

Michael F. Moise
CHIEF OF DEPARTMENT

Providence Fire Department
Headquarters
209 Fountain Street
Providence, Rhode Island 02903

March 6, 1978

TO : Providence City Council
VIA : Leo P. Trambukis, Commissioner of Public Safety
FROM: Michael F. Moise, Chief of Department

Dear Councilpersons:

In accordance with Resolution #11 of January 13, 1978, the enclosed information is forwarded via proper channels.

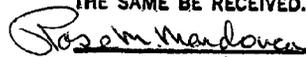


Michael F. Moise

IN CITY COUNCIL
APR 6 1978

MFM:ap

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

 CLERK

PROVIDENCE FIRE DEPARTMENT

Providence, R. I. February 24, 1978

From: Thomas J. Doyle, Fire Marshal, F.P.B.

To: The Chief of Department

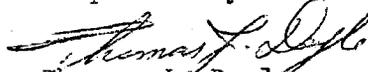
Subject: Johnson and Wales College

Sir:

In accordance with Resolution #11, January 13, 1978, I herewith all pertinent fire code data for the Johnson and Wales' properties located at 123 Waterman Street and 208 Weybosset Street in the City of Providence.

Although the resolution was forwarded directly to my office from the City Clerk, I believe this response should be forwarded through proper Fire Department channels.

Respectfully submitted,


Thomas J. Doyle
Fire Marshal

CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No 11

Approved: January 13, 1978

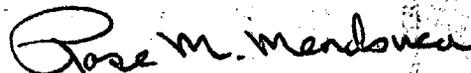
WHEREAS, it has been determined there are buildings within the City of Providence in which violations do exist, within the Provisions of the Fire Safety Code of the State of Rhode Island, and

WHEREAS, in certain such buildings, there are many residents, wherein the possibility of a fire could occur endangering the lives of those persons,

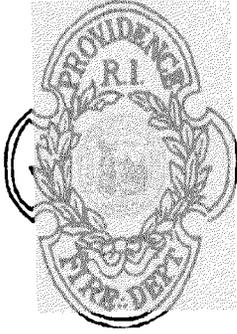
NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Providence hereby requests the Fire Marshal of the Providence Fire Department investigate such apparent violations, relating to the Fire Safety Code of the State of Rhode Island, at the Minden Hotel, 123 Waterman Street; the building occupied by Johnson and Wales College, Crown Hall Dormitory, located at 208 Weybosset Street, and

BE IT FURTHER RESOLVED, that the said Fire Marshal report back to the City Council his findings following said investigation.

A true copy,
Attest:



Rose M. Mendonca,
City Clerk.



Michael F. Moise
CHIEF OF DEPARTMENT

**Division of Fire Prevention
Providence Fire Department
209 Fountain Street
Providence, Rhode Island 02903**

Thomas J. Doyle
Fire Marshal

February 13, 1978

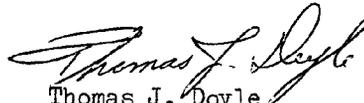
Providence City Council
City Hall
Providence, Rhode Island 02903

Dear Councilpersons:

In accordance with Resolution #11, January 13, 1978, I herewith transmit all pertinent fire code data for the Johnson and Wales properties located at 123 Waterman Street and 208 Weybosset Street in the City of Providence.

Should a detailed explanation of the material be required I will be most happy to appear before the Council or any of its committees to discuss the matter.

Yours truly,


Thomas J. Doyle
Fire Marshal

TJD:rm
Enclosure

cc: Leo P. Trambukis, Commissioner Public Safety
Michael F. Moise, Chief of Department



Michael F. Moise
CHIEF OF DEPARTMENT

Division of Fire Prevention
Providence Fire Department
209 Fountain Street
Providence, Rhode Island 02903

Thomas J. Doyle
Fire Marshal

January 9, 1978

President Morris J. Gaebo
Johnson & Wales College
8 Abbot Park Place
Providence, Rhode Island 02903

Re: Johnson & Wales College Dormitory
208 Weybosset Street

Dear President Gaebo:

On the above date a reinspection was made by members of the Providence Fire Department, Bureau of Fire Prevention of the Johnson & Wales Dormitory (Crown Hall). All of the violations contained in the March 10, 1975 report are still outstanding (see enclosed). Additional violations were noted and are listed preceding the original report.

Please notify this office within ten (10) days as to your intentions regarding all violations. Failure to do so will force us to forward the matter to the Rhode Island Division of Fire Safety for appropriate action under the provisions of the State Fire Code.

Yours truly,

Dennis H. McLaughlin
Inspector
Bureau of Fire Prevention

EM:lcw
Enclosure

cc: State Fire Marshal



Michael F. Moise
CHIEF OF DEPARTMENT

Division of Fire Prevention
Providence Fire Department
209 Fountain Street
Providence, Rhode Island 02903

Thomas J. Doyle
Fire Marshall

DATE January 9, 1978

BUILDING OWNER: NAME Johnson and Wales Collogo
 ADDRESS 8 Abbot Park Place
 CITY/STATE Providence, RI 02903

OCCUPANT: NAME: Johnson & Wales Collogo
 D/B/A Dormitory
 ADDRESS 200 Weybosset Street

INSPECTED BY: Inspectors McLaughlin/Kielbasewski

DATE OF INSPECTION: January 9, 1978

CONSTRUCTION: Combustible

BASIS FOR INSPECTION: Reinspection of report dated March 10, 1975

BUILDING INSPECTED UNDER RHODE ISLAND FIRE SAFETY CODE CHAPTER 23-20

Any violations overlooked
in the course of this
inspection are also subject
to correction under the
provisions of the State Fire
Safety Code.

1. The fire escape is obstructed by storage outside the windows to the students rooms. 23-28.6-14.
2. Numerous doors to the students rooms have decorator and combustible material attached to them. 23-28.7-15-A.
3. The kitchen area is not segregated from the dining area. City of Providence Building Code Sec. (4103).
4. The double doors on the north end of the cafeteria do not have a proper fire rating, lacks panic hardware and have dead bolts. 23-28.6-9 C&E.
5. The passageway leading to the north egress doors is obstructed at (30") thirty inches. 23-28.6-11-A.
6. There is a (7") sill at the bottom of the egress door leading to the south stairway from the cafeteria. 23-28.6-7-B.

