SEVENTH
ANNUAL REPORT
1962 - 1963

DEPARTMENT OF
BUILDING INSPECTION

VINCENT DIMASE
DIRECTOR

CITY OF
PROVIDENCE, RHODE ISLAND

January 20, 1964

The Honorable Walter H. Reynolds, Mayor
and the Honorable City Council
City of Providence,
Rhode Island

Gentlemen:

As required by the Providence City Charter, I respectfully submit the Seventh Annual Report relating to the work of the Department of Building Inspection for the fiscal year 1962-1963.

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

Whatever accomplishments the Department achieved during the past year, are due in large measure to the support of His Honor the Mayor, members of the Honorable Council, the City Solicitor, and other City Officials.

I acknowledge with gratitude, their fine cooperation, continued interest and guidance.

Respectfully submitted,

Vincent DiMase

VINCENT DiMASE,
Director

IN CITY COUNCIL
FEB 6 - 1964

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

Vincent Vespia
CLERK

CITY OF PROVIDENCE

DEPARTMENT OF BUILDING INSPECTION

112 Union Street

SEVENTH ANNUAL REPORT

1962-1963

Vincent DiMase, P.E.

Director

TABLE OF CONTENTS

THE BUILDING CODE

The drastic laws of Hammurabi, King of Babylon, approved 2000 years before Christ, exacted the death penalty on the builder if the house collapsed killing the owner. If the son of the owner was killed the son of the builder was put to death.

From these beginnings, the building codes and construction specifications have developed in response to the increasing complexity of social organizations and to advances in the building arts. As communities grew and people came to live in closer proximity, more pressing problems of public health, safety and welfare were generated. On the other hand, technological progress opened--continues to open--the way for meeting these problems through the use of new and improved construction materials, components and techniques.

Providence, having a modern performance code reflects up-to-the-minute technical knowledge of the best ways to build structures not only to provide for normal safety but also to withstand the spread of conflagrations. Further, this modern code reflects contemporary knowledge of the most effective ways in which to provide adequate standards of protection within available resources. This is an important consideration since extremely stringent standards might find the majority of people with insufficient financial resources to meet such standards, while extremely low standards would give inadequate protection.

The continuing pursuit of an optimum balance between required standards of safety and resources available for attaining

them led code experts to use the term "minimum legal requirements". This convenient term refers not to minimum safety but to minimum construction requirements suitable for adoption as law. There is always an element of risk--absolute safety and protection are impossible.

Consequently, a building code can be defined as a collection of minimum legal requirements, the purpose of which is the protection of the safety, health, and general welfare of persons in and about buildings. The typical building code (such as the Providence code) covers requirements for construction, alteration, demolition, maintenance, repair, use of public property and other activity involving buildings and certain other structures.

A building code should serve two major functions. First, it should form a basis for understanding between builder and buyer that the structure is in conformity with good accepted practice, and even more important, it should form a basis for the continuing understanding between the community and each individual occupant or builder as to what constitutes acceptable structures which are not regarded as a hazard to the people of the area. A modern code well administered, permits the full exercise of individual initiative for the incorporation of improved design, materials, equipment, and methods of assembly in building and other construction, and so speeds the progress of the community and contributes to its prosperity.

The Building Code Revision Board and its Sub-Committees are at present reviewing the code so as to bring it up-to-date with the Basic Code of the Building Officials Conference of America.

DEPARTMENT OF BUILDING INSPECTION

The Department of Building Inspection is designed to accomplish the purpose of municipal inspection; namely, to guarantee to the public that buildings will be safe. Nothing can be allowed to overshadow this purpose or to interfere with its fulfillment. The most perfect code ever written could be reduced to a state of non-effectiveness by weak or untrustworthy enforcement. The organization is second in importance only to the code itself. The organization is arranged so that someone is directly responsible for each operation. Each employee understands his responsibility and does his work well.

The Department of Building Inspection is comprised of a Division of Structures and Zoning, a Division of Plumbing, Drainage and Gas Piping, a Division of Electrical Installations, and a Division of Air Pollution, Mechanical Equipment and Installations, which includes heating, steam power, ventilation, air-conditioning and refrigeration.

The Department of Building Inspection has the power and duty to enforce all ordinances and 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 also has the power and duty to enforce the Zoning Ordinance of the City.

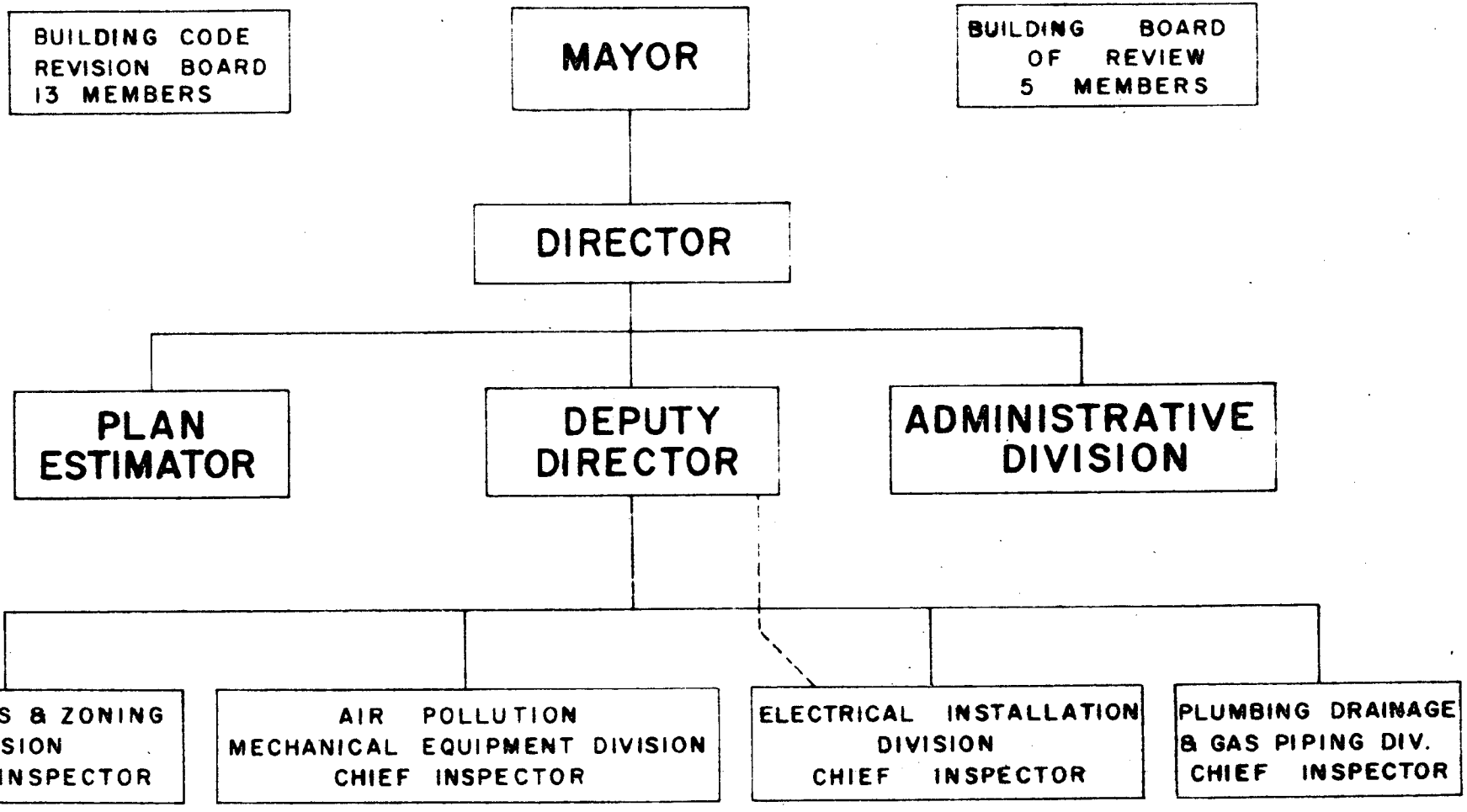
Principal Personnel of the Department of Building Inspection

