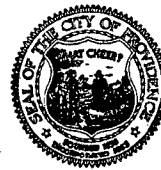


**EIGHTH  
ANNUAL REPORT**

**1963-1964**

**DEPARTMENT OF  
BUILDING INSPECTION**

**VINCENT DIMASE  
DIRECTOR**



January 7, 1965

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

Gentlemen:

I am pleased to submit the Eighth Annual Report of the  
Department of Building Inspection for the fiscal year 1963-1964.

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

Our accomplishments, such as they may be, 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 am also grateful to the representatives of the building  
industry, the architects, the engineers, the trade organizations,  
and the various other civic organizations whose interest and  
cooperation were most helpful. My wholehearted thanks also for  
the service, counsel and assistance of the Zoning Board, the  
Building Ordinance Board of Review, and the Building Code Revision  
Board.

That support I appreciate, and I look forward to their  
continued interest and guidance.

Respectfully submitted,

*Vincent DiMase*  
VINCENT DIMASE,  
Director

IN CITY COUNCIL  
FEB 18 1965

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

*Vincent Vespa*  
CLERK

CITY OF PROVIDENCE  
DEPARTMENT OF BUILDING INSPECTION  
112 Union Street

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

1963-1964

Vincent DiMase, P.E.

Director

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## THE BUILDING CODE

The Building Code is a safeguard to the personal rights and liberties of every citizen in the community even though it imposes limitations on those rights and liberties.

It should be pointed out that building laws are not regulations that our government seeks to impose on its citizens, but rather one in response to demand from people to their government to guarantee their safety and protect their health during the large part of their lives spent in buildings in which they live, work, and refresh themselves physically, spiritually and mentally.

The regulation of the use of private property through building codes and other control measures has been a function of states and municipalities for many years. There is a recognized principle that every person ought to use his property so as not to injure that of his neighbor and that private interests must be subordinated to the general interests of the community.

Most building laws are of a technical nature based on sound engineering practice constantly being changed through scientific advances.

Providence is one of the large cities in America working under a modern performance code which reflects up-to-date technical knowledge of the best ways to build structures not only to provide for normal safety but also to withstand the spread of conflagrations. A modern building code permits the full exercise

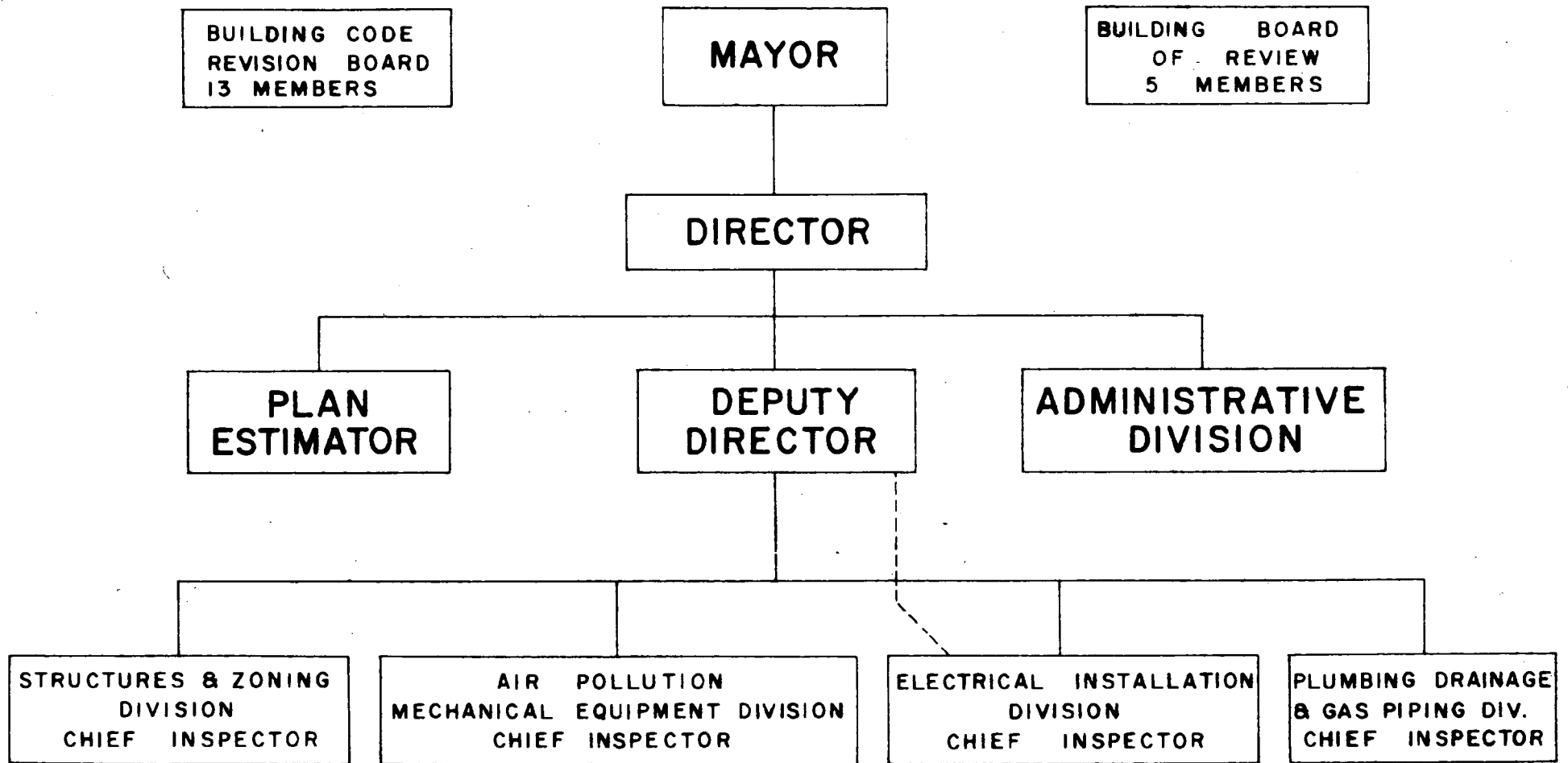
of individual initiative for the incorporation of improved design, materials, equipment, and methods of assembly in buildings and other construction, and so speeds the progress of the community and contributes to its prosperity.

