

**FIFTH  
ANNUAL REPORT**

**1960  
1961**

**CITY OF  
PROVIDENCE**

**DEPARTMENT  
OF  
BUILDING INSPECTION**

**VINCENT DIMASE  
DIRECTOR**



January 25, 1962

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

Honorable Sirs:

It is my pleasure and duty to present the Fifth Annual Report of the Department of Building Inspection. Submitted herewith is a detailed statistical report of the activities, records, and accomplishments of the Department, and information relative to the activity in the building industry for the year 1960-1961, as reflected in the number and valuation of the various permits issued.

I wish to express my deep appreciation to His Honor the Mayor, and to the members of the City Council for their leadership and guidance. I acknowledge, with gratitude, the fine cooperation which I have received from other City Departments, governmental jurisdiction, and the many people and organizations of the building industry.

The details of the 1960-1961 operations in the divisions of the Department are covered in the following reports by each of the divisions.

**IN CITY COUNCIL**  
**FEB 15 1962**

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

*Robert T. Whelan*  
CLERK

Respectfully submitted,

*Vincent DiMase*  
Vincent DiMase,  
Director

## RESPONSIBILITIES OF THE DEPARTMENT

The Department of Building Inspection enforces the Zoning Ordinance and the Building Code which relates to the construction, alteration, repair, demolition, removal or relocation of buildings or structures, as well as the installation, alteration, repair, use and operation of heating, plumbing, lighting, ventilating, refrigerating, electrical and mechanical appliances and equipment therein. The Department issues permits and supervises the corrective program for the rehabilitation of sub-standard dwellings.

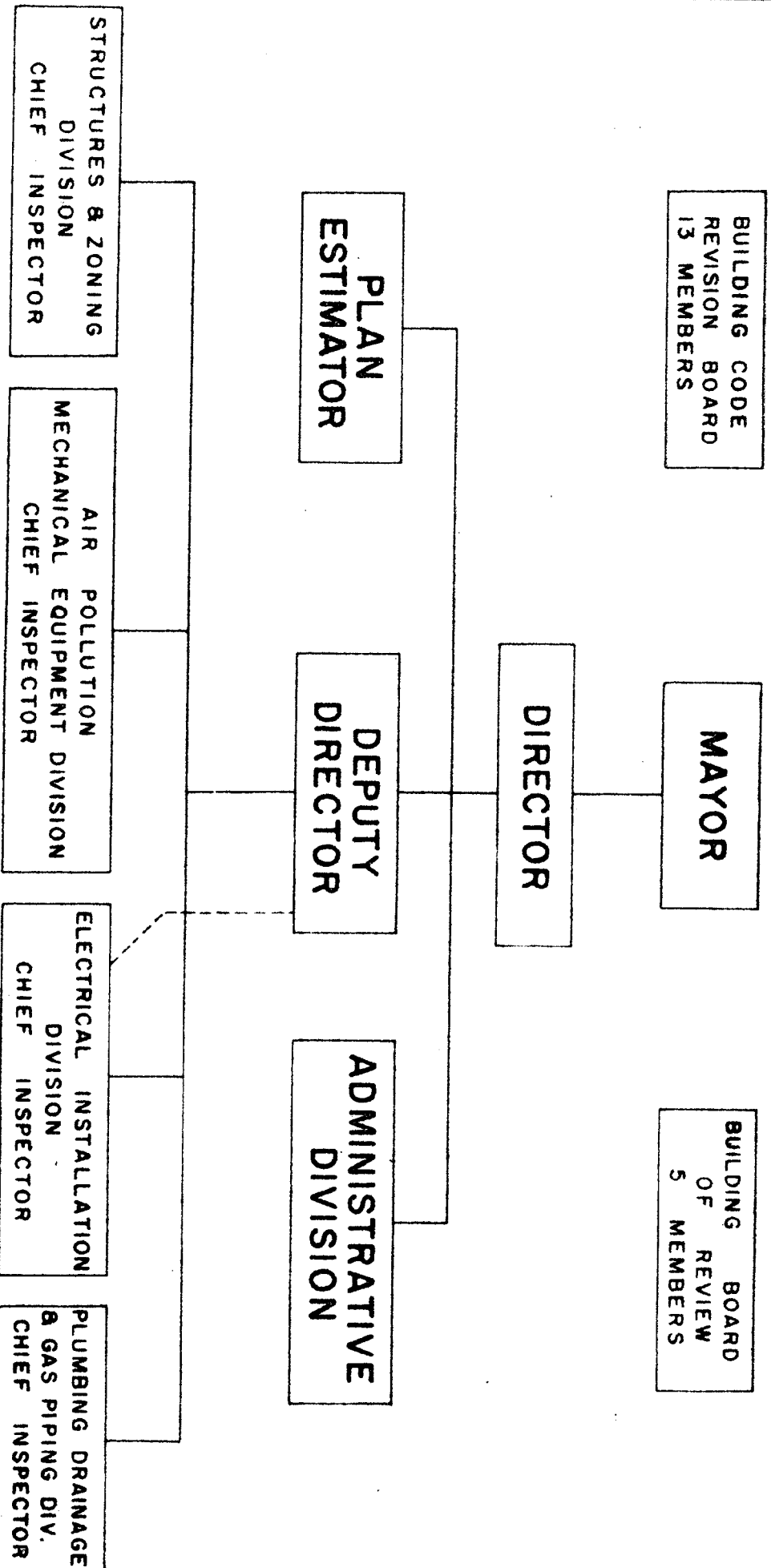
The Building Code is a living document, changing and adapting to new materials, different methods of construction and new concepts of design and safety. This ever present change demands a vigilant evaluation and re-evaluation of policies, procedures and legislation.

Meeting with the public, and members of the construction industry, the Department personnel explain Code requirements and Zoning Ordinance prior to Plan Checking. Additionally, in Plan Checking, Department personnel suggest, advise and counsel.

This two-way communication results in closer working relationship and appraises the Department of the need for an in-service training program to meet the challenge of new developments.

# DEPARTMENT OF BUILDING INSPECTION

## ORGANIZATION CHART



## MINIMUM HOUSING DIVISION

The Division of Minimum Housing Standards referred to the Department of Building Inspection three thousand nine hundred and eighty-six (3,986) complaints during the year 1960-1961. The various divisions of our Department had to verify these complaints by making an inspection of the premises and advise the owner how to correct the violation. Through a concerted drive voluntary compliance of violations was obtained on two thousand five hundred and ninety (2,590) complaints.