The principal personnel of the Department consists of a Director, a Chief Inspector of Electrical Installations, a Chief Inspector of Structures and Zoning, 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.

DEPARTMENT OF BUILDING INSPECTION

ORGANIZATION CHART



DIVISION OF STRUCTURES AND ZONING

The Division of Structures and Zoning is responsible for the overall direction of the Construction and use of buildings. The Structural Division enforces all regulations, laws and codes pertaining to building and zoning. It enforces the Building Code as it pertains to:

(a) New construction

General building limitations
Special use and occupancy requirements
Means of egress
Structural requirements
Materials and Methods of Construction
Fire-resistive construction requirements
Precautions during building and demolition

(b) Existing construction

All of the above, but with the added obligation of keeping within the objective of a code to make all structures conforming and still not to be confiscatory.

The Structural Division enforces the Zoning Ordinances to ascertain that what has been set up as a minimum standard for land use and occupancy to provide a uniform development plus safety and welfare is not subverted.

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, 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 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 13,076 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 protection;

(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. Consistent progress has been made in the program of removing buildings in dangerous condition.

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 1963.

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 tables do not include the cost of heating, plumbing and electrical installations.

NEW BUILDINGS 1963

		WARDS														
		I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII	No.	EST. COST
DWELLINGS 1 FAMILY	No.	2	9	3	15	56	21	14	2	2	—	—	—	—	124	1,508,900
	Est. Cost	47,000	271,100	72,000	146,300	602,500	199,500	131,500	20,000	19,000	—	—	—	—		
DWELLINGS 2 FAMILIES	No.	—	—	—	—	1	1	—	—	—	—	—	—	—	2	31,000
	Est. Cost	—	—	—	—	15,000	16,000	—	—	—	—	—	—	—		
MULTI-FAMILIES	No.	—	—	—	—	—	—	—	—	1	—	—	—	—	1	19,000
	Est. Cost	—	—	—	—	—	—	—	—	19,000	—	—	—	—		
CHURCHES, HOMES, ETC.	No.	—	—	—	—	1	—	—	—	—	—	1	1	—	3	286,000
	Est. Cost	—	—	—	—	20,000	—	—	—	—	—	90,000	176,000	—		
AMUSEMENT & RECREATION	No.	2	—	—	—	—	—	—	—	—	—	—	—	—	2	65,000
	Est. Cost	65,000	—	—	—	—	—	—	—	—	—	—	—	—		
OFFICE BUILDINGS AND BANKS	No.	1	—	—	—	—	—	—	1	—	—	1	1	—	4	409,000
	Est. Cost	35,000	—	—	—	—	—	—	75,000	—	—	189,000	110,000	—		
PUBLIC & MUNICIPAL	No.	—	—	—	—	—	—	—	—	—	—	—	1	—	1	905,500
	Est. Cost	—	—	—	—	—	—	—	—	—	—	—	905,500	—		
SCHOOLS	No.	1	1			2									4	2,318,100
	Est. Cost	1,228,500	195,000			894,600										
GASOLINE STATIONS	No.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	———
	Est. Cost	—	—	—	—	—	—	—	—	—	—	—	—	—		
GARAGES	No.	3	1	2	2	11	5	3	2	3				1	33	47,600
	Est. Cost	5,400	2,500	1,800	2,100	21,700	4,800	3,300	2,000	2,600				1,400		
STORES	No.	—	—	3	—	2	—	3	—	1	2	—	—	—	11	160,600
	Est. Cost	—	—	37,800	—	40,000	—	34,500	—	4,500	43,800	—	—	—		
STOREHOUSES	No.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	———
	Est. Cost	—	—	—	—	—	—	—	—	—	—	—	—	—		
MANUFACTORIES AND SHOPS	No.	—	—	—	3	1	1	1	4	3	—	—	1	—	14	1,538,800
	Est. Cost	—	—	—	67,000	60,000	6,000	32,000	1,305,200	56,600	—	—	12,000	—		
OIL BURNERS	No.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	———
	Est. Cost	—	—	—	—	—	—	—	—	—	—	—	—	—		
MISCELLANEOUS	No.	—	1	—	—	—	—	—	—	—	—	—	2	1	4	102,300
	Est. Cost	—	1,500	—	—	—	—	—	—	—	—	—	800	100,000		
TOTAL NUMBER BY WARDS ESTIMATED COST BY WARDS		9	12	8	20	74	28	21	9	10	2	2	6	2		
		1,380,900	470,100	111,600	215,400	1,653,800	226,300	201,300	1,402,200	101,700	43,800	279,000	1,204,300	101,400		

