

TWENTIETH
ANNUAL REPORT
1975 - 1976

DEPARTMENT OF
BUILDING INSPECTION

VINCENT DIMASE, P. E.
DIRECTOR



IN CITY COUNCIL
OCT 21 1976

READ:

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Vincent DiMase
CLERK

TWENTIETH
ANNUAL REPORT

1975 - 1976

**DEPARTMENT OF
BUILDING INSPECTION**

**VINCENT DiMASE, P. E.
DIRECTOR**



CITY OF PROVIDENCE
DEPARTMENT OF BUILDING INSPECTION
112 Union Street

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

1975 - 1976

VINCENT DiMASE, P.E.
DIRECTOR

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July 15, 1976

The Honorable Vincent A. Cianci, Jr., Mayor
and The Honorable City Council
City of Providence, Rhode Island

Gentlemen:

I am pleased to submit the Twentieth Annual Report of operations, work carried on, and achievements of the Department of Building Inspection during the year 1975-1976 as required by ordinance.

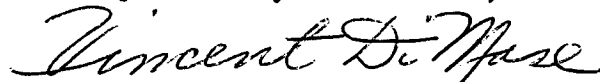
The details of the operations of the Department are covered in the following reports of each of the divisions.

Our accomplishments, such as they may be, reflect our continuing vigilance to keep pace with new developments in all facets of the building construction industry.

During the past year, the permit valuations amounted to \$27,968,678.44. The Department collected \$141,922.08 in permit fees.

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Vincent DiMase".

Vincent DiMase, P.E.

Director

THE BUILDING CODE

The "building code" has come to mean collectively all the local laws regulating the construction of a building, including all of its auxiliary components, such as electrical wiring, plumbing and mechanical. The building code governs not only the construction of a building but also its use and occupancy. The essential purpose of a code is to provide for the classification of a building's use, its type of construction, and to impose certain requirements as to its design and safety features, sufficient to reduce threats to life and property to an acceptable minimum.

Modern building codes place life safety above all other considerations and attempt to provide sufficient structural integrity, fire resistance, and existing systems to enable persons to utilize such building in relative safety, or enable them to vacate a distressed building.

The building code, as it pertains to dwellings, is ordinarily separate from a housing code. The distinction between the two is that a building code dictates the manner in which a building shall be constructed, and the housing code how it will be maintained.

The primary intent of building regulation is to provide reasonable controls for the construction, use and occupancy of buildings, and all of their various components. Thus such codes are minimum in nature, and under the provisions of the Police Power cannot be made to require construction of a quality excessive of that which is necessary to furnish a reasonable degree of safety. Attempts to impose construction requirements that might exceed

those minimums in all probability would not be upheld if taken to court. (The word minimum should not be misconstrued as inferior or shoddy work).

Codes must be based on what is generally accepted as good standards of construction. Only those provisions which are reasonable, practical, or necessary can be legally enforced. Codes containing requirements or specifications which, through analysis, can be proved to be excessive of minimum requirements are of questionable legal validity.

Properly written codes will contain provisions requiring that buildings and structures be erected, utilized and maintained in a manner which reduces the risk to human life and safety to an acceptable minimum.

Building codes to be enforceable under the police power, must be reasonable and certain....they must not be arbitrary, oppressive, nor discriminatory against materials or methods of construction. The doctrine of Police Power is based on the fundamental duty of government to protect its citizens. Private interest must give way to public welfare when regulations enacted under the police power are in existence. Property rights legally cannot be impaired under the exercise of police power; however, the validity of police power is not determined by its effect on one piece of property, nor on the desired use of it, but upon the General Purpose of the regulation and the means by which the intended health, safety, and welfare provisions are attained.

THE BUILDING OFFICIAL

The building official is an elected or appointed public officer responsible for the administration and enforcement of the various codes regulating construction, use or occupancy of buildings and structures - public or private. His primary responsibility is to assure that the safety and health of the public is maintained through adherence to those requirements established by law in the construction or use of every building in the community. This includes buildings in which people live, eat, sleep, play, work, worship, study, recuperate, or are entertained. It even includes those buildings which restrict liberties - prisons and similar institutions. Stated more simply - all buildings of a municipality. Inherent in all of these facilities, even the most ornate and costly, are characteristics that, if installed without proper controls, could pose threats to life, health or safety. In order to minimize such a possibility to every extent possible, the building official is invested with considerable authority. His knowledge, competence, experience, and the manner in which he assumes his responsibilities and exercises his authority make a significant difference between attainment of the safety contemplated by the codes, or missing built-in, hidden and insidious dangers that, like dormant volcanoes, are unpredictable and deadly.

An individual aspiring to become a building official, who lacks training, experience and education in ALL aspects of construction, particularly related to code requirements, should be

considered to be deficient. Municipalities considering the employment of an individual to run a Building Department would be well advised to utilize a panel of experienced Building Officials to assist them in making a proper selection.

Personal deficiencies are alleviated to some extent when a department has a properly qualified staff of experts occupying key positions, but this is the exception rather than the rule.