The Department of Building Inspection must not only follow up all complaints referred to us by the Division of Minimum Housing, but must check Zoning, issue permits for all work to be corrected, and inspect all work until completed. Final approval and the issuing of a Certificate of Occupancy when all violations are corrected rests with the Department of Building Inspection.

Deciding that Providence could not afford the high price of deterioration, the Department of Building Inspection employees have taken this additional burden from the Division of Minimum Housing with a fine spirit, and are making heartening progress in the assault against slums and blighted housing. To all the employees I extend my hearty appreciation for their loyal support and faithful service.

## PROVIDENCE REDEVELOPMENT AGENCY

### Commercial Building Survey

The Department of Building Inspection, in cooperation with the Providence Redevelopment Agency, loaned the Plan Examiner, Mr. Domenic DiNapoli, to work with the Agency--three hours daily, so as to conduct a survey of existing buildings in two areas:

1. Weybosset Hill Project
2. East Side Renewal Project

Purpose of the survey is to determine:

- (a) Type of building
- (b) Number of units
- (c) Vacancies
- (d) Gross floor area
- (e) Number of employees
- (f) Type of construction
- (g) Structural condition of building
- (h) Fire safety of building
- (i) Type of sanitary,--heating and electrical facilities in buildings, etc.

In addition to the Field Work involved, a certain amount of time is also spent in office work. This consists of checking and verifying building addresses, making appointments with owners or agents of vacant buildings in order to inspect the interior of such buildings; checking and completing field reports, etc.

A total of fifty-six (56) buildings were involved in the Weybosset Hill Project.

In the East Side Renewal Project, one hundred sixty-seven (167) buildings have been surveyed to date. Approximately two hundred (200) more remain to be done.

## HISTORIC DISTRICT COMMISSION

Restoration and new construction continue to boost values in the Historic Zone of Providence.

The job of preserving the Colonial structures belongs to the Historic Commission.

This relatively small area is one of Providence's great assets since it not only serves as a tangible reminder of the city's great past, but also draws tourists to Providence.

## DIVISION OF STRUCTURES AND ZONING

The Division of Structures and Zoning through the Building Code assures that standards of construction are met.

Through a systematic program, trained inspection personnel in the field insure that the structure, whether a house or ten-story building, is translated faithfully from paper to reality, in accordance with the provisions of the Building Code and the Zoning Ordinance.

The Division's working philosophy is that all buildings merit and receive the same high quality inspection. This philosophy is applicable to the five building inspections of a conventional house, or to the nearly three hundred required for a multi-storied complex structure. Regardless of the size and complexity of the structure, building inspections follow a defined pattern. The earth itself---foundation---skeletal frame---vertical and horizontal enclosures---final inspection---and the issuance of a Certificate of Occupancy.

INSPECTIONAL ACTIVITIES PERTAINING TO  
SAFETY REQUIREMENTS IN BUILDINGS

The annual inspections of all licensed occupancies, such as theatres, hotels, assembly halls of all types, cafes, bar-rooms, restaurants, etc., were carried on in the usual manner by checking:

- (a) The general structural conditions of the building;
- (b) The type, construction, protection and accessibility of exits, the swing of exit doors, exit signs and lights;
- (c) The type, condition and location of heating and cooking equipment, including their safety devices and controls;
- (d) The type, condition and location of fire protective equipment, such as automatic sprinkler system (wet and dry), fire extinguishers, fire hose and standpipe installations, fire alarm systems, etc.

This program of annual inspections, started many years ago and now considered routine, provides that type of inspectional service entirely devoted to the elimination or correction of hazardous conditions that come within the purview of the rules.

Annual inspections of all public and semi-public occupancies are made in order to maintain approved standards of safety. The License Bureau will not issue any license without first obtaining the approval of this office concerning the structural and fire-safety conditions of the premises. This type of inspectional service places an unusual burden on the field inspectors during the months of October and November every year - two months to complete inspections and submit reports for

processing before the approvals or denials can be reported to the License Bureau. In cases of serious life hazard, revocation of license is employed in order to prevent possible disaster.

The processing of complaints is another important function requiring inspectional services. During the past year, more than 15,550 inspections were made through this medium, checking and investigating complaints of hazardous conditions existing in residential, commercial, industrial, storage, educational, religious, institutional and mixed occupancy buildings. This effort has been bolstered, over the years, by the participation and cooperation of the members of the Fire Prevention Bureau. As a result of this type of service, thousands of buildings of all type of construction and occupancies have been made safer or razed. Structural, fire preventive and fire protective remedies applied as a result of this effort are as follows:

- (a) Repairs to and replacement of structural components of buildings;
- (b) General repairs to existing buildings for proper maintenance;
- (c) Installation of automatic sprinkler systems;
- (d) Erection of fire division walls;
- (e) Erection of fire-resistive partitions;
- (f) Erection of fireproof or fire-resistive enclosures around stairways and vertical shafts of all types;
- (g) Construction of fire-resistive ceilings for horizontal protection;

- (h) Installation of opening protectives on windows where exposure distances to lot lines and other buildings are below minimum requirements;
- (i) Erection of fire escapes;
- (j) Installation of fire alarm systems;
- (k) Installation of fire-hose and standpipe systems;
- (l) Installation of fire extinguishers;
- (m) Installation of fire dampers and automatic controls on ventilating and air-conditioning systems, etc.;
- (n) Construction of fireproof vaults and enclosures for the storage of flammable liquids and volatiles and dangerous chemicals.

Steady pressure has been maintained behind the program of dilapidated dwellings and the elimination of fire hazard and unsanitary conditions. Consistent progress has been made in the program of removing buildings in dangerous condition.

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 1961.

Attached hereto are two tables setting forth by wards and types of occupancies, 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.

From the tables, the estimated cost of construction for the year 1961 is as follows:

New Buildings .....	269 Permits
Estimated Cost .....	\$8,699,600.00
Additions and Alterations .....	1338 Permits
Estimated Cost .....	\$3,317,750.00
Total Estimated Cost of Construction	\$12,017,350.00

Permits (not included in tables) issued during the year 1961 are as follows:

Razing of Dilapidated Buildings	249
Sandblasting of Buildings	8
Moving of Buildings	5
Erection of Billboards	37
Erection of Wall Signs	93
Erection of Signs over Sidewalks	311
Erection of Fire Escapes	229
Construction of Sidewalk Vaults	1
Use of Streets and Sidewalks	141
Storage of Dangerous Chemicals	43
Tar Kettle	1
<u>TOTAL</u>	<u>1118</u>

Total permits of all types issued during the year 1961 -- 2,725

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

Dexter Manor Project (Broad-Pine-Foster-Byron Sts.)	9
Lippitt Hill Re-development	159
Mashapaug Pond Project	566
North-South Freeway (Public St. to Eddy St. and Hayward Park to West Exchange (during 1961)	<u>174</u>
Total Number of Buildings Demolished	908

Note: The above installations not included in the tables do not  
include estimated costs (not required by ordinance)

During the calendar year 1961, 254 family units were added  
as a result of private building activities. This constitutes an  
increase of 93 units from the 1960 addition of 161 units.