TOTAL ESTIMATED COST $7,391,800

TOTAL NEW BLDG'S PERMITS 203

ALTERATIONS 1963

		WARDS														
		I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII	No.	EST. COST
DWELLINGS 1 FAMILY	No.	39	47	20	11	61	34	12	15	27	18	4	5	2	295	356,650
	Est. Cost	64,600	68,850	22,450	21,750	66,950	37,350	9,600	17,550	16,400	11,950	3,650	12,150	3,400		
DWELLINGS 2 FAMILIES	No.	19	30	7	17	36	27	35	8	26	10	11	4	10	240	249,850
	Est. Cost	13,850	34,650	14,350	14,150	50,400	15,800	44,250	9,550	23,750	5,650	8,700	6,700	8,050		
MULTI-FAMILIES	No.	20	11	9	6	20	27	14	16	19	4	17	10	22	195	200,150
	Est. Cost	29,250	9,900	11,250	4,750	20,700	29,050	12,600	15,350	20,700	3,200	9,250	5,500	28,650		
CHURCHES, HOMES, ETC.	No.	4	2	—	2	6	1	1	2	4	1	3	10	2	38	1,247,650
	Est. Cost	14,100	6,900	—	3,300	716,500	3,000	400	2,350	119,100	300	198,400	164,800	18,500		
AMUSEMENT & RECREATION	No.	1	—	—	—	1	—	1	—	3	—	—	3	1	10	84,750
	Est. Cost	300	—	—	—	20,000	—	2,450	—	30,500	—	—	30,400	1,100		
OFFICE BUILDINGS AND BANKS	No.	4	4	1	—	—	—	—	1	1	1	2	27	2	43	191,900
	Est. Cost	13,700	5,450	10,000	—	—	—	—	500	4,000	2,200	11,500	135,550	9,000		
PUBLIC & MUNICIPAL	No.	—	—	—	1	—	—	—	2	—	1	—	—	—	4	124,400
	Est. Cost	—	—	—	2,000	—	—	—	10,400	—	112,000	—	—	—		
SCHOOLS	No.	6	4	—	1	3	—	1	2	2	—	—	3	—	22	285,500
	Est. Cost	40,650	97,800	—	12,500	19,700	—	17,000	40,600	52,000	—	—	5,250	—		
GASOLINE STATIONS	No.	1	2	3	1	1	5	6	—	6	1	6	2	7	41	86,350
	Est. Cost	400	1,900	1,700	200	900	2,800	5,250	—	12,300	38,400	15,000	1,200	6,300		
GARAGES	No.	6	3	2	1	9	3	5	3	8	2	1	6	—	49	28,000
	Est. Cost	3,000	2,500	1,100	300	2,650	1,200	3,450	1,300	2,800	2,300	1,000	6,400	—		
STORES	No.	6	3	3	4	9	—	7	4	4	1	3	48	9	101	191,650
	Est. Cost	6,100	7,350	4,900	7,250	6,350	—	2,000	6,400	12,200	1,500	1,500	113,450	22,650		
STOREHOUSES	No.	6	2	—	10	4	6	1	2	3	—	4	7	13	58	90,400
	Est. Cost	10,900	1,900	—	15,200	3,000	4,650	1,000	1,000	12,950	—	4,800	5,300	29,700		
MANUFACTORIES AND SHOPS	No.	11	—	2	3	2	7	8	3	8	18	17	19	23	121	1,050,500
	Est. Cost	32,450	—	19,500	6,800	2,400	18,550	10,900	1,800	79,500	88,400	177,800	290,850	321,550		
OIL BURNERS	No.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
	Est. Cost	—	—	—	—	—	—	—	—	—	—	—	—	—		
MISCELLANEOUS	No.	2	2	2	2	6	4	3	2	3	2	6	25	3	62	54,600
	Est. Cost	400	5,500	3,300	600	2,750	3,400	1,700	800	1,400	600	20,700	11,850	1,600		
TOTAL NUMBER BY WARDS		125	110	49	59	158	114	94	60	114	59	74	169	94		
ESTIMATED COST BY WARDS		229,700	242,700	88,550	88,800	912,300	115,800	110,600	107,600	387,600	266,500	452,300	789,400	450,500		

TOTAL ESTIMATED COST $4,242,350

TOTAL ALTERATION PERMITS 1279

The Statistical tables are summarized as follows:

New Buildings..... 203 Permits
Estimated Cost..... $7,391,800

Additions & Alterations..... 1279 Permits
Estimated Cost..... $4,242,350

In addition to the tabulated data, the following miscellaneous permits were issued during 1963:

Razing of Buildings.....	Permits	213
Sandblasting of Buildings.....	Permits	10
Moving of Buildings.....	Permits	7
Erection of Billboards.....	Permits	45
Erection of Wall Signs.....	Permits	85
Erection of Signs over Sidewalk.....	Permits	207
Erection of Fire Escapes.....	Permits	260
Construction of Sidewalk Vaults.....	Permits	2
Use of Streets & Sidewalks.....	Permits	119
Storage of Dangerous Chemicals.....	Permits	35
	TOTAL --	983

Total permits of all types issued during the year 1963 amounted to 2465 permits.

Buildings demolished for Public Improvements not included in the list of permits summarized below:

Buildings in the path of Route 95..... 300

Buildings in the Central Classical Area.... 204

Total number of buildings demolished.... 504

During the calendar year 1963, 155 family units were added as a result of private building activities. This constitutes an increase of 5 units above the 1962 total of 150 units. The additional units are grouped as follows:

(a) New Buildings

124	One Family.....	124 Family Units
2	Two Family.....	4 Family Units
1	Multiple Dwelling.....	4 Family Units
(b)	Conversions	23 Family Units
	TOTAL	155 Family Units

The total fees collected for the calendar year 1963, for all types of permits issued by this Division amounted to $44,755.39.

The total fees collected during the fiscal year, October 1, 1962 to September 30, 1963, amounted to $42,299.59.

During the year 1963, this Department processed 679 building and zoning violations.

The Field Inspection Section of the Division conducted 13,076 construction inspections and violation investigations.

The plan examination section of the Division, in addition to processing routine permit requests, reviewed plans and specifications for 33 "Major Structures" with a declared estimated cost of $50,000.00 or more, as detailed below:

Brown University 170-180 Hope St. New (School rooms & lab).....	$1,228,500
Prov. Off Street Parking 165 Washington St. New (Parking Garage).....	905,500
Prov. Wholesale Drug Niantic Ave. New (Packaging & Storage of Drugs).....	492,200
Anson, Inc. Huntington Ind. Park New (Jewelry Mfg.).....	465,000
Providence College River Ave. New (Dormitory)--(North).....	447,300
Providence College River Ave. New (Dormitory)--South.....	447,300
Roger Williams Gen. Hospital 825 Chalkstone Ave. Addition (Nursing Home).....	342,550
Roger Williams Gen. Hospital 825 Chalkstone Ave. Addition (Operating Rooms).....	330,450
Pak-All Products, Inc. 20 Niantic Ave. New (Mfg.).....	228,000
Moses Brown 212 Lloyd Ave. New (Field House).....	195,000
Dr. William Hindle 655 Broad St. 1-25 Whitmarsh St. New (Medical offices).....	189,000
Episcopal Diocese of R. I. 289 North Main St. New (Dioceses offices).....	176,000

Speidel Corp. Bassett St. & 70 Ship St. Addition (Mfg.).....	170,000
Morrow Color Plate 90 Niantic Ave. New (Mfg. Bldg.).....	120,000
Grinnell Corp. 260-266 West Exchange St. Addition (Mfg.).....	116,300
City of Prov. Terminal Road Sludge Incinerator.....	112,000
Boy Scouts of Amer. Narr. Council 70 Stewart St. New (Office Bldg.).....	110,000
Providence Redevelopment Agency North Main St. Retaining Wall--Divide commercial from residential area.....	100,000
R. I. Hospital 593 Eddy St. New (Bldg. & Ground Shop).....	90,000
Gloria Dei Church 15 Hayes St. Addition (church).....	90,000
Brown University 85-89 Waterman St. Addition (fourth story).....	87,300
Hudson Yard, Inc. 86-126 Crary St. Addition (Mfg.).....	85,000
Elmwood Realty, Inc. 373-379 Elmwood Ave. New (Office bldg.).....	75,000
Grinnell Corp. 67-71 Cedar St. Addition (Mfg.).....	62,000
Magnus Realty 35 Clarkson St. New (Magazine distrib. & warehouse).....	60,000