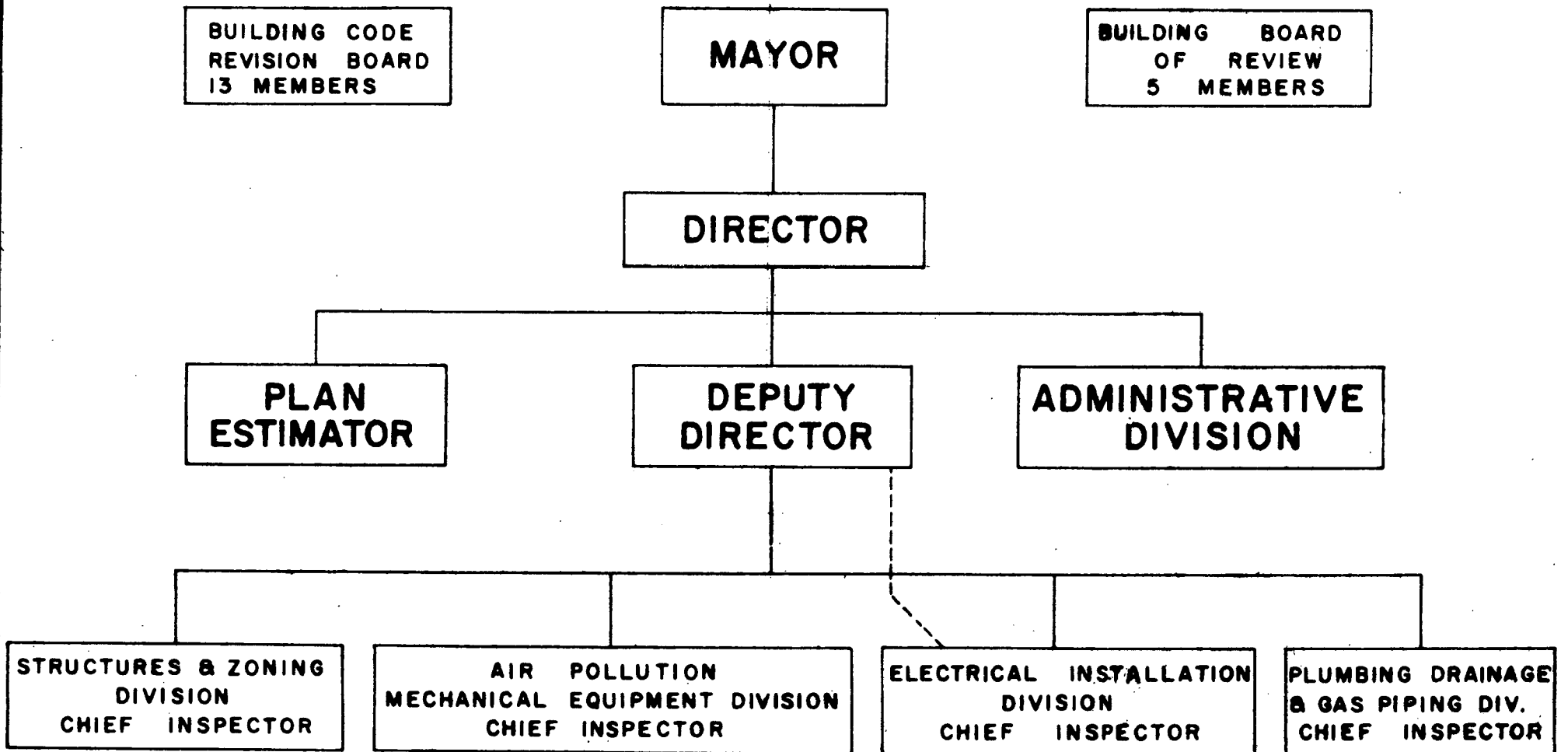
The duties of the Building Official are to organize, plan, coordinate, train, direct, control, review, and to represent his municipality as its expert in the field of code administration and enforcement. He is responsible for its smooth and proper performance and, likewise, accountable for all its actions - good and bad.

If one were to compare objectively the duties, responsibilities and knowledge requirements of a Building Official with other municipal administrators, it is fairly certain that the comparison would show some startling differences. In no other field of municipal administration are the responsibilities of administrators as diverse and demanding as those imposed on the person responsible for the function of the Building Department.

The effective and successful Administrator requires skills in many different and unrelated disciplines, including the physical sciences, political science, law, hygiene, administration, and, perhaps most important, human relations.

DEPARTMENT OF BUILDING INSPECTION

ORGANIZATION CHART



DIVISION OF STRUCTURES AND ZONING

Mr. Vincent DiMase, Director
Department of Building Inspection

Dear Sir:

I respectfully submit for your information and consideration a report of the work of the Division of Structures and Zoning, for the Fiscal Year from July 1, 1975 to June 30, 1976.

Attached hereto are two tables setting forth by types of occupancies, the number of building and miscellaneous structures, including the estimated costs for which permits were issued. The table marked "New Work" contains data pertaining to the construction of new buildings and miscellaneous structures. The table marked "Additions and Alterations" contains data pertaining to building operations on existing buildings in order to provide additional space or to make interior changes to satisfy current and anticipated needs.

