

**NINTH
ANNUAL REPORT
1964 - 1965**

**DEPARTMENT OF
BUILDING INSPECTION**

**VINCENT DIMASE
DIRECTOR**



I: LL

January 6, 1966

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

Gentlemen:

It is my pleasure to submit the Ninth Annual Report of the Department of Building Inspection for the fiscal year 1964-1965.

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

Revision of the Building Code continued in our constant effort to keep pace with new developments, materials and methods in order to provide lowest cost construction within adequate and acceptable standards of health and safety.

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

I trust that this report will contribute to a better understanding of the responsibilities and operations of our department.

My personal thanks for your interest and fine cooperation.

Respectfully submitted,

Vincent DiMase,
Director

CITY OF PROVIDENCE
DEPARTMENT OF BUILDING INSPECTION
112 Union Street

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

1964-1965

Vincent DiMase, P.E.
Director

T A B L E O F C O N T E N T S

The Ordinances and Regulations which Provide for the Orderly Growth and Development of Providence.....	1
Organization Chart.....	10
Department of Building Inspection.....	11
Division of Structures and Zoning.....	13
Division of Electrical Installations.....	26
Division of Plumbing, Drainage and Gas Piping.....	31
Division of Air Pollution, Mechanical Equipment and Installations.....	35
Division of Management and Administration.....	46
One Fee for Permits.....	48
Division of Minimum Housing.....	50
Fire Prevention Bureau.....	52
Historic District Commission.....	54
Redevelopment Agency.....	56
The Removal of Junked Vehicles from Private Property.....	57
Director's Activities.....	59
Conclusion.....	64

THE ORDINANCES AND REGULATIONS WHICH PROVIDE
FOR THE ORDERLY GROWTH AND DEVELOPMENT OF PROVIDENCE

When Roger Williams founded Providence 330 years ago there was no need for a Zoning Ordinance, Building Code or Housing Code. There was ample space to lead the simple life and the condition of housing, commercial and industrial structures was no great cause for citizen concern or government action. As the city entered its fourth century and people came to live in closer proximity, more pressing problems of public health, safety and welfare were generated. There was a growing citizen demand for more control over structures and surrounding premises. The government in response to citizens demand—started to enact Zoning Ordinances, Building Codes and regulations so as to guarantee to the citizens their safety, and protect their health during the large part of their lives spent in and about buildings.

There is a recognized principle that every person ought to use his property so as not to injure that of his neighbors and that private interests must be subordinated to the general welfare of the community. Only our city government can establish and enforce zoning ordinances, building codes, minimum building standards for housing and other regulations.

The ordinances and regulations which make Providence a better place in which to live, work and play are:

1. The Zoning Ordinance
2. Building Code
3. Housing Code

THE ZONING ORDINANCE

The Zoning Ordinance seeks to influence the orderly development of the city by confining residential, commercial, and industrial uses into districts. Intermixture of conflicting uses are not only unpleasant but unsound economically. No one, for instance, wants to live next door to a slaughter house.

Besides establishing the various zoning districts governing location of residences, commercial and industrial establishments, the zoning ordinance regulates:

- (1) The size of front, rear and side yards, courts or open spaces and the amount of land covered by buildings;
- (2) The height, size and number of stories of buildings; and
- (3) The population density.

Any construction or remodeling for use in conflict with the zoning ordinance is not permitted and illegal uses are stopped. For instance, the operation of a retail store in a residential zone would be stopped unless non-conformity rights could be shown.

In some cases, you will likely notice commercial uses of property in an area now zoned residential. This is probably a non-conforming use. This means that this property was so used before zoning was first established on June 6, 1923, or at one time was a legal use which is permitted to continue under "grandfather" rights or legal non-conformity uses.

Certain use exceptions can be granted to the zoning ordinance by the Zoning Board of Review. For instance, off-street parking can be permitted in a residential zone under certain conditions.

This means some required modern day uses can be obtained without actually changing the zoning and yet protect the residential character of the area.

Enforcement of zoning ordinances rests with the Director of the Department of Building Inspection. The decisions of the Director of the Department of Building Inspection may be appealed to the Zoning Board of Review, which is empowered to reverse the Director's ruling if it is convinced that the deviation is within the spirit and intent of the ordinance. The Zoning Board of Review decisions can be appealed to the State Supreme Court.

Only the City Council can amend the Zoning Ordinance but an application for a change in zoning must be made with the City Clerk. The Planning Commission makes recommendations which are advisory only and may be rejected by the City Council who must hold a public hearing before acting on a rezoning bill.

If the City Council approves a rezoning measure, it then goes to the Mayor for approval or veto. A two-thirds vote of all the members of the City Council is required to override the veto.

Remember, the zoning ordinance does not control building construction. These regulations are contained in the building code. Certain objectionable uses cannot be legally stopped for esthetic reasons alone if the use is permitted in the regulations established for the particular zoning districts.

Restrictive covenants cannot be enforced by the city. These are private agreements between property owners and can be enforced in the courts only through civil actions taken by the affected parties.

THE BUILDING CODE

The Building Code sets minimum legal requirements for new construction or alterations of buildings or their component parts, electrical, plumbing, mechanical equipment, air pollution, elevators, etc. The Building Code is a safeguard to the personal rights and liberties of every citizen in a community even though it imposes limitations on those rights and liberties.

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

The continuing pursuit of an optimum balance between required standards of safety and resources available for attaining them led code experts to use the term "minimum legal requirements". This convenient term refers not to minimum safety but to minimum construction requirements suitable for adoption as law. There is always an element of risk—absolute safety and protection are impossible.

Consequently, a building code can be defined as a collection of minimum legal requirements, the purpose of which is the protection of the safety, health, and general welfare of persons in and about buildings. The typical Building Code (such as the Providence code) should serve two major functions.

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

To protect public safety, public health and welfare a permit is required for all new construction, additions or alterations that are made to the building or its component systems, electrical, plumbing, mechanical equipment, etc.

A good building code, well administered, is one of the best assurances for the orderly development and renewal of a community; it provides the only sound means for a balanced program to insure the prevention of slums, and blight, and the safeguarding of life, health and property.

THE HOUSING CODE

The basic principles behind the Housing Code are the promotion of neighborhood conservation and rehabilitation.

Neighborhood conservation is a positive program for the prevention of blight. The main goal is to maintain each home so well that deterioration cannot gain a foothold and lead to neighborhood decay.

Neighborhood rehabilitation is a positive program for reversing the trend of blight in areas already showing signs of deterioration. The alternative to rehabilitation is continued neglect. This is like greasing the skids for a rapid run toward redevelopment.

Blight is a contagious type of housing disease. It spreads from house to house and from block to block. Once it gets started, it is very difficult to stop.

Home and neighborhood decay doesn't just happen----it is caused and helped along by people. One man's carelessness and neglect encourages another's. Blight's best friends are careless tenants and homeowners, the types who permit good homes to become shabby and run down. Neglect over a long period of time.... not taking care of little things as they occur....invariably leads to blight.

When a home is rehabilitated, the blight process is halted. When an entire neighborhood unites to fight blight, deterioration not only can be stopped but a better community environment can be had for all.

Remember: What your neighbor does to his home affects the value of your home and vice-versa. It takes more than a few persons efforts to prevent neighborhood deterioration. A community wide effort is needed to fight blight successfully.

Neighborhoods can be kept from blight by:

1. Cooperating with, and assisting interested citizens in improving and preserving their homes and neighborhoods. Citizens who understand what is being done, and why, are essential in stopping blight.

2. By requiring occupants to live in a clean and sanitary manner, and owners to maintain their dwellings properly. Most tenants and owners want to and do keep their houses and property in good condition. Unfortunately, some tenants and owners require special attention.

The property owner has certain obligations to meet:

Owner Responsibilities

1. To maintain dwellings in good repair....fit for human use.
2. To provide adequate plumbing facilities and to keep them in good working condition.
3. To provide for adequate light (natural) and ventilation.
4. To keep the central, or provided heating system, in good working condition.
5. To provide sufficient electric outlets and fixtures.
6. To provide sufficient rubbish and garbage facilities.

7. To exterminate rodents and insects, keeping the dwelling rodent and insect proof.

8. To maintain the building exteriors, outbuildings, and fences in good condition.

9. To control the occupancy of each dwelling unit.

10. To refuse to rent to undesirable tenants.

Tenant Responsibilities

1. To keep the dwelling unit clean and sanitary.

2. To keep the plumbing fixtures free from obstruction.

3. To dispose of garbage and rubbish correctly.

4. To use heating facilities properly.

5. To eliminate rodents and insects in unit.

6. To exercise care in using facilities provided by the owner.

7. To avoid overcrowding.

Co-Responsibilities

Every citizen, whether tenant or owner, has a moral obligation to notify the Division of Minimum Housing Standards if he discovers neighborhood harming influences.