The entire Building Code is in the process of review and revision. This is done to keep pace with construction and maintenance industry in order to provide the people of Providence with the best materials and methods of construction, maintenance and installation at the lowest cost possible while keeping safety, health and welfare foremost in our operations.

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.

# DEPARTMENT OF BUILDING INSPECTION

## ORGANIZATION CHART



## DEPARTMENT OF BUILDING INSPECTION

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, and a Division of Air Pollution, Mechanical Equipment and Installations.

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 "super market" 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. Many of the crop of architects and engineers graduated in the late 1940's and early 1950's have established design offices of their own and for the first time are now free to express their design ideas. They have abandoned the older rectilinear building shapes which they consider as passe and given expression to circular, curving and out of the

ordinary angular shapes where emphasis appears to be more on external appearance rather than on functionalism. This has created special problems in structural analyses adding tremendously to our work load.

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 proceeding 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 13,583 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, it was necessary to amend Section 124 of the Building Code (Dangerous Buildings) by the adoption of Ordinance No. 548, approved September 8, 1964. Much more progress has been made in the program of securing or removing buildings in dangerous condition.

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 1964.

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 tables do not include the cost of heating, plumbing and electrical installations.

# New Buildings 1964

		WARDS														No.	EST. COST
		I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII	XIV		
DWELLINGS	No.	3	7	5	18	51	18	18	1	6	-	-	-	-	-		
1 FAMILY	EST. COST	67,000	237,000	55,500	187,700	512,700	183,400	219,800	10,000	66,000	-	-	-	-	-	127	\$1,539,100.00
DWELLINGS	No.	-	-	1	-	2	1	-	-	1	-	-	-	-	-		
2 FAMILIES	EST. COST	-	-	13,700	-	30,000	18,000	-	-	17,000	-	-	-	-	-	5	\$ 78,700.00
MULTI-FAMILIES	No.	4	-	10	-	-	-	-	-	2	-	-	-	-	-		
	EST. COST	420,000	-	894,500	-	-	-	-	-	146,000	-	-	-	-	-	16	\$1,460,500.00
CHURCHES, HOMES, ETC.	No.	-	-	-	-	-	-	-	4	-	-	1	-	-	-		
	EST. COST	-	-	-	-	-	-	-	247,750	-	-	65,000	-	-	-	5	\$ 312,750.00
AMUSEMENT & RECREATION	No.	-	-	-	-	-	-	1	-	-	-	-	-	-	-		
	EST. COST	-	-	-	-	-	-	40,000	-	-	-	-	-	-	-	1	\$ 40,000.00
OFFICE BUILDINGS AND BANKS	No.	1	-	-	-	-	-	-	-	2	1	-	-	-	-		
	EST. COST	45,000	-	-	-	-	-	-	-	32,500	60,000	-	-	-	-	4	\$ 137,500.00
PUBLIC & MUNICIPAL	No.	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SCHDOLS	No.	3	2	-	-	-	-	-	-	-	-	-	-	-	1		
	EST. COST	390,500	711,200	-	-	-	-	-	-	-	-	-	-	-	200,00	6	\$1,301,700.00
GASOLINE STATIONS	No.	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GARAGES	No.	1	4	3	6	8	3	2	1	6	3	-	-	-	-		
	EST. COST	1,200	99,700	6,000	6,950	10,000	3,000	6,200	600	15,300	4,750	-	-	-	-	37	\$ 253,700.00
STORES	No.	-	1	1	2	1	-	-	-	2	1	1	2	1	-		
	EST. COST	-	45,000	8,000	100,000	25,000	-	-	-	35,000	5,500	35,000	28,500	8,000	-	12	\$ 290,000.00
STOREHOUSES	No.	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MANUFACTORIES AND SHOPS	No.	1	-	1	1	1	1	-	1	-	-	2	1	1	-		
	EST. COST	9,000	-	200,000	60,000	9,000	9,000	-	150,000	-	-	25,000	22,000	13,000	-	10	\$ 497,000.00
OIL BURNERS	No.	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	No.	-	-	-	-	-	2	1	-	1	1	-	3	1	-		
	EST. COST	-	-	-	-	-	500	200	-	200	270,000	-	5,800	300	-	9	\$ 277,000.00
TOTAL NUMBER BY WARDS ESTIMATED COST BY WARDS		13	14	21	27	63	25	22	7	20	6	4	6	4	-		
		932,700	1,929,000	1,777,000	854,650	586,700	213,900	266,200	408,350	312,000	340,250	125,000	56,300	221,300	-		