Home for Aged Men & Aged Couples
806 Broad St.
Alterations (exterior & interior)..... 60,000

St. Elizabeth's Home
109 Melrose St.
Alterations (interior)..... 57,600

Mr. & Mrs. Jesse Goldberg
2 Woodland Terrace
New (Dwelling--1 fam.--attached garage).... 55,000

Mr. & Mrs. Lewis N. Madeira
30 Orchard St.
New (Dwelling--1 fam.)..... 53,100

Grinnell Corp.
294 W. Exchange St.
Addition (Mfg.)..... 51,350

Providence Institution for Savings
86 South Main St.
Alteration (Bank--Office--Garage)..... 51,000

Crisloid Plastic
55 Porter St.
Addition (Mfg.)..... 50,000

Mr. & Mrs. Riggs
136 Prospect St.
New (Dwelling--1 fam.)..... 50,000

The estimated cost of construction of the "Major Structures" listed above totalled $7,152,450--or 61.5% of the total construction cost figure. The number of structural permits issued for these projects totalled 33--or approximately 1.3% of the total number of structural permits issued.

Respectfully submitted,

NICHOLAS DI BENEDETTO,
Chief Inspector of
Structures and Zoning

DIVISION OF ELECTRICAL INSTALLATIONS

The Division of Electrical Installations, as usual, has been very active this year. Many major projects requiring highly complex electrical installations are being constructed. Several large buildings have been completely rewired. Many difficult problems had to be overcome by engineers, contractors and inspectors during the rewiring to maintain continuous electrical service while this was being accomplished. The service loads in a large percentage of buildings built during the year were several times larger than those found in buildings of comparable size in previous years. This is attributable to the many new electrical appliances and conveniences which might be defined as "All Electric Living".

The Division has been active at the local and national level, in the investigation of hazards attendant to swimming pool lighting. The Code is being revised to provide for safer swimming pool installations.

The Electrical Code Revision Commission is constantly reviewing the Code and developing amendments to keep pace with changes required to meet current electrical installation problems.

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

Dear Mr. DiMase:

I respectfully submit the following report of the Division of Electrical Installations' activities during the fiscal year 1962-1963, including a summary of its revenue and operations.

SUMMARY

The Division of Electrical Installations received credit for fees collected by the Department of Building Inspection, as follows:

1. There were seventy-five (75) Limited Premises Permits issued and four thousand one hundred ten (4110) Electrical Permits for installation of electrical wiring and apparatus including alterations and repairs. $16,429.84

2. There were forty-eight (48) Code Books sold. 60.00

TOTAL ---- $16,489.84

Number of rough wiring inspections	721
Number of defective installations re-inspected	3,674
Number of Certificates of Approval issued	4,628
Number of inspections after fire	1,104
Number of investigations requested by the Narragansett Electric Company and Fire Department	635
Number of special investigations	6,140
Minimum Housing Inspections	1,422
Limited Premises Inspections	410
Total number of inspections	18,734

Letters to owners	4,096
Number of disconnects	67

Signs illuminated	272
Signs not illuminated	64

NOTE: One request for special permission was granted from October 1, 1962 to September 30, 1963.

REPORT

The Electrical Division of the City of Providence Department of Building Inspection has maintained the highest standards in its Inspection work. This has been recognized and rewarded as follows:

1. The best of public relations have been enjoyed because the personnel of this office make a special effort to consider the public's point of view, insofar as the Rules and Regulations pertaining to the safety of persons and property from hazards arising from the use of electricity are complied with in intent.

2. The removal of approximately ninety (90) per cent of the violations referred to this office by the Minimum Housing Standards Division, without the need of court action, is in itself a rewarding recognition of the service rendered.

3. The increased use of our inspection services by holders of Limited Premises Permits has been the result of our assignment of an Inspector to this specialized service as a full time project.

4. The compliments of Architects, Engineers and Owners on the plan and specification examination services rendered by this office have been numerous and are appreciated by the devoted personnel of this Division who always make every effort to be fair to all concerned.

5. New electrical installations, as well as alterations and additions to existing electrical installations are inspected by this office as routine procedure; but, the prompt compliance with our Rules and Regulations by the Installers is due only to the recognition of the high standards maintained by the Electrical Division.

6. On an International level, our Chief Inspector, Peter J. Hicks, Jr., has received recognition as Past President of the International Association of Electrical Inspectors.

7. On a National level, our Assistant Chief Electrical Inspector, Frank S. Meadus, has received recognition as a member of the Electronic Computer Systems Committee of the National Fire Protection Association representing the International Association of Electrical Inspectors.

8. On a Regional level, Mr. Meadus has received recognition as a member of the Executive Committee of the Eastern Section of International Association of Electrical Inspectors.

9. On a Local level, the following is recognized by the electrical industry: Louis J. DePalma, as Chairman of the Roger Williams Chapter.

10. Our entire staff is recognized for its competence and devotion to duty on all levels,--National, State and Local.

Respectfully submitted,

PETER J. HICKS, JR.,
Chief Inspector of
Electrical Installations

DIVISION OF PLUMBING, DRAINAGE AND GAS PIPING

The trend toward larger and more complicated construction has continued during this fiscal year. Meetings with architects, engineers, and contractors were frequently held during the design stage of large projects to solve problems before the plans were completed and submitted for check. These preliminary meetings proved very effective, and in many cases resulted in substantial savings to the builder and owner.

The Plumbing Code Revision Committee continues active in reviewing and revising the Plumbing Code to keep it in step with changes in construction methods and the demands of more complex installations.

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

Dear Sir:

As requested, this will show the activities and statistical record of the Plumbing Division of Plumbing and Drainage for the fiscal year October 1, 1962 to September 30, 1963.

