

**THIRTEENTH
ANNUAL REPORT**

1968 - 1969

**DEPARTMENT OF
BUILDING INSPECTION**

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



CITY OF PROVIDENCE
DEPARTMENT OF BUILDING INSPECTION
112 Union Street

T H I R T E E N T H A N N U A L R E P O R T

1968 - 1969

IN CITY COUNCIL
FEB 19 1970

READ:

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Vincent Vespa
CLERK

VINCENT DIMASE, P.E.

DIRECTOR

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January 15, 1970

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

Gentlemen:

The record of operations, work accomplished, and achievements of the Department of Building Inspection during the fiscal year 1968-1969 is hereby submitted as the Department's Annual Report, as required by ordinance.

Revisions and amendments to the building code were approved on June 5, 1969. This is our continued and constant effort to keep the code up-to-date.

The continued assistance and cooperation given by you has greatly facilitated the adjustments required to realize the accomplishments documented 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 rendered in the interest of public safety.

Respectfully submitted,

Vincent DiMase, P.E.
Director

THE BUILDING CODE

What is the Building Code?

The building code is a legal document which sets forth requirements to protect the public health, safety and general welfare as they relate to the construction and occupancy of buildings and structures. This is accomplished by establishing the minimum acceptable conditions for matters found to be in need of regulation. The Building Code covers structural design, exits, fire protection, sanitary facilities, light, ventilation and mechanical equipment.

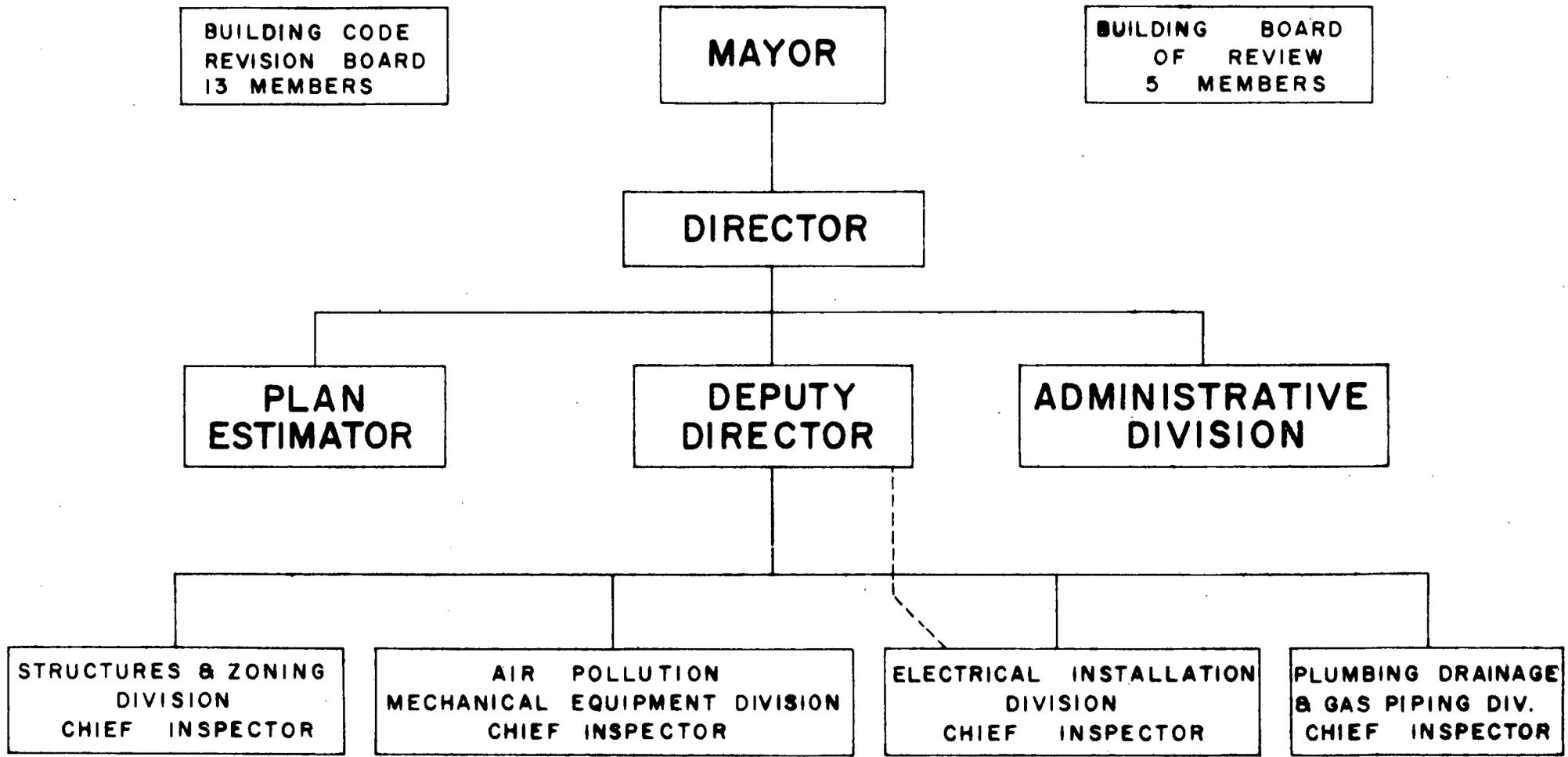
The Providence Building Code regulates the construction of new buildings, alterations, maintenance, repair and demolition of buildings and structures.

