

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1985-90

No. 684 **AN ORDINANCE** ESTABLISHING LOCAL FIRE LIMITS FOR THE CITY OF PROVIDENCE, IN ACCORDANCE WITH THE RHODE ISLAND STATE BUILDING CODE, REGULATION SBC-1, DATED AUGUST 1, 1984.

Approved December 24, 1985

Be it ordained by the City of Providence:

FIRE LIMITS REGULATIONS

SECTION 1.0 SCOPE:

- 1.1 The provisions of this regulation shall control the division of the City of Providence into fire limits and the general limitation of height and area of all buildings and structures hereafter erected, and extensions to existing buildings and structures hereafter altered or enlarged as affected by the fire and life hazard incident to type of construction, use group, density of development, exterior exposure and accessibility of buildings and structures to fire fighting facilities and equipment.

SECTION 2.0 DEFINITIONS:

- 2.1 Fire limits: The territories defined and limited by the provision of this code for the restriction of types of construction (see Section 3).
- 2.2 All reference to the Rhode Island State Building Code shall refer to the Rules and Regulations SBC-1, dated August 1, 1984. All reference to sections or tables therein shall be designated as SBC-1 followed by the section or table reference.
- 2.3 All reference to use groups and construction classifications shall refer to the definitions contained in SBC-1, Article 2, 3 and 4.

SECTION 3.0 FIRE LIMITS:

- 3.1 General: For the purpose of control of use and construction of buildings and structures to prevent conflagration from fire, the City of Providence hereby establishes limiting districts designated "fire limits" and the "outside fire limits" under the legal procedure of the City for creating and establishing fire limits, and in accordance with Section SBC-1, 500.2.
- 3.2 Fire limits: The fire limits shall comprise the areas containing congested business, commercial, manufacturing and industrial uses or in which such uses are developing. The description of the limits of such areas follows. Unless otherwise stated, boundary lines are drawn lengthwise through the centers of a highway, bridge, railroad, and harbor line or parts thereof.

No.

CHAPTER

AN ORDINANCE

AREA ONE

Area One begins at a point at the intersection of the center of Broadway and Dean Street, thence going southeasterly on Dean Street to West Street.

Thence, southwesterly on West Street to Cargill Street,
 " southeasterly on Cargill Street to Fountain Street,
 " westerly on Fountain Street to Battey Street,
 " southerly on Battey Street to Westminster Street,
 " easterly on Westminster Street to Interstate Route 95,
 " southeasterly on I-95 to Broad Street,
 " southwesterly on Broad Street to Pearl Street,
 " northwesterly on Pearl Street to Perkins Street,
 " southwesterly on Perkins Street to A Street,
 " southeasterly on A Street to Booth Street,
 " southwesterly on Booth Street to its intersection with the southerly property line of lot 89, on A.P. 30, as assessed 12-31-83,
 Thence, southeasterly along the southerly property line of lot 89 to Central Street,
 Thence, southeasterly along Central Street to Broad Street,
 " northeasterly on Broad Street to Lockwood Street,
 " southeasterly on Lockwood Street to Pine Street,
 " northeasterly on Pine Street to Interstate Route 95,
 " southeasterly on Interstate Route 95 to Plain Street,
 " southerly on Plain Street to Borden Street,
 " easterly on Borden Street to Crary Street,
 " southeasterly on Crary Street to Eddy Street,
 " southerly on Eddy Street to Carolina Avenue,
 " easterly on Carolina Avenue to Narragansett Blvd.,
 " northerly on Narragansett Blvd. to Chapman Street,
 " easterly on Chapman Street to westerly boundary line of the shipyard as shown on A.P. 56, as assessed 12-31-83,
 Thence, southerly along the westerly boundary line of the shipyard as shown on A.P. 56 to the Cranston city line,
 Thence, easterly along the Cranston city line to the East Providence city line,
 Thence, northerly along the East Providence city line to its intersection with the southerly extension of the center line of Traverse Street at India Point,
 Thence, northwesterly along the center line of Traverse Street to the southerly boundary line of Interstate Route 195,
 Thence, northwesterly on Interstate Route 195 to South Water Street,
 " northwesterly on South Water Street to Crawford Street,
 " northeasterly on Crawford Street to South Main Street,
 " northerly in part along South Main Street and in part along North Main Street to Smith Street,
 Thence, westerly on Smith Street to Francis Street,
 " southerly on Francis Street to Brownell Street,
 " westerly on Brownell Street to Holden Street,
 " northerly on Holden Street to West Park Street,
 " northwesterly and westerly on West Park Street to Valley Street,
 " continuing westerly and southwesterly on Valley Street to the Woonasquatucket River,
 Thence, westerly and southerly along the Woonasquatucket River to Delaine Street,
 Thence, southwesterly on Delaine Street to Manton Avenue,
 Thence, northwesterly on Manton Avenue to Hillard Street,
 " southwesterly and northwesterly on Hillard Street to Pelham Street,
 " westerly on Pelham Street to Curtis Street,
 " northwesterly on Curtis Street to Bosworth Street,
 " southwesterly on Bosworth Street to Route 6,
 " southeasterly on Route 6 to its intersection with the extension of Magnolia Street,