Plumbing Inspections	5,117	
Drain Inspections	2,244	
Miscellaneous Visits	386	
Minimum Housing Visits	4,945	Total 12,692
Plumbing Plans Filed	2,420	
Drain Plans Filed	441	Total 2,861
Work on Old Buildings	2,226	
Work on New Buildings	194	Total 2,420
Sewer Connections	2,417	
Cesspool Connections	3	Total 2,420
Final Inspections	2,372	

Estimated Cost of Plumbing Plans		$1,411,954.00
Estimated Cost of Drain Plans		85,790.00
	Total	$1,497,744.00

Limited Sprinkler Licenses Issued		$ 75.00
Limited Drainlayer Licenses Issued		225.00
	Total	$300.00

Fees for Plumbing, Drainage and Limited Licenses $10,868.08

WHY CITIES AND TOWNS SHOULD HAVE PLUMBING INSPECTORS

Science Links Plumbing and Health

Water is a Medium of Disease Transmission

Today it is common knowledge that diseases can be transmitted and spread by water. A hundred years ago it was not. Epidemics then raged through cities, killing thousands and blotting out entire communities. But they were attributed more often to divine providence than to filth, polluted water or vermin. As men began to apply scientific methods to the study of disease and its spread, they learned about the invisible micro-organisms which now are understood to be the causes of disease. They learned that some of these micro-organisms live in water and can be transmitted from one human being to another through water. One by one, the water-borne diseases have been identified. Today epidemiologists include among them, cholera, typhoid fever, paratyphoid fever, amebic dysentery, bacillary dysentery, hook-worm, fluckes and diarrhea.

Protecting Water Supply Distribution

The problem of fighting water-borne disease thus did not end with the attainment of safe water through purification processes. In the report of a study of outbreaks of typhoid fever and dysentery in the 1920-29 study, it was shown that 2,055 cases of typhoid fever occurred because of pollution of apparently safe water as it was being distributed to consumers. Of these cases, 1,995, or more than 95%, were due to unprotected cross-connections between the distribution system and secondary polluted water supplies.

By these are meant a connection between the main water supply pipes and auxiliary supplies taken from rivers and other sources for non drinking purposes, such as fire protection or industrial use. The contaminated secondary supply thus was mixed with the treated water.

The authors of the report said: "The public health importance of unprotected cross-connections is further emphasized by the fact that this rated second in causes of total outbreaks (typhoid fever) and fourth in dysentery cases. From these figures it might well be classed as the outstanding public health danger in water works operation."

Cross-Connections a Plumbing Hazard

While city governments quickly grasped the idea that cross-connections could introduce contamination into the distribution system after purification, they were slower to realize that the same danger of contamination exists within the plumbing systems of individual buildings--which are a part of the distribution system. The plumbing industry had been interested in this problem for many years, but it took Chicago's disastrous amebic dysentery epidemic of 1933 to focus attention of the public and its city governments on the problem. Since then, great strides have been taken by cities in every part of the country, through revision of codes, to reduce the possibility of water-borne disease outbreaks resulting from plumbing cross-connections and other plumbing defects.

Cross-connections in the plumbing system may, like those in a city water distribution system, involve a secondary water supply within a building. More often, though, there are connections between the ordinary household water supply and waste disposal facilities. And they can be introduced in many different ways.

Recognition of this plumbing hazard, however, merely added a powerful reinforcing link to the chain of knowledge which regulation of materials and methods is used in plumbing installations. To insure safe, sanitary plumbing, controls were already in effect in most places prescribing:

(1) Use of traps to seal off the sewer from the building and thus prevent entrance into living quarters of sewer gases and vermin.

(2) Ventilation of the drainage system of the building to prevent loss of the trap seal which would render traps useless.

(3) Proper fittings, pipe and other materials to prevent leakage of sewerage from pipes in the building.

(4) Specifications governing the number of fixtures which may be serviced by a pipe of a given size.

Plumbing is a Factor in Disease Control

The gradual completion of the circle of protection of the public from exposure to water-borne disease is dramatically revealed in statistics. Death rates from water-borne disease have gone down and down. Fifty years ago 100,000 people died annually from diarrhea enteritis and dysenteries, and 23,000 died from typhoid fever. In 1944, fewer than 600 died of typhoid and about 15,000 from other enteric diseases.

The development of modern plumbing has played a part in achieving this record, chiefly because of the plumbing codes and provisions for licensing, permits and inspection which communities have instituted to insure safe plumbing.

Competent and strict inspections by the plumbing inspectors of the Plumbing Division with long experience and technical knowledge look for cross-connections in all buildings, large or small, to make sure that the potable water supply is not going to be polluted with sewerage water.

Respectfully submitted,

JAMES J. DOWNEY,
Chief Inspector of Plumbing,
Drainage and Gas Piping

DIVISION OF AIR POLLUTION, MECHANICAL EQUIPMENT AND INSTALLATIONS

The Mechanical Division examines many plans for many kinds of installations of fuel burning, and all other equipment which has an air pollution potential. Predominant among these plans are those for the installation of oil burning equipment.

The Mechanical Division makes certain that these installations are well designed because we realize that two-thirds of all air pollution violations result from improper burning of fuel oil, and that over three-quarters of these violations are due to #6 oil. The importance of insisting upon only approved installations is readily understood.

Improvements in the art of burning oil effectively, efficiently and without nuisance are under continuing development. In order not to preclude meritorious innovations, these criteria will be reviewed and may be revised from time to time.

It is the hope of the Department that by proper use of these criteria and conformity with the rules and regulations of the Department, installations will be improved and air pollution will be minimized.

The Department recommends that the State pass legislation requiring blowby devices on all automobiles registered in Rhode Island.

Based on Laboratory tests, the crankcase blowby device not only reduces the emission of hydrocarbons and carbon monoxide from automotive vehicles, but it reduces smoke as well.

Investigations have shown that the tar and soot in this smoke contains compounds which can cause cancer in experimental animals. The Laboratory tests showed that smoke readings from new vehicles and vehicles equipped with the crankcase blowby device were half of those smoke readings obtained from older vehicles which did not have the device.

The Mechanical and Air Pollution revision committee continues to review the code and will soon recommend amendments to insure that the code is adequate in keeping pace with the requirements for all types of installations, many of which involve unique problems in design and new materials.

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

Dear Mr. DiMase:

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, 1962 to September 30, 1963, and includes a summary of its revenue.

Progress in controlling air pollution in Providence continued during 1962. This was indicated not only visibly by the absence of chronically smoking chimneys but also by the results of the analysis made at the Taft Engineering Center in Cincinnati of the air samples taken during the year, as Providence again participated in the National Air Sampling Network.

The results showed that the suspended particulate matter in Providence air again was considerably less than that in the air over other cities of comparable population size. (Particulate matter means a solid as distinguished from gas or vapor).

The readings for the organic material and gas samples were likewise low and the generally low pollution levels indicated the effectiveness of the air pollution control program.

The preliminary reports of the results of the analysis of the filter samples for the first six months of 1963 indicated higher readings than for any year since 1957, however.

This 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 Central-Classical 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.

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.

In addition, the local electric utility company installed a completely automatic system of spraying the coal storage piles to prevent air pollution from the wind-blown fine particles. Mr. DiMase, the Director, the Chief of Division, and Division personnel witnessed the performance of the automatic system which will perform a much more efficient job of controlling pollution from this source.