Total Estimated cost \$6,187,950.00

Total New Building Permits 232

Alterations 1964

		WARDS														No.	EST. COST
		I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII			
DWELLINGS	No.	31	61	23	14	44	19	18	9	28	15	5	2	6			
1 FAMILY	EST. COST	106,700	110,750	24,350	26,300	69,200	11,900	19,600	5,750	21,800	12,500	2,850	1,250	7,000	275	\$419,950.00	
DWELLINGS	No.	19	14	8	16	34	20	35	12	22	9	10	11	13			
2 FAMILIES	EST. COST	16,400	18,350	7,450	13,200	29,200	29,150	47,800	14,250	22,450	6,050	10,550	11,750	13,100	221	\$239,700.00	
MULTI-FAMILIES	No.	39	8	11	9	16	14	16	13	20	9	32	20	16			
	EST. COST	45,150	5,950	12,900	10,000	10,850	22,700	24,250	12,800	29,150	6,900	19,900	46,000	12,550	223	\$259,100.00	
CHURCHES, HOMES, ETC.	No.	-	-	1	-	1	-	2	-	1	-	4	2	-			
	EST. COST	-	-	1,000	-	1,500	-	9,300	-	1,000	-	10,600	2,100	-	11	\$ 25,500.00	
AMUSEMENT & RECREATION	No.	2	-	-	1	-	1	3	-	1	-	-	1	-			
	EST. COST	31,500	-	-	700	-	1,100	70,000	-	31,000	-	-	800	-	9	\$135,100.00	
OFFICE BUILDINGS AND BANKS	No.	8	4	-	1	-	1	1	-	1	2	2	28	3			
	EST. COST	54,750	8,500	-	20,000	-	3,500	15,000	-	12,000	66,000	3,200	160,700	14,500	51	\$358,150.00	
PUBLIC & MUNICIPAL	No.	1	-	-	1	-	-	1	-	-	-	-	1	-			
	EST. COST	6,350	-	-	1,200	-	-	11,900	-	-	-	-	4,000	-	4	\$ 23,450.00	
SCHOOLS	No.	14	2	3	-	-	-	-	-	-	-	-	-	1			
	EST. COST	128,000	8,000	5,900	-	-	-	-	-	-	-	-	-	6,700	20	\$148,600.00	
GASOLINE STATIONS	No.	-	1	1	3	5	2	4	1	2	6	1	6	3			
	EST. COST	-	1,500	400	2,400	2,600	2,050	2,400	400	6,500	71,350	800	2,050	12,700	35	\$105,150.00	
GARAGES	No.	3	2	2	3	5	2	4	1	9	1	5	2	3			
	EST. COST	2,050	2,200	2,300	2,200	1,700	600	3,150	500	2,350	2,800	3,050	250	1,000	42	\$ 24,150.00	
STORES	No.	4	3	4	1	10	5	9	4	6	1	3	66	5			
	EST. COST	18,700	2,500	4,200	2,700	14,200	7,800	11,600	8,700	14,650	1,000	1,550	173,550	8,800	121	\$269,950.00	
STOREHOUSES	No.	4	1	1	4	4	9	6	-	-	-	1	5	11			
	EST. COST	2,800	100	500	6,100	2,850	15,800	8,350	-	-	-	1,800	20,200	15,100	46	\$ 73,600.00	
MANUFACTORIES AND SHOPS	No.	5	-	1	3	3	1	8	7	6	16	8	12	6			
	EST. COST	8,500	-	400	183,600	7,300	250	41,000	20,950	56,000	147,450	64,600	41,900	10,050	76	\$582,000.00	
CIL BURNERS	No.	-	-	-	-	-	-	-	-	-	-	-	-	-			
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
MISCELLANEOUS	No.	4	5	-	2	2	-	7	2	2	4	3	5	3			
	EST. COST	9,750	3,900	-	2,300	2,300	-	10,900	1,000	1,200	3,800	800	5,550	2,900	39	\$ 44,400.00	
TOTAL NUMBER BY WARDS ESTIMATEO COST BY WARDS		134	101	55	58	124	74	114	49	98	61	74	161	70			
		430,650	161,750	59,400	270,700	141,700	94,850	275,250	64,350	98100	317,850	119,700	470100	104,400			

Total Estimated Cost \$2,708,800.00

Total Alteration Permits 1173



The Statistical tables are summarized as follows:

New Buildings.....	232 permits
Estimated Cost.....	\$6,187,950
Additions & Alterations.....	1173 permits
Estimated Cost.....	\$2,708,800

In addition to the tabulated data, the following miscellaneous permits were issued during 1964:

Razing of Buildings-----	Permits 235
Sandblasting of Buildings-----	Permits 5
Moving of Buildings-----	Permits 11
Erection of Billboards-----	Permits 34
Erection of Wall Signs-----	Permits 102
Erection of Signs Over Sidewalk---	Permits 261
Erection of Fire Escapes-----	Permits 170
Construction of Sidewalk Vaults---	Permits 1
Use of Streets & Sidewalks-----	Permits 96
Storage of Dangerous Chemicals----	<u>Permits 34</u>
	Total - 949

Total permits of all types issued during the year 1964 amounted to 2,354 permits.

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

Buildings in the path of Route 95	107
Buildings in the Central-Classical Area	<u>388</u>
Total number of buildings demolished	495

During the calendar year 1964, 364 family units were added as a result of private building activities. This constitutes an increase of 227 units above the 1963 total of units. The additional units are grouped as follows:

(a) New Buildings

127 One Family. . . . .	127 Family Units
5 Two Family. . . . .	10 Family Units
16 Multiple Dwelling . . . .	231 Family Units

(b) Conversions 14 Family Units

Total -- 382 Family Units

The total fees collected for the calendar year 1964, for all types of permits issued by this Division amounted to \$44,395.88.

The total fees collected during the fiscal year, October 1, 1963 to September 30, 1964, amounted to \$46,061.28.

During the year 1964, this Department processed 798 building and zoning violations.

The Field Inspection Section of the Division conducted 13,583 construction inspections and violation investigations.

The plan examination section of the Division, in addition to processing routine permit requests, reviewed plans and specifications for 26 Major Structures with a declared estimated cost of \$50,000.00 or more, as detailed below:

University Heights  
Lippitt Hill  
New Apartment Houses

	<u>No. of Apts.</u>	<u>Total Cost</u>
1	24	\$135,000.00
2	24	164,000.00
3	25	163,000.00
4	18	117,000.00
5	12	81,000.00
6	12	81,000.00
7	12	78,000.00
8	8	56,200.00
9	6	41,000.00
10	4	28,300.00
11	<u>2</u>	<u>13,700.00</u>
Total	147	\$958,200.00

Mary C. Wheeler School  
244 Angell St.  
New School . . . . . 357,500.00

Mary C. Wheeler School  
216 Hope St.  
New Dormitory . . . . . 353,700.00

Roger Williams Park  
City of Providence  
New Greenhouse . . . . . 270,000.00

Brown University  
99-97 Waterman St.  
Addition to School Lab . . . . . 245,500.00