STUDENT LOUNGE ("The Pit")

7. There is no segregation between the kitchen and the eating area. City of Providence Building Code 419.3.
8. The kitchen and lounge area lack adequate fire extinguishers. 23-28.6-14.



Division of Fire Prevention
Providence Fire Department
209 Fountain Street
Providence, Rhode Island 02903

Thomas J. Doyle
Fire Marshall

Michael F. Moise
CHIEF OF DEPARTMENT

March 10, 1975

Mr. John F. McNulty, Jr.
Dean of Students
Johnson and Wales
208 Weybosset Street
Providence, RI 02903

Dear Mr. McNulty:

On the above date members of the Providence Fire Prevention Bureau made an inspection of the Johnson and Wales Dormitory (Crown Hall), located at 208 Weybosset Street in the City of Providence. The following violations of the State Fire Safety Code were noted:

1. Due to the following violations of stairway enclosures there are no approved means of egress from the upper stories of this building. 23-28.7-2 A-B.
2. Stairway #1 (Front)
 - A. Enclosure
 - B. Handrail
 - C. Self-Closing Devices
 - D. Excess Glass
 - E. Panic Hardware
 - A. The stair enclosure does not meet the sixty (60) minute fire resistant rating as required in Section 23-28.7-5-A.
 - B. This stairway is forty-eight inches (48") in width and has only one handrail, two are required. 23-28.7-5-C.
 - C. The stairway doors are wedged open by trash barrels and butt cans, in some cases when doors were released the self-closing device was inadequate. 23-28.7-6-B.
 - D. Enclosure doors have in excess of five (5) square feet of wired glass, in some cases wired glass has been replaced by poly glass, and in one door the glass was missing. 23-28.7-6-D.

- E. Two stairway doors were equipped with locking devices, these locking devices should be removed or replaced with panic hardware. 23-28.7-6-F.

Stairway #2 (Middle)

- A. Enclosure
- B. Handrail
- C. Landings
- D. Self-closing Devices
- E. Excess Glass

- A. The stair enclosure does not meet the sixty (60) minute fire resistant rating as required in Section 23-28.7-5-A.
- B. Portions of this stairway measure in excess of thirty-six inches (36") and is equipped with only one handrail, two are required. 23-28.7-5-C.
- C. Landings in this stairway are twenty-six inches (26") in depth, thirty inches (30") are required. 23-28.7-5-E.
- D. Stairway doors were wedged and in some cases not working properly. 23-28.7-6-B.
- E. Enclosure doors have in excess of five (5) square feet of wired glass, in some cases the wired glass has been replaced by poly glass and in one door the glass is missing completely, 23-28.7-6-D.

3. Stairway #3 (Rear)

- A. Enclosure
- B. Guest Rooms
- C. Width of Stairs
- D. Self-closing Devices

- A. This stairway is not properly enclosed in accordance with Section 23-28.7-5-A.
- B. There are guest rooms located within the stairway enclosure. 23-28.7-5-A.

- C. This stairway is thirty-one inches (31") in width, thirty-two inches (32") is required. 23-28.7-5-D.
- D. The self-closing devices on the stairway were not working properly, and were tied open by coat hangers on various floors. 23-28.7-6-B.
3. The above mentioned stairway descends from the seventh level (6th Floor) and terminates at the second level 1st floor.
 4. Stairways located in passageways on various floors are forty-seven inches (47) ". 23-28.7-5-C.
 5. The service elevator doors are not smoke tight. 23-28.7-5-B.
 6. Between each floor above the lobby there is a sliding fire door held open by a fusible link. 23-28.7-6-A.
 7. Transoms in this building have been sealed, but not in accordance with Section 23-28.7-4.
 8. One leaf of double egress doors on the Garnet Street side of the building was locked and the door was not equipped with panic hardware. 23-28.7-6.
 9. The landing at the Garnet Street door is eighteen inches (18") in depth, thirty inch (30") landings are required.
 10. Exit and directional signs in various areas were out or missing. 23-28.7-11.
 11. The emergency lighting generator for this building is enclosed in a chicken wire fence. Bulbs for the emergency lighting were missing in many areas. 23-28.7-12.
 12. In many areas portable fire extinguishers had been discharged. 23-28.7-13.
 13. Paneling in the stairways and lobby area are in question as to their fire rating, a certificate of rating is required. 23-28.7-15-B.
 14. Combustible material is discarded and stored in trash cans in corridors and stairways, in many areas. These trash cans are not covered. 23-28.7-17.

15. Fire Escapes

- A. Platform (Grill)
- B. Lead to Ground
- C. Rise of Stairs
- D. Width of Stairs
- E. Protection
- F. Maintenance
- G. Windows
- H. Doors

- A. The grill work on these fire escapes are one and one-half inches (1½") apart. 23-28.8-5.
- B. The lead to ground on two (2) of these fire escapes are ladders that terminate approximately nine feet (9') from the ground.
- C. Stair risers measure ten inches (10") in height. 23-28.8-9.
- D. Stairs measure twenty inches (20") in width. 23-28.8-11.
- E. Windows within six feet (6') of these fire escapes are plate glass. 23-28.8-12.
- F. These stairways require maintenance, it was noted that one handrail had deteriorated to the point that its support had broken away. 23-28.8-14.
- G. On the first and second floors windows are used as egress onto the fire escape. 23-28.7-3-C.
- H. A door to fire escape was obstructed to nineteen inches (19") by the fire escape hitting the door. 23-28.7-3-A. There was a double leaf door to the fire escape which measured sixteen inches (16") per leaf, one door would not open with panic bar. 23-28.7-6 E-F.

Places of Assembly

Lounge Room (1st floor, north)

- 16. There are no approved means of egress from this place of assembly. 23-28.6-6-A.
- 17. Egress doors were equipped with devices designed to hold the doors in an open position. 23-28.6-9-B.

18. The exit door has poly glass instead of wired glass in the frame. 23-28.6-9-C.
19. The exit sign in this place of assembly is in violation of Section 23-28.6-12.
20. Windows are used as a means of egress. 23-28.6-9 A-E.

Cafeteria (Lobby Floor)

21. There is no emergency lighting in the stairway leading to the Pine Street exit. 23-28.6-13 B.

The Pit (Basement Level)

22. Stairway

- A. Enclosure
- B. Panic Hardware
- C. Handrail

- A. This stairway is not properly enclosed. 23-28.6-8-A.
- B. The stairway door lacks panic hardware. 23-28.6-9-E.
- C. This stairway is forty inches (40") in width and has only one handrail, two (2) are required. 23-28.6-10-A.