(a) 152 One Family .....	152 Family Units
2 Two Family .....	4 Family Units
4 Multiple Dwellings.....	73 Family Units

(b) Conversions .....	<u>25</u> Family Units
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<u>TOTAL</u>	254 Family Units
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\* Total fees collected during the year 1961 - \$44,871.74

\* Total fees given are for the calendar year of 1961. This  
is done because the U. S. Government and other agencies request  
it in this manner for statistical purposes. However, the  
fees collected by the Division of Structures and Zoning for the  
fiscal year October 3, 1960 to September 29, 1961 amounted  
to \$40,527.74.

During the year 1961, this department sent out 3,459 letters  
notifying the owner of building or zoning violations.

The Field Inspection section of the Division conducted  
15,550 construction inspections and violation investigations.

During the past year, this Division reviewed the design and plans for many major structures. The following are buildings for which permits were issued in 1961, with a declared cost of \$50,000.00 or more:

Brown University (Pembroke College)  
200 Meeting Street  
New Dormitory..... 901,300.00

St. Augustine Church Corp.  
639 Mount Pleasant Avenue  
New (Church and Rectory)..... 622,000.00

City of Providence  
60 Camden Avenue  
New (Recreation Center)..... 550,000.00

City of Providence  
60 Camden Avenue  
New (School)..... 525,900.00

Freeway Realty  
169 South Main Street  
New (Office Building)..... 485,000.00

Brown University  
359 Brook Street  
New (Heavy Engineering Lab)..... 458,800.00

Providence College Corp.  
150 Huxley Avenue  
New (Dormitory and Chapel)..... 384,150.00

International Business Machines  
180 South Main Street  
New (Office Building)..... 249,000.00

Lehigh Portland Cement Company  
Municipal Wharf  
New (Silos for Cement Storage)..... 234,500.00

St. Sebastian Church  
25 Slater Avenue  
New (School)..... 210,000.00

The Town House, Inc.  
81 Pitman Street  
New (Apartment--31 Fam)..... 195,000.00

Gross & Gross 171 Aborn Street New (Parking Garage).....	179,500.00
Roman Catholic Diocese of Providence St. Raymond's Church 1228 North Main Street (Alterations).....	177,000.00
Marquette Cement Mfg. Co. Terminal Road New (Storage & Sales, Bulk Storage Cement).....	168,000.00
Bryant College 148 Hope Street New (School).....	150,000.00
Providence College Eaton Street New (Health Service Research Building).....	142,500.00
Gorham Corporation 333 Adelaide Avenue Alteration (3 story addition--Bldg. C).....	140,000.00
Narragansett Electric Company 496 Eddy Street New (Office Building).....	140,000.00
City of Providence 1533 Chalkstone Avenue New (Club House for Municipal Golf Course).....	120,000.00
Providence Journal Co. 75 Fountain Street Alteration (4th Story Addition).....	108,000.00
St. Sebastian Church Corporation 518 Lloyd Avenue Alteration (Addition to Convent).....	102,000.00
Rhode Island Hospital 593 Eddy Street George Building (Alterations--3rd Floor).....	100,400.00
Woloojian Realty Corporation 211 Adelaide Avenue New (Apartment--22 Families).....	100,000.00
Dustan Corporation 166 Valley Street New (Storage of Steel).....	90,000.00

Gem Realty Company  
 99 Melrose Street  
 New (Apartment--14 Families)..... 85,000.00

Nyman Mfg. Company  
 19 Wild Street  
 Alteration (New Addition)..... 85,000.00

Governor Corporation  
 285 Governor Street  
 New (Medical Office Building)..... 75,000.00

Paragon Oil Company  
 Curran & Burton (Lessee)  
 500 Allens Avenue  
 New (Motor Vehicle Repairs)..... 72,000.00

Louttit Laundry Company  
 307 Broad Street  
 New (Salesroom--Service Department, Storage  
 Appliances and Tires)..... 70,000.00

Ferguson Perforating & Wire Company  
 54 Porter Street  
 New (Warehouse, Storage of Wire)..... 60,000.00

A. A. Mariani & Sons, Inc.  
 200 Hawkins Street  
 New (Funeral Home and Residence)..... 57,500.00

Waldo Realty Company  
 68 Salem Street  
 Alteration (Addition)..... 57,500.00

A. T. Cross Pencil Company  
 1058 Broad Street  
 Alterations (Mfg. of Pens and Pencils)..... 55,000.00

LaSalle Academy  
 612 Academy Avenue  
 Alteration (School)..... 50,000.00

Richfield Oil Corporation of N. Y.  
 Terminal Road  
 Alteration (Repair Tank and Install Dome)..... 50,000.00

Maurice Bazar  
 50 Thurbers Avenue  
 New (Storage of Waste Paper)..... 50,000.00

The declared estimated cost of construction of the buildings and structures listed above is \$7,300,050.00, or 60.7% of the total estimated construction cost figures. The number of permits issued for the construction of these buildings is only 36, or less than 1.3% of the total number of permits issued for the construction of new buildings and alterations during the year 1961.

The declared estimated cost of construction figures in this report is fairly accurate since we have a Plan Examiner who prepared the cost data on all types of building construction for which a building permit was issued by the department. These figures are revised and brought up to date every year. The average unit costs this year were slightly above those of last year.