Thence, southwesterly on Magnolia Street to Huldah Street,
 " southeasterly on Huldah Street to Sterling Avenue,
 " easterly on Sterling Avenue to Atwood Avenue,
 " southerly on Atwood Avenue to Union Avenue,
 " easterly on Union Avenue to Route 10,
 " northerly and northeasterly in part along Route 10 and
 in part along Route 6 to Dean Street,
 Thence, southeasterly on Dean Street to Cedar Street,
 " easterly on Cedar Street to Bradford Street,
 " southerly on Bradford Street to Broadway,
 " westerly on Broadway to Dean Street at said place of beginning.

AREA TWO

Area Two begins at the intersection of the center of Elmwood Avenue and Earl Street.

Thence, westerly on Earl Street to the property now or formerly of the N.Y.N.H. and Hartford Railroad,
 Thence, northwesterly along its westerly boundary to its intersection with the northerly boundary of lot 170, on A.P. 51, assessed 12/31/83,
 Thence, westerly, southwesterly and southerly along the boundary line of lot 170 to its intersection with Adelaide Avenue,
 Thence, easterly along Adelaide Avenue to Downing Street,
 " southerly along Downing Street to Reservoir Avenue at its intersection with Narragansett Avenue,
 Thence, southerly along Narragansett Avenue to Roger Williams Avenue,
 " easterly along Roger Williams Avenue to property now or formerly of the N.Y.N.H. and Hartford Railroad,
 Thence, northwesterly along the easterly boundary of property now or formerly of the N.Y.N.H. and Hartford Railroad to its intersection with Russell Street,
 Thence, easterly along Russell Street to Elmwood Avenue,
 " northwesterly along Elmwood Avenue to the place of beginning.

- 3.3 Outside fire limits: All other areas not included in the fire limits shall be designated as outside fire limits.

SECTION 4.0 RESTRICTIONS WITHIN THE FIRE LIMITS:

- 4.1 General: All buildings and structures, and all additions to existing buildings and structures, hereafter erected within the boundaries of the fire limits shall be of a Type 1, 2A, 2B, 4 or 3A construction as defined in SBC-1, Article 4 and regulated in SBC-1, Table 401; and shall be constructed within the height and area limitations of SBC-1, Table 501, except as herein provided. Open parking structures may be constructed as permitted under SBC-1, Section 617.0.
- 4.2 Type 2C, 3B or 5A construction permitted: Buildings and structures and additions to existing buildings and structures, hereafter erected within the fire limits may be of Type 2C, 3B or 5A **construction** as defined in Article 4 and regulated in SBC-1, Table 401 and 501, when constructed and located in accordance with the requirements of Table 4.2.

TABLE 4.2

EXTERIOR WALL FIRERESISTANCE RATING REQUIREMENTS

| Width of fire separation adjacent to exterior wall | Fireresistance rating of exterior wall ^a or barrier | Fireresistance rating of exterior opening protectives | Minimum Classification of roof covering |
|--|--|---|---|
| On lot lines or less than 3 ft. therefrom or from any building | 4 hour | not permitted | B |
| 3 ft. or more but less than 6 ft. | 3 hour | 3 hour | B |
| 6 ft. or more but less than 11 ft. | 2 hour | 1½ hour | B |
| 11 ft. or more but less than 30 ft. | 1 hour | ¾ hour | B |
| 30 ft. or more | 0 hour | 0 hour | C |

NOTE a. Not less than required by SBC-1, Table 401. The exterior wall or barrier shall extend to the height of the building and be so constructed that it will remain structurally in place for the duration of time indicated by the required fireresistance rating. When the exterior wall or barrier is adjacent to a flat roof, it shall be constructed with a parapet.

b. 1 foot = 304.8 mm.