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

ESTIMATED COST OF BUILDING OPERATIONS BY MONTHS 19 75-76

NEW

MONTHS	DWELLING 1 FAMILY	DWELLING 2 FAMILY	MULTI FAMILY	CHURCHES HOMES, ETC.	AMUSEMENT & RECREATION	OFFICE BLDGS. & BANKS	PUBLIC AND MUNI.	SCHOOLS	GASOLINE STATIONS	GARAGES	STORES	STORE- HOUSES	MFG. AND SHOPS	OIL BURNERS	MISC	TOTAL
JULY								3,500,000		4,000	25,000		270,000			3,898,500
- Jan -	85,500	14,000														
AUG.						70,000				3,000			48,000			210,500
- Feb -	63,500	26,000														
SEPT.															1,200	107,700
- Mar -	70,500		36,000													
OCT.									12,000	3,600	117,600		45,000		6,000	235,200
- Apr -	51,000															
NOV.													4,300			102,300
- May -	78,000	20,000														
DEC.											4,300		26,000			2,818,300
- June -	36,000		1,400,000	1,352,000												
JAN.				1,650,000									30,000		1,700	1,681,700
- July -																
FEB.										4,000	89,300		30,000		2,500	228,300
- Aug -	102,500															
MAR.											125,000		25,800			2,026,800
- Sept -	26,000			1,850,000												
APR.										1,200					5,000	185,200
- Oct -	131,000	48,000														
MAY						80,000				4,400						922,400
- Nov -	63,000	15,000	60,000	700,000												
JUNE										1,700			1,000		1,200	107,900
- Dec -	88,000	16,000														
TOTALS	795,000	139,000	1,496,000	5,552,000		150,000		3,500,000	12,000	21,900	361,200		480,100		17,600	12,524,800
												# OF PERMITS ISSUED				
JULY	6	1	-	-	-	-	-	1	-	1	1	-	3	-	-	13
- Jan -																
AUG.																
- Feb -	4	1	-	-	-	1	-	-	-	2	-	-	1	-	-	9
SEPT.																
- Mar -	4	-	1	-	-	-	-	-	-	-	-	-	-	-	1	6
OCT.																
- Apr -	3	-	-	-	-	-	-	-	1	2	2	-	1	-	1	10
NOV.																
- May -	2	1	-	-	-	-	-	-	-	-	-	-	2	-	-	5
DEC.																
- June -	2	-	1	1	-	-	-	-	-	-	1	-	1	-	-	6
JAN.																
- July -	-	-	-	1	-	-	-	-	-	-	-	-	1	-	1	3
FEB.																
- Aug -	7	-	-	-	-	-	-	-	-	1	2	-	1	-	1	12
MAR.																
- Sept -	2	-	-	1	-	-	-	-	-	-	2		2	-	-	7
APR.																
- Oct -	5	2	-	-	-	-	-	-	-	1	-	-	-	-	1	9
MAY																
- Nov -	4	1	1	1	-	1	-	-	-	3	-	-	-	-	-	11
JUNE																
- Dec -	5	1	-	-	-	-	-	-	-	1	-	-	1	-	1	9
TOTALS	44	7	3	4	-	2	-	1	1	11	8	-	13	-	6	100

ESTIMATED COST OF BUILDING OPERATIONS BY MONTHS 19 75-76

ALTERATIONS

MONTHS	DWELLING 1 FAMILY	DWELLING 2 FAMILY	MULTI FAMILY	CHURCHES HOMES, ETC.	AMUSEMENT & RECREATION	OFFICE BLDGS. & BANKS	PUBLIC AND MUNI.	SCHOOLS	GASOLINE STATIONS	GARAGES	STORES	STORE- HOUSES	MFG. AND SHOPS	OIL BURNERS	MISC	TOTAL
JULY					500	3,500		14,000	1,100	6,600	31,200		122,000		8,400	366,600
Jan.	46,200	58,800	52,900	21,400												
AUG.						14,000		10,000	19,000	2,400	31,700		46,100			275,100
Feb.	29,100	21,600	31,700	69,500												
SEPT.						23,400		86,500	59,800		35,800		29,700		10,000	369,100
Mar.	65,900	23,900	20,700	13,400												
OCT.						13,500		200,000	10,000	200	38,500		61,000		40,500	1,668,300
Apr.	32,800	39,500	53,300	1,179,000												
NOV.						1,000			1,000	1,700	15,500		134,800		7,800	235,500
May	31,100	18,500	30,100													
DEC.						54,700			1,700		14,200		1,242,700			1,432,400
June	17,600	32,000	69,500	100,000												
JAN.						89,100		3,000	24,000	700	65,200		205,100		1,000	485,100
July	38,400	18,300	27,800	12,500												
FEB.						10,900				4,700	69,900		205,700		1,900	467,700
Aug.	74,700	60,700	37,200													
MAR.						836,000				1,800	45,200		109,900		17,400	1,323,200
Sept.	116,100	83,900	112,900													
APR.						29,200			47,500	2,000	58,100		48,200		21,100	719,600
Oct.	122,600	97,000	173,000	120,900												
MAY						122,300		18,000	17,000	8,900	27,700		10,000		17,300	538,200
Nov.	127,600	90,500	79,100	19,800												
JUNE						60,300		27,700	17,700	4,200	144,200		112,700		21,100	796,100
Decr	144,200	135,000	53,000	76,000												
TOTALS	846,300	679,700	741,200	1,612,500	500	1,257,900		359,200	198,800	33,200	577,200		2,229,900		140,500	8,676,900
# OF PERMITS ISSUED																
JULY																
Jan.	30	22	17	3	1	1	-	2	2	3	5	-	8	-	4	98
AUG.																
Feb.	26	15	12	5	-	4	-	1	2	2	13	-	4	-	-	84
SEPT.																
Mar.	18	14	13	3	-	4	-	3	3	-	17	-	7	-	1	83
OCT.																
Apr.	19	21	12	5	-	3	-	1	3	1	14	-	7	-	7	93
NOV.																
May	20	14	10	-	-	1	-	-	2	1	8	-	8	-	2	66
DEC.																
June	9	12	10	1	-	4	-	-	4	-	12	-	10	-	-	62
JAN.																
July	14	6	6	2	-	3	-	1	2	2	16	-	9	-	1	62
FEB.																
Aug.	29	21	10	-	-	2	-	-	-	2	16	-	8	-	2	90
MAR.																
Sept.	51	36	30	-	-	7	-	-	-	2	18	-	13	-	6	163
APR.																
Oct.	57	47	70	3	-	5	-	-	8	4	8	-	6	-	6	214
MAY																
Nov.	77	39	30	1	-	7	-	1	2	8	15	-	3	-	5	188
JUNE																
Decr	75	70	27	5	-	6	-	2	4	9	24	-	9	-	6	237
TOTALS	425	317	247	28	1	47	-	11	32	34	166	-	92	-	40	1140

The total number of houses demolished in the City was 230, and a total of approximately 456 dwelling units.