Joseph Pulver  
395 Angell St.  
New Apt. Bldg. 29 Units . . . . . 215,000.00

St. Mary's Church 4-30 Barton St. New School . . . . .	200,000.00
A. F. Rotelli 1140 No. Main St. Service Garage New Bldg. . . . .	200,000.00
Troy Realty Co. 22 Houghton St. Addition Mfg. Bldg. . . . .	178,000.00
Roman Catholic Diocese of Providence The Martin DeForres Center New . . . . .	107,000.00
Eastern Seaboard Developers 239 Gano St. New Apts. 7 Units . . . . .	95,000.00
Swan Point Cemetery 585 Blackstone Blvd. New Garage & Service Bldg. . . . .	90,750.00
Oar Realty Co. 583 Douglas Ave. New Super Market . . . . .	75,000.00
Lester Cohen 12 Woodland Terrace New Dwelling . . . . .	75,000.00
Butler Realty 178 Butler Ave. New School . . . . .	75,000.00
H. & G. Realty 18-20 Bissell St. 12 Apartments . . . . .	73,000.00
H. & G. Realty 13-15-19 Bissell St. 12 Apartments . . . . .	73,000.00
Swan Point Cemetery 585 Blackstone Blvd. New Greenhouse . . . . .	71,650.00

Bryant College 83 Charlesfield St. New School . . . . .	70,000.00
Sara Realty Co. 73-79 Hope St. New Bldg. 18 Unit Apt. . . . .	70,000.00
Second Freewill Baptist 75 Chester Ave. New Church . . . . .	65,000.00
City of Prov., Public Works Dept. 37 Ernest St. Interior Alterations . . . . .	63,500.00
Machine Parts Co. 150 Corliss St. New Warehouse & Office . . . . .	60,000.00
DiMeo Construction Co. 75 Chapman St. New Bldg. & Office & Garage . . .	60,000.00
Church of God & Saints 105 Dodge St. New Church . . . . .	52,000.00
John Rao 44 Fountain St. Replace Windows . . . . .	50,000.00

The estimated cost of construction of the "Major Structures" listed above totalled \$4,203,800-- or 47.2% of the total construction cost figure. The number of structural permits issued for these projects totalled 26-- or approximately 1.85% of the total number of structural permits issued.

Respectfully submitted,

NICHOLAS DI BENEDETTO,  
Chief Inspector of  
Structures and Zoning

## DIVISION OF ELECTRICAL INSTALLATIONS

The personnel of the Division of Electrical Installations has shown increased interest in inspector organizations and industry organizations by taking a more active part. This is commendable since most of the activities are held during evenings.

Advancements in manufacturing technology and processing requiring the use of dangerous chemicals has required close cooperation with the Fire Prevention Bureau in the classification and inspection of hazardous areas in industrial plants.

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 1963-1964, including a summary of its revenue and operations.

SUMMARY

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

There were seventy-three (73) Limited Premises Permits issued, and three thousand nine hundred seventy-five (3,975) Electrical Permits for installation of electrical wiring and apparatus including alterations and repairs.

TOTAL FEE: \$16,616.14

Number of rough wiring inspections.....	702
Number of defective installations re-inspected.....	3523
Number of Certificates of Approval issued.....	4909
Number of Inspections after fire.....	1236
Number of investigations requested by the Narragansett Electric Co. and Fire Dept. ....	768
Number of special investigations.....	6314
Minimum Housing Inspections.....	1250
Limited Premises Inspections.....	282

Total number of inspections----- 18,984

Letters to owners 3,389

Number of disconnects 100

Signs illuminated 294

Signs not illuminated 118

NOTE: One request for special  
permission was granted  
from October 1, 1963 to  
September 30, 1964



## REPORT

The fiscal year 1963-1964 has been a banner year for the Electrical Division. The banner is evident in every facet of the work done by the personnel of the Division. The following are a few outstanding examples which characterize the accomplishments that have been attained by the employees of this office:

STANDARDS: The Rules and Regulations for the Installation of Electrical Wiring and Apparatus which are enforced by the Electrical Division are recognized by the Industry for their fairness to all concerned.

INSPECTIONS: The confidence of the public has been retained because the highest standards are enforced with due consideration for the other persons point of view but with no compromise on safety.

VIOLATION REMOVALS: Prompt removal of violations by property owners has been accomplished without recourse or assistance from other departments or divisions.

EQUIPMENT APPROVALS: The electrical capacity of equipment has been extended to a level beyond that of the facilities available in any nationally recognized testing laboratories.

In order to determine the suitability of such equipment for a particular installation, it has been necessary to examine the engineering data, review the shop drawings furnished by manufacturers and engineers, and check them for compliance with the Rules and Regulations.

The Electrical Division has prepared a revision of its Rules and Regulations which has been submitted to the Building Code Revision Committee. Approval of the proposed revision would provide more modern high standards. We hope that the revised Code will be approved for enforcement as soon as possible.

Respectfully submitted,

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

DIVISION OF PLUMBING, DRAINAGE AND GAS PIPING

The Division of Plumbing, Drainage and Gas Piping currently is studying the possible uses of plastic pipe and component parts of plumbing fixtures. All effort is being devoted to persuade manufacturers of plastic pipe and equipment to develop adequate specifications, standards and other necessary information so that we may better judge the use of plastic pipe and devices for the plumbing system.

Membership and activity in inspectional, and plumbing industry organizations by our personnel gives them opportunities to exchange information on all matters pertaining to our public service and enforcement.

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

Dear Sir:

As requested, this will show the activities and statistical record of the Plumbing Division of Plumbing and Drainage for the fiscal year October 1, 1963 to September 30, 1964.