Not reporting them can only lead to subsequent neighborhood deterioration.

Be alert for the following things:

1. Overcrowding of dwelling units.

2. Illegal conversion of buildings into rooming houses or multiple family occupancy.

3. Rodent infestation.

4. Rubbish and garbage nuisances.

5. Any unusual housing situations which do not seem to make sense or which appear to be harming the neighborhood.

One rotten apple can spoil the barrel!

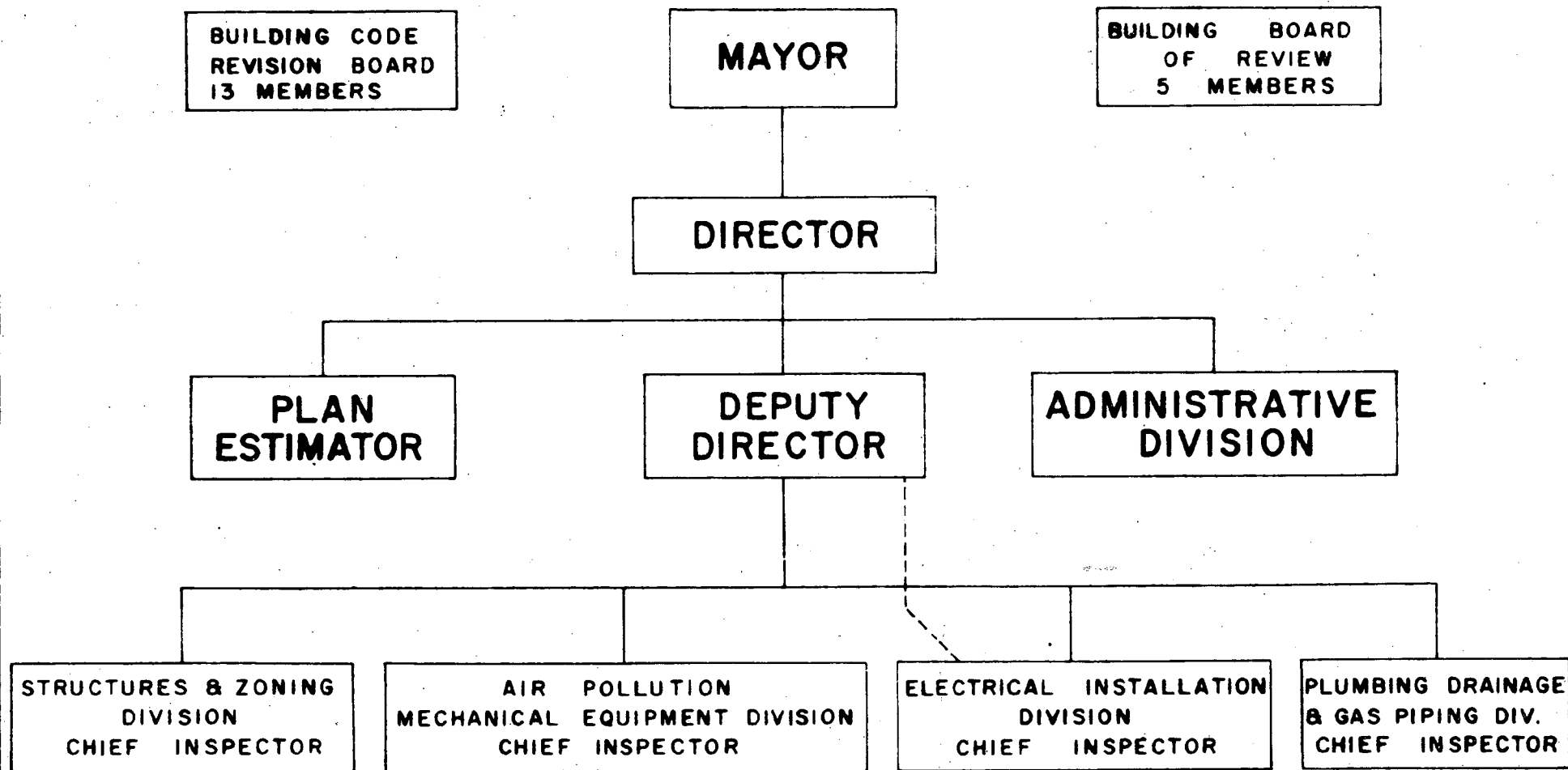
Moral: One undesirable owner or tenant in a neighborhood may cause good neighbors to leave. When they go, they are usually replaced by less desirable owners or tenants. As this process continues, neighborhood deterioration progresses.

Every citizen has a part to play in preventing home and neighborhood deterioration. City Officials cannot hope to prevent blight on the basis of their efforts alone.....

The owners and tenants have their share to do, too.

DEPARTMENT OF BUILDING INSPECTION

ORGANIZATION CHART



DEPARTMENT OF BUILDING INSPECTION

The Department of Building Inspection regulates efficiently all building construction in the interest of public safety.

Unregulated construction would lead to the erection of all sorts of unsafe structures by persons unfamiliar with building technique or with nationally-recognized rules and regulations governing structural and fire safety in enclosed spaces.

The safety of people depends upon the safeguards provided by law for their welfare. The necessity for building regulation has long been recognized. The agency for performing this function is the Department of Building Inspection. All functions of the building department are under the supervision of the Director.

The Department of Building Inspection is charged with the responsibility of enforcing the Building Code, the Zoning Ordinance, and all laws relating to the construction, alteration, repair, and demolition or removal of buildings or structures in the city; and the installation, alteration, repair, use, and operation of all heating, plumbing, lighting, ventilating, refrigerating, electrical, and mechanical appliances and equipment therein.

The Department of Building Inspection is comprised of a Division of Structures and Zoning, a Division of Electrical Installations, a Division of Plumbing, Drainage and Gas Piping, a Division of Air Pollution, Mechanical Equipment and Installations, and a Division of Management and Administration.

The principal personnel of the Department consists of a Director, a Chief Inspector of Structures and Zoning, a Chief Inspector of Electrical Installations, a Chief Inspector of Plumbing, Drainage and Gas Piping, and a Chief Inspector of Air Pollution, Mechanical Equipment and Installations.

The Department is proud of its professional staff which consists of the largest number of Licensed Professional Engineers and Architects in City Government.

The Department of Building Inspection administers all inspectional services. A centralization of inspectional activities related to new and existing buildings would assure greater services to the public, avoid duplication of effort and provide a maximum of uniform protection.

DIVISION OF STRUCTURES AND ZONING

The Division of Structures and Zoning examines all architectural plans for compliance with Building Code requirements. This Division performs the structural checking of buildings, structures, foundations, and advertising signs. The Structural staff is called upon to interpret Building Code requirements for architects, engineers, contractors, and the general public. This is done by telephone or in person. Preliminary plans for schools, commercial centers or apartment houses are usually checked with this Division for code compliance before final drawings are made. Such preliminary checking may be performed several times on a building as the designer tries different schemes in order to satisfy code requirements, owners financial ability, architectural consideration, and in the end even be completely wasted when the project is dropped for one reason or another. All this is performed as a public service to promote good construction in Providence.

The work load continued to be a heavy one on the staff of this Division. Plans submitted now have increased in architectural intricacy which in turn increases the complexity of structural problems from that submitted in the past. During the year our Structural Engineer resigned to accept a teaching position at the University of California. The loss of Mr. Carlson's services has tremendously increased the work load in the division. We are hoping that the position can be filled soon.

Good zoning and the proper enforcement thereof are the responsibility of the Structural and Zoning Division.

Zoning regulations serve little or no purpose unless they are vigorously, fairly, and properly enforced.

Sometimes it has not always been possible for one reason or another for the City to insist on zoning compliance with its zoning ordinance by proceedings in the Police Court. Where such a situation existed, the City proceeded directly against the offender by way of seeking injunctive relief in Superior Court. Since most zoning violations constitute a public nuisance, they may be abated by injunctive process. Also where a public nuisance injured the public welfare, the same was abated in equity suit. The right of the municipality to enforce the zoning ordinance by injunction is well recognized. There is a definite public interest to be protected in the enforcement of zoning regulations. Zoning protects the property of the citizens of Providence. Zoning assures the people that their city will be a place to be proud of, assures them that their neighborhood will be a pleasant, and financially secure surrounding for their home.