During the fiscal year, 192 family units were added as a result of private buildings activities.

The additional units are grouped as follows:

(a) NEW BUILDINGS

One Family	44 Family Units
Two Family	14 Family Units
Multiple Family	109 Family Units

(b) CONVERSIONS 25 Family Units

Total 192

The total fees collected during the year July 1, 1975 to June 30, 1976 amounted to \$78,395.74. During the fiscal year this Department processed 2175 building and zoning violations, including South Providence and East Side Renewal Project Areas. The Field Inspection Section of the Division conducted 21,750 construction inspection and violation investigations.

From the tables, the estimated cost of construction for the fiscal year from July 1, 1975 to June 30, 1976 is as follows:

New Buildings	Permits 100
Estimated Cost	\$12,524,800.00
Additions & Alterations	Permits 1440
Estimated Cost	\$8,676,900.00
Total Estimated Cost of Construction	\$21,201,700.00

Permits (not included in tables) issued during the period from July 1, 1975 to June 30, 1976 are as follows:

Razing of Dilapidated Buildings	Permits 274
Sandblasting of Buildings	Permits 7
Moving of Buildings	Permits 4
Erection of Billboards	Permits 17
Erection of Wall Signs	Permits 74
Erection of Signs Over Sidewalks	Permits 65
Erection of Fire Escapes	Permits 18
Construction of Vaults	Permits 0
Storage of Dangerous Chemicals	Permits 10
Storage of Petroleum Products in Bulk	Permits 0
Block Sidewalk	Permits 21

(Total Permits Issued During the Fiscal Year were 2030)

During the fiscal year, this Division reviewed the design and plans for many major structures. The following are buildings for which permits were issued with a declared estimated cost of \$50,000.00 or more:

1655 Westminster St. City of Providence School	\$3,500,000.00
100 Randall St. Davenport Assoc. Nursing Home (200 beds)	1,850,000.00
99 Hillside Ave. Jewish Home for Aged Home	1,650,000.00
Westminster St. Prov. Red. Agency Housing for Elderly	1,400,000.00
1085 No. Main St. Harvin Kerzner Health Care Center	1,352,000.00
164 Summit Ave. Miriam Hospital	1,025,000.00
234 Washington St. N.E. Telephone Co.	711,000.00
555 Veazie St. Gilbane Properties, Inc. Housing for Elderly	700,000.00
Harborside Blvd. City of Prov. Warehouse	554,000.00
1-3 Terminal Rd. City of Prov. Warehouse	500,000.00
251-253 Benefit St. Prov. Athenaeum Library	200,000.00
219 Swan St. Geoffrey Tapper Meat Co.	125,000.00

128 Stewart St. Janice Mfg. Co.	125,000.00
50 Niantic Ave. Union Camp Corp. Mfg.	120,000.00
50 Maude St. Women's & Infants Hospital	105,000.00
6 Robin St. Norman Saucier Jewelry Mfg.	100,000.00
825 Chalkstone Ave. Roger Williams Hospital	100,000.00
50 Maude St. Women's & Infants Hospital	93,000.00
85 Corliss St. W. S. Riley Printing Shop (addition)	92,500.00
272 Thayer St. PVA Assoc. Retail Stores	90,000.00
169-173 Gano St. P & D Assoc. Stores	89,000.00
649 No. Main St. University Heights Restaurant	85,000.00
15-49 Westminster St. R.I. Hospital Trust Co. Bank & Offices	80,400.00
362-366 Broadway 358 Inc. 4 Offices (New)	80,000.00
50 Park Lane Pale Corp. Mfg.	80,000.00
235 Hope St. Brown University Natatorium	75,000.00

895 Chalkstone Ave. Amelio DiLibero Doctor's Office	70,000.00
545 Prairie Ave. Coken Co. Warehouse	68,000.00
50 Niantic Ave. Union Camp Co. Mfg.	62,000.00
692-696 Admiral St. Al Calcagni 6 Apts.	60,000.00
41 Faunce Dr. Alan I. Josephson 1 family dwelling & 2 car garage	60,000.00
303 Allens Ave. Janet F. Waldman Motor Repair Shop	60,000.00
81 Faunce Dr. Burton H. Priest 1 family dwelling	60,000.00
136-144 Westminster St. Kates Corp. Offices	50,000.00
131-137 Jewett St. Champion Realty Corp. Storage (addition)	50,000.00
219 So. Main St. Sulzberger-Rolfe & Plantations Assoc. Offices & Stores	50,000.00

The declared estimated cost of construction of the buildings and structures listed on the previous pages is \$15,436,900.00, or 73% of the total estimated construction cost figures; while the number of permits issued for the construction of these buildings is only 37 or less than 2.5% of the total number of permits issued for the construction of new buildings and alterations to existing buildings during the fiscal year.

It is advisable to keep in mind, when using the declared estimated cost of construction figures in this report, that these figures are neither total nor accurate due to the usual reluctance on the part of some people to declare fair or true cost estimated, etc.

However, the margin of error does not seriously affect the comparisons and the conclusions drawn from these figures; but the amount of money collected through fees based upon declared estimated costs of construction is considerably less than it should be.

Respectfully submitted,

Merlin A. DeConti, Jr.,
Chief, Division 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 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 protection equipment, such as automatic sprinkler system (wet and dry), fire extinguishers; fire hose and standpipe installations, fire alarm systems, etc.

The 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 services 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 to prevent possible disaster.

The processing of complaints is another important function requiring inspectional services. During the past year, more than 21,750 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 types 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 system;
- (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 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. Because of the unprecedented number of unsafe, vacant, open and 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 forty-five (145) buildings. There was a total of 274 buildings demolished in the City.

