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RAMZI J. LOQA, P.E.

Director



VINCENT A. CIANCI, JR.

Mayor

Department of Inspection and Standards

"Building Pride In Providence"

February 20, 1996

Hon. Vincent A. Cianci, Jr., Mayor
and the Honorable City Council
City Hall
Providence, R.I.

Dear Sirs:

I am pleased to submit the Annual Report of Operations for the Fiscal Year 1994-1995, which indicates the achievements of the Department of Inspection and Standards, as required by the Ordinance.

This report reflects our continuing diligence to keep pace with the new developments in all facets of the building construction industry.

During the past year, the permit valuation amounted to \$125,590,000.00, and the Department collected \$954,773,336.00 in Permit Fees.

The assistance and cooperation received by the Department from you has aided greatly in the realization by the accomplishments described herein. With your continued cooperation and counsel, and through the conscientious efforts of the employees of this Department, we shall continue to improve the quality and efficiency of the services we render in the interest of public safety.

Respectfully submitted,

Ramzi J. Loqa, P.E.
Director of the Department of
Inspection and Standards

RJL:np

Enclosures

IN CITY COUNCIL
MAR 21 1996

READ

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

CLERK



Department of Inspection and Standards

"Building Pride In Providence"

DIVISION OF STRUCTURES AND ZONING

Mr. Ramzi Loqa, P.E. Director
Department of Inspections and Standards

Dear Sir:

I respectfully submit for your information and consideration a report of the work of the Division of Structures and Zoning for the fiscal year from July 1, 1994 to June 30, 1995. Attached hereto are two (2) tables setting forth by types of occupancies, the number of building and miscellaneous structures. The table marked "NEW WORK" contains data pertaining to the construction of new building and miscellaneous structures. The table marked Additions and Alterations contain data pertaining to building operations on existing buildings in order to provide additional space or to make interior changes to satisfy current and anticipated needs.

The estimated costs as set forth herein, taken from the accompanying tables do not include the costs of heating, plumbing, and electrical installations.

ESTIMATED COST OF BUILDING OPERATIONS BY MONTHS 19

94-95

NEW

MONTHS	DWELLING 1 FAMILY	DWELLING 2 FAMILY	MULTI FAMILY	CHURCHES HOMES, ETC.	AMUSEMENT & RECREATION	OFFICE BLDGS. & BANKS	PUBLIC AND MUNI.	SCHOOLS	GASOLINE STATIONS	GARAGES	STORES	STORE HOUSES	MFG. AND SHOPS	OIL BURNERS	MISC	TOTAL
July	426,000	30,000				80,000	350,000									
Aug.	350,000	60,000	55,000				150,000									
Sept.	151,000	41,000								30,000	2,19,400				80,000	
Oct.						140,000	50,000									
Nov.		34,000														110,000
Dec.	350,000															
Jan.	34,000															
Feb.	18,000															
March	21,000	72,000				250,000				13,000	2,300,000					
April	34,000										75,000					
May	20,000	33,000														
June	37,000	36,000														
TOTALS										25,000					13,000	
July	8	1	—	—	—	1	1	—	—	—	—	—	—	—	—	
Aug.	6	1	1	—	—	—	2	—	—	—	1	—	—	—	—	
Sept.	4	3	—	—	—	—	—	—	—	1	2	—	—	—	2	
Oct.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Nov.	—	1	—	—	—	1	1	—	—	—	—	—	—	—	2	
Dec.	7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Jan.	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Feb.	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
March	1	4	—	—	—	1	—	—	—	2	2	—	—	—	—	
April	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
May	1	1	—	—	—	—	—	—	—	1	1	—	—	—	—	
June	8	1	—	—	—	—	—	—	—	—	—	—	—	—	1	
TOTALS	38	12	1	—	—	3	4	—	—	4	6	—	—	—	5	78

NEW Building PERMITS

From the tables, the estimated cost of construction for the fiscal year from July 1, 1994 to June 30, 1995 is as follows:

New Buildings	Permits	78
Estimated Cost		12,966,960
Additions and Alterations	Permits 1996	
Estimated Cost of Additions & Alterations		69,314,687
Total Number of Permits for Construction		2074
Total Cost		82,281,647

Permits (not included in tables) issued during the period from July 1, 1994 to June 30, 1995 are as follows:

Razing of Dilapidated Buildings	Permits	107
Moving and Buildings	Permits	0
Signs	Permits	92
Erection of Fire Escapes	Permits	10
Storage of Dangerous Chemicals	Permits	6
Block Sidewalk	Permits	14
Gasoline Stations	Permits	7
Storage of Petro in Bulk	Permits	0

The total number of houses demolished in the city was and totaled approximately 135 dwelling units.

During the fiscal year 69 family units were added as a result of private buildings activites.

The additional units are grouped as follows:

(A) New Building		
(1) ONE Family	38	Family Units 38
(2) TWO Family	12	Family Units 24
(B) Multiple Family	1	Family Units 3
(1) Conversions	4	Family 4

The total fees collected during the year July 1, 1994 to June 30, 1995 less ADA and Radon amounted to \$464,396.47 .

During the fiscal year, this division reviewed the design and plans for many major structures. The following are buildings for which permits were issued with a declared estimated cost of \$200,000 or more.

	OWNER & ADDRESS OF PROJECT	COST	USE OF BLDG.	TYPE OR WORK
7/94	Providence Performance Arts 200 Weybosset Street Providence, Rhode Island	\$3,000,000	Theatre	Addition
7/94	Narragansett Electric Company 460 Eddy Street Providence, Rhode Island	\$2,009,000	Electric Company	Addition
7/94	Narragansett Electric Company 460 Eddy Street Providence, Rhode Island	\$25,000,000	Electric Company	Addition
7/94	Citizens Bank 25 Steeple Street Providence, RI	\$294,000	Bank and Offices	Renovation
7/94	City of Providence Parks Department 950 Elmwood Avenue Providence, RI	\$350,000	Garage & Office	New
7/94	D'Angelos's 248 Academy Avenue Providence, RI	\$350,000	Restaurant	Renovation
8/94	Saint Sebastion Church 65 Cole Avenue Providence, RI	\$200,000	Church	Renovation
8/94	Calvi Realty Company 850 Manton Avenue Providence, RI	\$2,219,460	Supermarket	New
8/94	Providence Housing Authority 14 Dodge Street Providence, RI	\$720,500	Housing (24) Units	New
8/94	Providence Housing Authority 16 Dodge Street Providence, RI	\$720,500	Housing (24) Units	New
8/94	Northeastern Const. Company 857 Eddy Street Providence, Rhode Island	\$240,000	Church	Renovation
8/94	City of Providence School Department 960 Elmwood Avenue, Prov, RI	\$1,000,000	School	Renovation
9/94	Jevoah's Witness 46 Rugby Street Providence, Rhode Island	\$200,000	Church	New

9/94	Pine Street Realty Associates 140 Pine Street Providence, Rhode Island	\$200,000	Offices	Renovation
9/94	New Horizons Inc. 130 Royale Litte Drive Providence, Rhode Island	\$2,162,000	Retail Store	New
9/94	Citizens Bank 25 Steeple street Providence, RI	\$300,000	Bank & Offices	New
9/94	Berkshire Place Ltd. 425 Douglas Avenue Providence, Rhode Island	\$1,400,000	Nursing Home	Renovation
10/94	Pine Street Realty Associates 140 Pine Street Providence, RI	\$200,000	Offices	Renovation
10/94	Citizens Bank 25 Steeple Street Providence, RI	\$300,000	Bank & Offices	Renovation
11/94	Narragansett Electric Company 460 Eddy Street Providence, Rhode Island	\$750,000	Electric Company	Renovation
11/94	Miriam Hospital 164 Summit Avenue Providence, Rhode Island	\$5,190,000	Hospital	Addition
2/95	RI School of Design 173 Benefit Street Providence, Rhode Island	\$250,000	Dormitorys	Renovation
2/95	Omni Biltmore 11 Dorrance Street Providence, Rhode Island	\$385,359	Hotel	Renovation
3/95	Bell Atlantic Mobile 50 Royal Little Drive Providence, Rhode Island	\$250,000	Commercial Tower	New
3/95	Vineyard Housing Association 15 Vineyard Street Providence, Rhode Island	\$1,300,000	Elderly Housing	Alteration
4/95	Stop & Shop 333 West River Street Providence, Rhode Island	\$2,250,000	Market	New
4/95	Bell Atlantic Mobile	\$650,000	Commercial Bldg.	New