23. At the time of inspection the Pit was occupied and exit signs were not illuminated. 23-28.6-12 C-D.

24. The emergency lighting in this place of assembly was not operative at the time of inspection. 23-28.6-13.

25. Boiler Room

- A. Enclosure
- B. Door (Wedged)
- C. Remote Switches
- D. Storage

- A. The boiler room is not properly enclosed. There is a large opening in the wall for the sprinkler shut-off. 23-28.9-2.
- B. The boiler room door was wedged open at the time of this inspection. 23-28.7-17.
- C. The boilers lack remote switches wired to position in location providing operation remote from any fire danger area. 23-28.9-4-E.

D. There is storage of combustible material in the boiler room. 23-28.7-17.

NOTE

There is one classroom in this building, if classes continue on these premises the entire building will be reinspected under the more stringent school section of the State Fire Safety Code.

Any violations overlooked in the course of this inspection are also subject to correction under provisions of the State Fire Safety Code.

If this office can be of any further assistance to you in the field of fire prevention please do not hesitate to call upon us.

BUREAU OF FIRE PREVENTION
THOMAS J. DOYLE
FIRE MARSHAL



209 FOUNTAIN STREET
PROVIDENCE, R.I. 02903

FIRE DEPARTMENT

March 10, 1975

Mr. John F. McNulty, Jr.
Dean of Students
Johnson and Wales
208 Weybosset Street
Providence, Rhode Island 02903

Dear Mr. McNulty:

On the above date members of the Providence Fire Prevention Bureau made an inspection of the Johnson and Wales Dormitory (Crown Hall), located at 208 Weybosset Street in the City of Providence. The following violations of the State Fire Safety Code were noted:

1. Due to the following violations of stairway enclosures there are no approved means of egress from the upper stories of this building, 23-28.7-2 A-B.
2. Stairway #1 (Front)
 - A. Enclosure
 - B. Handrail
 - C. Self-closing Devices
 - D. Excess Glass
 - E. Panic Hardware
 - A. The stair enclosure does not meet the sixty (60) minute fire resistant rating as required in Section 23-28.7-5-A.
 - B. This stairway is forty-eight inches (48") in width and has only one handrail, two are required, 23-28.7-5 C.
 - C. The stairway doors are wedged open by trash barrels and butt cans, in some cases when doors were released the self-closing device was inadequate, 23-28.7-6 B.
 - D. Enclosure doors have in excess of five (5) square feet of wired glass, in some cases wired glass has been replaced by poly glass and in one door the glass was missing, 23-28.7-6D.

- E. Two stairway doors were equipped with locking devices, these locking devices should be removed or replaced with panic hardware, 23-28.7-6 F.

Stairway #2 (Middle)

- A. Enclosure
- B. Handrail
- C. Landings
- D. Self-Closing Devices
- E. Excess Glass

- A.- The stair enclosure does not meet the sixty (60) minute fire resistant rating as required in Section, 23-28.7-5 A.
- B. Portions of this stairway measure in excess of thirty-six inches (36") and is equipped with only one handrail, two are required, 23-28.7-5 C.
- C. Landings in this stairway are twenty-six inches (26") in depth, thirty inches (30") are required, 23-28.7-5 E.
- D. Stairway doors were wedged and in some cases not working properly, 23-28.7-6 B.
- E. Enclosure doors have in excess of five (5) square feet of wired glass, in some cases the wired glass has been replaced by poly glass and in one door, the glass is missing completely, 23-28.7-6 D.

3. Stairway #3 (Rear)

- A. Enclosure
- B. Guest Rooms
- C. Width of Stairs
- D. Self-Closing Devices

- A. This stairway is not properly enclosed in accordance with Section 23-28.7-5 A.
- B. There are guest rooms located within the stairway enclosure, 23-28.7-5 A.
- C. This stairway is thirty-one inches (31") in width, thirty-two inches (32") is required, 23-28.7-5 D.
- D. The self-closing devices on the stairway were not working properly, and were tied open by coat hangers on various floors, 23-28.7-6 B.

The above mentioned stairway descends from the seventh level (6th Floor) and terminates at the second level 1st floor.

4. Stairways located in passageways on various floors are forty-seven inches (47") in width and lack handrails, 23-28,7-5 C.
5. The service elevator doors are not smoke tight, 23-28,7-5 B.
6. Between each floor above the lobby there is a sliding fire door held open by a fusible link, 23-28,7-6A.
7. Transoms in this building have been sealed, but not in accordance with Section, 23-28,7-4.
8. One leaf of double egress doors on the Garnet Street side of the building was locked and the door was not equipped with panic hardware, 23-28,7-6.
9. The landing at the Garnet Street door is eighteen inches (18") in depth, thirty inch (30") landings are required.
10. Exit and directional signs in various areas were out or missing, 23-28,7-11.
11. The emergency lighting generator for this building is enclosed in a chicken wire fence. Bulbs for the emergency lighting were missing in many areas. 23-28,7-12.
12. In many areas portable fire extinguishers had been discharged, 23-28,7-13.
13. Paneling in the stairways and lobby area are in question as to their fire rating, a certificate of rating is required, 23-28,7-15 B.
14. Combustible material is discarded and stored in trash cans in corridors and stairways, in many areas. These trash cans are not covered, 23-28,7-17.
15. Fire Escapes
 - A. Platform (Grill)
 - B. Lead to Ground
 - C. Rise of Stairs
 - D. Width of Stairs
 - E. Protection
 - F. Maintenance
 - G. Windows
 - H. Doors

- A. The grill work on these fire escapes are one and one-half inches (1½") apart, 23-28.8-5.
- B. The lead to ground on two (2) of these fire escapes are ladders that terminate approximately nine (9) feet from the ground.
- C. Stair risers measure ten inches (10") in height, 23-28.8-9.
- D. Stairs measure twenty inches (20") in width, 23-28.8-11.
- E. Windows within six feet (6') of these fire escapes are plate glass, 23-28.8-12.
- F. These stairways require maintenance, it was noted that one handrail had deteriorated to the point that its support had broken away, 23-28.8-14.
- G. On the first and second floors windows are used as egress onto the fire escape, 23-28.7-3 G.
- H. A door to fire escape was obstructed to nineteen inches (19") by the fire escape hitting the door, 23-28.7-3 A. There was a double leaf door to the fire escape which measured sixteen inches (16") per leaf, one door would not open with panic bar, 23-28.7-6 B-F

Places of Assembly

Lounge Room (1st floor north)

- 16. There are no approved means of egress from this place of assembly, 23-28.6-6 A.
- 17. Egress doors were equipped with devices designed to hold the doors in an open position, 23-28.6-9B.
- 18. The exit door has poly glass instead of wired glass in the frame, 23-28.6-9 C.
- 19. The exit sign in this place of assembly is in violation of section 23-28.6-12.
- 20. Windows are used as a means of egress, 23-28.6-9A-E.