Respectfully submitted,

NICHOLAS DI BENEDETTO,  
Chief Inspector of  
Structures and Zoning

New Lines 1961

WARDS																
	No.	I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII	No.	EST. COST
WELLINGS	No.	2	12	4	24	63	28	12	2	5					152	1723,200
1 FAMILY	EST. COST	75000	265500	36500	224000	630700	309000	106500	22000	54000						
WELLINGS	No.															
2 FAMILIES	EST. COST			9500			18000			2					2	27500
MULTI-FAMILIES	No.	1														
	EST. COST	195000								185000		19000			4	399000
CHURCHES, HOMES, ETC.	No.															
AMUSEMENT & RECREATION	EST. COST					57500	622000					17500			3	697000
OFFICE BUILDINGS AND DAMS	No.															
	EST. COST						120000								1	120000
PUBLIC & MUNICIPAL	No.															
	EST. COST														10	871900
SCHOOLS	No.	2	2			3				100					2	550100
	EST. COST	608800	111300			1052350									7	2772650
GASOLINE STATIONS	No.		1		1											
	EST. COST		16500	7500	15000					5000	44700				5	88700
GARAGES	No.	1	4	4	1	14	6	5	2	6					46	231550
	EST. COST	800	4400	4400	1300	15300	7600	4800	2000	8150					180300	2500
STORES	No.	1			2	1		1	3						9	168000
	EST. COST	10000			21000	20000		6000	94000	17000					1	
STOREHOUSES	No.															
	EST. COST														12	696000
MANUFACTORIES AND SHOPS	No.					12000				2	4	2			10	352000
	EST. COST									75000	82000	168000			11000	16000
CIL TURNERS	No.															
	EST. COST															
MISCELLANEOUS	No.															
	EST. COST														6	2000
TOTAL NUMBER BY WARDS		11	19	10	31	100	36	20	8	24	13	4	5	3		
TOTAL ESTIMATED COST BY WARDS		1723600	1397700	57900	332200	290200	457600	117600	118500	662950	405200	204500	213700	108500		

TOTAL ESTIMATED COST... 8,699,600. 269

WARDS

		I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII	No.	EST. COST
DWELLINGS	No.	27	70	25	14	59	33	22	5	37	14	3	7	7		
1 FAMILY	EST. COST	39,150	105,150	32,650	11,800	86,650	22,500	149,500	3,800	28,350	6,500	1,100	23,900	4,500	323	381,000
DWELLINGS	No.	18	19	17	20	32	35	32	21	25	13	7	12	19		
2 FAMILIES	EST. COST	23,700	18,150	15,800	15,300	39,550	33,900	29,250	12,550	19,200	7,650	2,700	9,000	13,800	270	240,550
MULTI-FAMILIES	No.	17	6	9	10	14	32	20	19	16	18	28	15	48		
CHURCHES, HOMES, ETC.	EST. COST	24,950	7,100	4,350	12,800	13,700	38,200	18,450	8,150	9,850	9,600	13,000	11,850	34,250	252	206,250
AMUSEMENT & RECREATION	No.	1	4	3	1	3	1	3	2	2	3	2	2	4		
OFFICE BUILDINGS AND BANKS	EST. COST	8,900	12,100	4,770	10,000	7,200	2,000	1	3,700	2,550	6,100	100,800	10,200	52,700	29	525,800
PUBLIC & MUNICIPAL	No.	1	2	-	-	-	-	1	2	-	-	100	-	2,300	9	10,550
SCHOOLS	EST. COST	1,450	6,000	-	2	-	-	400	300	-	-	100	-	2,300	9	10,550
GASOLINE STATIONS	No.	6	1	-	2	-	-	1	2	2	7	1	23	4		
GARAGES	EST. COST	9,600	6,000	-	2,800	-	-	400	4,150	30,500	53,100	400	79,900	4,450	49	191,300
STORES	No.	-	-	2	1	-	3	4	1	2	-	1	9	2		
STOREHOUSES	EST. COST	-	-	600	300	-	900	1,200	300	600	-	300	49,400	600	25	54,200
MANUFACTORIES AND SHOPS	No.	12	-	-	2	6	1	2	2	1	-	1	3	3		
CIL BURNERS	EST. COST	158,700	-	-	24,300	94,700	23,000	65,000	34,000	5,000	5	34,850	56,000	62,000	33	536,850
MISCELLANEOUS	No.	-	1	3	1	2	3	4	2	2	5	4	4	5		
TOTAL NUMBER BY WARD	EST. COST	-	2,600	7,000	5,000	900	1,000	2,200	1,700	700	58,900	400	2,600	2,200	33	85,200
WARD	No.	2	10	3	7	2	5	3	2	4	7	3	1	3		
WARD	EST. COST	5,700	2,700	6,500	3,800	350	1,550	500	700	950	1,400	900	100	600	52	25,750
WARD	No.	12	7	5	3	12	6	6	5	7	8	7	53	24		
WARD	EST. COST	26,900	5,600	5,800	3,800	8,850	6,500	15,200	5,200	20,750	5,950	14,850	123,800	23,700	155	266,900
WARD	No.	-	-	1	-	-	2	-	-	2	2	-	1	6		
WARD	EST. COST	-	-	1,500	-	-	10,500	-	-	16,650	1,200	-	7,000	9,350	14	59,700
WARD	No.	2	-	2	5	2	9	5	14	9	11	2	6	6		
WARD	EST. COST	8,000	-	9,000	88,550	5,200	9,050	15,000	214,500	50,400	119,100	1,700	24,900	11,600	73	657,000
WARD	No.	-	-	-	-	-	-	-	-	-	-	-	-	-		
WARD	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-		
WARD	No.	4	4	-	-	1	1	2	-	3	2	-	1	3		
WARD	EST. COST	36,700	6,700	-	-	2,700	100	3,100	-	2,100	19,000	-	1,600	4,700	21	76,700
WARD	No.	102	124	70	66	123	131	102	78	112	90	57	137	136		
WARD	EST. COST	343,150	281,000	274,400	178,450	259,800	128,500	165,600	289,050	210,550	288,600	171,100	500,250	226,750		

TOTAL ESTIMATED COST... \$3,317,750.00  
TOTAL ALTERATIONS PERMIT... 1338

Ref. M.

## DIVISION OF ELECTRICAL INSTALLATIONS

The Electrical Division is constantly receiving applications for new and complicated electrical installations.

Many problems confront the Electrical Division-----  
Problems of....higher voltages and complex circuitry....and this is not exclusive of the large buildings. Many homes and small commercial buildings incorporate these advancements.

To meet this challenge the Electrical Chief meets with Industry, Professional and Governmental organizations so as to revise and keep the Electrical Code modern.

DIVISION OF ELECTRICAL INSTALLATIONS

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

Dear Sir:

I respectfully submit the following report of the activities of the Division of Electrical Installations during the fiscal year 1960-1961, including a Summary of its Revenue and Operations.

SUMMARY

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

1. There were sixty-nine (69) Limited Premises Permits issued and three thousand eight hundred and seventy-three (3,873) electrical permits for installation of electrical wiring and apparatus including alterations and repairs. \$16,143.30
2. There were one hundred and eighty-four (184) Code Books sold. 230.00

TOTAL - \$16,373.30

Operations: A summary of the work done by the Division of Electrical Installations from September 30, 1960 to October 1, 1961.

