butler Ave. Addition to School for new Dining Room & Dormitory	464,800
Brown University Lloyd Ave. New Heating Plant	365,800

Providence Building Co. 1 Baker St. New Printing & Office Equipment Bldg.	350,000
Coronet Engravers 15 Dupont Drive New Manufacturing Bldg.	305,000
People's Savings Bank 252 Westminster St. New Bank	300,000
Roman Catholic Diocese of Providence Our Lady of Providence Preparatory Seminary 20 Regent Ave. Alterations - Preparatory Seminary	282,000
Roman Catholic Diocese of Providence St. Vincent DePaul Infant Asylum 20 Regent Ave. Alterations - Gym for Seminary School	250,000
Rhode Island Hospital 593 Eddy St. Addition - New Multiphase Screening Center	248,000
Armbust Chain Co. 735 Allens Ave. Addition - Manufacturing Bldg.	180,000
Clifford Metal Sales 188 Corliss St. Addition - Metal Storage & Sales	175,000
C. H. Sprague & Son Allens Ave. New (Oil Tank)	158,200
Star Market Corp. 678 Branch Ave. New (Grocery Market)	145,000
Nickerson House 133 Delaine St. Addition - Nursery School & Gym	130,000
Roman Catholic Diocese of Providence St. Bartholomew 297 Laurel Hill Ave. New - Rectory	125,000

Roman Catholic Diocese of Providence St. Adelbert's Church 860 Atwells Ave. New Convent - Garages (3) Beneath	110,000
Berry Hill Corp. Harborside Blvd. Addition - Clothing Store & Mill Outlet	100,000
Community Realty Inc. 310 Reservoir Ave. New Office Bldg.	90,000
M. N. Cartier 200 West Park St. New Warehouse for Contractor's Supplies	85,000
John Rao, Jr. 130 Broadway Addition - Office Bldg.	80,000
Federal Products Co. 61 Cass St. Addition - Manufacturing Bldg.	75,000
Teamsters Welfare Bldg., Inc. 1193 Elmwood Ave. New Office Bldg.	75,000
George Penta 30-40 Huron St. New Apartment - 8 units	69,000
Mr. & Mrs. Mortym Kietz 195 Lorimer Ave. New Dwelling - Garage attached	68,000
International Union of Operating Engineers 141 Gano St. New Union Hall & Office	60,000
Max Klein 48 Sackett St. New Apartment - 12 Units	60,000
Joseph Abood 80 Dean St. New Office, Showroom, Store	55,000

Greater Providence Trust Co. 999 Chalkstone Ave. New Bank	52,400
Crawford Realty Corp. 148 Waterman St. New Medical Bldg.	50,000
New England Telephone Co. 1 Greene St. Alterations - Telephone Bldg.	50,000

The estimated cost of construction of the "Major Structures" listed above totalled \$17,934,150 or 79% of the total construction cost figure. The number of structural permits issued for these projects totalled 37 or approximately 4.1% 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 1967-1968, 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 sixty-two (62) Limited Premises Permits issued, and two thousand four hundred eighty-nine (2,489) Electrical Permits for installation of electrical wiring and apparatus, including alterations and repairs, for which a total fee of \$16,687.17 was received.

October 1, 1967 to September 30, 1968:

Number of rough wiring inspections.....	722
Number of defective installations re-inspected.....	1888
Number of Certificates of Approval issued.....	2004
Number of Inspections after fire.....	1050
Number of investigations requested by the Narragansett Electric Company.....	924
Number of special investigations.....	4129
Minimum Housing Inspections.....	1815
Limited Premises Inspections.....	62
Illuminated Sign Inspections.....	159
 Total Number of Inspections.....	 12,753

Letters to owners	969
Number of disconnects ordered	422
Sign Locations Cleared	215
Sign Locations non Illuminated Cleared	56

R E P O R T

I am retiring as Chief of the Electrical Division, and an Inspector II will be retiring in a few more months at the beginning of the fiscal year 1968-1969. It is obvious that there will not be enough manpower left in this Division to efficiently perform the work involved to maintain public safety from the hazards caused by the use of electrical installations.

The following service is not only expected but taken for granted by the public:

1. The assurance of safety from the hazards arising from the use of electricity for light, heat, power and other purposes.
2. The re-inspection of premises and examination of electrical equipment to make sure that proper maintenance and repairs are made when needed.
3. The investigation after fires, etc. to determine the cause and, if it is electrical in nature, to take steps to prevent future fires or shocks.