DIVISION OF ELECTRICAL INSTALLATIONS

Mr. Vincent DiMase, Director
Department of Building Inspection

Dear Mr. DiMase:

I respectfully submit the following report of the Division of Electrical Installations' activities during the fiscal year, July 1, 1975 to June 30, 1976, 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 forty-seven (47) Limited Premises Permits issued and one thousand seven hundred nineteen (1,719) electrical permits for installation of electrical wiring and apparatus, including alterations and repairs, for which a total fee of \$24,158.30 was collected.

Electrical Inspection Division

From July 1, 1975 to June 30, 1976

Number of rough wiring inspections	702
Number of defective installations re-inspected	464
Number of certificates of approval issued	1289
Number of inspections after fires	718
Number of investigations requested by the Narragansett Electric Company	560
Number of special investigations	3189
Minimum Housing Inspections	178
Limited Premises Inspections	47
Approved Fire Alarm Systems	15
Total Number of Inspections	7162
Letters to Owners	1039
Number of disconnects ordered	85
Sign Locations cleared	144
Sign Locations non illuminated cleared	53
Sign Locations illuminated	91
Estimated value fee	\$2,660,357.00
Total Number of permits issued	1719
Total Fee	\$24,158.30

R E P O R T

The City has changed considerably over the past five years with the new high rise buildings, and our inspectors carried a much heavier workload although every effort is being made to keep this workload at a minimum.

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.

Due to the retirement of George Hochman on March 3, 1976, there has been an opening for Inspector III. Salvatore Neri, who is an Inspector II, has been recommended for the position, both in qualification and seniority.

When the position of Inspector III is filled, there will be an opening for Electrical Inspector I. This position should be filled immediately, due to the increased workload from Community Development and new construction being done.

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

1. State of Rhode Island Fire Safety Code for Fire Alarm and Emergency Exit Lighting.
2. State Seminar on Minimum Housing Codes.
3. The City of Providence Fire Department Training School.
4. The election of the Chief Inspector to the Executive Committee of the Eastern Section International Association of Electrical Inspectors.
5. Lecturing on the safe use of electricity at the State Vocational Facility in Providence, Lincoln and Smithfield, Rhode Island.

6. Member of the Underwriters Laboratories Steering Committee for the Study of Non-Metallic Plastic Conduit, boxes and fittings Representing the International Association of Electrical Inspectors.
7. Instructor at James J. Hanley Education Center, Electricity Adult Education.
8. Customer Seminar for Simplex Time Recorder Company.

FUTURE PLANS:

The future plans of the Electrical Division are:

To provide more frequent inspections of the progress on new construction work.

To provide inspections for Limited Premises more promptly than was possible in the past year.

To review the latest edition of the National Electrical Code for possible up-dating of its Rules and Regulations.

To provide better service to contractors, architects and engineers who are planning electrical installations for buildings and structures in the City of Providence.

Respectfully submitted,

Oliver O. Dore
Chief Electrical Inspector

DIVISION OF PLUMBING, DRAINAGE AND GAS PIPING

Mr. Vincent DiMase, Director
Department of Building Inspection

Dear Sir:

As requested, this will show the activities and statistical record of the Plumbing Division for the Fiscal Year July 1, 1975 to June 30, 1976.

Plumbing Inspections	1126		
Drain Inspections	539		
Miscellaneous Visits	105		
Minimum Housing Visits	<u>1320</u>	Total	3090
Plumbing Plans Filed	582		
Drain Plans Filed	<u>175</u>	Total	756
Work on Old Buildings	507		
Work on New Buildings	<u>76</u>	Total	583
Sewer Connections	582		
Cesspool Connections	<u>0</u>	Total	582
Final Inspections	496		
Estimated Cost of Plumbing Plans			\$1,189,635.81
Estimated Cost of Drain Plans			<u>80,515.00</u>
	Total		\$1,270,150.81
Fees for Limited Sprinkler License Issued	\$200.00		
Fees for Limited Drain Layer's License "	<u>275.00</u>		
	Total		\$475.00
Fees for Plumbing & Drainage Permits and Limited Licenses			\$12,074.16

Respectfully submitted,

Anthony M. Santagata, Chief
Plumbing, Drainage & Gas Piping

DIVISION OF MECHANICAL EQUIPMENT AND INSTALLATIONS

Mr. Vincent DiMase, Director
Department of Building Inspection

Dear Mr. DiMase:

The following is the annual report which covers the activities and performance of the various operations of the Division of Mechanical Equipment and Installations, for the fiscal year July 1, 1975 to June 30, 1976.

Also included is a summary of all revenue received during the past fiscal year.

With the high cost of labor and material, the home building was reported at its worst in nearly three decades. Residential heating equipment, such as boilers, oil burners and radiation showed a sharp increase in replacements whereupon this work was done to upgrade the equipment.

This Division worked closely with the Fire Prevention Bureau and Division of Code Enforcement, as well as Community Development, whenever our services were needed.

The Chief and staff of the Mechanical Division gratefully acknowledge the splendid support and advice of Honorable Vincent A. Cianci, Jr., Mayor of Providence, and Mr. Vincent DiMase, Director of the Department of Building Inspection.

Respectfully submitted,

Joseph F. Kane, Chief
Mechanical Equipment Division

There were 430 permits issued for 719 units from
July 1, 1975 to June 30, 1976

<u>EQUIPMENT</u>	<u>UNITS</u>
Oil Burners	121
Gas Burners	31
Boilers	130
Gas Water Heaters	11
Oil Fired Water heaters	9
Furnaces	26
Ductwork	48
Air Conditioning	51
Radiation	28
Tanks	20
Ventilation	13
Sprinklers	24
Refrigeration	5
Elevators	11
Hoods & Exhaust Systems	32
Spray Booths	2
Generators	6
Unit Heaters	21
Miscellaneous	<u>130</u>
	719

There were 4,468 locations visited and 11,080 inspections and investigations made.