Number of rough wiring inspections	669
Number of defective installations re-inspected	2,891
Number of Certificates of Approval issued	3,843
Number of inspections after fire	797
Number of investigations requested by the Narragansett Electric Company and Fire Dept.	325
Number of special investigations	3,547
Number of re-inspections	<u>4,020</u>
Total Number of Inspections --	16,092

Letters to owners	3,626
Number of disconnects	32
Signs illuminated	300
Signs not illuminated	<u>107</u>
Total	407

NOTE: Three requests for special permission were granted from September 30, 1960 to October 1, 1961.

## REPORT

The City of Providence has developed and expanded in its use of electricity during the past year. This progress is expected to continue. In fact, it has been predicted that the use of electricity will double in the next ten years or less.

The citizens of Providence rely on electricity for better health, education, comfort and convenience in their daily lives at home and at work. Also, when they are treated or confined in hospitals or other institutions, the same benefits are derived.

The schools, colleges and universities in Providence have also contributed to better living conditions for the people in this community by making new electrical facilities available and by modernizing existing installations.

The people of Providence have learned, through experience, that inspection of electrical installations, by competent personnel, is essential to their safety; and therefore, is in their best interest. They have demonstrated their confidence in the personnel of this office by their acceptance of the validity of every decision during the past year. They have shown their appreciation for the services of this office by having violations removed promptly and complying willingly with the Rules and Regulations of this City for safe installation of electric wiring and apparatus. Enforcement of the above-mentioned Rules and Regulations has not required court action in any case.

The Inspectors of this Division have been very successful in their efforts to inform the public of hazards and to convince them that the removal of such hazards is necessary for the safety

of life and property. The fine public relations which are enjoyed by our inspectors, appreciated by this office and reflected on the City Administration, are evidence of the success of the special efforts of the personnel of the Electrical Division to earn public approval of its services.

The Electrical Division has been contributing immensely to the prestige of the Building Inspection Department of the City of Providence by maintaining high standards for inspection work.

In fact, the inspection work of this Division is nationally recognized by the Electrical Industry as being of the highest calibre and a credit to the progress being made in expanding the use of electricity for a better and safer life for all people.

Property damage, due to the failure or misuse of electrical wiring and apparatus, has been reduced to a minimum in this City by the Electrical Inspectors' commendable job of inspection work.

Only one injury, resulting in death, has been attributed to electric shock which was due to improper service procedure and carelessness on the part of a radio station operating engineer---not unsafe equipment.

There have been no electrocutions.

The Electrical Division is confident that its personnel will continue to enjoy good public relations and that they will rigidly enforce the Rules and Regulations of the Building Code for the installation of electrical wiring and apparatus which have proven to be in the best interests of the City of Providence.

Respectfully submitted,

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

## DIVISION OF PLUMBING, DRAINAGE AND GAS PIPING

The Division of Plumbing, Drainage and Gas Piping has many problems before them concerning water piping, gas piping, and drainage systems. The design of these systems will be individual engineering problems involving the use of tanks, pumps and the necessary automatic controls.

The Division has submitted to the Building Code Revision Board a few proposed code amendments--concerning

- (a) Swimming Pools
- (b) Minimum Requirements for Temperature and Pressure Protection of Hot Water Supply Heating Equipment
- (c) Soil and Fixture Traps

There is also under consideration by the Revision Board--the use of Copper pipe for drainage and vent lines.

The Plumbing Chief is cooperating with Industry Advisory Code Committees, so as to keep the Plumbing Code modern and cope with new problems imposed by new construction trends, new materials and methods of installation.

DIVISION OF PLUMBING, DRAINAGE AND GAS PIPING

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

Dear Sir:

As requested, this will show the activities and statistical record of the Plumbing Division of Plumbing and Drainage for the fiscal year October 1, 1960 to September 30, 1961:

Plumbing Inspections	5,651	
Drain Inspections	1,472	
Miscellaneous Visits	489	
Minimum Housing Visits	5,492	
Convalescent Home Visits	15	TOTAL 13,119
Plumbing Plans Filed	2,953	
Drain Plans Filed	493	TOTAL 3,446
Work on Old Buildings	2,768	
Work on New Buildings	185	TOTAL 2,953
Sewer Connections	2,948	
Cesspool Connections	5	TOTAL 2,953
Final Plumbing Plans Passed	2,920	
Estimated Cost of Plumbing Plans		\$1,067,287.00
Estimated Cost of Drain Plans		<u>90,626.00</u>
TOTAL		\$1,157,913.00
Limited Sprinkler Licenses Issued	\$75.00	
Limited Drainlayer Licenses Issued	<u>150.00</u>	
TOTAL	\$225.00	

Fees for Plumbing, Drain and Limited Licenses--\$11,635.34

The following is a report of Minimum Housing activities for the fiscal year October 1, 1960 to September 30, 1961:

Total number of slips received from Minimum Housing	1042
Total number of slips with no plumbing violations	88
Final inspection slips sent to Director	754
Total number of Minimum Housing visits	5492

(These visits also include outstanding  
Minimum Housing slips for 1959-1960)

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With our competent force of plumbing inspectors, we have been able to have a high standard of inspection of the plumbing system in the home, office buildings, hospitals, schools, etc. No cross-connections are in the plumbing system to endanger the health of the people of the City of Providence. We are now working on new drainage of the plumbing system that is used in hospitals and which is very dangerous to the health of plumbers working on the repairs of the drainage system,--and that is radioactive isotopes of the atom in atomic waste.

#### Atomic Waste

Before we talk about what can be done with radioactive waste materials, let us review the basic fundamentals of nuclear radiation. Radioactive isotopes are being extensively used in medicine as tracers and therapeutic agents in the treatment

of disease. As more and more isotopes are being shipped from the Oak Ridge National Laboratory every day, an ever increasing problem for those of us who are interested and responsible for the safe distribution and disposition of waste materials which in themselves are harmful to health,--many of these have the ability to render other matter, harmful to health.

There are three component parts identified as:

- (1) Alpha particles
- (2) Beta particles
- (3) Gamma rays

Other forms of high energy radiations, such as neutrons, may also be encountered in the vicinity of nuclear reactors, but at present do not constitute direct interest to the plumber in his work. But what we are interested in at the present time is Iodine-131 in solution.

The availability of radioisotopes for use by hospitals, universities, research foundations, and industrial laboratories is of enormous importance to scientific and technological advancement. A considerable potential hazard, however, is involved in working with these radioactive materials, and they must be properly handled. Caution must be exercised, not only to protect the workers themselves, but to prevent excessive contamination of working surfaces, floors, non-expendable equipment, and waste line plumbing.