4/95	Rhode Island Hospital 145 Rhode Street Providence, Rhode Island	\$300,000	Parking Lot	New
4/95	RISD 173 Benefit Street Providence, Rhode Island	\$235,000	Dormitorys	Renovation
5/95	Roger Williams University 150 Washington Street Providence, Rhode Island	\$425,000	School	Renovation
5/95	Realty on the Hill 310 Atwells Avenue Providence, Rhode Island	\$200,000	Stores/Apt.	Renovation
6/95	Nynex 1 Greene Street Providence, Rhode Island	\$500,000	Telephone Equipment	Renovation
6/95	Fleet Bank 111 Westminster Street Providence, Rhode Island	\$300,000	Bank and Office	Renovation
6/95	St Ann's School 525 Branch Avenue Providence, Rhode Island	\$278,000	School	Renovation

[illegible]



Department of Inspection and Standards

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ELECTRICAL DIVISION

The following shows the activities and statistical record of the Electrical Division:

(1) Number of Permits Issued	2,126
(2) Total Estimated Cost of Construction	\$19,900,000.00
(3) Total Number of Inspections, Including Violations, Lock-in, Street Lighting, Licenses, and Low Voltage Installations	5,000



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MECHANICAL DIVISION

The following shows the activities and statistical record of the Mechanical Division:

(1) Number of Permits Issued	1,070
(2) Total Estimated Cost of Construction	\$18,440,000.00
(3) Total Number of Inspections, Including Complaints, Licenses and Boiler Licenses	4,000



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PLUMBING DIVISION

The following is a summary of the activities within the Plumbing Division:

(1) Number of Permits Issued	645
(2) Total Estimated Cost of all Work	\$4,450,000.00
(3) Total Number Inspection of Violations & Complaints	1,000
(4) Number of License Inspections	160



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CODE ENFORCEMENT DIVISION

The following is a summary of the activities within the
Code Enforcement Division:

(1) Number of Complaint Generated Inspections	2,800
(2) Number of Systematic Inspections	2,200
(3) Number of Recall Inspections	9,500
(4) Number of Court Inspections	2,500



Department of Inspection and Standards

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DIVISION OF PROSECUTION

		Number	Man Hours
Prosecution of Violations of the Building, Zoning and Minimum Housing Codes in the Providence Housing Court	New Cases	400	2,085
	Hearings	2,500	5,475
	Total	2,900	7,560

DIVISION OF UTILITIES AND STANDARDS

Number of Scale Inspections	1,157
Number of Gasoline Pump Inspections	1,562
Fees Collected	\$13,887.00



Department of Inspection and Standards

"Building Pride In Providence"

CONCLUSION

During the past year, the Department of Inspection and Standards continued to strive toward encouragement of better building construction and maintaining homes in the City of Providence.

We will continue to make substantial progress in these and other ways, all the while increasing our efforts to protect the safety of the public.

The Department is striving to install computer systems so that all permits can be processed easily and efficiently. Also, all violations can be documented and tracked off without reverting to manual methods so that the public may be better served.

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 this assistance, I express my deep appreciation.

Ramzi J. Loqa, P.E.
Director of the Department
of Inspection and Standards