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 14,328 inspections were made through this medium, checking and investigating complaints of hazardous conditions existing in residential, commercial, industrial, storage, educational, religious, institutional and mixed occupancy buildings. This effort has been bolstered, over the years, by the participation and cooperation of the members of the Fire Prevention Bureau. As a result of this type of service, thousands of buildings of all type of construction and occupancies have been made safer or razed. Structural, fire preventive and fire protective remedies applied as a result of this effort are as follows:

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

- (h) Installation of opening 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. Because of the unprecedented number of unsafe, vacant, open, abandoned and vandalized buildings, the City of Providence has made application for a Federal grant to the Housing and Home Finance Agency—Urban Renewal Administration, so that these buildings can be demolished.

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 1965.

Attached hereto are tables setting forth by wards and types of occupancies the number and estimated cost of projects for which permits were issued.

The table marked "New Buildings" contains data pertaining to the construction of new buildings and miscellaneous structures. The table marked "Alterations" contains data pertaining to building operations on existing buildings.

Estimated costs as set forth in the table do not include the cost of heating, plumbing and electrical installations.

New Buildings 1965

		WARDS														No.	EST. COST
		I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII			
DWELLINGS	No.	3	7	5	31	48	36	17	2	8	-	-	-	-			
1 FAMILY	EST. COST	80,000	196,000	57,500	317,800	541,300	339,900	169,500	19,000	34,500	-	-	-	-	157 \$1,805,500		
DWELLINGS	No.	-	-	-	-	-	1	-	-	-	-	-	-	1			
2 FAMILIES	EST. COST	140,000	-	-	-	-	12,000	-	-	-	-	-	-	18,200	2 \$ 31,200		
MULTI-FAMILIES	No.	1	-	-	-	1	-	-	-	2	-	-	1	-			
	EST. COST	140,000	-	-	-	25,000	-	-	-	45,000	-	-	2036,000	-	5 \$2,246,000		
CHURCHES, HOMES, ETC.	No.	-	-	-	-	-	-	-	1	-	-	-	-	-			
	EST. COST	-	-	-	-	-	-	-	65,000	-	-	-	-	-	1 \$ 65,000		
AMUSEMENT & RECREATION	No.	-	-	-	-	-	-	-	-	-	-	-	-	-			
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-			
OFFICE BUILDINGS AND BANKS	No.	3	-	-	-	-	-	-	-	-	-	1	1	2			
	EST. COST	196,850	-	-	-	-	-	-	-	-	-	22,000	16,000	238,000	7 \$ 522,850		
PUBLIC & MUNICIPAL	No.	-	-	-	-	-	-	-	-	-	-	-	-	-			
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-			
SCHOOLS	No.	1	-	4	-	2	-	-	-	-	-	-	-	-			
	EST. COST	80,000	-	1024,850	-	514,950	-	-	-	-	-	-	-	-	7 \$1,619,800		
GASOLINE STATIONS	No.	-	-	-	1	-	-	-	-	-	-	-	-	-			
	EST. COST	-	-	-	30,000	-	-	-	-	-	-	-	-	-	1 \$ 30,000		
GARAGES	No.	-	3	2	1	7	3	6	3	1	1	-	1	1			
	EST. COST	-	3500	3200	4000	7400	3500	6,750	9,200	1,300	9,800	-	1,200	1,200	29 \$ 51,050		
STORES	No.	-	-	2	-	1	1	-	2	-	1	1	1	1			
	EST. COST	-	-	36,500	-	7,300	4,800	-	42,000	-	13,000	11,000	15,000	20,000	10 \$ 149,600		
STOREHOUSES	No.	-	-	-	-	-	-	-	-	-	-	-	-	-			
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-			
MANUFACTORIES AND SHOPS	No.	-	-	1	2	-	-	1	-	1	-	2	-	-			
	EST. COST	-	-	45,000	213,000	-	-	18,000	-	150,000	-	25,000	-	-	7 \$ 451,000		
CIL TURNERS	No.	-	-	-	-	-	-	-	-	-	-	-	-	-			
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-			
MISCELLANEOUS	No.	2	-	1	-	-	-	-	1	-	-	-	-	-			
	EST. COST	1,100	-	2,500	-	-	-	-	6,000	-	-	-	-	-	4 \$ 9,600		
TOTAL NUMBER BY WARDS		10	10	15	35	59	41	24	9	12	2	4	4	5			
WARDS ESTIMATED COST BY WARDS		497,950	199,500	1169,550	564,800	1095,950	360,200	194,250	141,200	280,800	22800	58,000	2068200	327400			

Total Estimated cost \$6,980,600

Total New Building Permits 230

Alterations 1965

		WARDS													No.	EST. COST
		I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII		
DWELLINGS	No.	39	53	27	10	59	23	26	18	39	16	4	2	3		
1 FAMILY	EST. COST	75,600	145,350	48,650	11,200	72,450	29,500	29,400	13,450	34,050	19,250	13,050	3,600	3,350	319	\$ 498,900
DWELLINGS	No.	18	10	26	20	25	21	28	12	23	10	9	3	17		
2 FAMILIES	EST. COST	21,050	13,550	23,500	17,500	35,050	20,350	29,000	16,950	22,050	9,100	8,400	4,500	17,400	222	\$ 238,400
MULTI-FAMILIES	No.	29	14	17	9	15	12	16	15	20	10	21	12	20		
	EST. COST	36,000	15,800	21,450	14,700	18,200	15,250	17,050	17,000	24,300	9,100	16,200	13,350	21,150	210	\$ 244,550
CHURCHES, HOMES, ETC.	No.	2	-	1	1	3	1	-	3	5	-	-	-	1		
	EST. COST	20,500	-	211,000	9,000	14,450	600	-	16,400	38,550	-	-	-	500	17	\$ 311,000
AMUSEMENT & RECREATION	No.	1	1	-	-	-	1	-	-	-	1	-	2	2		
	EST. COST	300	30,000	-	-	-	1,950	-	-	-	10,000	-	2,000	2,900	8	\$ 47,150
OFFICE BUILDINGS AND BANKS	No.	4	4	-	3	-	1	1	-	-	4	1	25	3		
	EST. COST	20,100	35,300	-	1,400	-	23,000	800	-	-	7,850	6,000	373,050	15,200	46	\$ 482,700
PUBLIC & MUNICIPAL	No.	-	-	-	-	-	-	-	-	-	-	-	-	-		
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SCHOOLS	No.	13	2	2	-	2	-	-	-	-	1	-	5	-		
	EST. COST	467,200	184,000	17,000	-	336,000	-	-	-	-	2,000	-	113,850	-	25	\$ 1,120,050
GASOLINE STATIONS	No.	-	1	4	4	3	2	2	-	8	3	3	7	16		
	EST. COST	-	1,500	15,750	6,600	1,800	300	1,300	-	4,400	1,850	3,400	4,200	15,750	53	\$ 56,850
GARAGES	No.	4	4	5	2	10	2	5	2	8	8	1	1	2		
	EST. COST	2,300	1,350	1,950	650	7,200	600	1,900	800	3,150	3,250	300	1,000	1,700	54	\$ 26,150
STORES	No.	4	4	2	4	8	2	5	4	6	6	4	57	5		
	EST. COST	5,150	27,500	700	28,800	44,550	1,500	7,200	5,600	20,100	3,450	21,850	169,250	18,400	111	\$ 354,050
STOREHOUSES	No.	5	1	4	5	-	7	7	3	3	2	3	2	8		
	EST. COST	10,900	200	23,100	8,050	-	4,700	11,900	1,100	2,700	10,300	1,750	7,500	8,800	50	\$ 91,000
MANUFACTORIES AND SHOPS	No.	5	-	2	6	3	3	5	6	10	13	10	23	8		
	EST. COST	11,300	-	27,000	34,900	18,000	52,000	61,400	192,200	44,600	161,450	52,400	183,700	49,550	94	\$ 889,000
OIL BURNERS	No.	-	-	-	-	-	-	-	-	-	-	-	-	-		
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	No.	5	2	1	3	3	-	2	2	1	1	4	6	1		
	EST. COST	13,300	2,300	300	4,000	1,950	-	600	3,600	800	5,000	5,700	17,400	500	31	\$ 55,450
TOTAL NUMBER BY WARDS ESTIMATED COST BY WARDS		129	96	91	67	131	75	97	65	123	75	60	145	86		
		684,200	456,850	390,400	136,800	549,650	149,750	160,550	267,100	194,700	242,600	129,050	898,400	155,200		

Total Estimated cost \$4415,250.00

Total Alteration permits 1240

The Statistical tables are summarized as follows:

New Buildings	230 Permits	
Estimated Cost		\$ 6,980,600.00
Additions & Alterations. . . .	1240 Permits	
Estimated Cost		4,415,250.00
<hr/>		
Total	1470 Permits	\$11,395,850.00

In addition to the tabulated data, the following miscellaneous permits were issued during 1965:

Razing of Buildings	Permits	264
Sandblasting of Buildings	"	14
Moving of Buildings	"	5
Erection of Billboards.	"	40
Erection of Wall Signs.	"	78
Erection of Signs Over Sidewalk	"	206
Erection of Fire Escapes.	"	157
Construction of Sidewalk Vaults	"	-
Use of Streets & Sidewalks.	"	75
Storage of Dangerous Chemicals.	"	54
<hr/>		
Total		893

Total permits of all types issued during the year 1965 amounted to 2,363 permits.