This particular investigation is concerned with the contamination of non-porous materials, chiefly the common metals and alloys used in the various components of a drain system,

by radio-Iodine-131 in solution. The Iodine-131 has a fairly short half-life (8.0 days), but it is of prime importance since it is used in relatively large quantities, particularly by hospitals. The variety of conditions met with in the every-day use and disposal of the isotope are simulated in the experiments, in order that the results may be of practical significance and useful in making future recommendations for handling and disposal.

The isotope is I-131 combined in thyroxine. This thyroxine labeled with I-131 is kept in a metal ice box, with lead shields in the ice box.

The Plumbing Division is trying very hard to keep inferior piping from being added to the plumbing code for the plumbing and drainage system. Copper tubing should not be approved to be used in the plumbing system.

#### Action of Various Substances That Attack Copper

The atmosphere of a city usually contains carbonic acid and sulphurous or sulphuric acid. These are absorbed by the rain and may thus play a part in the corrosion of copper conductors inside of buildings. When copper pipe is used in connection with urinals, the ammonia will dissolve the copper oxide, exposing the metal to further oxygen attack and thus contribute to its corrosion.

The following will also attack copper tubing:

- (1) Concentration and temperature of the corroding agent.
- (2) Presence or absence of air.
- (3) Presence of an impurity in the corroding agent.
- (4) Moisture.
- (5) Velocity and temperature of various solutions.

Copper is attacked by dissolved gases as oxygen, carbon dioxide, hydrogen sulphide, ammonia, and chlorine; the use of copper does not assure freedom from corrosion under all conditions. Pure water containing gases in solution, particularly oxygen and carbon dioxide, will dissolve metals more rapidly than hard waters already containing calcium and magnesium in solution.

Rain water, soft and saturated with carbon dioxide, is particularly corrosive. Surface waters containing organic acids also possess relatively high solvent properties.

#### Sewer Gas

The main component of this gas is  $H_2S$ , or hydrogen sulphide gas. This hydrogen sulphide gas combines with the moist air that is always present in a house sewer and then forms a dilute form of  $H_2SO_4$  or sulphuric acid that will attack copper. Hydrogen sulphide and other gases and volatile matter may be present in a low concentration, but nevertheless sufficient to create offensive odors and to cause corrosion.

The materials most commonly used in plumbing systems include cast iron, which is used in water pipes, sewers, traps,

vent pipes, and soil pipes. The materials for the drainage systems should be selected for strength and durability and to resist the corrosive actions of wastes discharged into them.

Now one of the greatest problems facing municipal government today is how to provide more services, and to get a plumbing code that will help the taxpayer to save money on the installation of plumbing and drainage,--and the answer is cast iron pipe.

It is the considered opinion of the inspectors of the Plumbing Division, men most highly qualified by training and years of experience in actual practical plumbing work, that any proposed code changes are not in the best interests of the citizens of the City of Providence.

We are at the present time investigating and making a survey of all hospitals, laboratories and places where oxygen and nitrous oxide gases are used. Our investigation of hospitals that we have inspected has proved to us that the installations of piping for oxygen and nitrous oxide gases does not come up to a safety standard. As the inspection of the piping installation of nonflammable medical gas systems in buildings are not in the building code, and from our observation on inspections of these hospitals, we will have it incorporated in the building code.

We are now working on a standard for the installation of piping for oxygen and nitrous oxide gases in buildings, and where these gases are used. A plumbing permit shall be required

from the Plumbing Division, and inspection and testing of the installation of piping for these gases and safety valves are required in the different systems in the building. This standard should be added to the plumbing code in the Building Ordinance of the City of Providence.

The Plumbing Division has strict inspections, but they are fair and honest, and the results are that they give a greater protection to the health of the people of the City of Providence.

Respectfully submitted,

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

DIVISION OF AIR POLLUTION,  
MECHANICAL EQUIPMENT AND INSTALLATIONS

On the constant move, technology and industry produce new and complicated mechanical installations. This progress is not the exclusive domain of the multi-storied structure. More and more, homes and small buildings incorporate these advancements.

A variety of problems confront the Mechanical Division in keeping pace with this progress. Problems of....space for installations, for space is at a premium....greater number and complexity of installations....of transporting larger number of people within a building at higher speeds-----safely. Man made weather....Ventilation: Through these ducts flow both the warm and the cool. Large steam boilers: High pressure operation demands safety....control....inspection.

To meet the challenge:

An in-service training of inspection and engineering personnel must be provided.

DIVISION OF AIR POLLUTION,  
MECHANICAL EQUIPMENT AND INSTALLATIONS

Mr. Vincent DiMase, Director  
Department of Building Inspection  
112 Union Street  
Providence 3, Rhode Island

Dear Mr. DiMase:

The following is the annual report covering the various activities, operation and revenue of the Division of Air Pollution and Mechanical Equipment and Installations for the fiscal year October 1, 1960 to September 30, 1961.

Progress in the control of air pollution in Providence continued during the year as many industrial and commercial plants installed or replaced air pollution control equipment. A local utility company overhauled their dust collection system at a cost of several thousand dollars with the result that many thousand more pounds of flyash and dust are being collected daily instead of being discharged into the atmosphere.

Just as Providence was one of the original sites of the National Air Sampling Network in 1955 for the sampling of particulate and solid pollutants, so did this City become one of the original participants for the sampling of gaseous pollutants during 1961.

On the basis of its outstanding record of achievement in the control of particulate pollutants, as attested to by the results of the sampling analysis, Providence was selected as a

typical "clean" city for a key study of gaseous pollutants by the U. S. Public Health Service, during August and November.

The purpose of the two studies, each of three weeks duration, was to determine, among other things, the magnitude of the contribution to air pollution by the automobile exhaust. The studies were conducted jointly, by personnel of the U. S. Public Health Service and the City of Providence Division of Air Pollution Control.

A preliminary report of the results of the August study shows the total suspended particulate matter average was only 64% of the total suspended particulate average for cities in Providence's population class. In summary, it was found that the pollution levels during the study were very low.

During the August study, Mr. August M. Heller, Assistant Chief of the Technical Assistance Branch of the U. S. Public Health Service, visited Providence and remarked on how favorably impressed he was by the lack of visible air pollution in our City.

The Chief of the Division wrote to all the automobile manufacturers, urging that more effort and research be devoted to the development of suitable devices to control emissions from automobiles. In addition, a Matz "blowby device" was installed on the Chief's car and a city truck, while two Oildex "blowby devices" were installed on city cars. In all cases the results were very promising, with an abatement of fumes resulting, as well as increased miles per gallon of gasoline.