The above services are rendered to the Public not only in their homes but every place the public goes, for example:—
Churches, Schools, Factories, Stores, Office Buildings, etc.

Although the two (2) Inspectors that retired during the fiscal year 1967-1968 have not been replaced, the Electrical Division has kept the backlog of work to a minimum.

It has been necessary to cut down on the number of inspections rendered to:

1. Manufacturing plants which have been issued annual Limited Premises Permits.
2. Large construction projects which would require a full time inspector on the premises.

The present rate system for permits is inadequate. The amount collected for 12,753 inspections shows an average received of \$1.31 per inspection.

I, therefore, recommend that the present rate charges be increased. This will be more nearly in line with the rates in other areas and will not only justify the recent pay raises but will make it possible to further increase pays so that they are in line with the pay scale in this area for electricians over whom the Inspector has jurisdiction. It should then be possible to bring, the work force of the Electrical Division back to normal strength and again render the calibre of service that it has been complimented for on a National basis.

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 October 1, 1967 to September 30, 1968.

Plumbing Inspections	4,804	
Drain Inspections	1,129	
Miscellaneous Visits	93	
Minimum Housing Visits	<u>970</u>	Total 6,996
Plumbing Plans Filed	1,424	
Drain Plans Filed	<u>372</u>	Total 1,796
Work on Old Buildings	1,266	
Work on New Buildings	<u>158</u>	Total 1,424
Sewer Connections	1,422	
Cesspool Connections	<u>2</u>	Total 1,424
Final Inspections	1,790	
Estimated Cost of Plumbing Plans		\$1,757,071.00
Estimated Cost of Drain Plans		<u>142,254.00</u>
Total		\$1,899,325.00
Fees for Limited Sprinkler License Issued		\$125.00
Fees for Limited Drain Layers License Issued		<u>200.00</u>
Total		\$325.00
Fees for Plumbing & Drainage Permits and Limited Licenses		\$9,701.94

CONSTANT HAZARD OF WATER POLLUTION

Hazards from water contamination can exist in any building, structure or premises, aboard any vessel, plane, under water craft or public vehicle. These hazards present a definite challenge and post a responsibility to the Master and Journeyman Plumber, to the plumbing inspector, sanitary engineer or medical profession.

How can this responsibility be accepted? Only through the application of solid, scientific and workable standards, by the plumbing industry, can we insure and conserve a potable water supply, to keep our country green, our food supply ample and our people healthy.

The subject of water contamination is often prefaced by a phrase, "Cross Connection" and although cross connections are hazards to the purity of the potable water supply, there are in the plumbing system two types of cross connections, one a beneficial type and one a danger.

The beneficial type of Cross Connection is related to public health as a necessity of pressure equalization in the drainage system. A cross connection of hazard in the water supply system rightfully must be divided into four separate categories—namely:

Types of Hazards

(1) Back-syphon, the result of the physics of a simple-syphon, when the short leg of a syphon is too close to the overflow rim of the fixture, appliance or appurtenance, contamination will result.

(2) The case of back-flow.

In this phenomena, no syphon is involved, as in the case of a fixture supplied with water below the rim. For example, side inlet, bottom inlet or fixtures with water supplies passing through or supplied with water through the drain, as a common connection.

(3) The condition where connections and interconnections are made, where pressures occur counter to the normal intended direction of flow of water to the plumbing device.

(4) The phenomena of contamination resulting from or during a dormant or inert condition; that is, pollution resulting without back-syphonage, back-flow or back-pressure. This condition exists when and where connections are made between the potable water supply and a foreign or hazardous substance, separated by a valve, hand operated or automatically operated, as in the expectation of a check valve.

A negative pressure syphons water from a fixture outlet.

A positive pressure is pushed upwards toward the fixture outlet.

At this day and age with so many different kinds of plumbing fixtures, plumbing accessories and appliances depending upon a water supply, it is very easy to have cross-connections which would create health hazards such as water-borne diseases, and men would die.

The community has only one effective weapon, to keep the water pure for drinking purposes so that men will live; and that

is regulation—and regulation, to be effective, demands four kinds of controls: Codes, licensing, permits, and inspections.