Plumbing Inspections	5,434	
Drain Inspections	2,474	
Miscellaneous Visits	369	
Minimum Housing Visits	<u>3,090</u>	Total 11,367
Plumbing Plans Filed	2,030	
Drain Plans Filed	<u>469</u>	Total 2,499
Work on Old Buildings	1,854	
Work on New Buildings	<u>176</u>	Total 2,030
Sewer Connections	2,028	
Cesspool Connections	<u>2</u>	Total 2,030
Final Inspections	2,515	

Estimated Cost of Plumbing Plans	\$ 986,569.97
Estimated Cost of Drain Plans	<u>99,320.00</u>
	\$1,085,889.97

Fees for Limited Sprinkler Licenses Issued	\$100.00
Fees for Limited Drain Layers Licenses Issued	<u>175.00</u>
Total	\$275.00

Fees for Plumbing, Drainage & Limited Licenses \$8,788.66

## REPORT

First, I would like to take this opportunity to extend my thanks to the inspectors of the Plumbing Division for the fine cooperation they have given me since I became Chief Inspector.

I am honored and proud to head a division of men whose average of thirty years in the field of plumbing, as journeymen, master plumbers and inspectors are a credit to the City of Providence.

## THE INSPECTORS

The position of Plumbing Inspector is by no means an easy task. He is often times the butt of cruel jokes and false accusations. Sanitation is a large field and regulates conditions for the public at work, at living, at recreation, and transportation. Laws, rules and regulations require inspection by persons appointed and qualified to judge conditions of planned work, installed work, and remodeled work with these laws, rules and regulations as requirements. The responsibility for conditions rest on, in most cases, with the type, mentality, schooling, and dedication of the inspector. The inspectors of this Division know that they are public servants, and therefore, servants of the taxpayer. When anyone in the City of Providence has a plumbing installation made, whether it be a small repair job or a new twenty-story building, he can rest assured that it will conform to the Plumbing Code.

### ILLEGAL WORK

The illegal installation of plumbing has been a serious problem for quite some time, not only in the City of Providence but the whole country. First, by licensed master plumbers who fail to file a permit and have the work inspected, and second, by so-called "Moonlighters" and "Handymen" who do not have a license at all. In ninety percent of these installations, the taxpayer is getting the short end of a so called bargain.

I mean by that, that the type of materials used on these jobs are inferior products and installed contrary to good plumbing practices.

This type of work is detrimental to the health and safety of the public. It is a well known fact, by persons in authority, that many diseases are transmitted through faulty plumbing systems.

Our greatest concern is protecting the public.

A concentrated drive by our inspectors is now in effect to bring this matter under control.

### PROPOSED CODE CHANGES

A committee to recommend changes and amendments to the Plumbing Code was created in February 1963. The reason that this committee was formed is that we must keep up with new materials and methods that are being introduced to the industry. This

committee is comprised of architects, engineers, designers, union and non-union master plumbers, union and non-union journeymen plumbers, manufacturers, and plumbing inspectors.

Some of the proposed changes and amendments to the Code are as follows:

Standard for non-flammable medical gas systems,  
oxygen and nitrous oxide

Water heaters and safety valves

Swimming pools

Vitrified clay pipe joints

Acid waste systems

Sanitary fixtures for schools

Plumbing regulations in embalming and autopsy rooms

Use of copper pipe on certain parts of  
waste system

All this is to better serve the public, and to bring the Plumbing Code up to standards of the modern era in which we live.

The dedicated men who have served on this committee have done an outstanding job and deserve the highest of praise.

Respectfully submitted,

JOSEPH B. DEMPSEY,  
Chief Inspector of Plumbing,  
Drainage and Gas Piping

DIVISION OF AIR POLLUTION,  
MECHANICAL EQUIPMENT AND INSTALLATIONS

The growing, world-wide efforts to combat air pollution on an effective scientific basis continues to make progress. Modern man has a confused sense of values, as many others have observed, but nowhere is this more evident than in the symbols of progress he builds and admires so lavishly. The symbol may be a vast industrial complex, the building in which he lives, or a sleek jet airplane. But each proud achievement, whatever else it is, is also a device for befouling the air he breathes every day and about this he couldn't care less. This is an odd kind of "progress".

Each and every one of us makes his daily contribution to the pollution of our air, but the men who create our cities--the architects and engineers--contribute more than their share. Let us stop erecting buildings which, without proper equipment, are a menace to the health of our city. Any building which does not have guards against pollution integrated into its incinerators and heating and ventilating systems constitutes such a menace. Most of the architects and engineers are greatly interested in doing something about cleaning up the air. The people who are planning the cities of today and tomorrow are responsible as to what shape these cities will take. The air around us is every bit as important as the water we drink and the food we eat. Dirty air may not make you sick as rapidly as dirty water or food, but long-range effects upon the health of the people can be far more drastic.



No architect or engineer would deliberately build a fire trap. Therefore, putting up a structure that poisons the air is just as bad as a "fire trap". City planners cannot plan adequately unless they consider the problems of air pollution created by the cities they construct.

Many cities and towns have removed the filth from the water they drank, because they thought it was important enough and were willing to foot the bill. The same should apply to the air we breathe. This will come when the people care enough to demand it, work for it, and pay for it.

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

Dear Mr. DiMase:

The following is the Annual Report which covers the various activities and operations of the Division of Air Pollution Control and Mechanical Equipment and Installations for the fiscal year October 1, 1963 to September 30, 1964, and which includes a summary of its revenue.

This is the eighth year that the Annual Report of this Division has been submitted to you. In these years of determined and concentrated efforts to bring cleaner air to the City of Providence, progress towards the goal has been steady, but it is recognized by air pollution authorities everywhere that such progress is never spectacular. Our efforts directed toward obtaining cleaner air are producing tangible results, whereas the concept of pure air remains a dream for the millennium.

The Surgeon General of the United States and other authoritative officials continue to stress the difficulties of trying to solve a problem, the cost of which is estimated at 11 billion dollars or more annually in property damage alone, with a gross national expenditure of only 21 million dollars. The damage and hazard to health is impossible to estimate. Reduced to the municipal level, air pollution costs each of our citizens a minimum of \$65 per capita, but only a few cities spend more than 10¢ per capita for the protection of the health of the citizens through control measures.