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. However, the unfortunate situation brought about by the inability of the building wrecking contractors to dispose of demolition material from urban renewal projects and interstate route construction, caused Mayor Reynolds to call a special session of the City Council to amend the ban on open burning during the emergency which exists. The amendment will permit open burning of demolition material from City, State and Federal projects at Fields Point until such time as a suitable method is found to dispose of bulk waste material. The ban on all other open burning remains in effect and we are hopeful that the citizens of Providence will continue in their splendid cooperation and understanding.

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. Requests came from such far away countries as India.

The Division continued to work closely with neighboring towns and cities and at the invitation of the Town Council of

Warren, Rhode Island, the Chief of the Division spoke to groups there to explain air pollution control regulations. The Town of Warren subsequently adopted an Air Pollution Control Ordinance.

As a result of expanded activities during the 1962 Cleaner Air Week observation, Providence received a Certificate of Award from the National Cleaner Air Week Committee of the Air Pollution Control Association. Providence was one of ten cities in the country which received this honor. Mr. S. Smith Griswold, the President of the Air Pollution Control Association, visited Providence and presented the Award to Mayor Walter H. Reynolds, during the luncheon which was part of the annual technical meeting of the New England Section of the Air Pollution Control Association. Providence was host to more than 80 members of the New England Section at the meeting which was held at Rhode Island College.

The Division Chief delivered a paper on Solid Waste Disposal and served on a panel at the session. The Chief of the Division was honored by being re-elected to his second term as Chairman of the New England Section of the Air Pollution Control Association.

The 1963 Cleaner Air Week activities were again highlighted by the balloon release from atop the Rhode Island Hospital Trust Building. Mayor Reynolds headed a group of dignitaries and representatives of the Providence League of Women Voters, Impact, the Chamber of Commerce, Radio and TV, who participated in the release.

The Chief of the Division presided at the Annual Dinner Meeting of the New England Section, which was held in Hartford, Connecticut.

As in all past years, the local Press and Radio and TV Stations covered all the activities during Cleaner Air Week, in addition to providing complete coverage of many other functions dealing with air pollution control. Some of these were the showing of films; "Causes of Air Pollution" and "Effects of Air Pollution" by WJAR-TV; the presentation "This is Rhode Island" by Radio Station WLKW - a 30 minute taped program of interviews with S. Smith Griswold, Air Pollution Control Association President, William Megonnell, Air Pollution Control Regional Program Director for the United States Public Health Service, and Genaro G. Costantino, concerning air pollution control; a program taped by WTEV-TV showing sampling equipment and an interview with Mr. Costantino; and an interview of the Chief of the Division by Hank Bouchard of WPRO-TV. Editorials and articles by feature writers in our local press kept our citizenry well informed on the increasing need for safeguarding the air which we breathe. The press gave complete coverage to the activities of the Division, most news worthy of which were the Technical Meeting and Cleaner Air Week Award at Rhode Island College and the Cleaner Air Week activities.

The Chief of the Division was invited to attend the National Conference on Air Pollution in Washington in December and participated in the Motor Vehicle Exhaust discussions. The Chief's comments are part of the record of the proceedings.

The Chief was asked by Senators Claiborne Pell, of Rhode Island, and Clifford Case, of New Jersey, to review and comment on

air pollution control legislation pending before Congress. The comments by the Chief to Senator Case were included in the Congressional Record after hearings held in September.

The Division Chief attended the National Meeting of the Air Pollution Control Association, and was honored by being named on the Incinerator Committee and the Local Section Committee. The Chief served actively on these committees during the conference.

During the year, the Chief addressed many groups, among them the Chamber of Commerce Committee on Air and Water Pollution, the Local Government Committee of the Chamber, the Citizens League for Air Pollution Control and the Promotional School of the Providence Fire Department. In addition, the Chief was interviewed on several occasions by the news media.

The Chief of the Division was invited to deliver a paper at the New England Health Institute Conference held at Brandeis University in June, and served on a panel at the Conference.

The Chief was also asked by Mayor Reynolds to represent the City at meetings held to discuss the elimination of the nuisance created by starlings.

The Chief of the Division and members of his staff met with top level management, architects and engineers on many occasions during the year to discuss suitability of mechanical equipment proposed for new structures. This was done during the design stage, prior to final plan submission, and as a result not only are potential sources of air pollution controlled at the source through specification or control equipment, but maximum protection

for the lives and property of our citizens is provided through full compliance with the requirements of the Building Code.

The Division's activities in this regard, plus the inspection of all mechanical equipment required by the Code, thus play a very important role in safeguarding the lives and property of our citizens through rigid enforcement of maximum safety requirements.

The building programs at our local institutions of learning and the expansion at our hospitals, as well as other new structures, again place a heavy work load on our staff.

However, the inspection of all phases of mechanical equipment installations including conveyors, elevators, sprinklers, heating, air conditioning, refrigerator, and ventilation was adequately and completely maintained in spite of peak load conditions and other everyday duties performed by our inspectors. The Chief and his staff witnessed many tests following 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 resulting from defective fuel burning equipment in Providence is well below the national average.

The members of the staff continue to engage in research of air pollution problems and study of research conducted by various private foundations and the United States Public Health Service, in order to keep abreast of new developments in this field.

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

We gratefully acknowledge the splendid cooperation of our Chief Executive, the Providence Fire and Police Department, 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, 1962 to September 30, 1963.

REVENUE

Oil Burners	1,297.27	
Gas Burners	702.47	
Boilers	1,336.24	
Gas Water Heaters	2,300.88	
Furnace	596.42	
Ductwork	733.24	
Air Conditioning	917.09	
Radiation & Piping	1,442.03	
Tank	440.05	
Ventilation	442.09	
Sprinklers	570.22	
Refrigeration	526.30	
Elevator - Lift - Conveyor	1,655.14	
Console Heaters	683.35	
Oil Fired Water Heaters	8.00	
Hoist	47.50	
Dumbwaiter	84.14	
Blowers	36.70	
Compressor & Pumps	56.15	
Dust Collector	10.25	
Smoke Detector	11.00	
Emergency Generator	22.00	
Controls	129.00	
Fans	27.72	
CO^2 System	9.00	
Incinerator	22.00	
Oven	68.60	
Spray Booth	19.00	
Unit Heaters	150.10	
Gas Unit Heaters	107.55	
Miscellaneous	46.50	
	$14,504.00	$14,504.00
New Licenses:		
Boiler Operator	360.00	
Operating Engineers	135.00	
Refrigerating Machine Operator	25.00	
License Renewals:		
Boiler Operator	1,598.00	
Operating Engineers	1,674.00	
Refrigerating Machine Operator	62.00	
	$ 3,854.00	$ 3,854.00
	Grand Total -	$18,358.00

Licenses:	New	Renewal
Boiler Operator	72	799
Operating Engineer	27	837
Refrigerating Machine Operator	5	31
Total	104	1,667

The number of applications for new Stationary Engineer and Boiler Operator Licenses, and the renewal of existing licenses continue high.