Cafeteria (Lobby Floor)

21. There is no emergency lighting in the stairway leading to the Pine Street exit, 23-28.6-13 B.

The Pit (Basement Level)

22. Stairway

- A. Enclosure
B. Panic Hardware
C. Handrail

- A. This stairway is not properly enclosed, 23-28.6-3 A.
B. The stairway door lacks panic hardware, 23-28.6-7 E.
C. This stairway is forty inches (40") in width and has only one handrail, two are required, 23-28.6-10 A.

23. At the time of inspection The Pit was occupied and exit signs were not illuminated, 23-28.6-12 C-D.

24. The emergency lighting in this place of assembly was not operative at the time of inspection, 23-28.6-13.

Boiler Room

25. A. Enclosure
B. Door (Wedged)
C. Air Vents
D. Storage

- A. The boiler room is not properly enclosed. There is a large opening in the wall for the sprinkler shut-off, 23-28.9-2.

- B. The boiler room door was wedged open at the time of inspection, 23-28.9-3.

- C. The boiler room lacks proper air vents, 23-28.9-7.

- D. There is storage of combustible material in the boiler room, 23-28.7-17.

Note

There is one classroom in this building, if classes continue on these premises the entire building will be reinspected under the more stringent school section of the State Fire Safety Code.

Any violations overlooked in the course of this inspection are also subject to correction under provisions of the State Fire Safety Code.

If this office can be of any further assistance to you in the field of fire prevention please do not hesitate to call upon us.

Yours truly,

John C. Butler, Jr.

William H. Glides
Inspectors
Bureau of Fire Prevention

MEMO

FROM: Thomas J. Doyle, Fire Marshal

TO: File

SUBJECT: Fire Code Violations
Johnson and Wales College
Crown Hall
208 Weybosset St.

DATE:

A meeting was held at Crown Hall, 208 Weybosset St. for the purpose of establishing a plan of correction for the remaining fire code violations at Crown Hall. The participants were as follows:

Mr. John McNulty, Dean of Students, Johnson and Wales College
Mr. Christopher DelSesto, Legal Counsel, Johnson and Wales
Fire Marshal Thomas J. Doyle, Prov. Fire Dept.
Inspector Frank Kielczewski, Prov. Fire Dept.

The following plan of correction was agreed upon for the disposition of the remaining fire code violations:

Violations which require structural changes will be corrected under a renovation program which is to be completed by September, 1978.

The college will take immediate steps to correct those violations which do not require structural changes.

The college has agreed to petition the Rhode Island Fire Safety Code Board of Appeal and Review for relief from those provisions of the code which cannot be met due to structural difficulties resulting from the design of the building.

BUREAU OF FIRE PREVENTION
THOMAS J. DOYLE
FIRE MARSHAL



209 FOUNTAIN STREET
PROVIDENCE, R.I. 02903

FIRE DEPARTMENT

November 22, 1974

Mr. Dirk Patriarca
Minden Hotel
123 Waterman Street
Providence, R.I.

Dear Mr. Patriarca:

A recent inspection of the Minden Hotel which also houses The Pisces East (Place of Assembly) was made by Inspectors Butler and Gildea of the Fire Prevention Bureau. The following violations of the City Building Code and the State Fire Code were noted.

PISCES EAST

The Pisces East occupies the basement and a portion of the first floor of this eight (8) story hotel.

CITY BUILDING CODE

1. Under Section 608.1 table eleven-B (11B) the maximum occupancy for each floor is listed below. The figure was determined by the net available floor area:

Basement Floor - One-Hundred Ninety-Nine
(199) people

First Floor - One-Hundred Twenty people

2. Section 121-2 requires posted occupancy load. This section requires each floor be posted with an approved placard designating the maximum occupancy load.

STATE FIRE SAFETY CODE VIOLATIONS

3. Because of door heights, doors lacking panic hardware or improper panic hardware, doors swinging opposite to egress travel and open stairways, there are no approved means of egress from either place of assembly of the Hotel, 23-28.6-6A and 23-28.7-2B.

4. Management shall not allow admissions in excess of the maximum occupancy, 23-28.6-5.
5. At the time of inspection it was noted that egress passage to both egress doors on the west side of the building was obstructed by people standing at the bar, 23-28.6-7-B-C
6. The west passageway was obstructed by storage of combustibles and other encumbrances, 23-28.6-7D.
7. Egress doors on the west side of the building are seventy-one (71) and seventy-three (73) inches in height, 23-28.6-7D.
8. One egress door on the west side is equipped with improper panic hardware to other exit door on the west side lacks panic hardware, 23-28.6-9E.
9. The west stairway has only one handrail, 23-28.6-10A.
10. The egress door on the south-east side of the building swings opposite to egress travel, 23-28.6-9A.
11. The egress door on the south-east side of the building lacks panic hardware, 23-28.6-9E.
12. Emergency lighting in this area is inadequate, 23-28.6-13.

FIRST FLOOR (PLACE OF ASSEMBLY)

13. The egress door on the north side of the building leads through an open lobby with two (2) open stairways that service the hotel, 23-28.6-7D. For further violations of this means of egress refer to violation number, 18-21-22-23-24-25-28-29.
14. The second means of egress from this place of assembly is an open stairway to the basement assembly room, in violation of section 23-28.6-8A. The Exit Door that services this stairway is mentioned in violations Ten (10) and Eleven (11) of this report.
15. The egress door into the above mentioned stairway swings opposite to egress travel, lack a self-closing device, and panic hardware, 23-28.6-9 A-B-E
16. The double leaf egress door on the north side of the Assembly Room is not rated, lacks self-closing devices, and is equipped with panic hardware, 23-28.6-9-0-B-E.