Providence spends about 15¢ per capita in its efforts to control air pollution, and evidence that progress in this direction is being maintained is borne out by the results of the analysis made at the Taft Engineering Center in Cincinnati of the air samples taken in Providence.

The results showed that the suspended particulate matter in Providence air was considerably less than the average of other cities of comparable population size. (Particulate matter means a solid as distinguished from gas or vapor).

The readings for the organic material and gas samples were likewise low, and the generally low pollution levels indicated the effectiveness of the air pollution control program.

Results of the analysis of the filter samples taken during 1963 and the first six months of 1964 showed higher readings than normal for Providence.

However, this increase in suspended particulate matter was anticipated because of the close proximity of the sampling station to a portion of Interstate Route 95 and the site of the Central-Classical renewal project, where demolition and earth moving raise great clouds of dust which are drawn into the sampler.

Dust emissions from these projects have been very heavy, despite efforts to control the dust by water spraying. It should be noted that air pollution from these sources will cease upon completion of the projects.

Abating of air pollution from existing sources continues as several installations of air pollution control equipment were made in the older industrial plants. The control equipment included cloth-bag and mechanical dust collector; gas washers; lint traps; grease and paint overspray filters; activated charcoal filters; and smoke detectors. Some of the older power plants were replaced with modern equipment and a reduction in air pollution from those sources was achieved.

As has been customary since the Division was integrated into the Department of Building Inspection in 1957, building permits were withheld until suitable control equipment was specified for all potential sources of air pollution in new structures, thus controlling pollution from new sources.

Progress continued in reducing open fire burning, but quite slowly, as some of our citizens responded to our efforts to control one of the major sources of air pollution remaining in Providence, while others continue to disregard the ban on open burning despite our educational efforts and pleas for cooperation.

The disposal of bulk materials from demolition projects resulting from road building and urban renewal programs and condemnation by the Director of the Department of Building Inspection continues to pose a serious problem, as no suitable disposal methods have as yet been developed, while dumping sites are no longer available to some of the demolition contractors. We are hopeful that a state-wide rubbish disposal study now in progress, may point out some solutions to this problem which is national in scope.

Requests were received during the year for copies of the report of the Pilot Study conducted in Providence in 1961. Several of the requests came from foreign countries. The many inquiries from other cities regarding methods used in Providence to control air pollution indicates the national recognition which has been achieved.

The Division continued to work closely with neighboring towns and cities, and staff members are ever willing and ready to help in any matters pertaining to air pollution in the Greater Providence area. An inspector hired by the Town of Warren was trained in Providence methods during the year.

The 1964 Cleaner Air Week activities were kicked off by the signing of a Proclamation by Mayor Walter H. Reynolds. Public attention was once again focused on the meteorological experiment "Project Air Lift" when 15 weather balloons were released from atop the R. I. Hospital Trust Building. Representatives from the League of Women Voters, the R. I. Tuberculosis League, the Chamber of Commerce, other civic and industrial leaders, air pollution control officials, and Radio and Television personalities took part in the balloon release.

During the week, Providence was host to members and guests of the New England Section of the Air Pollution Control Association at the eighth Annual Dinner Meeting.

Section members heard papers by Mr. Finney of Aerotec Industries, Inc., and Mr. Walter J. Smith of Arthur D. Little Inc., at a technical session held in the afternoon preceding the Dinner. The ladies were conducted on a tour of the R. I. School of Design Museum.

The Dinner attended by more than 120 was highlighted by the appearance of Senator John O. Pastore, Keynoter of the recent Democratic National Convention. Sen. Pastore greeted Section members and their friends.

Featured speakers at the Dinner were Karl M. Richards, Manager of the Field Services Department of the Automobile Manufacturers Association Inc., and Arnold M. Arch, National Executive Secretary of the Air Pollution Control Association.

The Chief of the Division was privileged to serve as toastmaster for the Dinner.

As in all past years, the local press and the radio and television stations covered all the activities during the Cleaner Air Week in addition to presenting Spot Announcements during the entire week. The Providence Division of Air Pollution Control owes a deep debt of gratitude to the local news media for their excellent cooperation and participation in the dissemination of air pollution control news and data.

The Division Chief attended the National meeting of the Air Pollution Control Association in Houston, Texas, and served actively on the Local Sections and Incinerator Committees during the Conference.

The Chief was honored by being selected as a member of the National Nominating Committee of APCA, and served actively during the 1964 nominations for the elective offices of the Association.

Mayor Reynolds appointed the Chief of the Division and Vincent DiMase, Director of the Department, to the Mayor's Demolition Disposal Study Committee, and both took part in many meetings held during the year in an attempt to find an adequate solution to the problem. Mr. Costantino was delegated by Mayor Reynolds to view facilities in other States and together with William Megonnell, of the U. S. Public Health Service, visited incinerator installations in Philadelphia, Pa. and in New Jersey. Unfortunately none of the facilities inspected provided an adequate solution for the problem of disposing of bulk demolition materials.

The Division Chief was invited by Senator Edmund S. Muskie to testify on February 17, 1964, in Boston, Massachusetts, before a Special Sub-committee on Air and Water Pollution on the subject of the Federal Role in Air Pollution Control.

The Chief's remarks and additional information and figures requested by Sen. Muskie were later published as part of the total record of the hearings which were held in six cities from coast to coast. WJAR-TV interviewed the Chief on the testimony presented to Sen. Muskie's Committee.

The Chief was invited by the U. S. Public Health Service to attend a meeting in Boston pertaining to the Grants available under the Clean Air Act.

During the year several meetings were held by the Building Ordinance Code Revision Sub-committee to initiate Code changes for the Mechanical portions of the Ordinance. The committee

was Chaired by Professor Paul F. Maeder, of Brown University, and composed of Messrs. DiMase, Costantino and Ronzio, of the Department of Building Inspection, and representatives of the Mechanical crafts involved.