The code also regulates the construction, alterations, and maintenance of mechanical systems and equipment within or appurtenant to buildings and structures. This includes heating, boilers, pressure vessels, air pollution, air conditioning, refrigeration, elevators and flammable liquids. The code also includes and regulates electrical installations and equipment; plumbing and sanitary facilities.

The Providence Building Code being a Model Performance Code prescribes the objective to be accomplished and allows leeway to the designers in selecting the materials and methods that will achieve the required results. The proof of performance of the methods and materials selected by the designer is governed by nationally recognized and accepted test standards.

DEPARTMENT OF BUILDING INSPECTION

ORGANIZATION CHART



THE DEPARTMENT OF BUILDING INSPECTION

The Department of Building Inspection is a governmental unit administered by the Director. Its sole mission is to enforce the Building Code, Zoning Ordinance and other regulations that have been assigned to it. The Building Inspection Department has departmental status and the Director reports directly to the Mayor. This gives the Chief Executive direct information that is vital to his overview of community affairs.

The regulations enforced by the Department of Building Inspection are ordinances adopted by the city under the police power that has been delegated by the State. The "police power" is the power to legislate for the public health, safety, and general welfare.

The effectiveness of a code enforcement agency is dependent essentially on its inspection process. For lasting effect and community improvement, inspections must be made of both new construction and periodically of existing buildings. The procedures involved in these two types of inspections are necessarily different since one involves the actual construction process and the other, the maintenance and occupancy of a completed building.

Without a systematic inspection program and competent inspectors effective code enforcement can never be attained. The need for competent inspectors and systematic code enforcement has never been greater than it is today. Not only are more complex construction methods and systems being used and more sophisticated equipment being installed, but the whole architect, engineer, general contractor, sub-contractor, owner relationship is in a

state of flux. Responsibility for the actual performance of any of the functions necessary to the completion of a construction project is dependent upon the contractual agreements between those involved. However, insofar as a code enforcement agency is concerned, the person, company or corporation to whom a permit is issued, is responsible in toto for the work authorized by the permit.

The above statement notwithstanding, since real property is always involved in construction, the owner of record of the real property has ultimate responsibility. He has ultimate responsibility for two reasons; first, the permit is issued to the contractor as agent for the owner; second, if a condition is created because of the construction or failure to complete construction, whereby, the city must act, and thereby incur costs to alleviate a dangerous condition, the costs will be assessed against and become a lien upon the real property.

The main reason that there is a greater need for thorough inspection and effective code enforcement in the United States today than ever before in our history is our almost total use of the sub-contractor system. Every workman is in a hurry, if he doesn't produce, his employer cannot stay in business. Our entire construction industry operates on a get in and get out philosophy. Few tradesmen, even those who would like to, take pride in their work. Under these circumstances, can anyone doubt the need for competent inspectors and effective building code enforcement agencies?

The Owner's interests are not always in the public interest and although the Architects and Engineers may design according to code requirements, the Owner might not build according to the

design unless ordered to do so by the code enforcement agency. This happens when the Architects or Engineers are engaged only to draw the plans and not to supervise the construction; and when the prime interest of every tradesman working in construction is to finish in a hurry, there is no substitute for systematic inspection by a city agency in order to assure the people that the buildings which they use are properly constructed and safe.

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 1968-1969.