During the year many new structures have been built, while several others are under construction. In all the new buildings, air pollution control devices were required for all processes vented to the atmosphere. Most notable of the control devices are the cloth-bag type of collectors, specified for dust control at the two new cement companies plants. The collection efficiency of this type of equipment is 99+%.

Air Pollution Control equipment such as dust collectors, gas washers, lint traps, grease and overspray filters, activated carbon filters, smoke detectors, etc., were installed in many existing installations, and as a result a great deal less pollution is emitted from these sources.

Our educational program to show the detrimental health effects and hazard of open fire burning shows a slow but steady progress as the ban on open fire burning continues to be enforced.

During the year, the Chief of the Division spoke before various groups including the Providence Fire Department, Promotional School, the N. E. Section of the A.P.C.A., and the Hospital Engineers Association. He also appeared on WJAR-TV to explain the purpose of the special studies.

Providence was designated to be the host city for the dinner-meeting held during National Cleaner Air Week, by the N. E. Section of the Air Pollution Control Association. A tour of the Intellex facilities was arranged for our guests who were impressed by the complex mechanism at that plant.

A very successful dinner-meeting was attended by 120 friends and members of the Section, including several notable figures in the Engineering Sciences. Congressman John E. Fogarty and Governor John A. Notte, Jr., addressed the gathering on the need for adequate air pollution control.

As in other years, balloons were released by a group of dignitaries headed by Mayor Walter H. Reynolds during Cleaner Air Week. The purpose of the balloon experiment is to show the great distances which air borne contaminants can travel. This year two balloons were found in Norwich, Connecticut, some 30 miles from the point of release.

Inquiries were received from several cities and foreign countries regarding methods used in Providence in air pollution control.

The Division was asked to help solve a severe soot problem of long standing in the Town of Warren, Rhode Island, by the Town Council.

An investigation of several days duration by the Chief and members of the staff pinpointed the offending plant. The results of the investigation and recommendations for abating the sootfall were included in a report submitted to the Warren Town Council. The recommended corrective measures have apparently alleviated the soot nuisance in that town.

The diligent work of a dedicated group of inspectors continues to be the key to the success of the air pollution control program in Providence.

The continuing cooperation of such groups as the Providence League of Women Voters, the Providence Chamber of Commerce and the Rhode Island Medical Society is another very important factor in our program.

A favorable press and all radio and TV stations which continue to disseminate essential facts and information concerning the need for cleaner air, have contributed greatly to the progress made in local air pollution control.

The cooperation of the Providence Fire and Police Departments and other city agencies, as well as the excellent cooperation of industry and our citizens as a whole, is gratefully acknowledged.

During the year, the Chief and members of his staff met with top level management, architects and engineers in consultation prior to final plans for expansion of new buildings regarding problems concerning air pollution and mechanical equipment.

As a result many potential sources of air pollution are controlled from the very beginning through the specification of control equipment during the design stages of new structures. All mechanical equipment plans and specifications are also thoroughly reviewed for compliance to provide the maximum in safety for the lives and properties of our citizens. All installation permits are withheld until suitable safeguards are provided.

The Division's activities in this regard, plus the inspections of mechanical equipment, thus play a very important role in greater protection of lives and property of our citizens through strict enforcement of maximum safety requirements.

The expanded building programs at Brown University, Providence College, Hospitals, and many other new structures, again resulted in an unprecedented work load for our staff. However, the inspection of all phases of mechanical equipment installations including conveyors, elevators, sprinklers, heating, air conditioning, refrigerator and ventilation was adequately and completely maintained in spite of peak load conditions and other everyday duties performed by our inspectors. The Chief and his staff witnessed many tests following completion of installations to determine suitability of compliance with Building Code regulations pertaining to safety.

One indication of the effectiveness of this program is the fact that the number of fires and explosions resulting from defective fuel burning equipment in Providence is well below the national average.

The number of applications for Stationary Engineer and Boiler Operator licenses continues high. Of the 147 applications submitted, 134 were granted after the applicants had passed the required examinations.

In spite of being undermanned as the result of the untimely death of Inspector Edwin Dean, the accomplishments of the Division point out the excellent performance by our ever-dedicated staff of inspectors.

The following is an accounting of the Division of Air  
Pollution and Mechanical Equipment and Installations from  
October 1, 1960 to September 30, 1961:

REVENUE

Oil Burners	966.41	
Gas Burners	1,199.38	
Gas Water Heaters	4,126.24	
Boilers and Steam Generators	1,130.18	
Furnaces	896.61	
Ventilation and Ductwork	934.86	
Air Conditioning	540.08	
Refrigeration	448.34	
Radiation and Piping	714.42	
Unit Heaters	159.48	
Tanks	382.50	
Elevators, Lifts and Conveyors	869.69	
Compressors and Pumps	31.00	
Controls	6.75	
Sprinklers	324.11	
Spray Booth	34.00	
Ovens	102.00	
Dryers	46.50	
Dust Collectors	49.92	
Consoles	499.50	
Emergency Generator	47.50	
Fans	94.70	
Miscellaneous	149.28	
	<u>\$13,753.45</u>	\$13,753.45
New Licenses:		
Boiler Operator	430.00	
Operating Engineer	225.00	
Refrigerating Machine Operator	15.00	
License Renewals:		
Boiler Operator	1,380.00	
Operating Engineer	1,436.00	
Refrigerating Machine Operator	32.00	
	<u>\$3,518.00</u>	\$ 3,518.00
Grand Total	-	\$17,271.45
Licenses:	New	Renewal
Boiler Operator	86	690
Operating Engineer	45	718
Refrigerating Machine Operator	3	16
Total	134	1424

There were 4,497 permits issued for 4,706 units from October 1, 1960 to September 30, 1961, for the following equipment:

<u>EQUIPMENT</u>	<u>UNITS</u>
Oil Burners	414
Gas Burners	418
Gas Water Heaters	2,058
Boilers and Steam Generators	309
Furnaces	182
Ventilation and Ductwork	165
Air Conditioning	97
Refrigeration	46
Radiation and Piping	174
Unit Heaters	64
Tanks	179
Elevators, Lifts and Conveyors	63
Compressors and Pumps	9
Controls	5
Sprinklers	110
Spray Booth	4
Ovens	16
Dryers	43
Dust Collectors	10
Consoles	249
Emergency Generator	6
Fans	62
Miscellaneous	23
Total	4,706

## INSPECTIONS AND INVESTIGATIONS

Annual Fuel Burning Equipment	
Inspection and Permits Issued	2,461
Oil Burner Inspections	414
Gas Burner Inspections	418
Gas Water Heater Inspections	2,058
Boiler and Steam Generator Inspections	309
Furnace Inspections	182
Ventilation and Ductwork Inspections	165
Air Conditioning Inspections	97
Refrigeration Inspections	46
Radiation and Piping Inspections	174
Unit Heater Inspections	64
Tank Inspections	179
Elevator, Lift, and Conveyor Inspections	63
Compressor and Pump Inspections	9
Sprinkler Inspections	110
Spray Booth Inspections	4
Oven Inspections	16
Dryers Inspections	43
Dust Collectors Inspections	10
Console Inspections	249
Emergency Generator Inspections	6
Fan Inspections	62
Miscellaneous Inspections	23
Complaints Received and Investigated	291
Violations Noted and Investigated	768
Investigations	4,985
Re-inspections	215
Control Tests	229
	<hr/>
Total	13,650

During the course of the year, staff members of the division were ever willing and available to serve as consultants on Code problems and difficulties encountered during installation, to everyone requiring this service, all of which has resulted in better public relations.