- 4.3 Storm enclosures: Storm enclosures may be erected of Type 2C or 5 construction not more than 10 feet (3048mm) in height and not more than 3 feet (914mm) wider than the entrance doors which they serve, provided they do not project more than 6 feet (1829mm) beyond the building line.
- 4.4 Builders shanties and reviewing stands: Temporary builders' shanties erected in connection with approved building operations, platforms, reviewing stands and other similar miscellaneous structures may be erected of Type 2C or 5 construction for a limited period of time as approved by the building official.
- 4.5 Bins, tanks, towers and roof structures: Coal and material bins, water towers, tank structures and trestles may be erected of Type 4 construction with dimensions not less than required for Type 4 construction, not over 35 feet (10668mm) in height when located 30 feet (9144mm) from the interior lot lines or any building, except when located on lot lines along a railroad right of way or waterfront.
- 4.5.1 Erection on buildings: Aerial supports not more than 12 feet (3658mm) in height, water tanks and flag poles may be erected of wood on buildings not more than three stories nor more than 40 feet (12192mm) in height and drip bars in cooling towers may be constructed of wood.
- 4.6 Motor fuel service stations: Gasoline service stations, and structures of similar uses, not including Use Group H, may be erected of Type 2C construction within the height and area limits for Use Group M or SBC-1, Table 501, provided they are located not less than 11 feet (3353mm) from the lot line or another building.

- 4.7 Bus and passenger terminals: Roofs over parking lots, bus and passenger terminals may be erected one story and not over 20 feet (6096mm) in height and not more than 11,000 square feet (1023m²) in area of Type 2C or 4 construction.
- 4.8 Wood veneers: Wood veneers of 1 inch (25.4mm) nominal thickness or exterior grade plywood not less than 3/8 inch (9.53mm) thick may be used on exterior walls when facing a fire separation of a minimum of 30 feet (9144mm); provided the veneer does not exceed one story in height and is applied to non-combustible backing or is furred not to exceed 1 5/8 inch (41mm) and firestopped in accordance with SBC-1, Section 1420.0 and Section 1425.0. Where all wood veneers comply with SBC-1, Section 1043.5.2, for exterior use, the height may be increased to two stories.

SECTION 5.0 INCREASES IN HEIGHT AND AREA

- 5.1 Increase in height and area: It shall be unlawful to increase the height or area of an existing building or structure, unless the building or structure is of a type of construction permitted for new buildings or structures of the increased height and area, and of a use group permitted within the fire limits in which it is located and as regulated by SBC-1, Section 505 and made to conform with the requirements of the State Building Code in respect to means of egress, fire protection, light and ventilation.

SECTION 6.0 FIRERESISTIVE CONSTRUCTION REQUIREMENTS

- 6.1 Buildings of Type 2C, 3B or 5A construction located within the fire limits shall have opening protectives in accordance with the most restrictive requirements of Table 4.2 or SBC-1, Section 1414.
- 6.2 Construction requirements: All architectural trim, such as cornices, veneers and other exterior architectural elements, attached to the exterior walls of buildings of types 1 and 2 construction shall be constructed of approved non-combustible materials and shall be secured to the wall with metal or other approved non-combustible brackets. Inside the fire limits, wood veneers are permitted in accordance with Section 4.8. Combustible architectural trim shall not be located with a fire separation of less than 3 feet (914.4mm) except fire-retardant treated wood conforming to SBC-1, Section 1403.5, for exterior use.
- 6.3 General: All construction, other than aerial supports, clothes dryers and similar structures less than 12 feet (3658mm) high, water tanks and cooling towers as hereinafter provided and flag poles erected above the roof of any part of any building or structure located within the fire limits shall be constructed of non-combustible materials.

SECTION 7.0 COOLING TOWERS

- 7.1 Cooling towers within the fire limits erected on roofs of buildings shall be constructed of non-combustible materials, except that drip bars may be of wood. Cooling towers may be constructed entirely of fire-retardant treated wood, including drip bars.

SECTION 8.0 SIGNS

8.1 Ground signs: Within the fire limits, a ground sign shall not be constructed of combustible materials, except as provided in SBC-1, Section 1907.4.1.

SECTION 9.0 RESTRICTED LOCATIONS

9.1 High hazard uses: High hazard uses as defined in SBC-1, Article 3, shall not be permitted in any building or structure located within the fire limits.

9.2 Above ground tanks: Above ground tanks used for the storage of flammable or combustible materials shall not be located within the fire limits.

IN CITY COUNCIL
DEC 5 1985
FIRST READING
READ AND PASSED

Rose M. Mendonca CLERK

IN CITY
COUNCIL

DEC 19 1985
FINAL READING
READ AND PASSED

Richard W. Eaton
PRESIDENT
Rose M. Mendonca
CLERK

AS

IN CITY COUNCIL
JUN 20 1985
FIRST READING
REFERRED TO COMMITTEE ON ORDINANCES

Rose M. Mendonca
Clerk

IN CITY COUNCIL
COMMITTEE ON
ORDINANCES
APPROVES PASSAGE OF
THE WITHIN ORDINANCE

Rose M. Mendonca
Clerk ~~Chairman~~

November 18, 1985

APPROVED
DEC 24 1985
John La Paro
MAYOR

Councilman Glavin, Councilman Diller,
Councilwoman Fargnoli (By Request)