There were 125 applications submitted for new licenses, of which 104 were granted after the applicants passed the required examinations.

There were 2,569 permits issued for 3,761 units from October 1, 1962 to September 30, 1963.

Equipment	Units
Oil Burners	438
Gas Burners	303
Boilers	365
Gas Water Heaters	1,116
Furnace	190
Ductwork	172
Air Conditioning	94
Radiation & Piping	221
Tank	200
Ventilation	24
Sprinkler	35
Refrigeration	28
Elevator & Lifts, Conveyors	51
Console Heaters	325
Oil Fired Water Heaters	3
Hoist	6
Dumbwaiter	3
Blowers	12
Compressor & Pumps	19
Dust Collector	2
Smoke Detector	3
Emergency Generator	4
Controls	3
Fans	20
CO^2 System	1
Incinerator	3
Bakers Oven	6
Spray Booth	8
Unit Heaters	55
Gas Unit Heaters	32
Miscellaneous	19
Total	3,761

INSPECTIONS AND INVESTIGATIONS

Annual Fuel Burning Equipment Inspections	1,786	(1,397 permits issued)
Complaints	213	
Violations	634	
Control Tests	286	
Sprinkler Tests	35	
Elevator Tests	13	
Oil Burner Inspections	438	
Gas Burner Inspections	303	
Boiler Inspections	365	
Gas Water Heater Inspections	1,116	
Furnace Inspections	190	
Ductwork Inspections	172	
Air Conditioning Inspections	94	
Radiation & Piping Inspections	221	
Tank Inspections	200	
Ventilation Inspections	24	
Sprinkler Inspections	35	
Refrigeration Inspections	28	
Elevator & Lift & Conveyor Inspections	51	
Console Heater Inspections	325	
Oil Fired Water Heater Inspections	3	
Hoist Inspections	6	
Dumbwaiter Inspections	3	
Blower Inspections	12	
Compressor & Pump Inspections	19	
Dust Collector Inspections	2	
Smoke Detector Inspections	3	
Emergency Generator Inspections	4	
Control Inspections	3	
Fan Inspections	20	
CO^2 System Inspections	1	
Incinerator Inspections	3	
Baker Oven Inspections	6	
Spray Booth Inspections	8	
Unit Heater Inspections	55	
Gas Unit Heater Inspections	32	
Miscellaneous Inspections	19	
Investigations	2,666	
Re-Inspections	3,771	
Total	13,165	

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

Good administration is the keynote for successful government and attention to details is essential at all times. The activities and responsibilities of the Administrative Services are an integral part of every activity of the Department. It provides centralized administration and coordination for management in the key staff functions of budgeting, finance, personnel, purchasing, and records management.

REVENUE SUMMARY

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

Dear Mr. DiMase:

The following is a report of fees collected from the Divisions of the Department of Building Inspection for the fiscal year from October 1, 1962 to September 30, 1963, inclusive, and the same deposited at the City Collector's Office.

Collections and Deposits Total	$89,975.51
Collected from Inter-Office Divisions:	
Structures and Zoning Division	$42,299.59
Electrical Division	16,489.84
Air Pollution and Mechanical Division	18,358.00
Plumbing, Draining and Gas Piping	10,868.08
Zoning Board	1,380.00
Building Board	540.00
Housing Board	40.00
Total	$89,975.51

Revenue Summary - Continued

The following is a report of fees collected from the Divisions of the Department of Building Inspection during the annual year, January 1, 1963 to December 31, 1963, inclusive, and the same deposited with the City Collector's Office.

Collections and Deposits Total	$91,700.63

Collected from Inter-Office Divisions:

Structures and Zoning Division	$44,755.39
Electrical Division	16,886.77
Air Pollution and Mechanical Division	17,454.47
Plumbing, Drainage and Gas Piping	10,584.00
Zoning Board	1,430.00
Building Board	540.00
Housing Board	50.00
Total	$91,700.63

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 1963:

JOB	ESTIMATED COST	FEE PAID
Chalkstone Ave. Roger Williams Gen. Hosp. New Nurses Home	497,827.00	682.83
Chalkstone Ave. Roger Williams Gen. Hosp. Addition to Hosp. Bldg.	622,371.00	746.19
Hope St. Brown University Physics & Engineering Bldg.	2,224,978.00	1,547.50
Benevolent St. Brown University Alteration to Arnold and Bigelow Lounges	39,000.00	152.00
Waterman St. Brown University Alteration to Elect. Distrib. System & Steam Lines	76,940.00	239.00
Prospect St. Brown University Addition to Psychology Bldg.	157,000.00	342.00
Summit Ave. Miriam Hospital One Story Addition to Hospital Building	260,000.00	130.00
Summit Ave. Miriam Hospital Fourth Story Addition to Hospital Building	315,000.00	157.50

JOB	ESTIMATED COST	FEE PAID
Ridge St. Holy Ghost Church Corp. Addition to Ivy Hall	20,000.00	90.00
Pocasset Ave. Local Union--Joint Apprentice-ship & Training Trust Alterations to Building	35,300.00	140.90
Geo. M. Cohan Blvd. Home for Aged Women Alterations to Building	19,000.00	86.00
Orchard Ave. Lewis N. Madeira New Residence	69,800.00	224.60
Broad & Whitmarsh Sts. William V. Hindle, M.D. New Medical Building	300,000.00	485.00
River Ave. Providence College South Dormitory Building Heating, Plumbing and Sprinkler Installations	87,260.00	259.50
River Ave. Providence College North Dormitory Building Heating, Plumbing and Sprinkler Installations	87,260.00	259.50
Hartford Ave. McKesson & Robins New Boiler Stack	9,200.00	46.80
Melrose St. St. Elizabeth's Home Alterations to Building	116,900.00	302.00
Hartford Ave. McKesson & Robins New Vault	1,200.00	11.00

JOB	ESTIMATED COST	FEE PAID
No. Main St. Episcopal Diocese of R. I. New Diocesen Office Bldg.	232,000.00	417.00
Eddy St. R. I. Hospital Addition to Hosp. Bldg.	127,000.00	312.00
Huntington Industrial Park Pak-All Products, Inc. New Building	310,000.00	495.00
Huntington Industrial Park Anson, Inc. New Building	700,000.00	785.00
West Exchange St. Grinnell Corp. New Addition to Administration Bldg.	118,507.00	303.50
Cedar St. Grinnell Corp. Addition to Cedar St. Laboratory	63,918.00	212.80
West Exchange St. Grinnell Corp. Addition & Alteration to Metallurgical Bldg.	53,438.00	191.90

DIVISION OF MINIMUM HOUSING

The prime purpose of the Housing Corrective activity is to preserve our City's inventory of adequate housing. The Home Owner has to be made to realize that by rehabilitating his home, it means:--

1. Protected residential zoning
2. Maintenance of neighborhood in accordance with minimum legal standards
3. A stable neighborhood
4. Elimination of fire hazards
5. Elimination of accident hazards
6. A better home in every respect

With a proper and continued maintenance program, the life of neighborhoods and buildings will be extended by many years and obviate the drastic approach of demolition and redevelopment.