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 1969

		WARDS													No.	EST. COST
		I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII		
DWELLINGS	No.	1	2	1	13	14	4	12	1	-	-	-	-	-		
1 FAMILY	EST. COST	40,000	52,000	18,000	163,500	208,500	42,000	149,000	10,000						48	683,000
DWELLINGS	No.	-	-	-	2	5	4	6	-	-	-	-	-	-		
2 FAMILIES	EST. COST	-	-	-	30,000	88,000	59,000	104,000	-	-	-	-	-	-	17	281,000
MULTI-FAMILIES	No.	-	-	-	-	-	-	-	-	-	-	-	-	-		
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CHURCHES, HOMES, ETC.	No.	-	-	-	-	1	-	-	-	-	-	-	-	-		
	EST. COST	-	-	-	-	112,800	-	-	-	-	-	-	-	-	1	112,800
AMUSEMENT & RECREATION	No.	-	-	-	-	-	-	-	-	-	-	-	1	-		
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	1,000,000	-	1	1,000,000
OFFICE BUILDINGS AND BANKS	No.	1	-	-	-	-	-	-	-	-	-	-	-	-		
	EST. COST	100,000	-	-	-	-	-	-	-	-	-	-	-	-	1	100,000
PUBLIC & MUNICIPAL	No.	-	-	-	-	-	-	-	-	-	-	-	-	-		
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SCHOOLS	No.	-	-	-	-	-	-	-	-	-	-	-	-	-		
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GASOLINE STATIONS	No.	-	-	-	1	1	1	1	1	-	2	-	2	-		
	EST. COST	-	-	-	22,000	26,000	25,000	25,000	25,000	-	61,000	-	52,000	-	9	236,000
GARAGES	No.	1	-	1	6	4	1	3	-	1	-	1	-	1		
	EST. COST	3,500	-	6,000	12,800	10,900	1,200	5,200	-	900	-	3,000	-	2,500	19	46,000
STORES	No.	-	1	-	1	-	-	-	-	1	-	1	1	2		
	EST. COST	-	16,000	-	30,000	-	-	-	-	380,150	-	30,000	22,000	109,000	7	587,150
STOREROOMS	No.	-	-	-	-	-	-	-	-	-	-	-	-	-		
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MANUFACTORIES AND SHOPS	No.	-	-	-	-	-	-	2	4	-	1	-	-	-		
	EST. COST	-	-	-	-	-	-	98,000	685,000	-	100,000	-	-	-	7	793,000
OIL BURNERS	No.	-	-	-	-	-	-	-	-	-	-	-	-	-		
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	No.	-	-	-	-	1	-	-	-	-	-	-	-	-		
	EST. COST	-	-	-	-	100	-	-	-	-	-	-	-	-	1	100
TOTAL NUMBER BY WARDS ESTIMATED COST BY WARDS		3	3	2	23	26	10	24	6	2	3	2	4	3	111	
		143,500	63,000	24,000	258,300	446,300	127,200	381,200	720,000	381,050	71,000	33,000	1,074,000	111,500		

Total Estimated Cost 3,839,050
Total Permits 111

Alterations 1969

		WARDS													No.	Est. COST
		I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII		
DWELLINGS	No.	16	32	10	13	38	18	22	5	19	7	5	2	1		
1 FAMILY	EST. COST	36850	70750	7950	25100	55400	23600	40650	6500	37700	9800	8900	1300	600	188	325,100
DWELLINGS	No.	12	6	5	9	21	15	18	10	11	12	6	6	8		
2 FAMILIES	EST. COST	25700	10300	8400	12300	31650	42750	22700	14300	14800	20450	15100	7600	16600	139	242,650
MULTI-FAMILIES	No.	12	4	9	1	11	9	10	4	7	5	5	5	5	87	143,100
	EST. COST	26950	1000	13600	400	24200	12550	9000	3800	5350	12600	12950	13100	7600		
CHURCHES, HOMES, ETC.	No.	-	-	-	-	4	-	-	1	1	-	-	1	1	8	370,400
	EST. COST	-	-	-	-	230200	-	-	35000	200	-	-	90000	15000		
AMUSEMENT & RECREATION	No.	1	-	-	-	1	-	-	-	-	-	-	1	2	5	51,100
	EST. COST	29000	-	-	-	7000	-	-	-	-	-	-	10000	5100		
OFFICE BUILDINGS AND BANKS	No.	3	1	1	1	-	-	-	2	1	-	-	22	1	32	385,700
	EST. COST	15700	1500	2000	15000	-	-	-	4200	7000	-	-	336300	4000		
PUBLIC & MUNICIPAL	No.	-	-	-	-	-	-	-	-	1	-	-	1	3	5	52,400
	EST. COST	-	-	-	-	-	-	-	-	300	-	-	1500	50600		
SCHOOLS	No.	1	-	1	-	-	-	2	-	-	-	-	1	1	6	121,500
	EST. COST	2500	-	32000	-	-	-	9000	-	-	-	-	8000	70000		
GASOLINE STATIONS	No.	-	-	2	4	3	2	7	1	1	2	2	1	-	25	72,700
	EST. COST	-	-	2,200	14000	7,100	5,500	20500	5,000	1,500	6,800	8,100	2,000	-		
GARAGES	No.	-	-	-	1	3	2	2	1	-	2	1	-	1	13	12,300
	EST. COST	-	-	-	500	8,200	500	700	200	-	1,200	200	-	300		
STORES	No.	6	3	1	1	2	4	4	2	6	6	2	28	3	68	271,600
	EST. COST	34500	18700	100	7,000	1,000	9,500	12900	1,050	22900	7,650	3,500	144700	8,000		
STOCKHOUSES	No.	6	1	-	5	2	2	2	3	3	2	2	5	2	35	72,650
	EST. COST	7,800	5,000	-	4,800	6,000	1,950	5,400	5,600	3,100	4,000	5,000	20500	3,500		
MANUFACTORIES AND SHOPS	No.	-	-	1	4	1	-	2	5	5	12	3	11	5	49	535,400
	EST. COST	-	-	5,000	32000	9,000	-	4,000	32400	90500	230400	4,200	55200	72700		
OIL BURNERS	No.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	No.	3	1	-	2	2	-	-	2	2	2	-	5	2	21	48,600
	EST. COST	9,000	300	-	600	600	-	-	1,300	4,900	20700	-	7,600	3,600		
TOTAL NUMBER BY WARDS ESTIMATED COST BY WARDS		60	48	30	41	88	52	69	36	57	50	26	89	35	681	
		188000	107550	71250	111700	380350	96350	124350	109350	188250	313600	57950	697800	258100		