17. This Place of Assembly lacks exit signs, 23-28.6-12.
18. There is no emergency lighting in this place of assembly, 23-28.6-13.
19. Adequate portable fire extinguishers should be provided for both places of assembly, 23-28.6-14.
20. Curtains in this area should be rendered and maintained flame resistant, 23-28.6-15A.

MINDEN HOTEL

21. There are two (2) stairways in this building, both lead to the same exit lobby, the following violations exist in this means of egress.

- A. Open Stairways
- B. Passageways From Stairways
- C. Handrails

A. Both stairways are completely open from the lobby to the eighth level.

Section 23-28.7-5A requires both stairways to be enclosed by material with a fire-resistant rating of not less than sixty (60) minutes.

B. Passageways from inside stairways should have the same fire-resistant quality as required of the connecting stairways, 23-28.7-3D.

C. Stairways require one additional handrail, 23-28.7-5C.

22. The above mentioned stairways are also not properly segregated from the basement because of improper doors into assembly areas. 23-28.7-5A.

23. The only exit doors from this hotel are located on the north side of the building, these doors swing opposite to egress travel, 23-28.7-6A.

24. Because one leaf of the above mentioned door is in a fixed position, this leaf requires panic hardware, 23-28.7-6F.

25. Due to the fact that the above mentioned doors are a required means of egress from the place of assembly on the first floor both leafs of the door are required to be equipped with panic hardware, 23-28.6-9E.

26. There are two (2) vertical shafts at each floor, from the second to the eighth level. These shafts measure four feet (4') by fourteen feet (14'). These shafts should be enclosed in accordance with section 23-28.7-5A.

27. There is a dumbwaiter in the kitchen that is not properly enclosed, 23-28.7-5A.

28. Exit signs are lacking throughout this building, 23-28.7-11.

29. Emergency lighting in this building is improperly wired, inadequate, and inoperative, 23-28.7-12.

30. Portable fire extinguishers were last checked in 1971, 23-28.7-13.

31. Because of the use of combustible partitions in the basement place of assembly the building cannot be considered of non combustible construction. Therefore, the building should be completely protected by an approved system of automatic sprinklers, 23-28.7-14B.

32. Carpets, corridor and stairway carpeting should comply with section 23-28.7-15.

33. The alarm system in this building is in violation of section 23-28.7-16.

BOILER ROOM

- A. Enclosure
- B. Enclosure Door
- C. Remote Switches
- D. Vent
- E. Alarm Device

A. The boiler room is not properly enclosed due to horizontal openings, 23-28.9-2

B. Enclosure door is not rated and lacks a self-closing device, 23-28.9-3.

C. Boilers lack remote switches, 23-28.9-4E.

D. Boiler room is not properly vented, 23-28.9-7

E. Boiler room lacks an automatic heat actuated alarm device, 23-28.9-11A.

Any violations which may have been overlooked at the time of inspection are also subject to correction under the provisions of the applicable code.

If this office can be of any further assistance in the field of fire prevention, please do not hesitate to call upon us.

Yours truly,

JOHN C. BURNER, JR.
Inspector
Bureau of Fire Prevention

JCB/rmg

s.c. Bureau of Licenses
Building Inspector
N.I. State Fire Marshal

STATE OF RHODE ISLAND

APPLICATION FOR VARIATION UNDER THE FIRE SAFETY CODE.

Providence, Rhode Island

Date: July 28, 1976

Gentlemen:

The undersigned hereby applies to the Board of Appeal and Review for a variation in the application of the provisions or regulations of the Fire Safety Code affecting the following described premises in the manner and on the grounds hereinafter set forth:

APPLICANT: Phedon Patten Corp ADDRESS: 221 Admiral St.
OWNER: Phedon Patten Corp ADDRESS: 221 Admiral St.
LESEE: Johnson and Walker ADDRESS: Abbott Park Place Prov R.I.

1. Location of Premises: 123 Watermen St.
Providence, R.I.

2. Building Data:

A. Size of Building: _____

B. Present Use: Apartment Hotel

C. Maximum occupancy: 175 Rooms

3. Is the building to be totally new construction? No, addition to present building, No; or conversion of the present building, No

a. Size of new construction, addition or conversion: none

b. Proposed Use: Hotel

c. Maximum occupancy: 175 Rooms

4. Distance to the nearest fire station (road mileage to the nearest tenths)

Less than half mile

5. Give extent of alterations: As requested by board

6. Have you submitted plans for above to the State Fire Marshal's Office? no

a. Has he refused a permit? no

7. Provision or regulation of the Fire Safety Code under which application for variation is made: see attached report

8. State grounds for variations in this case: Time needed to complete work and determine future use of building

Respectfully submitted, Rhodes Pitty
Signature: Rhodes Pitty
Address: 221 W. Main St.
Providence, R.I.

BUREAU OF FIRE PREVENTION
THOMAS J. DOYLE
FIRE MARSHAL



209 FOUNTAIN STREET
PROVIDENCE, R.I. 02903

FIRE DEPARTMENT

July 27, 1976

Mr. Richard Casey, Chairman
R.I. Fire Safety Code
Board of Appeal and Review
12 Humbert St.
North Providence, R.I. 02911

Re: Minden Hotel
123 Waterman St.
Providence, R.I.

Dear Mr. Casey:

I have enclosed a copy of the November, 1974 inspection of the above captioned property. There have been no significant changes in the building since the inspection and the report is substantially accurate. If the building is to be re-opened as a hotel on a permanent basis, the outstanding violations must be disposed of in accordance with the provisions of the R.I. Fire Safety Code.

Addressing the proposal for temporary use of the building as a dormitory until June 30, 1977, I will list the structural deficiencies which I feel pose the greatest threat to life safety, and suggest some practical recommendations for the Board's consideration.

The greatest threat to life safety in this building lies in the open stairways and open viewing wells as indicated in diagram #1. Should a fire occur—even a relatively minor fire such as a mattress or upholstered chair—the uncontrolled spread of smoke and toxic gases might well be fatal to persons far removed from the immediate area of the fire. In order to lessen this danger I suggest the Board require the following improvements before allowing temporary occupancy:

1. Provide lateral exits by installing one hour rated smoke barriers on each floor above the first as indicated in diagram #2.
2. Provide two (2) smoke detectors with audible alarms on each floor as indicated in diagram #2. The detectors should be wired in series so as to activate all sounding devices in the event of fire.
3. Positive self closing devices should be installed on all guest room doors opening into the corridors.
4. The emergency lighting should be upgraded to an acceptable level.