Respectfully submitted,

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

DIVISION OF MECHANICAL EQUIPMENT AND INSTALLATIONS

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

Dear Mr. DiMase:

I respectfully submit the Annual Report of the Division of Mechanical Equipment and Installations for the fiscal year October 1, 1967 to September 30, 1968. This is the first Annual Report of the Division to be entirely devoted to Mechanical Equipment and Installations. The Division, while it does not now pursue violations of the Air Pollution Control Law, it contributes to the prevention of air pollution by insisting on the installation of equipment with air pollution potential in a manner that will eliminate or minimize such potential.

The recruiting of two Inspectors, one in February and one in April of this year, relieved some of the strain on the Division. However, it did not reduce the backlog of work imposed upon the Division by the boom in business and institutional buildings, alterations and modernization of plants. New buildings demand constant attention from our inspectors so that mechanical equipment may be checked or tested before being enclosed or covered in concrete. This is time consuming and does not give the inspectors much opportunity to pursue law evaders, who seldom apply for a permit to do so.

By constant vigilance more and more mechanical equipment is being brought under the control of the Division and permits are

being used for installations that were formerly made without municipal permission.

It is the duty of the Division of Mechanical Equipment and Installations to see that machinery and other equipment installations comply with the Building Code of the City of Providence in installation and operation.

To accomplish this purpose and perform this duty the Division Chief and his staff interview architects, engineers, contractors, owners and others who may be concerned with the work of the Division. The Chief reviews specifications and blue prints to make sure that proposed installations are lawful and safe and to prevent the installation of illegal or unsafe machinery and material. Specifications vary in size from a few notes on a print to a large volume.

More than half of the Chief's time is spent in the field making inspections, in person, and supervising the work of the inspectors. The remaining time is spent in administrative duties, interviews and the study of plans and specifications. There is never enough time for the latter duty, even with the part time assistance of an inspector.

The Deputy Chief of the Division is also the Chief Examiner of Licenses. He performs such duties as are assigned to him by the Division Chief. These duties vary and may be administrative, supervisory or regular inspection and investigative work.

He performs the duties of Chief Examiner of Licenses in his usual careful and responsible manner, examining candidates for

Stationary Engineering, Boiler Operators and Refrigerating Licenses, and checking the performance of the holders of such licenses.

Three inspectors are now operating in the field. They, with the help of the Chief and Deputy Chief, try to cover all the inspections, investigations and other field work.

Two inspectors work in the office. One assists the Chief by reading specifications and plans and keeping track of the work on new business and institutional buildings and maintains contact with the contractors. The other handles applications for permits, issues permits when the installations concerned comply with the Building Code. He also keeps records of corrections of violations. One of these men will retire next November after eighteen years service. He is now training a younger man to fill his place. His going will leave a vacancy on the staff.

Cooperation with other Divisions and with the Fire Prevention Bureau contributed to the reduction of fires, explosions and other accidents in the City.

The Division Chief and members of the staff were always ready and willing to render consulting service on code problems and on difficulties encountered during construction or the installation of equipment. The availability of this service has helped to promote the excellent public relations enjoyed by the Department of Building Inspection.

The following is an accounting of the Division of Mechanical Equipment and Installations from October 1, 1967 to September 30, 1968:

REVENUE

Oil Burners	568.25	
Gas Burners	876.80	
Boilers	2,216.35	
Gas Water Heaters	153.05	
Oil Fired Water Heaters	16.50	
Furnaces	581.37	
Ductwork	864.72	
Air Conditioners	1,683.29	
Radiation	614.35	
Tanks	376.59	
Ventilation	701.10	
Sprinklers	596.16	
Refrigeration	453.90	
Elevators	1,243.98	
Console Heaters	27.45	
Conversion Burners	28.30	
Hoods & Exhaust Systems	49.00	
Infra-Red Heaters	33.00	
Spray Booths	30.00	
Generators	201.50	
Unit Heaters	90.25	
Miscellaneous	<u>7,607.88</u>	
	\$19,013.79	\$19,013.79
New Licenses:		
Boiler Operator	350.00	
Operating Engineer	165.00	
Refrigerating Machine Operator	25.00	
License Renewals:		
Boiler Operator	1,318.00	
Operator Engineer	1,530.00	
Refrigerating Machine Operator	<u>74.00</u>	
	\$3,462.00	
Grand Total		\$22,475.79