Total Estimated Cost 2,705,100
Total Permits 681

The Statistical Tables are summarized as follows:

New Buildings	111 Permits
Estimated Cost	\$3,839,050
Alterations & Additions	681 Permits
Estimated Cost	\$2,705,100
Total 792 Permits for \$6,544,150	

In addition to the tabulated data, the following miscellaneous permits were issued during 1969:

Razing of Buildings	526 Permits
Sandblasting of Buildings	4 Permits
Moving of Buildings	2 Permits
Erection of Billboards	13 Permits
Erection of Wall Signs	55 Permits
Erection of Signs Over Sidewalk	122 Permits
Erection of Fire Escape	44 Permits
Construction of Sidewalk Vaults	0 Permits
Use of Streets & Sidewalks	30 Permits
Storage of Dangerous Chemicals	<u>16 Permits</u>
Total	812 Permits

Total permits of all types issued during the year 1969 amounted to 1604 permits.

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

Buildings in South Providence Area	152 Permits
East Side Renewal Project	128 Permits
Total Number of Buildings Demolished	280

During the calendar year of 1969, 86 family units were added as a result of private buildings activities.

The additional units are grouped as follows:

(a) New Buildings

48 One Family	Family Units 48
17 Two Family	Family Units 34
0 Multiple Family	Family Units 0

(b) Conversions Family Units 4

Total 86

The total fees collected for the calendar year 1969 for all types of permits issued by this Division amounted to \$38,012.67.

The total fees collected during the fiscal year, October 1, 1968, to September 30, 1969, amounted to \$39,215.22. During the year 1969, this Department processed 1243 buildings and zoning violations, including South Providence and East Side Renewal Project Areas. The Field Inspection Section of the Division conducted 15,640 construction inspection and violation investigations.

The plan examination section of the Division, in addition to processing routine permit requests, reviewed plans and specifications for 19 Major Structures with a declared estimated cost of \$3,137,970 or more, as detailed below:

Jewish Community Center 401 Elmgrove Ave. Community Center	1,000,000
Criss Cadillac Co., Inc. 101 Roger Williams Ave. Automobile Showroom and Service Center	380,170
Jewel Case Mfg. 300 Niantic Ave. New Mfg. Building	225,000
Nortek, Inc. 175 Dupont Drive New Jewelry Mfg. Bldg.	210,000
Providence Lying-In Hospital 50 Maude St. Masonry Repairs	150,000
Esposito Jewelry Co. 207 Dupont Drive New Jewelry Mfg. Bldg.	140,000
St. Thomas Church of Manton, R.I. 41 Edendale Ave. New Convent	112,800
Foremost Lithograph 245-247 Dupont Drive New Printing Plant	110,000
Empire Furniture Co. 335 Atwells Ave. New Furniture Store	100,000
122 Waterman, Inc. 122 Waterman Ave. New Bank & Doctors Offices	100,000
Grace Church in Providence, R.I. 175 Mathewson St. Exterior Masonry Repairs	90,000