Respectfully submitted,

GENARO G. COSTANTINO,  
Chief Inspector of Air Pollution,  
Mechanical Equipment and  
Installations

## MANAGEMENT AND ADMINISTRATION DIVISION

The Director, who administers and manages this Division, had a busy year carrying out its various functions of management, budgeting, departmental supervision, and coordination with various boards and agencies. He worked actively with every Division of the Department--preparing studies and recommendations for the present and the future....To the end that the Department may function still more effectively..... through planning, direction and coordination.

REVENUE SUMMARY

Mr. Vincent DiMase, Director  
Department of Building Inspection

Dear Sir:

Subject: Fees collected by all Divisions of the  
Department of Building Inspection, and the same deposited at the  
City Collector's Office, through the calendar year starting  
January 2, 1961 and ending December 29, 1961.

Collections and Deposits	Total -- \$95,927.58
Structures and Zoning	44,871.74
Electrical Division	17,875.14
Mechanical Division	18,998.01
Plumbing, Drainage and Gas Piping	12,047.69
Zoning Board	1,320.00
Building Board	520.00
Housing Board	<u>295.00</u>
	Total -- \$95,927.58

Respectfully submitted,

James A. McNamara

ONE FEE FOR PERMITS

Under the provisions of the Building Code, one permit may be taken out covering all phases of work (structural, electrical, mechanical and plumbing) with one combined fee charged.

The following is a list of jobs for which one fee was paid during 1961:

<u>JOB</u>	<u>ESTIMATED COST</u>	<u>FEE PAID</u>
148 Hope St. Bryant College New School Building	150,000.00	335.00
171 Aborn St. Gross & Gross New Parking Garage	198,521.00	383.50
359 Brook St. Brown University New Engineering Laboratory Building	686,584.00	778.30
518 Lloyd Ave. St. Sebastian Church Corp. New Add. to Convent	102,000.00	287.00
25 Slater Ave. St. Sebastian Church Corp. New School Building	259,000.00	432.00
31 Parade St. Park View Nursing Home Add. to Nursing Home	63,500.00	212.00
496 Eddy St. Narragansett Electric Co. New Addition	176,000.00	361.00
1228 No. Main St. St. Raymond's Church Addition & Alteration	223,000.00	408.00

<u>JOB</u>	<u>ESTIMATED COST</u>	<u>FEE PAID</u>
Municipal Wharf Lehigh Cement Co. New Storage Silos	300,000.00	485.00
741 Smith St. Dr. Louis C. Bruno Add. & Alter. to Residence	31,000.00	128.00
639 Mt. Pleasant Ave. St. Augustine Church Corp. New Church and Rectory	750,000.00	810.00
200 Meeting St. Brown University New Dormitory Building	1,164,800.00	1,017.40
245 Waterman St. Doris Building Interior Alterations	7,500.00	40.00
150 Huxley Ave. Providence College New Science Research Lab.	251,283.00	436.28
Municipal Dock Cities Service New Asphalt Plant	501,000.00	685.00
180 So. Main St. International Business Machines New Building	334,000.00	519.00

## BUILDING BOOM BOOSTS LOCAL ECONOMY

Large new buildings continue to alter the appearance of Providence as the City's boom in commercial construction continues. Among the new structures are such facilities as---- educational facilities, hospitals, churches, apartment buildings, industrial buildings, and in fact, virtually every type of major structure.

Some of the projects mentioned in this report are already completed, while others are presently under construction.

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The Director coordinates investigations arising from public complaints and from City Officials, when requested.

Final enforcement of all code and zoning requirements rest with the Director. Voluntary compliance was strived for--- rather than legal prosecution. When legal action was necessary as a last resort success was attained in 100% of the court cases.

The Director continues his activity with the Building Officials Conference of America. As National Chairman of Committee No. 5; and a member of the Code Changes Committee, he has the advantage to review twice a year - new materials and new methods of construction as presented by industry. The data presented by industry is open to free discussion, opinions, thorough examination, and opposing comment.

In this manner the BOCA Building Code Program makes the establishment of sound minimum requirements for safety in buildings practical and economical, and provides the means for keeping the code up to date.

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The Director, as President of the Rhode Island Building Officials Association, has been called upon by many neighboring cities and towns for advice in preparing for the adoption of BOCA Code. As a result, West Warwick is now under BOCA Code; Burrillville, Cranston, East Providence, and Pawtucket are working towards the adoption of BOCA Code.

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The Director has lectured before the Providence Fire Department Promotional School on "Fire Protection" and "Fire Safety" in Buildings.

At the Eastern States Building Officials Federation, in New York City, the Director delivered a paper on "New Frontiers in House Framing" and also was Moderator of a panel on "Building Construction".

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The Department of Building Inspection has worked under extreme hardship during the past year with five vacancies in the Department. The greatest loss was when our structural engineer in the Structural Division was called to duty by the U. S. Air Corps.

As a result of this, the Director had to examine plans which required the knowledge and experience of a Professional Engineer. This imposed a tremendous work load on the Director.

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The greatest source of personal gratification is the gradual upgrading of the Department into a professional organization operating on a professional basis and staffed with competent people. If salaries can be upgraded so as to be comparable with industry.....we shall be able to attract more qualified personnel who will choose a public service career.

T H A N K   Y O U

The Department of Building Inspection  
takes this opportunity to thank the people of  
Providence.

For it is only because of the desire and  
cooperation of an informed public, that buildings  
and structures in Providence reflect quality,  
strength and safety.

Respectfully submitted,

*Vincent DiMase*

VINCENT DiMASE, Director  
Department of Building Inspection

Feb 6 4 37 PM '62

CITY OF PROVIDENCE  
PROVIDENCE, R I