There were 1,146 permits issued for 2,022 units from
October 1, 1967 to September 30, 1968:

<u>EQUIPMENT</u>	<u>UNITS</u>
Oil Burners	162
Gas Burners	245
Boilers	255
Gas Water Heaters	60
Oil Fired Water Heaters	7
Furnaces	152
Ductwork	155
Air Conditioners	59
Radiation	134
Tanks	143
Ventilation	29
Sprinklers	34
Refrigeration	10
Elevators	48
Console Heaters	10
Conversion Burners	5
Hoods & Exhaust	15
Infra-Red Heaters	45
Spray Booths	13
Generators	13
Unit Heaters	31
Miscellaneous	<u>397</u>
Total	2,022

There were 3,448 locations visited and 9,875 inspections and investigations made.

INSPECTIONS AND INVESTIGATIONS

Complaints	150
Violations (Illegal & Incorrect installation of equipment)	253
Oil Burners	162
Gas Burners	245
Boilers	255
Gas Water Heaters	60
Oil Fired Water Heaters	7
Furnaces	152
Ductwork	155
Air Conditioners	59
Radiation	134
Tanks	143
Ventilation	29
Sprinklers	34
Refrigeration	10
Elevators	48
Console Heaters	10
Conversion Burners	5
Hoods & Exhaust	15
Infra-Red Heaters	45
Spray Booth	13
Generators	13
Unit Heaters	31
Miscellaneous	397
Investigations	983
Progress Inspections	<u>6,467</u>
Total	9,875

The Chief and staff of the Division of Mechanical Equipment and Installations thank Honorable Joseph A. Doorley, Jr., Mayor of Providence, and Mr. Vincent DiMase, Director of the Department of Building Inspection, for their unfailing support of and advice to this Division throughout the year.

Respectfully submitted,

Lloyd L. Salisbury,
Chief Inspector of Mechanical
Equipment and Installations

DIVISION OF ADMINISTRATION AND MANAGEMENT

The Division of Administration and Management of the Department of Building Inspection is the responsibility of the Director. This Division provides direction and coordination over the business functions of the Department.

In order to establish 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 and variances; auditing and accounting operations; statistics and records.

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

The Division collected \$97,630.85 in fees for the entire Department.

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: Vincent DiMase, Director

Subject: Fees collected by all Divisions of the Department of Building Inspection and the same deposited at the City Collector's Office, City Hall, Providence, R.I., for the fiscal year starting October 2, 1967 and ending September 30, 1968 inclusive.

Collections and Deposits -	\$97,630.85
Collected from Inter-Office Divisions:	
Structures and Zoning	\$47,145.95
Electrical Division	16,687.17
Mechanical Division	22,475.79
Plumbing, Drainage & Gas Piping	9,701.94
Zoning Board	1,140.00
Building Board	440.00
Housing Board	40.00
	<hr/>
	\$97,630.85

Respectfully submitted,

Marie D'Elena

ONE FEE FOR PERMITS

As a convenience to the Building Contractor or Owner, one permit was 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 1967-1968:

<u>JOB</u>	<u>ESTIMATED COST</u>	<u>FEE PAID</u>
Rhode Island Hospital 593 Eddy St. Jane Brown North Wing Addition	\$4,318,000.00	\$2,594.00
Rhode Island Hospital 593 Eddy St. New Multiphase Screening Center	438,870.00	623.87
Lincoln School 301 Butler Ave. Addition to Main Building	580,589.00	725.30
Brown University 235 Hope St. cor. Lloyd Ave. New Heating Plant	391,173.00	576.17
Brown University Prospect St. New Bio-Medical Center	98,024.00	281.05
Providence College River Ave. New Dormitory Building	1,529,880.00	1,200.00

DIVISION OF CODE ENFORCEMENT

Housing code enforcement is basically a conservation program—its goal being to achieve and maintain decent, safe and sanitary living conditions for people.

More specifically, housing code enforcement has a three-part objective. First, to deter property owners from permitting their property to slip into a state of disrepair; second, when in a state of disrepair to quickly achieve private compliance with the standards of the code; and third, in cases of extreme neglect, restore the property to code compliance through recoverable governmental expenditures, if necessary.