New York Life Ins. Co. 201-205 Westminster St. Stores & Office Alterations	80,000
Federal Products, Inc. 43-61 Cass St. Addition to Mfg. Bldg.	80,000
R. I. Hospital Trust Co. 15 Westminster St. Alterations to Exterior Masonry	70,000
St. Mary's Academy of the Visitation 29-45 Bainbridge Ave. Additional Classrooms	70,000
Allens Mfg. Co. 89 Shipyard St. Addition to Mfg. Bldg.	60,000
E.L.G. Realty Co. 10 Cavallatti St. New Office & Warehouse	60,000
City of Providence 26 Kinsley Ave. Fire Alarm Bldg. (Alterations)	50,000
Gold Smith Realty 206 Allens Ave. Addition to Tire Service Center	50,000

The estimated cost of construction of the "Major Structures" listed above totalled \$3,137,970, or 48% of the total construction cost figure. The number of structural permits issued for these projects totalled 19, or approximately 2.5% of the total number of structural permits issued.

Respectfully submitted,

Nicholas DiBenedetto, Chief
Inspector of Structures and Zoning

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 15,640 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 Department devoted more time and effort in processing and demolishing vacant and dangerous structures. The Department of Building Inspection demolished one hundred and five (105) buildings.

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 1968-1969, 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-one (61) Limited Premises Permits issued, and two thousand one hundred ninety (2,190) Electrical Permits for installation of electric wiring and apparatus, including alterations and repairs, for which a total fee of \$17,284.51 was collected.

October 1, 1968 to September 30, 1969

Number of rough wiring inspections.....	543
Number of defective installations re-inspected.....	1392
Number of Certificates of Approval issued.....	1724
Number of Inspections after fire.....	887
Number of investigations requested by the Narragansett Electric Company.....	775
Number of special investigations.....	2550
Minimum Housing Inspections.....	1625
Limited Premises Inspections.....	61
Total Number of Inspections.....	10,702

Letters to owners	1287
Number of disconnects ordered	321
Sign locations cleared	184
Sign locations non-illuminated cleared	39

R E P O R T

Due to retirements and sickness, the Electrical Installations Division personnel were reduced from eight (8) Inspectors to three (3) Inspectors. Hiring of one (1) new Inspector and the return of one (1) Inspector who had been out six months with a heart attack brought the work force up to five (5) Inspectors. We were able to cope with the work load due to the cut-back caused by strikes in the building trades.

Now, that the strikes are over, a backlog of work is accumulating, although every effort is being made to keep this work load to a minimum.

The total complement of eight (8) Inspectors has been reduced to seven (7) Inspectors to economize in the overall operation of the Building Inspection Department. We have not, however, been able to fill the two vacancies with Electrical Inspectors Grade I to help relieve our backlog of work.

Nevertheless, the Electrical Division will attempt to maintain its reputation for high safety standards and will perform the services expected to the limit of its capacity.

The Electrical Division has participated in the following Public Safety Programs:

1. The City Fire Departments Lieutenant's Training School.
2. The State Seminar on Minimum Housing Codes.

We lectured on the safe installation of electrical wiring and equipment, as well as the safe use of electricity. Pointing out inspection and investigation procedures that should be used.

The Electrical Division, also, furnished a speaker to the Smithfield High School, at their request, to talk on their Annual Career Day on the career of an Electrician.

This year the work load has increased due to the new buildings at Huntington Industrial Park, Downtown Providence, and Hospitals located in Providence.

Rhode Island Hospital has the New Jane Brown North Wing in progress and new ambulatory Patient Center.

Roger Williams Hospital is putting in a new fire alarm system, new x-ray rooms, and alterations to Center 2 and Center 3.

Huntington Industrial Park has five (5) new buildings in progress: Coronet Engravers, Nortek Inc., Esposito Jewelry, Foremost Lithograph, and foundation started on the fifth.

Downtown Providence has several large buildings in progress: 23-story building (40 Westminster Street); Cathedral of Saint Peter and Paul; Rhode Island Hospital Trust Building; People's Savings Bank; Weybosset Hill Parcel 15B; Central-Classical Project; and many more small jobs in the City.

Respectfully submitted,

Frank S. Meadus,
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, 1968 to September 30, 1969.