Records from the Division of Minimum Housing Standards disclose that during the past five years:--

2,860 dwelling units were equipped with hot water

1,623 defective heating facilities were corrected

8,960 electrical fixtures were installed

3,606 improper wiring violations corrected

1,734 fire escapes erected

3,166 exterior walls repaired

1,010 interior walls repaired

1,734 gutters and conductors repaired or replaced

4,832 faulty plumbing facilities corrected

977 porches braced and repaired

All of this work was referred to the Department of Building Inspection so that the Department could verify the complaints by making a re-inspection of the premises, issue violation notices, issue permits for all the above work, supervise the work until corrected and then give final approval to the completed work, since the ultimate responsibility is the protection of public safety, health and welfare through the enforcement of the Code governing equipment, facilities, physical conditions, maintenance, and occupancy of all structures.

The maintenance of proper building standards in any community starts first with the homeowner and not with the city official. The real motive for improving any home should be a better home, and here is an area in which the heart should outrank the dollar.

The aim of building standard codes should be to help--not to regulate.

Although the Department is still short three inspectors and one engineer, the staff has taken on this additional burden from the Division of Minimum Housing with a fine spirit. Only one man from each of the Divisions of the Department of Building Inspection had to follow all the work of the Division of Minimum Housing Standards. Their performance has been excellent. It has meant longer working days, including Saturdays and nights occasionally. Our inspectors worked with the people involved to explain the violations and give them assistance on how these violations could best be corrected.

To date, the work is from 95 to 100 per cent complete.

I congratulate my employees for their loyal and faithful service.

FIRE PREVENTION BUREAU

The Fire Prevention Bureau inspectors during their regular routine work uncover violations of the Building Code and Fire Code. These violations are referred to the Department of Building Inspection.

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

The proper Division makes--

(1) A re-inspection of premises

(2) Sends out a letter to owner informing him of violation

(3) Issues a permit for the work

(4) Supervises work until violation is corrected

Since the Department of Building Inspection is responsible for the public safety governing equipment, facilities, physical conditions, maintenance and occupancy of all residential, commercial and industrial buildings, it is our responsibility to enforce the Code. The Building Inspection Department has enforced the Code pertaining to fire hazards for many years without additional personnel.

HISTORIC DISTRICT COMMISSION

There is no other single area in the city more dear to the heart of the true New Englander than our own Historic District. It is not only an area of historic importance to us, to the state and nation, but it represents an attitude and a way of life that is completely our own.

Restorations continue to boost values in this Historic District. The job of preserving this area belongs to the Historic District Commission and the Preservation Society.

The Commission and Preservation Society closely supervise the restoration work carried out by private owners.

The Commission also has the authority to regulate any new construction which takes place within the Historic District.

All plans for new and existing buildings in the Historic District are first submitted to the Department of Building Inspection. The Director presents same to the Historic Commission for review. It is the duty of the Commission to review all plans for the construction, alteration, repair, moving, or demolition of structures affecting the exterior appearance. The Commission must pass upon these plans before the Department of Building Inspection can grant a permit. However,--supervision and final approval rests with the Department of Building Inspection.

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.

Some of the major current items in this work are fire ratings for prestressed concrete; fire proofing through the use of light-weight sprayed-on materials; high strength adhesives in building construction, and design criteria for high strength steel.

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 eighty-seven court cases prosecuted and won during 1963.

The City demolished thirteen buildings. A Lien was placed on two parcels because they failed to reimburse the City.

The Director lectured before the Providence Fire Department Promotional School, and before many Civic and Religious groups. Many of the neighboring towns have called upon the Director for advice in preparing for the Adoption of BOCA Code. As a result, Burrillville, West Warwick and East Providence have adopted the BOCA Code.

The Director continued his activities as a member of the Code Changes Committee of the Building Officials Conference of America, Inc.

Further, the Director is National Chairman of Committee No. 5 of the Building Officials Conference of America, and National Chairman of the Personnel Committee whose purpose is to improve the quality of personnel employed in building departments to fill future vacancies, as a step toward increasing public understanding and the recognition of the importance of building regulation enforcement to community growth, and to elevate the status of building officials.

Professional Appointment

On May 16, 1963, at the Annual Convention of the Building Officials Conference of America, held in Memphis, Tennessee, the Director was re-elected to the Executive Committee. On this occasion, the Director was made an Honorary Citizen of Tennessee by Governor Frank G. Clement of Tennessee.

At the 1963 Institute for Municipal Building Officials of New England, held at the University of Connecticut, from November 18th to 21st, the Director lectured on "Building Inspection Department Organization". He also taught classes on "Fundamentals of Engineering checking of Steel Design; Concrete Design; and Mechanical Requirements of Building Codes pertaining to Air Conditioning".

From December 12th to 15th, the Director attended Executive Board Meetings of the Building Officials Conference of America, at the University of Chicago. On December 14, 1963, the Director was a guest at a luncheon and reception of the National Association of Home Builders, honoring the officers of the Building Officials Conference of America. This event was held at McCormick Place, Chicago, during the NAHB, 20th Anniversary.

* * * * * * * * * * * * * * *

C O N C L U S I O N

* * * * * * * * * * * * * * *

The Department of Building Inspection enforces the Building Code and Zoning Ordinance. These regulations are instituted and enforced under the police power of the State in order to protect the safety, health, and welfare of the citizens as a whole.

We all know that no matter how excellent a code may be, it is absolutely useless unless accompanied by an adequate, fair and legal system of administration and enforcement--perhaps a better and more acceptable word should be "compliance" rather than the harsh-sounding "enforcement".

Adequate code administration involves more than merely waiting for a complaint to be made.

Our inspectors are qualified not only as to technical ability, they are also "qualified" in common sense and have the ability to deal with the public. Inspections are not made on a complaint or permit basis only. Inspections are made on a planned and coordinated basis. A record is kept of all inspections.

Code compliance is not limited to door-to-door inspections and the distribution of violation notices. Rather, the inspectors work with the people involved and explain the violations and give them advice and assistance on how these violations can best be corrected.

Before a code program can be effective, both the officials and the citizenry in a community must understand both the code and its objectives. The task of the Building Inspection Department is one of "education". When the community has been educated that codes are not merely necessary nuisance or evil prerequisites for obtaining certain Federal aids, then and only then will the community have a worth while program.

Patience and persistence are perhaps our most important weapons in our code compliance program.

Municipal government, and our services in particular, touch upon the lives of every individual. Let us approach this as an opportunity and not as a requirement.

Respectfully submitted,

Vincent DiMase

VINCENT DiMASE, Director
Department of Building Inspection