AMENDED TO 5. The fire alarm box should be directly connected to Providence Fire Alarm Headquarters, (it may already be connected,) and (telephones should be provided in each guest room with the switchboard manned at all times.)

INCLUDE PULL STATIONS (2) ON EACH FLOOR

9/3/76

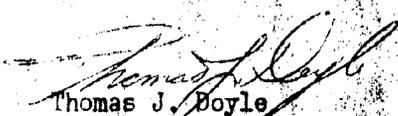
6. Two class A fire extinguishers should be provided on each floor.

The following recommendations apply to the assembly areas on the first floor and in the basement:

1. The assembly areas not be used for cooking or consumption of alcoholic beverages.
2. Heat and smoke detectors be installed in both assembly areas.
3. Should service areas be provided they should be equipped with heat and smoke detectors.

The recommendations listed in this report state the position of the Providence Fire Prevention Bureau and in no way are meant to usurp the authority of the Division of Fire Safety or the Board of Appeal and Review.

Yours truly,


Thomas J. Boyle
Prov. Fire Marshal

TJD/rmg
Enclosures (2)
cc. Division of Fire Safety

DIAGRAM # 1
TYPICAL FLOOR PLAN (FLOORS 2-8)

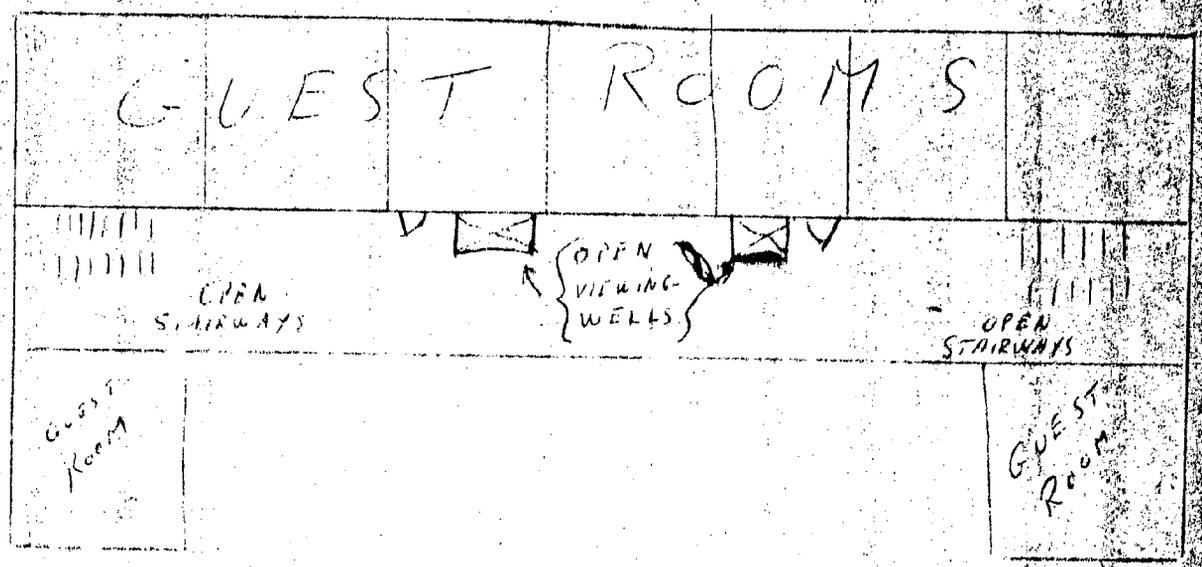
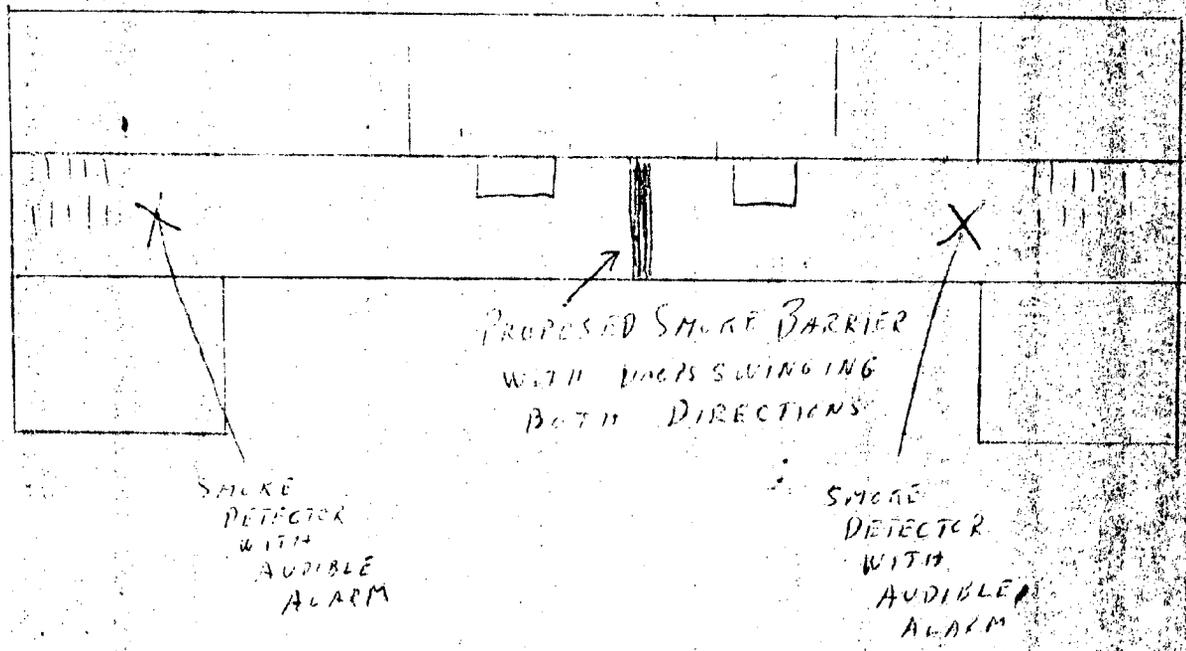


DIAGRAM # 2
PROPOSED IMPROVEMENTS





STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Executive Department
Fire Safety Code
BOARD OF APPEAL AND REVIEW
12 Humbert Street
North Providence, R. I. 02911
(401) 277-3189

D E C I S I O N

RE: Minden Hotel
123 Waterman Street
Providence, Rhode Island

CATEGORY: Hotel

After hearing on the above application on August 3, 1976, the Fire Safety Code Board of Appeal and Review has voted to act on the following:

It is the understanding of the Board that the inspection report by the Providence Fire Prevention Bureau dated July 27, 1976 was amended to the above application and all references made in this decision correspond by number to said violations.