The Chief of the Division was a panelist at a forum on "Air Pollution from Waste Disposal", which was sponsored by the R. I. Development Council at the Providence Journal Auditorium, and which was attended by representatives from the 39 R. I. Communities.

In addition to addressing many groups during the year, the Chief was interviewed by the news media on several occasions.

The Chief continued active participation in the N. E. Section of APCA as the immediate past Chairman of the Section, and presided at the Business meeting held in Auburn, Massachusetts, in April 1964.

The Chief became a Charter Member and the first President of the newly formed Air Pollution Control League of R. I.

The Chief of the Division and members of his staff met with top level management, architects and engineers on many occasions during the year to discuss suitability of mechanical equipment proposed for new structures. This was done during the design stage, prior to final plan submission, and as a result not only are potential sources of air pollution controlled at the source through specification or control equipment, but maximum protection for the lives and property of our citizens is provided through full compliance with the requirements of the Building Code.



The Division's activities in this regard, plus the inspection of all mechanical equipment required by the Code, thus play a very important role in safeguarding the lives and property of our citizens through rigid enforcement of maximum safety requirements.

The building programs at our local institutions of learning and the expansion at our hospitals, as well as other new structures, again placed a heavy work load on our staff.

However, the inspection of all phases of mechanical equipment installations including conveyors, elevators, sprinklers, heating, air conditioning, refrigerator and ventilation was adequately and completely maintained in spite of peak load conditions and other everyday duties performed by our inspectors. The Chief and his staff witnessed many tests following completion of installations to determine suitability of compliance with Building Code regulations pertaining to safety.

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

The members of the staff continue to engage in the study of research conducted by various foundations and the United States Public Health Service, in order to keep abreast of new developments in 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 works 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, 1963 to September 30, 1964.

REVENUE

Oil Burners	1,057.18	
Gas Burners	775.95	
Boilers	1,699.94	
Gas Water Heaters	1,271.54	
Oil Fired Water Heaters	8.97	
Furnaces	906.76	
Ductwork	1,034.43	
Air Conditioning	665.28	
Radiation & Piping	1,354.72	
Tanks	534.04	
Ventilation	203.15	
Sprinklers	266.44	
Refrigeration	287.51	
Elevator - Lifts - Conveyor	1,087.24	
Console Heaters	621.61	
Hoist	9.00	
Blowers	33.19	
Compressor & Pumps	25.59	
Dust Collectors	9.00	
Smoke Detectors	39.30	
Emergency Generators	198.00	
Controls	24.67	
Fans	75.99	
Incinerators	21.50	
Ovens	67.50	
Spray Booths	15.91	
Unit Heaters	241.35	
Gas Unit Heaters	145.65	
Infra Red Heaters	102.10	
Miscellaneous	79.37	
	<u>\$12,862.88</u>	\$12,862.88
New Licenses:		
Boiler Operator	295.00	
Operating Engineers	195.00	
Refrigerating Machine Operator	20.00	
License Renewals:		
Boiler Operator	1,752.00	
Operating Engineers	1,874.00	
Refrigerating Machine Operator	50.00	
	<u>\$ 4,186.00</u>	<u>\$ 4,186.00</u>
Grand Total		\$17,048.88

Licenses:	<u>New</u>	<u>Renewal</u>
Boiler Operator	59	876
Operating Engineer	39	938
Refrigerating Machine Operator	<u>4</u>	<u>25</u>
Total	102	1,839

The number of applications for new Stationary Engineer and Boiler Operator Licenses, and the renewal of existing licenses continue high. There were 120 applications submitted for new licenses, of which 102 were granted after the applicants passed the required examinations.

There were 2,122 permits issued for 3,416 units from  
October 1, 1963 to September 30, 1964.

<u>Equipment</u>	<u>Units</u>
Oil Burners	356
Gas Burners	288
Boilers	341
Gas Water Heaters	628
Oil Fired Water Heaters	6
Furnaces	229
Ductwork	166
Air Conditioning	120
Radiation & Piping	165
Tanks	258
Ventilation	18
Sprinklers	92
Refrigeration	19
Elevator - Lifts - Conveyor	54
Console Heaters	271
Hoist	4
Blowers	4
Compressor & Pumps	9
Dust Collectors	4
Smoke Detectors	6
Emergency Generators	8
Controls	7
Fans	28
Incinerators	2
Ovens	15
Spray Booths	11
Unit Heaters	65
Gas Unit Heaters	70
Infra Red Heaters	132
Miscellaneous	40
Total	3,416

## INSPECTIONS AND INVESTIGATIONS

Annual Fuel Burning	
Equipment Inspection	1,441
Complaints	193
Violations	575
Control Tests	210
Sprinkler Tests	52
Elevator Tests	21
Oil Burner Inspections	356
Gas Burner Inspections	288
Boilers Inspected	341
Gas Water Heater Inspections	628
Oil Fired Water Heater Inspections	6
Furnace Inspections	229
Ductwork Inspections	166
Air Conditioning Inspections	120
Radiation & Piping Inspections	165
Tank Inspections	258
Ventilation Inspections	18
Sprinkler Inspections	92
Refrigeration Inspections	19
Elevator-Lifts-Conveyor Inspections	54
Console Heater Inspections	271
Hoist Inspections	4
Blower Inspections	4
Compressor & Pumps Inspections	9
Dust Collectors Inspections	4
Smoke Detectors Inspections	6
Emergency Generators Inspections	8
Control Inspections	7
Fan Inspections	28
Incinerator Inspections	2
Oven Inspections	15
Spray Booth Inspections	11
Unit Heater Inspections	65
Gas Unit Heater Inspections	70
Infra Red Heaters Inspections	132
Miscellaneous Inspections	40
Investigations	2,798
Re-inspections	6,146
	<hr/>
Total	14,852

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

There are no prescribed or correct procedures for management and administration of a Building Department, except for basic office practices. Most of the functions of the department and office staff are peculiar to building departments and not found in the usual business office.

The management and administrative responsibilities of the Department of Building Inspection rest with the Director.