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

Buildings in the Central-Classical Area	2
Weybosset Hill Area	<u>29</u>
Total Number of Buildings Demolished	31

During the calendar year 1965, 424 family units were added as a result of private building activities. This constitutes an increase of 42 units above the 1964 total of units. The additional units are grouped as follows:

(a) New Buildings	
157 One Family	157 Family Units
2 Two Family	4 Family Units
5 Multiple Dwelling	254 Family Units
(b) Conversions	<u>9</u> Family Units
Total	424

The total fees collected for the calendar year 1965, for all types of permits issued by this Division amounted to \$43,358.92.

The total fees collected during the fiscal year, October 1, 1964 to September 30, 1965, amounted to \$41,845.72.

During the year 1965, this Department processed 953 building and zoning violations.

The Field Inspection Section of the Division conducted 14,328 construction inspection and violation investigations.

The plan examination section of the Division, in addition to processing routine permit requests, reviewed plans and specifications for 25 Major Structures with a declared estimated cost of \$6,240,150.00 or more, as detailed below:

Weybosset Inc. 225-239 Fountain St. New Apt. House - 198 Units	\$2,036,000.00
Lippitt Hill School 35 Camp St. Bldg. C-D-#	586,900.00
LaSalle Academy 620 Academy Ave. New Faculty House	386,200.00
Nelson St. School 195 Nelson St. New Addition to School	330,000.00
Bryant College 100 Charlesfield St. Addition to Dormitory Building	320,000.00
Southland Realty 151 Broadway New Office Building	270,000.00
Holy Name of Jesus Church 103 Camp St. Remodel Interior of Church	211,000.00
Lippitt Hill School 35 Camp St. Building B	214,500.00
H. Leach Machinery Co. 69 Corliss St. New Office & Sale of Machinery	200,000.00
Rhode Island Hospital Trust Co. 15 Westminster St. Replace Existing Window	190,000.00
Brown University - Pembroke College 119 Cushing St. Addition & Alterations to Dining Hall	180,000.00

City of Providence Warehouse Road - Shipyard New Warehouse & Office	\$150,000.00
Anson Inc. 100 Dupont Dr. Addition to Mfg. Bldg.	147,000.00
Blackstone Blvd. Corp. 32 Blackstone Blvd. New Apt. Building - 8 Units	140,000.00
Lippitt Hill School 35 Camp St. Building A	135,650.00
LaSalle Academy 620 Academy Ave. New Chapel	128,750.00
City of Providence 35 Camp St. Lippitt Hill School Building F	91,810.00
Industrial National Bank 111 Westminster St. New Addition	80,000.00
Bryant College 148 Power St. New Student Activities Building	80,000.00
P. L. Realty 369 Prairie Ave. Addition to Building - Manufacturing	76,000.00
K. L. M. Realty 120 Wayland Ave. New Office Building	70,000.00
Grace Hope Mission 378 Cranston St. New Church & Dwelling	65,000.00
Heather Hill Properties 159 Waterman St. New Medical Building	55,350.00
Gem Packing Co. Inc. 72 King St. Addition to Mfg.	50,000.00
Bryant College 21-23 Cooke St. Alterations - Enlarging Dining Room	50,000.00

The estimated cost of construction of the "Major Structures" listed above totalled \$6,240,150.00, or 54.7% of the total construction cost figure. The number of structural permits issued for these projects totalled 25 — or approximately 1.7% of the total number of structural permits issued.

Respectfully submitted,

Nicholas DiBenedetto,
Chief Inspector of
Structures and Zoning

DIVISION OF ELECTRICAL INSTALLATIONS

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

Dear Mr. DiMase:

I respectfully submit the following report of the Division of Electrical Installations' activities during the fiscal year 1964-1965, 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 seventy-three (73) Limited Premises Permits issued, and three thousand three hundred sixty-one (3,361) Electrical Permits for installation of electrical wiring and apparatus including alterations and repairs.

TOTAL FEE: \$13,998.72

Number of rough wiring inspections	625
Number of defective installations re-inspected	906
Number of Certificates of Approval issued	2978
Number of inspections after fire	592
Number of investigations requested by the Narragansett Electric Co. and Fire Dept.	900
Number of special investigations	6508
Minimum Housing inspections	100
Limited Premises inspections	<u>73</u>

Total Number of Inspections 14,234

Letters to owners	959
Number of disconnects	73
Signs illuminated	274
Signs not illuminated	44

NOTE: Seven requests for
special permission
were granted from
October 1, 1964 to
September 30, 1965

R E P O R T

The Electrical Division, during the fiscal year 1964-1965, has maintained its usual high standards of inspection work.

The prevailing Rules and Regulations for the Installation of Electric Wiring and Apparatus are based on the 1956 Edition of the National Electric Code, as amended in the supplement thereto by approval of the City Council in 1960.

The Revised Rules and Regulations prepared by the Electrical Advisory Committee, based on the 1962 Edition of the National Electrical Code, are pending action by the Building Code Revision Committee.

The hospitalization of two inspectors for extended periods, for reasons beyond their control, caused a shortage of personnel. The work, therefore, was completed by the splendid effort made by the rest of the personnel in the Division to see that the job was done well, in spite of the difficulty.

Retirement of the leading clerk, Miss Alice Smith, made the office work difficult because her position had to be left open for six weeks until she was officially taken off the payroll. The other clerks, and the staff doubled their efforts. They did a fine job by preventing a backlog of permits and notices from accumulating.

Public relations with this office have been a credit to the City Administration, as well as to the Department of Building Inspection. This has been accomplished by the daily efforts of

the entire staff to educate the public of the true value of competent inspection in preventing loss of property, bodily injury and loss of life by prompt removal of violations.

Every inspector in the Electrical Division was registered and certified in 1965 by the International Association of Electrical Inspectors as a qualified "Electrical Safety Engineer". The City of Providence Electrical Division has never rested on its laurel and past accomplishments.

The entire staff strives daily in their efforts to eliminate potential shock, health and fire hazards by strict enforcement of the Building Inspection Ordinance Rules and Regulations for the Installation of Electric Wiring and Apparatus.

Electrical Inspection work is continuously becoming more complicated as the use of electricity expands and becomes more complex. The Electrical Inspector, therefore, must keep abreast of new installation techniques, new electrical systems and equipment which are being developed at an astounding rate.

All our Electrical Inspectors attend evening classes five hours each week for a total of eighty hours per semester, to improve their knowledge and keep pace with the rapid changes in the Electrical Industry. This technical training is provided by the State of Rhode Island's Department of Education.

The Electrical Inspector must be capable of making sound judgments based on knowledge and experience of a type which is unique to his profession. He must guide Architects and Engineers in the Electrical Safety features which are pertinent to the

installation, operation and maintenance of all electrical systems and equipment which are incorporated in their designs.

The Electrical Engineer and/or Architect designs electrical systems for installation in buildings or on structures to conform with the Building Ordinance and its Rules and Regulations and according to Engineering Laws and Principles which are based on their experience.

The installations should be reasonably safe, insofar as practical from hazards to life or property due to the use of electricity. They should remain reasonably safe if properly operated and maintained.

The Electrical Inspector or "Electrical Safety Engineer" must determine whether the installations will be reasonably safe, properly operated and maintained under the actual conditions of use based on his unique knowledge and experience in inspection and investigation work. He must possess a foresight as to any probable changes of use or conditions that may affect the installation.

Respectfully submitted,

Peter J. Hicks, Jr.,
Chief Inspector of
Electrical Installations

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 for the fiscal year Oct. 1, 1964 to Sept. 30, 1965.