The far greater number of landlords are law-abiding and usually need little more than departmental notice that a code violation exists on their property before they will make repairs. A smaller number may need a more determined push from the department before they will comply, and a number of hard core, persistent violators, who require a major legal effort to compel them into compliance is actually quite small, although an inordinate amount of the department's and the court's time may go into bringing them to book.

One final purpose in code enforcement is, in the opinion of some, that of retribution, to make the malefactor suffer as he made his victim suffer. In our view, the purposes of code enforcement are best served by sanctions that are deterrent rather than by punishment that is retributive, particularly considering that the

overwhelming mass of code violations can be viewed at most as administrative or economic offenses rather than as true crimes.

While, obviously, code enforcement has its limits, it is an effort that must be made to prevent that part of the housing stock which is usable from further deteriorating and causing serious burdens to its occupants as well as to the city.

During the year 1967-1968, the Division of Code Enforcement referred to the Department of Building Inspection 1,264 complaints which they uncovered during their survey. These complaints had to be verified by the four Divisions of the Department of Building Inspection before a violation notice was sent to the owner. Also, before the permit was issued for this work, zoning had to be checked to be sure that the premises were not in violation of the Zoning Ordinance. The Department of Building Inspection, because it has qualified experts in Structures, Electrical, Mechanical and Plumbing fields, inspected and supervised all the work until completed.

FIRE PREVENTION BUREAU

The Fire Prevention Bureau inspection service has been "sold" to the people. The residents have become accustomed to having firemen inspect their homes, and much of the explanation and publicity needed at first to allow the firemen to enter their homes has now been dispensed with. This is because the large majority of residents, properly informed, are not only willing but pleased to have firemen make such inspections of their premises and make suggestions for added fire safety.

The Fire Prevention Bureau during their routine inspections uncover violations of the Building Code. These violations are referred to the Department of Building Inspection for investigation.

The Director directs the violation to one of the four Divisions; namely, Division of Structures and Zoning, Electrical, Mechanical, and Plumbing.

The proper Division makes:—

- (1) A re-inspection of premises
- (2) Sends out letter to owner informing him of violation
- (3) Issues a permit for the work
- (4) Supervises work until violation is corrected

If violation is not corrected within thirty (30) days from the date of notice, the Department of Building Inspection institutes legal action against the owner. Most cases involving code violations were resolved and cases dismissed by the time of the hearing.

The personnel of the Fire Prevention Bureau should have authority to issue repair orders when faulty burning equipment is uncovered, rather than referring the violations to the Department of Building Inspection. Much time is lost in referrals and duplication of effort results. Meanwhile, an accident could occur while referrals are in progress.

We are waiting for the approval of the "Fire Prevention Code" by the City Council, which will aid the Fire Prevention Bureau to force compliance in serious cases through legal action.

The adoption of the Fire Prevention Code will produce good results if coupled with a sound enforcement program.

HISTORIC DISTRICT COMMISSION

The area of North Benefit Street was the scene of the sixth Street Festival, chosen by the Providence Preservation Society. The Street Festival showed that restoration work continued to salvage an increasing number of worthy structures, especially toward the north. Most of the houses restored were in a dilapidated condition with most of their fine details sheathed in asbestos siding or hidden under later additions. More and more of Benefit Street has been rescued from slum conditions or threatened demolition. This area is once again becoming one of the most beautiful and charming residential streets in the city. Federal and Greek Revival houses, interspersed with dignified Victorian town houses, make this area of Benefit Street particularly interesting to visit. The houses are varied in style and detail which provide a rich introduction to the 18th and 19th century hillside building of Providence.

This extraordinary program has been accomplished by a concerted effort of the dedicated citizens, under the leadership of Mrs. George E. Downing, Chairman of the Historic District Commission.

The Director of the Department of Building Inspection, as an ex-officio member of the Historic District Commission, sat during all their executive sessions when matters of importance concerning the Historic District were discussed.

The Historic District Commission must certify all plans before the Department of Building Inspection can issue a permit for the work.

The inspectional supervision pertaining to beauty and restoration is done by Mrs. Downing. The inspectional supervision pertaining to safety is done by the Department of Building Inspection.