INSPECTIONS AND INVESTIGATIONS

Complaints	27
Violations (Illegal & Incorrect Installations of Equipment)	103
Oil Burners	121
Gas Burners	31
Boilers	130
Gas Water Heaters	11
Oil Fired Water Heaters	9
Furnaces	26
Ductwork	48
Air Conditioning	51
Radiation	28
Tanks	20
Ventilation	13
Sprinklers	24
Refrigeration	5
Elevators	11
Hoods & Exhaust Systems	32
Spray Booths	2
Generators	6
Unit Heaters	21
Miscellaneous	30
Progress Inspections	7,211
Investigations	<u>3,120</u>
	11,080

In addition to the above mentioned inspections and investigations:

Elevator Tests	11
Sprinkler Tests	24

The following is an accounting of the Division of Mechanical Equipment and Installations from July 1, 1975 to June 30, 1976. The estimated valuation of such equipment is \$2,836,470.63 for which the following revenue in fee charges were collected:

REVENUE

Oil Burners	1,742.72
Gas Burners	262.00
Boilers	2,306.89
Gas Water Heaters	164.25
Oil Fired Water Heaters	79.75
Furnaces	306.35
Ductwork	1,272.90
Air Conditioners	1,725.10
Radiation	231.50
Tanks	153.00
Ventilation	616.70
Sprinklers	608.62
Refrigeration	162.90
Elevators	1,192.10
Hoods & Exhaust Systems	421.35
Spray Booths	32.50
Generators	234.60
Unit Heaters	166.00
Miscellaneous	<u>3,695.65</u>
	\$15,374.88

\$15,374.88

New Licenses:

Boiler Operator Licenses	1,071.00
Operating Engineer Licenses	406.00
Refrigerating Machine Operators	21.00
Apprentice Fireman	76.00

License Renewals:

Boiler Operator Licenses	2,064.00
Operating Engineer Licenses	2,700.00
Refrigerating Machine Operator	<u>136.00</u>
	\$6,474.00

6,474.00

\$21,848.88

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 \$141,922.08 in fees for the entire Department for the Fiscal Year July 1, 1975 to June 30, 1976.

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: Mr. 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 the City Collector's Office for the fiscal year starting July 1, 1975 and ending June 30, 1976, inclusive.

Total Collections and Deposits \$141,922.08

Total Collected from Inter-Office Divisions:

Structures and Zoning Division	78,395.74
Electrical Division	24,158.30
Mechanical Division	21,848.88
Plumbing and Drainage Division	12,074.16
Zoning Board	4,060.00
Building Board	1,325.00
Housing Board	60.00

Total	\$141,922.08
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Respectfully submitted,

Marie D'Elena

DIVISION OF CODE ENFORCEMENT

Housing Code enforcement involves considerably more than having inspectors go from door to door and handing out violation notices. It involves working with the people involved to explain the violations, to give them advice and assistance on how they can best be corrected.

The Housing Inspection Division is responsible for carrying out, area by area, the city-wide Housing Inspections necessary to comply with certain Federal Government requirements for recertification of the City's 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 eligible for Federal monetary assistance for a wide range of programs, including Model Cities, Urban Renewal, Neighborhood Development, Interim Assistance, and Code Enforcement.

The Workable Program Recertification currently commits the City to a house by house reinspection.

During the year 1975-1976, the Division of Code Enforcement referred to the Department of Building Inspection 2175 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.

The intensive inspectional activities of the Department of Building Inspection is evidenced in the greatly improved appearance of the areas which have been inspected. The Inspectional Program is generally being carried out with the cooperation of property owners and is coming to be recognized by the public as being in their best interest in maintaining property values, as well as safe and healthful neighborhood conditions.

People really want stricter code enforcement was the surprising findings of a survey of ten cities made recently by the Survey Research Program of the Joint Center for Urban Studies of the Massachusetts Institute of Technology, and Harvard University. So great is the concern for better housing inspection that the majority of people surveyed indicated that city government should spend more money for this service.

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.

The Fire Department usually approves the following items:

1. Size of water main and its capacity.
2. Nearest hydrants.
3. Access for fire fighting and rescue.
4. Locations of the siamese connections.
5. Provisions for a fire pump if necessary, and a secondary source of power for same.
6. Provisions for dual water supply if needed.
7. Electrical supervisory control of fire pump.
8. Size, location, thread size, etc. of standpipes.
9. Flow control valves if needed for zone control of sprinklers.
10. Fire alarm panel, annunciator and supervisory controls of sprinklers and standpipes and fire alarm systems.
11. Location and type of smoke, heat, and combination detectors.
12. Necessary pressure gauges on standpipes, sprinklers, etc. to visually supervise systems.
13. Locations, types of fire alarm boxes, horns, speakers, and audio visual devices.
14. Elevator keys for control during fires, etc.
15. Approval of plans for all fire alarm systems.
16. Smoke control.

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.

Additional requirements for life-saving fire protection devices and systems in homes, apartments and high-rise buildings, will be included in the newly revised Minimum Property Standards being issued by the U.S. Department of Housing and Urban Development.

According to the Department the new requirements are the results of many months of study by the HUD-FHA Office of Technical and Credit Standards. When in use they will offer vastly increased protection to occupants from deaths due to fires.

The purpose of the revisions will be to give early warning to occupants of the presence of fire, the confinement of fire, safe refuge areas, and early fire control through the use of sprinklers in selected areas, as well as furnish realistic, safe and economic fire protection.