Plumbing Inspections	4,725	
Drain Inspections	965	
Miscellaneous Visits	115	
Minimum Housing Visits	<u>1,095</u>	
		Total 6,900
Plumbing Plans Filed	1,550	
Drain Plans Filed	<u>325</u>	
		Total 1,875
Work on Old Buildings	1,410	
Work on New Buildings	<u>240</u>	
		Total 1,650
Sewer Connections	1,546	
Cesspool Connections	<u>0</u>	
		Total 1,546
Final Inspections	1,638	
Estimated Cost of Plumbing Plans		\$1,488,139.00
Estimated Cost of Drain Plans		<u>125,815.00</u>
	Total	\$1,613,954.00
Fees for Limited Sprinkler License Issued		100.00
Fees for Limited Drain Layers License Issued		<u>175.00</u>
	Total	\$275.00
Fees for Plumbing & Drainage Permits and Limited Licenses		\$11,853.48

R E P O R T

I want to emphasize once again the importance of good pure water and good plumbing to the welfare of every American citizen, to our nation as a whole, and to civilization itself as we know it today.

We tend to take our wonderful plumbing for granted. We take the mechanical excellence and performance of our plumbing equipment for granted. We take the purity and safety of our drinking water for granted.

But none of this just happens. Behind our marvelous plumbing is an army of dedicated men, machines and technical know-how that together add up to one of the top dozen industries in this country from the point of view of business volume.

Plumbing, together with its related industries, heating and air conditioning, comes to \$16 billion a year at installed prices. Only a handful of industries exceed it in size. And from the point of view of its importance to public health and safety, from the point of view of its critical importance to the welfare and economy of our country, the plumbing industry is second to none.

That is why equipment manufacturers spend thousands of man-hours and millions of dollars to research, test and perfect their products before releasing them to the public. That is why we continually strive to achieve stronger plumbing codes. That is why we have continuing vigilance by plumbing inspectors. And that is why the "plumber", who is responsible for the installation and

maintenance of our complex plumbing systems, must go through years of classroom and on-the-job preparation before he is permitted by the plumbing industry and by law-making bodies to make any installations.

And that is why you should make sure that plumbing is not installed by unqualified handymen or do-it-yourselfers, but by the qualified employees of qualified plumbing contractors.

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, 1968 to September 30, 1969. This is the second 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, contributes to the prevention of air pollution potential in a manner that will eliminate or minimize such potential.

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.

By constant vigilance more mechanical equipment is being brought under the control of the Division and permits are being issued 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 installed complies 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 work of the Division. The Chief reviews specifications and plans to make sure that proposed installations are lawful and safe 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.

The Mechanical Division also has a Chief Examiner, who is responsible for issuing Stationary Engineering, Boiler Operators and Refrigerating Machine Operator Licenses and checking the performance of the holders of such licenses.

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, 1968 to September 30, 1969:

REVENUE

Oil Burners	773.35
Gas Burners	923.39
Boilers	2,034.93
Gas Water Heaters	408.30
Oil Fired Water Heaters	48.75
Furnaces	706.40
Ductwork	1,061.25
Air Conditioners	859.15
Radiation	456.24
Tanks	451.45
Ventilation	338.50
Sprinklers	724.39
Refrigeration	254.50
Elevators	503.00
Console Heaters	55.89
Hoods & Exhaust Systems	80.75
Spray Booths	4.00
Generators	102.50
Unit Heaters	197.75
Miscellaneous	<u>3,584.48</u>

\$13,568.97

\$13,568.97

New Licenses:

Boiler Operator	285.00
Operating Engineer	137.00
Refrigerating Machine Operator	10.00
Apprentice Fireman	18.00

License Renewals:

Boiler Operator	2,246.00
Operating Engineer	2,844.00
Refrigerating Machine Operator	<u>112.00</u>

\$5,652.00

\$ 5,652.00

Grand Total

\$19,220.97

There were 982 permits issued for 1,539 units from
October 1, 1968 to September 30, 1969:

<u>EQUIPMENT</u>	<u>UNITS</u>
Oil Burners	139
Gas Burners	275
Boilers	237
Gas Water Heaters	78
Oil Fired Water Heaters	106
Ductwork	113
Air Conditioners	43
Radiation	107
Tanks	113
Ventilation	7
Sprinklers	28
Refrigeration	11
Elevator	20
Console Heaters	12
Hoods & Exhaust Systems	15
Spray Booths	2
Generators	5
Unit Heaters	39
Miscellaneous	<u>189</u>
Total	1,539

There were 5,189 locations visited and 10,289 inspections and investigations made.

INSPECTIONS AND INVESTIGATIONS

Complaints	167
Violations (Illegal & Incorrect Installation of Equipment)	284
Oil Burners	139
Gas Burners	275
Boilers	237
Gas Water Heaters	78
Oil Fired Water Heaters	106
Ductwork	113
Air Conditioners	43
Radiation	107
Tanks	113
Ventilation	7
Sprinklers	28
Refrigeration	11
Elevators	20
Console Heaters	12
Hoods & Exhaust Systems	15
Spray Booths	2
Generators	5
Unit Heaters	39
Miscellaneous	189
Investigations	1,792
Progress Inspections	<u>6,507</u>
Total	10,289

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 and advice to this Division throughout the year.