Plumbing Inspections	4558	
Drain Inspections	1441	
Miscellaneous Visits	56	
Minimum Housing Visits	<u>1942</u>	Total 7997
Plumbing Plans Filed	2075	
Drain Plans Filed	<u>490</u>	Total 2565
Work on Old Buildings	1863	
Work on New Buildings	<u>212</u>	Total 2075
Sewer Connections	2075	
Cesspool Connections	-	Total 2075

Final Inspections 2094

Estimated Cost of Plumbing Plans	\$1,189,968.00
Estimated Cost of Drain Plans	<u>111,478.00</u>
Total -	\$1,301,446.00

Fees for limited Sprinkler Licenses Issued	\$100.00
Fees for limited Drain Layers Licenses Issued	<u>200.00</u>
Total -	\$300.00

Fees for Plumbing, Drainage and Limited Licenses \$9,704.89

R E P O R T

Again, I would like to take this opportunity to extend my thanks to the inspectors of the Plumbing Division whose combined efforts are responsible for the achievements of this Department.

Activities

The Plumbing Division has been active in the following subjects: Proposed code changes; training; approval of new materials; and investigation of illegal work.

The proposed code changes were submitted by the Plumbing Code Revision Committee to the Building Code Revision Board. These changes will then be submitted to the Ordinance Committee and then to the City Council. All of the changes were submitted with the intent of health, welfare and safety of the citizens of Providence in mind.

The use of plastic pipe for waste and vents and the use of Ty-Seal Gaskets (Neoprene) in lieu of lead joints has been submitted to the Building Code Revision Board. Both of these products have been tabled for further study.

Three inspectors have attended the training school conducted by the Relocation Division and under the auspices of the U. S. Department of Health, Education and Welfare. These men will be available to Mayor Doorley in whatever crash program he has planned for the future.

The use of Type "L" copper pipe for drainage, waste and vents was approved by the Division on July 1, 1965

Illegal plumbing still is one of our problems even though our inspectors are making every effort to combat it. We have brought to court three handymen for installing plumbing without a license and contrary to good plumbing practices. These men have been found guilty and ordered to rectify the illegal work by engaging a licensed Master Plumber at their own expense.

We feel that one of the problems of illegal work is the home owner's hiring of shady and fly-by-night home repair outfits. These shady companies contract for the complete repairs and fail to hire competent licensed plumbers or other tradesmen. Not only does the home owner pay an exorbitant price but the work in all aspects is faulty. The taxpayer, before having any work done that requires a permit, should contact the Department of Building Inspection.

Temperature and Pressure Relief Valves

This section of the report is prompted as the result of a hot water heater explosion which occurred in a house on Willard Avenue.

Luckily no one was injured, although extensive damage was done to the apartment.

Today, destructive hot water tank and heater explosions fortunately occur only infrequently. However, infrequent as this may be, they still happen. Unfortunately, because the more common hazards of overheated water are not recognized as the first stages of hot water tank and heater explosions, we still get reports of blasts from other parts of the country.

The more common overheating hazards are water flashing into steam at fixture outlets creating scalding conditions, breaking of china fixtures, or damaging water meters by hot water backing up into the cold water line. Also there is a decrease in the life expectancy of water heating systems due to the stepped-up rate of corrosion which exists at higher temperatures, and heat weakening due to the metal stresses placed on an overheated system.

These overheating hazards range from minor headaches to major liabilities for the property owners. If these overheating water conditions go unattended, the results can be devastating.

However, normal and sometimes overheating conditions will continue to be a threat unless proper emergency protection is provided. Only through the universal installation of both temperature and pressure relief protection will there be an end to hot water tank and heater overheating hazards.

A proposal has been submitted and accepted by the Building Code Revision Board to increase the size of temperature and pressure relief valves.

Respectfully submitted,

Joseph B. Dempsey,
Chief Inspector of Plumbing,
Drainage and Gas Piping

DIVISION OF AIR POLLUTION,
MECHANICAL EQUIPMENT AND INSTALLATIONS

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

Dear Mr. DiMase:

The following is the Annual Report covering the activities and operations of the Division of Air Pollution Control and Mechanical Equipment and Installations for the fiscal year October 1, 1964 to September 30, 1965. The report includes a summary of the Division revenue.

Years of concentrated and determined efforts to achieve cleaner air for our citizens have resulted in steady progress towards this goal. This is borne out by the results of the analysis made at the Robert A. Taft Engineering Center of air samples taken in Providence during these years.

The analysis have shown that the suspended particulate matter in Providence air was consistently less than the average of other cities of comparable size (Particulate matter means a solid as distinguished from gas or vapor).

The analysis for organics and of NO₂ and SO₂ were likewise low compared to other cities in our population group and the generally low levels of the pollutants indicate the effectiveness of the Providence Air Pollution Control Program.

Air Pollution presents an increasing threat to the well being and economy of our nation, and the cost in property damage

alone is now estimated to be about 11 billion dollars annually. This figure does not take into consideration the cost in health effects, which are impossible to estimate.

While it has been estimated that the cost to every citizen is about 65,000 yearly, only a very few cities spend more than 10¢ per capita to control air pollution.

President Johnson is fully aware of the threat posed by air pollution and within the last two years signed several bills dealing with the control of air pollution. The Clean Air Act has an appropriation of 95 million dollars to help state and local agencies start or expand their control programs. In addition, the Clean Air Act provides for Federal intervention when local agencies are unable to control major sources of pollution. More recent bills signed by the President deal with controlling motor vehicle emissions and pollution from solid waste disposal.

The City of Providence qualified for a grant under the Clean Air Act and three additional sampling sites have been equipped to better determine the quality of air. The grant runs for three years and limited sampling is being abated during the year through the installation of dust collectors; gas washers; lint traps; grease and paint filters; activated charcoal filters and smoke detectors.

Air Pollution from new structures has been controlled by specification of control equipment for processes with an air pollution potential.

Progress continues in reducing open fire burning as most of our citizens now comply with the ban while some disregard our pleas for cooperation.

Dust from demolition projects in the Weybosset Hill area is being well controlled by the use of water constantly applied during demolition and the use of encrusting liquids after the site has been leveled.

As in past years, inquiries for details of the Providence Control Program were received from many cities—some as far away as Hong Kong. Many requests were also received for copies of the Pilot Study conducted in Providence in 1961.

The Division continues to work closely with our neighboring cities and towns, and our staff members are always ready to help out in matters pertaining to air pollution in the Greater Providence Metropolitan area.

The 1965 Cleaner Air Week activities were preceded by an Orientation in Air Pollution Seminar presented in cooperation with the U.S. Public Health Service on October 7th at Johnson's Hummocks. Miss Regina Salter, William Perry and William Achinger of the Taft Engineering Center lectured on various aspects of air pollution, while Drs. Heimann of Harvard School of Public Health and Dr. Leland Jones, a local Thoracic Surgeon, spoke of the health effects of air pollution. A panel composed of local industrial, civic and public leaders spoke of "Air Pollution in Rhode Island".

During the Seminar Luncheon, Mayor Joseph A. Doorley, Jr. received the 1964 Cleaner Air Week Award to Providence from APCA Vice President, James L. Dallas.

The 1965 Cleaner Air Week was proclaimed by Mayor Doorley after which the annual release of the 15 weather balloons took

place atop the R. I. Hospital Trust Building. As usual, representatives from the League of Women Voters, the R. I. Tuberculosis and Health Association, the Air Pollution Control League of R. I., the Chamber of Commerce, civic and industrial leaders and radio and television personalities took part in the balloon release.

An exhibit in a display case on the ultra-modern Shoppers Mall attracted many hundreds of persons daily during and after Cleaner Air Week.

As in past years, the local press and the radio and television stations covered all activities during the week and broadcasted spot announcements.

Our Division of Air Pollution Control is deeply grateful to all the news media for their excellent cooperation through the years in the dissemination of air pollution control news and data.

The Chief of the Division was appointed to serve as Chairman of the TA-2 Solid Waste Disposal Committee of the Air Pollution Control Association and was later honored by being selected as one of the five members of the Steering Committee of the Technical Council of the Association.

During the International Conference of APCA in Toronto, Canada, the Chief served actively on the Incinerator, Local Sections and Waste Disposal Committees and the Technical Council.

During the year the Division Chief served on the nominating and executive committees of the N. E. Section of APCA. He also served as President of the Air Pollution Control League of R. I. and was re-elected to a second term.