REMOVAL OF JUNKED VEHICLES
FROM PRIVATE PROPERTY

In the past few years a great deal has been written, conjectured by newspapers and magazines and a lot of conversation covering the field of what to do with worn motor vehicles which are accumulating throught the nation on the basis of several million per year. Various types of legislation have been proposed or already enacted to control junkyards, roadside appearances and even the establishment of central stations to receive such motor vehicles.

In order to at least reduce if not eliminate this mushrooming all encompassing problem of junked vehicles — "An Ordinance Providing for the Removal of Junked or Abandoned Vehicles from Private Property" was approved by the City Council on May 21, 1965.

Our program in the past year has been most successful. From January 1, 1968 to December 27, 1968,—1,150 vehicles were removed from:

- (1) Private Property
- (2) Housing Projects
- (3) Churches
- (4) Schools
- (5) Redevelopment Areas
- (6) State-owned Property
- (7) Cars with Police Department Courtesy Notices

All abandoned vehicles were moved under the direction of Mr. George F. Thomas, Inspector from the Department of Building

Inspection. Equipment and labor used was from the Highway Department of Public Works. We are very grateful for the splendid cooperation from Mr. Lawrence P. McGarry, Director of the Department of Public Works.

Although we experienced a few hard-core cases in the past year, only one case had to be taken to court. The defendant was found guilty and fined \$600.00 and costs, in Superior Court. I mention this to show that our approach to people is tactful, avoiding antagonizing them, if at all possible, and avoiding legal action.

The problem of junked cars is by no means a local one. The President of the United States has recently shown his deep concern over this problem on a national basis. Steps have been taken by the Federal Government to combat the nuisance of junkyards marring the landscape on our principal roads throughout the nation.

THE DIRECTOR'S ACTIVITIES

The Director performs the Engineering Research for the Department. The ever-changing standards of industry, whether they concern design or materials, must be considered for adoption as acceptable minimum standards to be used in the construction of buildings in the City of Providence.

Another function of the Director is to investigate, prepare reports, maintain general approval of products, materials and methods of construction, testing agencies, and fabricators. He investigates new materials proposed for construction use and inspects fabricators, facilities and manufacturing processes.

The Director reviews requested variances from the Building Code and makes appropriate recommendations to the Building Board of Review.

The Director reviews requested exceptions or variances to the Zoning Ordinance, and sends a referral of the proper sections of the Ordinance to the Secretary of the Zoning Board of Review so that the Secretary can have it advertised in the newspaper for public hearing.

Enforcement of damaged and abandoned buildings was given added impetus by the Director. The City demolished 142 buildings and placed a lien on the property as prescribed by law. There were 252 buildings demolished by owners, making a total of 398 buildings demolished. The Director strove 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 21 court cases prosecuted and won.

The procedure under Chapter 1643, An Ordinance in Amendment of the Building Code pertaining to "Dangerous Structures", was followed in lieu of legal action. There were 76 cases referred to the Building Board of Review.

Under this procedure the owner of record is given notice to appear before the Director for a "Show Cause Administrative" hearing. The Director usually grants an extension of time to give the owner of property an opportunity to repair his building or make it secure. If nothing is done within a reasonable time, the Director reports his findings to the Building Board of Review and requests the Board to either have the building made safe or demolished. The Building Board of Review notifies the owner of the property to appear before the Board for a "Show Cause" hearing and it either approves, disapproves or modifies the Director's request.

This procedure has been very successful and has resulted in good public relations with the owners because this affords them another opportunity to present their cases before the City is compelled to demolish their property.

On January 11-14, 1968, the Director attended the Mid-Year Meetings of the Building Officials Conference of America, Inc., in New Orleans, Louisiana.

He participated in the proposed codes changes and also attended the "Central Cities Council" meeting, which discussed "uniform code enforcement". There was considerable discussion of current problems and new programs of the large cities. Everyone profited by an exchange of information.

On January 16, 1968 Mayor Doorley appointed the Director to serve on the "Model Cities Council".

On February 21, 1968, during National Engineers Week, the Director was honored by fourteen Professional Engineering groups in Rhode Island as "ENGINEER OF THE YEAR". The award states:

National Society of Professional Engineers

for

"Outstanding Contribution to the Public Welfare"

Vincent DiMase, P.E.

1967

"Engineer of the Year"

Rhode Island Society of Professional Engineers

As a result of this award, Mayor Doorley joined the City Council by Resolution in expressing his appreciation for bringing this honor to the citizens of the City of Providence.