Respectfully submitted,

Lloyd L. Salisbury, Chief
Mechanical Equipment and
Installations Division

DIVISION OF ADMINISTRATION AND MANAGEMENT

The Administration Division provides direction and coordination over the business management functions of the Department of Building Inspection.

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 administrative research and investigation, budgeting, personnel, records management and forms control, purchasing and supplies. This Division also researches, investigates, and prepares written administrative procedures and systems, furnishes recommendations and advice in its several areas to Department supervision and management. The Division's responsibilities include preparing payrolls, car allowances, purchase orders, inter-departmental orders, and other related documents.

The Division collects fees for various types of permits, licenses, Zoning, Building and Housing Board applications for exceptions and variances.

The Division collected \$88,914.18 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 in the City of Providence, Rhode Island, and the same deposited at City Collector's Office for the fiscal year starting October 1, 1968 and ending September 30, 1969 inclusive.

Total Collections and Deposits \$88,914.18

Total Collected by Inter-Office Divisions:

Structures and Zoning Division	\$39,215.22
Electrical Division	17,284.51
Mechanical Division	19,220.97
Plumbing & Drainage Division	11,853.48
Zoning Board	960.00
Building Board	370.00
Housing Board	10.00
	<hr/>
	\$88,914.18

Respectfully submitted,

Marie D'Elena

DIVISION OF CODE ENFORCEMENT

The Housing Code is basically a maintenance code which also regulates the environmental factors of residential buildings and in the case of rental property, the facilities that must be supplied by the landlord.

The Housing Inspection Division has the responsibility for carrying out area by area, citywide Housing Inspections in order to comply with certain Federal requirements for recertification of the Workable Program for Community Improvement. The City of Providence, by having a Workable Program approved by the Federal Department of Housing and Urban Development, is thus eligible for Federal monetary assistance in a wide range of programs including Model Cities, Urban Renewal, Neighborhood Development, and Code Enforcement.

The Code Enforcement Division can also remove buildings which have become a hazard, nuisance, or have become vacant and vandalized. During 1969 the Code Enforcement Division removed two (2) buildings.

During the year 1968-1969, the Division of Code Enforcement referred to the Department of Building Inspection 3,063 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 and the Department of Building Inspection frequently discuss plans on proposed new buildings and alterations so as to define and set standards, before the Department of Building Inspection issues a permit for the work.

Institutes and organizations now put greater stress on fire safety in planned structures. Every new proposed project includes a section "Fire Precautionary Measures", covering everything affecting the building's fire safety—e.g., the combustibility of the building materials, the fire resistance of the structure as a whole, the classification of machines according to potential fire hazard, outside and inside water requirements, the danger of explosion in various areas and outside installations of a plant, and protection of buildings and structures with stationary extinguishing units, automatic signaling, etc. Thus, it is easier for planners to arrive at the right degree of fire precaution in a given building.

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.

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

Preservation of our common cultural heritage is a moral obligation which rests squarely on the shoulders of every citizen. Since World War II, a new generation of Americans has awakened to the importance of historic preservation and in so doing they are giving the movement strong impetus and broader scope. Once concerned primarily with saving and restoring notable individual buildings as historic house museums, the movement now seeks to perpetuate our much wider heritage of history and architecture as an irreplaceable part of the living fabric and beauty of our communities. One supported chiefly by historians and antiquarians, the movement now extends into all walks of life and touches the work of planners, architects, public officials, realtors, landscape architects, bankers, and all the citizens. Modern preservation is, therefore, directed toward perpetuating architectural and aesthetic as well as historic and patriotic values; historic districts as well as individually notable buildings.

The "Mile of History" along Benefit Street, was restored under an extraordinary program 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 verify 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 throughout 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, 1969 to December 31, 1969,—1,000 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.

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 provisions of the Building Code are not intended to prevent the use of any material or of any method of construction not specifically mentioned; however, such alternate must be shown to afford Code equivalence. The rapidly expanding lines of new materials and methods of construction are studied and evaluated for Code equivalency by the Director. New materials, standards, and techniques may then be incorporated into proposed architectural designs. Some current approvals include new types of fire-proofing material, fire retardant lumber, special wall construction, structural framing systems, and connections. The Director has also allowed the use of computer solutions in structural engineering. To do this, however, has required that the Director remain knowledgeable of current practices and developments in the computer field.

Among other functions of the Director were:--to review requested variances and exceptions to the Building Code and the Zoning Ordinance, and make appropriate recommendations and send referrals of the proper sections of the Ordinances to the Secretary of the Zoning Board of Review, so that the Secretary could have the cases advertised in the newspaper for public hearing.