1. It is the understanding of the Board that items #1, #2, #3, #4 and #6 will be corrected by December 1, 1976.
2. It is the understanding of the Board that the Applicant will install proper pull-stations directly connected with the Providence Fire Alarm Headquarters by December 1, 1976.
3. It is the understanding of the Board that violations #1, #2 and #3 relating to the assembly areas on the first floor of said facility and in the basement will be corrected before occupancy.

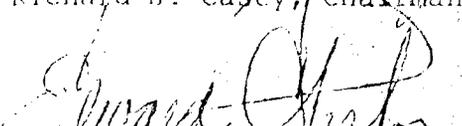
Minden Hotel
Decision
Page 2

It is the further understanding of the Board that proper metal doors will be provided to service the kitchen area of said facility before occupancy.

It is also the understanding of the Board that the Applicant will totally comply with all provisions of the Rhode Island State Fire Safety Code by July 1, 1977 and in consideration, therefore, the Board will allow the Applicant to use said facility for dormitories until June 30, 1977 and before said facility may be occupied as an apartment house or a hotel, all violations must be corrected.

FIRE SAFETY CODE
BOARD OF APPEAL AND REVIEW


Richard J. Casey, Chairman


Edward C. Parker, Legal Counsel

ECP:jc

DATED: September 9, 1976

xc: Mr. Domenic Patriaroca, Applicant
Fire Marshal Thomas Doyle, Providence Fire Prevention Bureau
Robert G. Crouchley, Legal Counsel, Executive Branch
Donald Walsh, Chief of Inspections, State Fire Marshal's Office
Mr. Joseph Paolino
Donald Conlon, Secretary



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

DIVISION OF FIRE SAFETY
12 Humbert Street
North Providence, R. I. 02911
(401) 277-2335

June 7, 1977

TOM COOKSIE
BRANCH AVENUE
PROVIDENCE, RHODE ISLAND

RE: MINDEN HOTEL RENOVATIONS
PROVIDENCE, RHODE ISLAND

FILE # 21 - 87

Dear Sir:

Plans have been reviewed by this Division and have been found to be in conformance with the Rhode Island State Fire Code, Chapter 23-28.28- 7 entitled HOTEL-MOTEL and other related chapters; however, fire alarm systems where required; must be reviewed and approved by the local fire chief and/or local superintendent of fire alarms, before a building permit can be issued.

If this Division can be of any further assistance in this or any other matter, please feel free to call.

Sincerely,

DIVISION OF FIRE SAFETY

Ronald F. Travers

RONALD F. TRAVERS
PLAN REVIEW OFFICER

RFT/mag

cc: BLDG. INSP.
FIRE PREV.
FILE
✓ R.T.-FILE

PROVIDENCE FIRE DEPARTMENT

Providence, R.I. December 18, 1971

From Robert A. Sullivan, Sr., Battalion Chief, 3rd Battalion

To The Chief of Department

Subject Johnson & Wales Dormitory/Former Manden Hotel

The undersigned responded to Box 5913 Johnson & Wales Dormitory at 121 Waterman Street, this date, at 9:19 AM, in company with E-9, 7, 5, 1 Ladders 0, 1, 1 R-3 C-3.

The cause of this alarm was found in Room 38 on the 3rd floor. Defective wiring. A short circuit in the outside wall of room 38 below a window casing (south side of building) almost directly over a wall receptacle outlet near the baseboard. An old type wiring installation - a cloth covered lamp-type wire - imbedded into the plaster describing the outside wall shorted causing a blue flame and a "crackling" condition which generated some smoke inside the room (according to the occupant).

The undersigned requested an electrical inspector and a Mr. Oliver Dore responded. Car 51 also responded upon request and was directed by the undersigned to observe and forward a complaint on the following conditions found in the building:

Hallway trash cans uncovered and full of combustible trash.

Unenforced smoking restrictions, (occupants were smoking freely within rooms and hallways)

Open fuse closets: Fuse closets open with easy access for anyone to substitute fuses. (Note: These are old-type cartridge fuses. A 30 amp fuse can be easily substituted for a 15 amp fuse on a 15 amp circuit. With insufficient amperage available within the building, it is probable that students may substitute larger fuses in order to utilize electrical devices and appliances.

One circuit for two rooms: Room 38 and 39 is served by one 15 amp circuit, thereby increasing the amperage draw.

One security guard on duty at the office on the first floor advised to the undersigned that he did not know that the smoking policy or the fire watch procedure was in this regard. He admitted that this was his first day on duty and had received no instructions regarding fire safety.

It is obvious that there is a mixture of new and old wiring among the electrical circuits in this building and improper fusing and/or defective older wiring can cause a fire at any time. Also, it is obvious that improper supervision and/or can contribute to a fire disaster. Escape from the upper floors of this building during a fire emergency is still a major problem and poses a direct threat to the life-safety of the occupants.

Respectfully Submitted,

Robert A. Sullivan



CITY OF PROVIDENCE . MAYOR VINCENT A. CIANCI, JR.

Vincent DiMase, P. E.
Director

Department of Building Inspection

112 Union Street, Providence, R. I. 02903
421 - 7740

Oliver O. Dore
Chief Electrical Inspector
Anthony M. Santagata
Chief Plumbing, Drainage
and Gas Piping Inspector
Joseph F. Kane
Chief Mechanical Inspector
Merlin A. DeConti, Jr.
Chief Inspector
Structure and Zoning

December 21, 1976

Rhedon Realty Corp.
221 Admiral Street
Providence, Rhode Island

Dear Gentlemen:

On Saturday December 18, 1976, the Fire Marshall's Office called me to see the type of wiring that caught on fire, at 123 Waterman Street Providence, R.I. The type of wiring that was used in the past is not and never was an approved method, and must be disconnected where ever in use. Therefore, I would like your electrician to make an appointment with this office, to inspect and remove this old and dangerous wire.