The Fire Prevention Bureau investigates all fires of incendiary origin or of suspicious nature and all fires which cause injuries to persons. The Fire Marshal works closely with the Director of the Department of Building Inspection.

The Fire Prevention Bureau during its 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.

After a building has been completed and the building department has indicated by their final approval that the building complies with all pertinent building regulations, it will be under the surveillance of the fire prevention official, periodically, for the rest of its life.

Clearly, a close liason between these two agencies is necessary. The Building Official must know and understand the needs of the fire prevention official when recommending codes and ordinances relating to building construction.

The fire prevention official must know and understand building regulations as they relate to fire and panic so that he can intelligently limit the use of buildings in accordance with their design, and so that he can advise the Building Official in proposed building regulation matters related to fire and panic.

HISTORIC DISTRICT COMMISSION

The Historic District Commission under the leadership of Mrs. George E. Downing, has made considerable progress in preserving both the buildings and architectural value of buildings in the Historic District. More and more of Benefit Street and College Hill has been rescued from slum conditions or threatened demolition. This area has become one of the most beautiful and charming residential streets in the city.

The College Hill district contains more than 150 restored 18th and early 19th Century buildings, which according to the Interior Department were once the "wealthy nucleus of the city".

The landmarks, are "recognized to encourage preservation of historically significant properties". Owners receive plaques and certificates if they wish.

College Hill was chosen for its "largely undisturbed area of 18th and early 19th Century structures which, as a group, exemplify the urban New England setting of the period". The district is also the nucleus from which developed the City of Providence.

Since 1960 more than 150 buildings have been restored in the area.

The First Baptist Meeting House, and the Providence Athenaeum Library have been especially cited as "noteworthy structures".

The Corliss-Carrington House on Williams Street was built in 1810-11, and the Department of the Interior describes it as a "tall square mansion (which) well expressed the sophistication attained by some 19th Century urban New England residences".

The three and one-half story brick Ives House on Power Street was built in 1803-06. The department calls it a "magnificent Federal-style mansion".

The restoration of the 19th Century mansion known as Woods-Gerry House at 62 Prospect Street, by Rhode Island School of Design, has helped to keep Prospect Street "as one of our great streets".

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 doing so 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. Once supported chiefly by historians and antiqarians, 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.

An enlargement of the College Hill District was proposed in a resolution submitted by the Commission to the City Council in June, 1974 and was referred to the Ordinance Committee. This proposal

to include the 1960 College Hill Study Area (bounded on the north by Olney Street, on the east by Hope Street, on the south by George M. Cohan Boulevard, and on the west by the Providence River and Canal Street) within the Historic District continued to receive the Commission's attention in 1975. In January 1975, six Power Street residents requested that the Historic District be expanded beyond Hope Street to Governor Street, and the Commission has included this area in their current proposal. The approximately two thousand structures within the area of the proposed expanded Historic District have been photographed and surveyed. Updated maps and priority lists are now being prepared, and will be ready when the public hearing on enlargement of the Historic District is scheduled.

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.

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.

REMOVAL OF JUNKED VEHICLES
FROM PRIVATE PROPERTY

The City is continuously combating the nuisance of junk yards marring the landscape of our city. Science must and will find new ways to use the growing stockpiles of scrap metal building up in our auto graveyards. But, in the meantime, we must do what we can to ease the pain during this extensive period of convalescence. Continued pressure in the enforcement of the "Ordinance Providing for the Removal of Junked or Abandoned Vehicles from Private Property" resulted in removing junked cars 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

Upon notification of abandoned or stolen vehicles to be towed away, the Department must first tag the vehicles by placing a sticker on the car for a period of 7 days. This gives the owner ample time to claim the vehicle before it is removed. Many of the cars removed were rodent infested and with great difficulty the men had to be extremely careful in removing these vehicles.

Children are often attracted to these abandoned cars and very often are subject to injury caused by broken fragments and loose equipment.

We are grateful to the Police Department for removing junk cars from public and private property. The Department's effort has helped immensely to keep our city clean.

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 junk yards marring the landscape on our principal roads throughout the nation.

THE DIRECTOR'S ACTIVITIES

The Director is responsible for the planning, direction, supervision and coordination of the activities and programs of the Department of Building Inspection, and performs the following functions, personally or by delegation:

1. Establishes general policies and procedures of conduct of the Department.
2. Establishes performance standards for all personnel.
3. Establishes standards of department and conduct for all personnel.
4. Prepares annual budget.
5. Establishes level of public relations.
6. Makes final Departmental decisions on legal actions.
7. Makes final actions on code amendments.
8. Makes final decisions on code interpretations
9. Makes work assignments to supervisory and key personnel.
10. Develops formats for correspondence.
11. Makes contact with other Department Heads on matters of mutual concern or interest.
12. Establishes methods for the conduct of special projects.
13. Compiles and submits annual reports.
14. Reviews effectiveness of field inspection.
15. Keeps himself informed on all the latest engineering technology as it affects the Building Inspection Department.
16. Recommends code amendments and code changes.

17. The Director develops processes and procedures to insure the effective and convenient flow of work traffic pertaining to the office functions.

18. Issues Certificates of Occupancy.

19. The Director is an ex-officio member of the:

- (a) Zoning Board of Review
- (b) Building Ordinance Board of Review
- (c) Historic District Commission
- (d) Committee on Licenses

20. Commissioner of the Mayor's Restoration of City Hall Task Force.

21. Secretary of the Building Code Revision Board.

The Director performs the Engineering Research for the Department. The primary objective is to review new materials, standards and techniques of the building industry to determine whether they meet the purpose and intent of the Providence Building Code, and if so, to make provision for their use.