The Chief addressed many groups including the N. E. Sanitarians Association at Providence College, the Business and Industry Seminar on Fire Prevention, the promotional classes of the Fire Department and the Chamber of Commerce Committee on Air and Water Pollution and was a panelist at the Environmental Health Conference at Tufts University and the Seminar in Orientation in Air Pollution in addition to being interviewed several times on radio and television programs.

Many college and high school students who were preparing projects for the Science Fair were assisted in every way possible on the subject of air pollution.

The Chief and members of his staff met with top level management, engineers and architects during the design stage of new structures to discuss the suitability of mechanical equipment.

Compliance with the requirements of the Building Code was thus assured and not only were potential sources of air pollution controlled at the source, but maximum protection for the lives and property of our citizens was provided.

The inspection of all new mechanical equipment further insures compliance with minimum standards of safety.

In spite of the heavy work load, the inspection of all the phases of mechanical equipment was adequately and completely maintained. This included the inspection of elevators, conveyors, sprinklers, heating and fuel burning, air conditioning, ventilation and refrigeration equipment.

The Chief and his staff witnessed many tests following the completion of installation to determine suitability of compliance with Building Code regulations pertaining to safety.

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

Several meetings were held by the Building Code Revision Subcommittee to discuss and draft changes in regulations in the Code which imposed undue hardships to industry because of inconsistencies with other national authorities.

The final draft of proposed changes were subsequently submitted to the Building Code Revision Committee where final approval is now pending. The changes should materially assist engineers and architects without lessening the factor of safety.

The building programs at our local institution of learning, the expansion at our hospitals, the Dippitt Hill Redevelopment Project and the Weybosset Hill Project continue to place a heavy work load on the Division staff members as the review of buildings plans must be thorough and the inspection of new structures must be maintained on a daily basis.

Members of the staff continue to study the data of research conducted by various foundations and the U. S. Public Health Service in order to keep abreast of new developments in mechanical equipment and the field of air pollution control.

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

We gratefully acknowledge the splendid cooperation of our Chief Executive, the Providence Fire and Police Departments,

other City Agencies, and the acceptance of our Air Pollution Control Program by industry and our citizens, all of which have contributed greatly to the progress made.

We are also grateful for the continuing active interest and cooperation of the members of the Providence League of Women Voters, the R. I. Medical Society, the Greater Providence Chamber of Commerce, and the local news media.

The following is an accounting of the Division of Air
Pollution and Mechanical Equipment and Installations from
October 1, 1964 to September 30, 1965.

REVENUE

Oil Burners	985.94	
Gas Burners	779.40	
Boilers	1,709.79	
Gas Water Heaters	337.50	
Oil Fired Water Heaters	41.74	
Furnaces	840.00	
Ductwork	1,014.60	
Air Conditioning	893.85	
Radiation	624.85	
Tanks	551.83	
Ventilation	160.00	
Sprinklers	204.70	
Refrigeration	221.15	
Blowers	14.75	
Air Compressors	52.80	
Conveyor	65.55	
Elevators	577.57	
Console Heaters	24.30	
Hoist-Lifts	41.00	
Controls	22.23	
Fans	262.38	
Piping	148.25	
Incinerators	34.80	
Dust Collectors	14.25	
Smoke Detectors	13.00	
Emergency Generators	32.50	
Ovens	60.00	
Spray Booths	31.25	
Unit Heaters	98.85	
Miscellaneous	250.16	
	<u>10,378.99</u>	10,378.99
New Licenses:		
Boiler Operator	300.00	
Operating Engineers	155.00	
Refrigerating Machine Operator	10.00	
License Renewals:		
Boiler Operator	1,596.00	
Operating Engineers	1,770.00	
Refrigerating Machine Operator	60.00	
	<u>3,621.00</u>	<u>3,621.00</u>
Grand Total	-	\$13,999.00

There were 1,226 permits issued for 2,367 units from
October 1, 1964 to September 30, 1965.

<u>EQUIPMENT</u>	<u>UNITS</u>
Oil Burners	335
Gas Burners	244
Boilers	357
Gas Water Heaters	111
Oil Fired Water Heaters	19
Furnaces	208
Ductwork	199
Air Conditioning	93
Radiation	179
Tanks	259
Ventilation	14
Sprinklers	17
Refrigeration	28
Blowers	7
Air Compressors	6
Conveyors	6
Elevators	19
Console Heaters	10
Hoist-Lifts	2
Controls	6
Fans	140
Piping	13
Incinerators	1
Dust Collectors	5
Smoke Detectors	2
Emergency Generators	8
Ovens	3
Spray Booths	6
Unit Heaters	34
Miscellaneous	<u>36</u>
Total -	2,367

INSPECTIONS AND INVESTIGATIONS

Annual Fuel Burning	
Equipment Inspection	1,797
Complaints	1,061
Violations	525
Control Tests	224
Oil Burner Inspections	335
Gas Burner Inspections	244
Boiler Inspections	357
Gas Water Heater Inspections	111
Oil Fired Water Heater Inspections	19
Furnace Inspections	208
Ductwork Inspections	199
Air Conditioning Inspections	93
Radiation Inspections	179
Tank Inspections	259
Ventilation Inspections	14
Sprinkler Inspections	17
Refrigeration Inspections	28
Blower Inspections	7
Air Compressor Inspections	6
Conveyor Inspections	6
Elevator Inspections	19
Console Heater Inspections	10
Hoist-Lifts Inspections	2
Control Inspections	6
Fan Inspections	140
Piping Inspections	13
Incinerator Inspections	1
Dust Collectors Inspections	5
Smoke Detectors Inspection	2
Emergency Generator Inspections	8
Oven Inspections	3
Spray Booth Inspections	6
Unit Heaters Inspections	34
Miscellaneous Inspections	36
Investigations	1,923
Progress Inspections	<u>10,750</u>
Total -	18,647

During the course of the year, the Chief and staff members of the Division were always available and ever willing to serve as consultants on Code problems and any difficulties encountered during construction. This service was and is available to everyone and has contributed to the excellent public relations enjoyed by the Department of Building Inspection.

Respectfully submitted,

Genaro G. Costantino,
Chief Inspector of
Air Pollution, Mechanical
Equipment and Installations

DIVISION OF MANAGEMENT AND ADMINISTRATION

The management and administration of the Department of Building Inspection are the responsibilities of the Director.

In order to establish and maintain 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 department wide service relating to personnel, budget, analysis, fee collections for various types of permits; licenses; Zoning, Building and Housing Board applications for exceptions or variances; auditing and accounting operations; statistics and records.

The Division is responsible for processing payrolls, car allowances, payment of bills, maintain proper records, employment interviewing, employee entrance examinations, coordination of employee training, preparation of reports.

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 and deposited at the City Collector's Office for the fiscal year starting October 1, 1964 and ending September 30, 1965, inclusive.

TOTAL COLLECTIONS AND DEPOSITS	\$81,934.32
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Totals Collected by Inter Office Divisions:

Structures and Zoning Division	\$41,845.72
Electrical Division	13,998.72
Mechanical Division	13,999.99
Plumbing and Drainage Division	9,704.89
Zoning Board	1,660.00
Building Board	640.00
Housing Board	<u>85.00</u>
	\$81,934.32

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 1965:

<u>JOB</u>	<u>ESTIMATED COST</u>	<u>FEE PAID</u>
103 Camp Street Holy Name Church Alterations and Repairs	300,000.00	485.00
225-239 Fountain Street Weybosset Inc. 13 Story Apartment House	3,000,000.00	1,935.00
620 Academy Avenue LaSalle Academy New Dormitory Building	619,532.00	745.00
620 Academy Avenue LaSalle Academy New Chapel	164,870.00	350.00
111 Westminster Street Industrial Nat. Bank of R. I. Alterations	430,000.00	615.00
Meeting Street Pembroke College Addition & Alterations	290,500.00	470.00
Clemence Street Shepard-Gladdings and Cherry & Webb Stores New Bridge Across Street	25,500.00	111.50
159 Waterman Street Heather Hill Properties New Medical Building	71,500.00	228.00
Regent Avenue City of Providence Alterations to School	48,250.00	179.75

<u>JOB</u>	<u>ESTIMATED COST</u>	<u>FEE PAID</u>
151 Broadway Southland Realty Co. New Office Building	353,000.00	538.00
113 George Street Brown University Alterations to Diman House— Wriston Quadrangle	19,000.00	86.00
113 George Street Brown University Alterations to Chapin House— Wriston Quadrangle	19,000.00	86.00
113 George Street Brown University Alterations to Bolton House— Wriston Quadrangle	19,000.00	86.00

DIVISION OF MINIMUM HOUSING

On September 15, 1965, Mayor Doorley appointed a committee to review the Providence "Minimum Housing Code", and enforcement program. At present dwellings are inspected by a number of inspectors from a number of departments and the enforcement of housing maintenance standards is left to a number of agencies charged with separate yet closely related functions. Primary responsibility is lodged with the Department of Building Inspection.