On May 16, 1968, the Director received from the Department of Defense a Certificate of Proficiency in "FALLOUT SHELTER ANALYSIS" by completing a Course of Instruction and passing a written examination.

The Director lectured at the Providence Firemen's School, to Lieutenants who were preparing to take examinations for higher office.

He also lectured at Brown University to an Engineering Class interested in "Urban Problems".

He was also asked to speak before civic and governmental groups to inform them about the BOCA Building Code.

The Director attended the 53rd Annual Meeting of the Building Officials Conference of America in St. Paul, Minnesota, from

June 8-14, 1968. As National Chairman of the Personnel Committee, he recommended for approval, "Personnel Recommendations for Departments of Building Inspection and Safety Engineering", which were unanimously approved by the Building Officials Conference. The Director also met with the Constitution and By-Laws Committee, and participated in the discussions of the proposed Code Changes. He met with BOCA's Central Cities Council, composed of building department administrators to discuss common related problems of the larger cities. The Director was named by the President to write the Resolutions for the Committee who arranged the Conference and for the BOCA members who passed away during the year. On the last day of the Conference, the Director was elected Treasurer of the Building Officials Conference of America, Inc.

On October 3-6, 1968, the Director attended the Council meeting of the Building Officials Conference of America, Inc. in Chicago, Illinois, to discuss "Basic Code" problems.

On October 14-18, 1968, the Director attended the University of Massachusetts, "Municipal Building Officials Conference". He was on the Institute Staff as one of the Instructors, who presided at meetings and lectured on "Code Enforcement". At the end of the course a Certificate was awarded to him.

C O N C L U S I O N

The future of America lies in the American city, and the future of the American city lies to a great degree in the work of all phases of urban renewal.

Playing a key role more and more in this new emphasis on urban renewal is the Building Official.

Today, building inspection, like other aspects of City government, needs a more creative approach with highly qualified men. The Building Official today not only checks buildings for code violations, but is also called upon to advise and make decisions in urban renewal problems. He is actively involved in upgrading neighborhoods. Another example of the increased responsibility building inspectors now have and the need for greater expertise by those who serve as building inspectors is the high-rise building which is becoming so much a part of the American landscape.

These high-rise buildings have brought about a great change in the use of building materials and the availability of such material, and these changes have made it necessary that Building Inspectors have an immense amount of technical knowledge.

For instance, ten years ago one grade of high strength steel existed for use in buildings and to obtain this steel it required a special order to the Bethlehem Steel Company.

Today, however, a number of various grades of high strength steel are readily available from a number of sources.

So obviously this means that the areas of judgment in building inspection have vastly increased and the knowledge needed to make those judgments has increased with them. This is why the selection of building inspectors today has been upgraded. With the higher standards, of course, we should offer both higher salaries and greater responsibilities to the better quality of men we hope to attract to this profession.

To insure that we have a constant supply of well-trained men for such a profession, the Federal government should help to pay for the training of building inspectors and subsidize the salaries.

Such assistance by the Federal or State government is especially appropriate because building inspectors are needed not only in this city, but everywhere. Unless this is done there will be a time when structures will be built with no inspection, in the midst of great numbers of people. We will, at such a time, have to live with our past mistakes sitting amongst us ready at any moment to falter and fail, causing great tragedy.

There are at present ten (10) vacancies in the Department. We are having difficulty in obtaining new personnel due to the fact that the compensation offered by the City of Providence is not enough to attract competent personnel. I strongly recommend a review of the prevailing pay scale and suggest that the Inspector's pay scale be made comparable to a journeyman's pay, so that it will be possible to replace our retired personnel and continue to render the services expected by the public.

In spite of the shortage of personnel the Department has rendered good service to the community. This was accomplished as a result of the employees working with dedication and purpose under a very heavy work schedule to serve all in the best manner possible.

The continued loyalty of the employees, and guidance and cooperation extended by His Honor the Mayor, have greatly assisted in the solution of many problems which arose during the year. For their assistance I express my deep appreciation.

Respectfully submitted,

Vincent DiMase

Vincent DiMase, P.E.
Director

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

FEB 19 3 05 PM '69

FILED

IN CITY COUNCIL

FEB 20 1969

READ:

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Vincent Vespa
CLERK