The acceptance of new materials and methods of construction in the City of Providence is a cooperative function of professional and construction groups. The one all important question: "Does this provide Code equivalency as to safeguarding life, limb, health, property and public welfare." Many new materials and construction approaches have been approved which include: sandwich panels for low-cost residential buildings; precast prestressed hollow core floor slabs; revised fire ratings for concrete block walls; anchorage systems for precast concrete, and computer designed diaphragms for wind loadings.

Technological advances have soared to heights undreamed of fifty years ago. But a technological advance that means new convenience, new comfort, new leisure - can also mean hazard to life and property. Such unforeseen dangers can be conquered, and they must.

The full sophistication of many new products far surpasses most users' understanding. At the same time, there is a growing public concern that people should be protected against potential hazards in the new products and materials, by someone who understands their complexities. The Director has the responsibility in accepting new materials and equipment which conform to national standards. The local government has delegated the "police power" pertaining to building regulations to the Director because there are sufficient standards in the code to guide him in making decisions as to the conformity of proposed construction to the code.

Among other functions of the Director are: 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 can have the cases advertised in the newspaper for public hearing.

The Director, on July 24, 1975, lectured at Mayor's Office of Community Development - Employee Training Program.

On October 7, 1975, the Director was appointed by the Governor to the Registration Board for Professional Engineers and Land Surveyors.

On October 11, 1975 - spoke at the New England Regional Meeting of the American Institute of Architects in Newport, R. I.

On November 20, 1975 - spoke at Public Hearing on the proposed "State Building Code".

On December 3, 1975 - attended BOCA International mid-year meeting and committee meeting of "Training, Education and Certification Program", in Chicago, Illinois.

On March 3, 4, 5, 1976 - attended Eastern States Building Officials Federation, 27th Annual Building Inspectors School, at Grossinger, New York. The Director spoke on "Fire Safety in Buildings".

On Thursday, March 25, 1976 - lectured at Roger Williams College in Bristol, R.I. Subject: "Fire Protection Through Modern Building Codes." Also on "Building Construction."

On Friday, April 16, 1976 - lectured at Brown University, Division of Engineering, on "Building Codes", "Zoning Ordinance", and "Code Enforcement".

On June 4, 1976 - the Director was reappointed to the R. I. Building Code Standards Committee. At present serving as Chairman.

From June 12-18, 1976 - attended the 61st Annual Conference of BOCA International in Atlanta, Georgia. Spoke on "Fire Safety in High Rise Buildings". The Director, as Past President of BOCA International, presided at numerous functions and took part on many "Code Panels" and code changes discussions.

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 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

On the occasion of the 200th birthday of our nation it is fitting that we note those institutions in our society which serve the needs of the public.

Underwriters Laboratories during the last 82 years contributed much with their programs of testing for public safety, voluntarily agreeing to manufacture and identify products complying for safety. There are more than 360 published safety standards as guides in their product designs. Numerous provisions of these standards have been and are being incorporated in international standards relating to product safety.

Fire research has been going on for a very long time. The concern of people who gather in large numbers where they live, work and play has given impetus to fire research.

To confront the fire research problem, the Armstrong Cork Company held a Symposium on Products of Combustion of (Plastics) Building Materials in Lancaster, Pennsylvania. Assembled at the Symposium were more than 80 researchers and building code officials. The Director of the Department of Building Inspection was one of three (3) Building Officials in the country to be present.

This Symposium contained several unique elements. Certainly the subject of the Symposium, Products of Combustion, i.e. smoke and toxic gases, was new and an immediate area of interest. It added a new dimension of information on fire, in addition to flammability.

Factory Mutual Research Corporation approves materials after careful examination and thorough laboratory tests.

If specifications are met, Factory Mutual approval is given and the equipment is listed. Continuance of approval depends on satisfactory performance in the field. Actual operation of approved products is checked during the periodic plant inspections by their engineers and through engineers reports on performance in actual use. As a condition of approval, manufacturers may not make a change in the product without prior authorization by the Factory Mutual System.

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, model building code, 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 impetus by the Director. The City demolished 145 buildings and placed a lien on the property as prescribed by law. There were 129 buildings demolished by owners, making a total of 274 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 enforcement of the Building Code and Zoning Ordinance are necessary for the development of the community. Although all of these laws, ordinances and codes are necessary for the healthful development of the community, their effectiveness will be greatly diminished unless well qualified administration is provided. The administrative staff should be carefully selected and well organized to serve the public effectively and efficiently.

The Building Code and Zoning Ordinance affect the lives and activities of the citizens of our community more than any other ordinance or code. The proper enforcement is a most important and serious responsibility of the Director of the Department of Building Inspection.

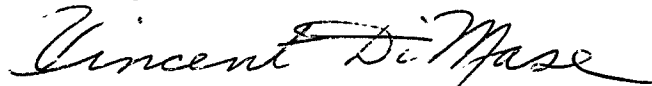
Code implementation takes courage. It's not the easy way out—but, it's the right way. It's a job that has to be faced up to, and what's more, it's a local responsibility.

Code enforcement can be popular particularly when it is realized that these are the tools of government best suited to help the citizen. This course of preventive action is by far superior to the alternative of either taking no action at all, or waiting too late and being confronted with buildings in such poor conditions that nothing short of total clearance will be necessary.

As this is my last Annual Report as Director of the Department of Building Inspection, I want to thank His Honor Mayor Cianci for his guidance, and cooperation extended in assisting in the solution of many problems which arose during the year. Also the

employees who worked with dedication and purpose to serve the community. For their assistance, I express my deep appreciation and send my very best wishes for continued success.

Respectfully submitted,

A handwritten signature in cursive script that reads "Vincent DiMase". The signature is fluid and elegant, with a long horizontal flourish extending to the right.

Vincent DiMase, P.E.

Director