Federal grants are available to cities to permit them to conduct concentrated Housing Code enforcement in designated areas so as to arrest deterioration.

The Department of Building Inspection made a survey of all the dilapidated buildings in upper South Providence for the Division of Minimum Housing, so that the Division of Minimum Housing could apply to the Federal Government. This has already been done.

The Division of Minimum Housing Standards continued its survey of substandard houses. The primary reason for this activity is to preserve adequate housing in the City. This activity is extremely effective in areas of the City containing older but basically sound buildings. This maintenance program will remove blight and extend the life of neighborhoods and buildings by many years, and reduce or remove the need for more drastic action by the Department of Building Inspection.

During the year 1965, the Division of Minimum Housing Standards referred to the Department of Building Inspection 1,644 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. However, 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. It has happened on many referrals where the Division of Minimum Housing ordered work to be done, but the Department of Building Inspection, who issues the permits for this work and supervises the work until completed, could not issue the permit because of zoning restrictions. In many cases, the Department of Building Inspection advised the owners the procedure in appealing their case to the Zoning Board for an exception or variance.

The Department of Building Inspection is operating with five vacancies. Two because of illness, and three because of technical ability required to fill the positions. The greatest loss of the Department has been

- (1) Structural Engineer
- (2) Mechanical Engineer

The loss of two engineers has tremendously handicapped the Department.

In spite of this reduced staff, the Department of Building Inspection carried the load very well. Their performance has been excellent. To date, the Electrical Division and Mechanical Division have no outstanding referrals. They are 100% complete. The Structures and Zoning Division has 45 referrals outstanding, and the Plumbing Division has 182 referrals outstanding.

I congratulate my employees for a job well done.

FIRE PREVENTION BUREAU

In order to make an owner spend money to correct a hazard, you must show him that a hazard exists. In the past, the safety engineer of a plant dealt largely with accident hazards. Today, the safety engineer believes the field of fire prevention is equally important. Few industrial establishments can afford to maintain a fire prevention expert in addition to the safety man. The work of preventing fires is really safety work, because those conditions which result in destruction of property also produce loss of life and injury to people. Knowledge of fire prevention is fundamental; without it one cannot convince others of the need of expending money, and all fire prevention, as well as accident prevention, involves the expenditure of money.

Fire prevention means constant vigilance in carefulness.

The Fire Prevention Bureau has the front-line soldiers against fire waste. The Bureau investigates the causes of fires and apprehends arsonists. They encourage public education in fire prevention. The Fire Prevention Bureau devotes full time to fire prevention through inspection. During their routine work they uncover violations of the Building Code and Fire Code. These violations are referred to the Department of Building Inspection for prosecution.

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

The proper Division makes:--

- (1) A re-inspection of premises
- (2) Sends out 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.

The Fire Prevention Bureau and the Mechanical Division of the Department of Building Inspection continued to wage a successful war on unapproved and unvented "space" heaters during the winter of 1965.

Since the Department of Building Inspection is responsible for the public safety governing equipment, facilities, physical conditions, maintenance and occupancy of all residential, commercial and industrial buildings, it is our responsibility to enforce the Code.

The Department of Building Inspection enforces the Building Code pertaining to fire hazards. This assists the Fire Prevention Bureau in the discharge of their responsibilities to the public.

However, effective control of fire hazards cannot always be obtained through the Building Code. It is recommended that a "Fire Prevention Code" be adopted for the City of Providence. Through such a code the Fire Prevention Bureau can aid in passing along advice and knowledge to plant operators and business executives, and in serious cases force compliance through legal action.

HISTORIC DISTRICT COMMISSION

Preservation of our common cultural heritage is a moral obligation and responsibility of every citizen. The common effort to conserve our heritage requires participation of individual citizens, interested organizations, private donors and foundations, and all levels of government — local, state and national.

An important responsibility rests upon the individual owner who has inherited or acquired a building of historic or architectural merit. It is his obligation to study and understand the significance of his property and to preserve and restore it faithfully to the best of his ability as part of the national inheritance.

The Historic 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. The wonderful heritage of beauty and design of early Colonial days is being preserved as part of our national pride.

The restoration of historic buildings requires the professional knowledge and special skill of architects, historians, archeologists, and landscape architects. The citizens of Providence are fortunate in having the services of Mrs. Downing whenever they plan to repair, restore or reconstruct historic buildings. Mrs. Downing has unusual patience and aptitude in restoration work.

All plans for new or alteration work in the "Historic District" are submitted to the Department of Building Inspection. The Director, who is ex-officio member of the Historic District Commission, presents same to the Commission for approval or disapproval.

The Commission must certify all plans before the Department of Building Inspection can issue a permit for the work. The inspectional supervision pertaining to beauty is done by Mrs. Downing. The inspectional supervision pertaining to safety is done by the Department of Building Inspection.

REDEVELOPMENT AGENCY

The Department of Building Inspection, in cooperation with the Providence Redevelopment Agency, assigned two structural inspectors and one registered architect to inspect all the commercial and industrial buildings in the Mount Hope Urban Renewal Area. The professional engineering supervision was done by the Director of the Department.

Purpose of the survey was to determine:

- (a) Type of building
- (b) Occupancy
- (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 facilities and conditions of same
- (j) Type and condition of electrical installation and equipment
- (k) Type and condition of heating and mechanical equipment

In addition to the Field Work involved, a great deal of time was spent in the office. This consisted 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.

THE REMOVAL OF JUNKED VEHICLES
FROM PRIVATE PROPERTY

From 1963, we realized that the problem of junked cars was not only existing, but it was growing. The sooner something was done about it, the better it would be for the City of Providence and its people. At that time, a car owner could not dispose of his vehicle even if he delivered it to the junkyard because all yards were completely full, with no market for scrap metal. We were in the position of demanding that the owner dispose of his vehicle when there was no way for him to comply with our orders.

What caused this condition?

This condition not only in Providence but also in our country has been caused by the steel mills changing their productive methods to ones calling for less scrap. Oxygen furnaces, which melt steel faster, use very little scrap. And open hearth furnaces are also using less scrap these days, because oxygen is now being pumped into those furnaces. With the lesser demand for scrap and the lack of other suitable markets for scrap steel, the auto hulks have collected on the horizon, waiting for the day when the price of processing scrap metal will again become economical. This day may never come.

In order to at least reduce if not eliminate this mushrooming all encompassing problem of junked vehicles—"An Ordinance Providing for the Removal of Junked or Abandoned Vehicles from Private Property" was approved by the City Council on May 21, 1965.

Our program in the last six (6) months has been most successful. Six hundred and two (602) cars were removed from:

- (1) Private property
- (2) Housing Projects
- (3) Churches
- (4) Schools
- (5) Redevelopment Areas
- (6) State-owned property
- (7) Cars with Police Department Courtesy Notices

All abandoned vehicles were moved under the direction of Mr. Edmer C. Davis, Inspector from the Department of Building Inspection. Equipment and labor used was from the Highway Department of Department of Public Works.

We have experienced a few hard-core cases in the past six months. However, no case has been taken to court. I mention this to show that our approach to people is tactful, avoiding antagonizing them if at all possible.

The problem of junked cars is by no means just a local one. The President of the United States has recently shown his deep concern over this problem on a national basis.

In the process of enforcing the "junked car ordinance", we have issued approximately three hundred (300) orders. A sticker is placed on the vehicle which states: "This is a JUNKED VEHICLE", etc. Immediately following the date of service of this order, only about 2% of those receiving these orders requested an Administrative Hearing before the Director of the Department of Building Inspection. Most everyone appearing at the hearing had some peculiar circumstance to relate, rather than appearing just to challenge the ordinance or our procedure. So far, this ordinance has been a most effective tool in removing these eyesores from the general landscape.

THE DIRECTOR'S ACTIVITIES

The Director is responsible for the Department's programs and operations. He serves as the policy making and coordinative head of the Department. He is responsible for the enforcement of all codes and ordinances pertaining to construction, zoning, use, erection, demolition, maintenance, repair, occupancy, and inspection of all buildings and their appurtenances.