On January 14-20, 1969, the Director attended the Mid-Year Meetings of the Building Officials Conference of America, Inc., in Miami, Florida.

He participated in the proposed code 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 February 7, 1969, the Director spoke in Bristol, R. I., before the Town Council and Planning Committee, on the BOCA Code. Bristol is the 21st town in Rhode Island to adopt the BOCA Code.

On February 20-21, 1969, the Director attended the "Eastern States Building Officials Federation School", in New York City. The Director spoke on "Code Enforcement".

On March 7, 1969, the Director as Chairman of BOCA Constitution and By-Laws Committee, attended a meeting in New Haven, Connecticut, so as to revise and propose changes to the Constitution and By-Laws.

On May 9, 1969, at the Annual Meeting of the Rhode Island Society of Professional Engineers, the Director received an "Award For Outstanding Service". The Certificate reads, "For untiring efforts on behalf of the engineering profession and unselfish service to this Society and his fellow engineers."

On May 16, 1969, the Director spoke before the Providence Chamber of Commerce to inform them about the Department of Building Inspection and some of the problems that confront the Department.

From May 23-31, 1969, the Director attended the 54th Annual Conference of the Building Officials Conference of America, in Rochester, New York. The Director met with the Constitution and

By-Laws Committee, to finalize the proposed changes to the Constitution and By-Laws. The changes were later presented to the membership and were approved unanimously. The Director also met with the Central Cities Council, composed of building department administrators, to discuss common related problems of the larger cities. There was a great deal of exchange of information which was beneficial to all. 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. The Director took part in the discussions of proposed Code changes. On the last day of the Conference, the Director was elected 2nd Vice President of the Building Officials Conference of America, Inc. At the Annual Banquet of BOCA, the Director received the 1969 Albert H. Baum, Jr. Award in recognition of his outstanding contribution to the advancement of the Building Inspection Profession. This Award is presented annually to the outstanding Building Official in the United States and Canada.

On June 19, 1969, the Director lectured at the Providence Firemen's Promotional School, to Lieutenants and Captains who were preparing to take examinations for higher office.

On September 4, 1969, the Director was on a panel on an Education Seminar on High-Rise Load Bearing Concrete Masonry Structures, held at Providence College. The Seminar was sponsored by the New England Chapter of the American Concrete Institute.

On September 18, 1969, the Director spoke before the New England Association of Fire Marshals. Subject being—"Building Codes as an Aid in Fire Prevention and Fire Protection."

During October 13-17, 1969, the Director attended the University of Massachusetts, "Municipal Building Officials Conference". He was on the Institute Staff and presided at meetings and lectured on "Code Enforcement". At the end of the course a Certificate was awarded to him.

On October 24, 1969, the Director spoke before the R. I. Municipal Chief Executives Association. Subject--"State-wide Building Code."

On November 13, 1969, the Director lectured on "Building Aspects of a Housing Inspection" sponsored by the Rhode Island Department of Community Affairs, to train inspectors on a State level on code administration, minimum housing code enforcement, and zoning.

The continued public relations program resulted in numerous other speaking engagements for the Director. The primary purpose of this speaking engagement program is to acquaint the public with the operations of the Department. Also, ~~community~~ community organizations gain an opportunity to explain their views on some of the common problems governed by the Building Code and Zoning Ordinance.

C O N C L U S I O N

During the past year, as always, the Department of Building Inspection continued to strive toward encouragement of better building construction in the City of Providence....not as policemen of construction, but through greater service to the public and the industry....by improving procedures, revising the codes, and aiding in reducing construction costs. Such continuing efforts are part of the constant effort in this direction.

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.

Enforcement of damaged and abandoned buildings was given added impetus by the Director. The City demolished 105 buildings and placed a lien on the property as prescribed by law. There were 421 buildings demolished by Owners, making a total of 526 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.

The procedure under Chapter 1643, "An Ordinance in Amendment of the Building Code pertaining to "Dangerous Structures", was followed in lieu of legal action. 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.

The enforcement of the Building Code and the Zoning Ordinance are necessary for the development of the community. Their effectiveness will be greatly diminished unless adequate and qualified personnel is provided. The staff should be carefully selected and well organized to serve the public effectively and efficiently.

The Department is still 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 and qualified personnel.

The Department lost five (5) Professional Engineers and Architects, and have not been able to replace them. We also lost eight (8) inspectors.

It would be in the public interest if the State or Federal Government would subsidize the salaries so as to attract Engineers, Architects and qualified Inspectors. 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.

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, P.E.
Director