Very truly yours,

Oliver O. Dore
Chief Electrical Inspector

OOD/cw

cc: Marshall Thomas Doyle
Providence Fire Department

PROVIDENCE FIRE DEPARTMENT

Providence, R. I. October 29, 1977

From: Robert A. Sullivan, Battalion Chief 3-A

To: The Chief of Department

Subject: Johnson Wales Dormitory (Old Minden)

Sir:

The Undersigned reports that on this date, at approx. 2:39 AM, I responded to the Johnson Wales dormitory at 123 Waterman Street in company with regular compliment of apparatus (E-7, 5, 1, 3 L-8, 4 R-3 C-3) in answer to alarm of fire from Box 1729 located in the lobby of the building.

The fire was confined to a metal trash barrel found in the east wing of the first floor (lobby) adjacent to the laundry room. This fire was assumed to be suspicious. The Undersigned requested Car-51 (Inspector Vargas) and the Police Arson Squad, both of whom responded.

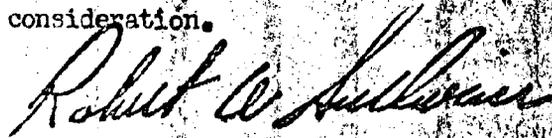
Some time after initial response, and after determining a "code yellow" for E-7 and Car-23, and while awaiting for the arrival of the Arson detail, I made an intensive door to door inspection of the premises on each floor of the building.

What I discovered, in regards to fire safety, is particularly disturbing especially given the particular nature of this building as an occupancy for Johnson Wales Students - 7 stories without outside fire escapes and without automatic sprinklers.

- 1.) I encountered a student on the 7th floor (room 715) who did not evacuate the building and stated that he did not hear the alarm - although he came to his door when he heard me trying doors in the corridor. Apparently evacuation procedures are not taken seriously by this individual or are not firmly enforced by the dormitory personnel. A follow-up check on student evacuation after the alarm is apparently not considered by the Johnson Wales authorities as a double safety measure.
- 2.) The fire-doors enclosing opposite stairwells on two floors were wedged in the open position by trash barrels from the corridors.
- 3.) The red exit facade enclosing the exit lighting sign on one floor is missing.
- 4.) In an earlier recommendation I made after an electrical fire in one of the dormitory rooms some time ago, that the corridor fuse closets be locked has not been adhered to. They were open. The fuse closets contain the old fashioned fuse board type installation with open bus bar cartridge type connections. The opportunity for mischief, short circuiting from an outside agency, or simply improper fusing of the electrical circuits for those floors is obvious, and the fuse closets should be locked.

Note: The Undersigned had previously responded to this location for a False Alarm at 12:48 AM

Respectfully submitted for your consideration.



Batt. Chief 3-A



Michael F. Moise
CHIEF OF DEPARTMENT

Division of Fire Prevention
Providence Fire Department
209 Fountain Street
Providence, Rhode Island 02903

Thomas J. Doyle
Fire Marshal

November 1, 1977

Mr. Lawrence Donahue
Assistant Director of Communications
Kinsley Avenue
Providence, R.I.

Re: Minden Hall
123 Waterman Street

Dear Larry:

Addressing article # 1 of the attached complaint, could you please test the fire alarm system at the above captioned property to insure that it is loud enough to meet the requirements of your department.

Thank you.

Yours truly,

Thomas J. Doyle
Fire Marshal

TJD:rmg
Enclosure



Division of Fire Prevention
Providence Fire Department
209 Fountain Street
Providence, Rhode Island 02903

Thomas J. Doyle
Fire Marshal

Michael F. Moise
CHIEF OF DEPARTMENT

November 1, 1977

Department of Building Inspection
112 Union Street
Providence, R.I. 02903

Re: Minden Hall
123 Waterman Street

Att: Oliver Dore
Chief Electrical Inspector

Dear Oliver:

Please address article # 4 of the attached complaint and determine if the electrical wiring at the above captioned property meets all applicable standards.

I have attached a copy of a complaint of December 18, 1976 and your follow-up letter as a reference.

Please advise this office of your findings so that we may keep abreast of the situation.

Thank you.

Yours truly,

Thomas J. Doyle
Fire Marshal

TJD:rmg
Enclosures (3)

ALFRED J. MELLO
DIRECTOR



LEO P. TRAMBUKIS
COMMISSIONER
OF PUBLIC SAFETY

DEPARTMENT OF COMMUNICATION
26 KINSLEY AVE., PROVIDENCE, RHODE ISLAND 02903

November 10, 1977

Mr. Frank Conforti
Johnson & Wales College
Crown Hotel
208 Weybossett Street
Providence, Rhode Island

Dear Sir:

On November 9th, 1977 the Department of Communications responded to the Minden Dorm on a formal complaint made by Battalion Chief Robert Sullivan concerning evacuation procedures at that location.

It was determined that the best method to test evacuation at the dorm was to hold a surprise fire drill. This drill was witnessed by Chief of the Department, Michael Hoize, Battalion Chief Leach, Battalion Chief Hull and myself.

The alarm was sounded at approximately 3:45 p.m. and the building was evacuated fully within a few minutes. The prefectors assigned to each floor as witnessed by the above mentioned personnel, banged loudly on every door before leaving their areas.

The Chief of the Department determined, and I agree, that the area between the two corridors is not adequately covered with horns. A person sleeping in a room in this location could not possibly hear the evacuation signal.

There were three (3) horns that did not work properly:

1. 7th Floor West
2. 2nd Floor West
3. 1st Floor East

The Chief also complained of unlocked electrical closets. We found that the situation had been corrected and the closets were locked.

Con't.

November 10, 1977
Page Two

Another item which was not thoroughly covered in the drill was a method of determining if all residents had left the building. There should be some method, especially at night, to determine by a head count whether the building has been completely emptied.

To summarize: 1.) Additional horns should be installed in the middle area of the building from the 3rd Floor up. 2.) The 3 horns should be repaired. 3.) A method should be devised to insure through a head count that the building is evacuated. 4.) The electrical closets should always be locked. 5.) A Maintenance Program should be in force to test the system completely over a one (1) year period. This is accomplished by quarterly tests of $\frac{1}{4}$ of the system. 6.) Frequent drills at appropriate times will ensure the reliability of the fire alarm and the prompt evacuation of the building.

Sincerely,


Lawrence Donahue,
Deputy Director

LD/kab

cc: Chief M. Moise
Chief R. Sullivan