The Director receives all referrals on complaints and violations of the Building Code and Zoning Ordinance from the Division of Minimum Housing, Health Department, Fire Prevention Bureau, Traffic Engineer, and other City Departments.

He screens all complaints and refers them to the respective Divisions of the Department for investigation and compliance orders.

The Director determines the merit of new methods and products proposed for use in the City of Providence Building Industry, and evaluates and checks all pertinent data referred for analysis. He must carry on a progressive building materials review to avoid the cost to the taxpayer of prohibiting the use of new developments. The volume increase in matters referred to the Director continues, due to new architectural treatments, and new technical design criteria.

The Director evaluates and enforces fire-proofing materials and methods for building components which assists the Fire Department in the control of fire, thus helping to keep fire losses in Providence at a minimum which in turn keeps fire insurance rates down, benefiting all building owners in Providence.

The Director strived for enforcement rather than legal prosecution. However, when legal action became necessary as a last resort, success was attained in 100% of the cases. There were one hundred five (105) court cases prosecuted and won in 1965.

The City demolished ten (10) buildings. A lien was placed on these because they failed to reimburse the City.

The Director lectured before the Providence Fire Department Promotional School, and before Civic Groups. Many of the neighboring towns called upon the Director for advice in preparing for the adoption of BOCA Code. As a result, Warwick and Johnston adopted the BOCA Code. Mayor Horace E. Hobbs, of Warwick, sent a letter to Mayor Doorley thanking him for this demonstration of inter-community cooperation and inter-governmental courtesies extended to Warwick, for allowing Mr. DiMase to advise and guide them in adopting BOCA Code.

The Director continued his activities on the Code Changes Committee and Constitution and By-Laws Committee of the Building Officials Conference of America.

Further, the Director is a member of the Executive Committee of the Building Officials Conference of America. He is National Chairman of the Personnel Committee, whose purpose is to improve the quality of personnel employed in building departments; to fill future vacancies, as a step toward increasing public understanding, and the recognition of the importance of building enforcement to community growth, so as to elevate the status of building officials.

On January 14, 15 and 16, 1965, the Director attended the Mid-Year Committee Meetings and Executive Committee of the Building Officials Conference of America, Inc., at the University of Chicago Center for Continuing Education. The Director participated in the discussions of proposed Code changes.

On April 29, 1965, the Director received from the Rhode Island General Assembly a certified copy of resolution (H1685), entitled RESOLUTION OF THE GENERAL ASSEMBLY THANKING MOST GRATEFULLY THE MEMBERS WHO SERVED SO LONG AND FAITHFULLY ON ITS SPECIAL COMMISSION TO CONSOLIDATE AND REVISE THE FIRE LAWS OF THE STATE OF RHODE ISLAND, passed by the General Assembly at the January Session, A. D. 1965 and approved by the Governor on the twenty-first day of April, 1965. The Director served as Secretary of the Commission.

Professional Appointment

The Director attended the 50th Anniversary Conference of the Building Officials Conference of America, Inc. from June 5-11, 1965 in St. Louis, Missouri. At this conference, the Director was re-elected to the Executive Committee.

The Director, as National Chairman of the Personnel Committee of BOCA, presented to the Executive Committee "job descriptions and personnel qualifications" for key positions in building departments and also recommended organizations of "model" departments. The job list of positions are included in the order of their relationship to each other and also their descriptions and qualifications for each.

The departmental organizations are based on population groups of:

10,000 to 50,000
50,001 to 100,000
100,001 and up

The Executive Director of BOCA has now approached the Public Personnel Association who will set up the tests for these positions. The tests will be used to determine whether or not a given individual possesses the necessary qualifications and knowledge to fill the position involved.

During November 15-18, 1965, the Director attended the Fourth Annual Institute for Municipal Building Officials of New England at the University of Connecticut. The Director was on the Institute Staff and took active part in all the activities. The Director lectured on "Code Enforcement Application Under Workable Program in Urban Renewal".

On December 3, 4 and 5, 1965, the Director attended the Mid-Year Committee Meetings and Executive Committee Meeting of the Building Officials Conference of America, Inc. at Fort Lauderdale, Florida. The Director participated in the Code Changes Committee Public Hearing. Many of the code changes recommended at this hearing have been proposed for recommendations to the Providence Building Code.

Because of the unprecedented number of unsafe, vacant, open, abandoned, and vandalized buildings, the Director stepped up the enforcement of Section 124.0 (Dangerous Buildings) of the Building Code. There are at present 100 vacant buildings in upper South Providence whereby the City must receive Federal Aid in order to cope with this problem.

Application has been made to Housing and Home Finance Agency for Loan and Grant for financial assistance so that these dangerous buildings which are a hazard to the community can be demolished.

We expect these proposed changes to the Building Code to be adopted in 1966.

The Director serves in advisory capacity as a member of the:

Zoning Board of Review

Building Ordinance Board of Review

Building Code Revision Board (Secretary)

Historic District Commission

License Committee

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* C O N C L U S I O N *
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Today, a great deal is said about who should do what in regard to the enforcement of codes necessary for a successful urban renewal program; the real criteria which must inevitably be applied is "what is best for the most number of the people of the community?" What department gets the money or is vested with the authority is entirely secondary to the service to the public which is the real reason for the existence of governments. The contention for authority, the desire for credit, the consideration from individual viewpoints, is not justifiable. Nor is the shunning of responsibility, because of the amount or nature of work involved, or for any other reason, excusable. A successful urban renewal activity requires the combined, unselfish, wholehearted cooperation of a number of local agencies and governmental departments—each doing its own part of the work—in complete harmony. The division of responsibility should be based upon the logical and proper function of each of the agencies and departments involved.

Code Administration Under Urban Renewal

Purpose of Urban Renewal --

--In relation to the Community--to improve the physical assets which constitute the basis of property values

--In relation to housing--to bring the habitations of individuals up to certain levels of safety and sanitation,

and to improve the environmental surroundings in
which people live

--In relation to commerce and industry--to eliminate
blight and unsafe, unsanitary or unhealthful conditions

Codes involved--each has its own particular application

Zoning Laws--land use

Subdivision Regulations--land development

Building Codes--planning, construction, alteration, repair,
removal and demolition of buildings. These include codes

covering: Plumbing Systems, Electrical Systems, Air-
Conditioning Systems, Heating Systems, Building Service
Systems--elevators, fire extinguishment equipment, etc.

Housing Codes--minimum maintenance for places of
human habitation

Fire Prevention Code--maintenance of fire safety in
buildings

Coordination of Administration

Matters involved in Housing Code--

--Human safety, exits, lights, ventilation

--Structural safety--floors, walls, roofs

--Fire safety--separations, enclosures, clearances

--Sanitation--plumbing, environmental conditions, screening,
cooking, heating

--Electrical system safety--wiring fusing

--Safety of other mechanical features--heating,
air conditioning, etc.

All of these are the everyday responsibilities of the building department. The Department of Building Inspection deals not only with new buildings, but also with the demolition, moving, repair, remodeling and upkeep of existing buildings. In its overall connection, the Department of Building Inspection's responsibilities enter into every field of local government dealing with the physical properties of the community.

The administration of codes affecting the physical assets of the community is properly the function of the building department; whether it deals with new buildings or old buildings. Many communities have failed to recognize this with the result that the administration of housing and urban renewal programs has become fractionated among many local agencies. The public is not well served by this approach.

Where distinction in purpose, responsibility and authority form the basis for reorganizing are tied in with executive authority, the likelihood for effective administration is greatest. Indeed, recognizing the distinctions in terms of techniques, technology, skills, etc. related to basic policy objectives is a sound way to assure effectiveness in meeting goals in regulatory matters as in all matters.

In conclusion--may I prescribe for a healthy and vigorous Providence--- When you see your doctor for your annual checkup, it's time for you to check on the health of your house—for your family's sake.

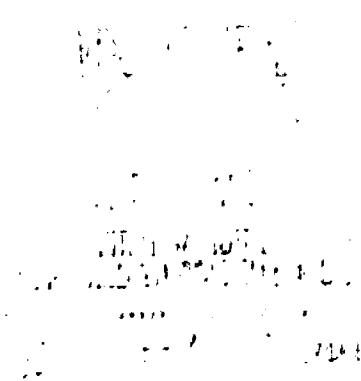
Further--we need

1. Active citizenry.....Alert your neighbors of the opportunity of community improvement
2. Responsible City Officials
3. Lots of Hard Work

NEVER GIVE UP!

Respectfully submitted,

Vincent DiMase,
Director



**URBAN REDEVELOPMENT
RENEWAL & PLANNING**