These include:--

1. Personnel
2. Fiscal Administration, Budget Requests, Fees
3. Coordination with other Government Agencies
4. Participation in the Process of Adopting and Amending the Building Code
5. Inspections, Enforcement and Plan Evaluation Procedures
6. Referrals to Court
7. Permit and Certificate of Occupancy Procedures
8. Records and Reports
9. Interpretation of Ordinance, Arbitration of Differences, and Appearance in Court
10. Public Relations, Professional Contacts, Ethical Behavior, and Handling of Complaints

The Director serves as the policy making and coordinative head of the Department.....to the end that the Department may function effectively.....through planning, direction and coordination.



REVENUE SUMMARY

To: Vincent DiMase,  
Director

Subject: Fees collected by all Divisions of the  
Department of Building Inspection, and the same deposited at City  
Collector's Office, for the fiscal year starting October 1, 1963  
and ending September 30, 1964, inclusive.

Collections and Deposits:..... \$90,484.96

Collected from Inter-Office Divisions:

Structures and Zoning Division	46,061.28
Electrical Division	16,616.14
Air Pollution & Mechanical Division	17,048.88
Plumbing, Drainage & Gas Piping Division	8,788.66
Zoning Board	1,470.00
Building Board	460.00
Housing Board	<u>40.00</u>

Total \$90,484.96

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 1963-1964:

<u>JOB</u>	<u>ESTIMATED COST</u>	<u>FEE PAID</u>
Barton St. St. Mary's Church Elementary School	217,000.00	402.00
209 Wayland Ave. Weybosset Pure Food Market Addition to Existing Bldg.	60,500.00	206.00
Niantic Ave. Nohel Manufacturing Co. New Bldg.	250,000.00	435.00
Blackstone Blvd. Swan Point Cemetery New Garage	45,000.00	170.00
Blackstone Blvd. Swan Point Cemetery Greenhouse	85,000.00	255.00
Blackstone Blvd. Swan Point Cemetery New Service Bldg.	131,302.00	316.35
Arlington Ave. William H. Edwards New Residence	49,860.00	184.60
Dodge and Cranston Sts. Church of God & Saints of Christ New Church and Social Hall	72,000.00	229.00
76 Westminster St. Turks Head Corp. Interior Alterations	29,070.00	122.25
Corliss St. Machine Parts Corp. New Bldg.	72,200.00	229.40

<u>JOB</u>	<u>ESTIMATED COST</u>	<u>FEE PAID</u>
Prospect St. Brown University Alterations to Bldg. #4 Wriston Quadrangle	25,000.00	110.00
Prospect St. Brown University Alterations to Bldg. #5 Wriston Quadrangle	25,000.00	110.00
Angell & Hope Sts. Mary C. Wheeler School New Dormitory Bldg.	444,578.00	629.58
Angell & Hope Sts. Mary C. Wheeler School New School Bldg.	488,172.00	673.17
Wadsworth St. A.M.E. Zion Church New Church Bldg.	58,430.00	201.85
593 Eddy St. R. I. Hospital New 50,000 Gal. Fuel Oil Tank	9,000.00	46.00
97-99 Waterman St. Brown University New Medical Laboratory Bldg.	530,000.00	700.00
Terminal Road City of Providence (Sun Oil Co.--Lessee) New Loading Dock	26,631.00	114.89
LIPPITT HILL - Olney Street	University Heights, Inc. New Apt. House Bldgs.	
(a) Bldg. No. 1-A	120,000.00	305.00
(b) Bldg. No. 2-A	200,000.00	385.00
(c) Bldg. No. 2-B	125,000.00	310.00
(d) Bldg. No. 2-C	250,000.00	435.00
(e) Bldg. No. 2-D	86,500.00	258.00
(f) Bldg. No. 2-E	43,500.00	165.50
(g) Bldg. No. 3-A	125,000.00	310.00
(h) Bldg. No. 3-B	240,000.00	425.00
(i) Bldg. No. 3-C	180,000.00	365.00
(j) Bldg. No. 3-D	63,000.00	211.00
(k) Bldg. No. 3-E	21,000.00	94.00

## DIVISION OF MINIMUM HOUSING

The Division of Minimum Housing Standards continues 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 1964, the Division of Minimum Housing Standards referred to the Department of Building Inspection 1,320 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.

During the year of 1964, three (3) additional inspectors were added to the staff of the Division of Minimum Housing Standards. However, no additional inspectors were provided for the Department of Building Inspection. In fact, the Department of Building Inspection is operating with less inspectors than the previous year. There are two vacancies which we have not been able to fill because of technical ability required to fill the positions.

This additional work load for the Department of Building Inspection with less inspectors to carry the load has meant more work for the men and longer hours.

Their performance has been excellent. To date, the Electrical Division and Mechanical Division have no outstanding referrals. They are 100 percent complete. The Structural and Zoning Division and Plumbing Division are 98.8 percent complete.

I congratulate my employees for a job well done.

## FIRE PREVENTION BUREAU

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 waged a successful war on unapproved and unvented "space" heaters during the winter of 1964.

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 Code pertaining to fire hazards. This assists the Fire Prevention Bureau in the discharge of their responsibilities to the public.

## HISTORIC DISTRICT COMMISSION

The Historic District Commission has made considerable progress in preserving both the buildings and architectural value of buildings in the Historic District. The wonderful heritage of beauty of design of early Colonial days is being preserved as part of our national pride.

To continue this work the Historic District Commission needs Government financial support, and also property owners' full support and interest, in order to make the district both desirable and profitable to property holders and the community.

All plans for new or alteration work in the "Historic District" are submitted to the Department of Building Inspection.

The Director, who is an 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 safety is done by the Department of Building Inspection.

It has been a rewarding experience to work with the Historic District Commission.



### 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 specialized field of quality control used in construction required increased attention during last year. The use of welding and steel fabrication, stress graded lumber,

concrete batching, glued lamination, plywood manufacture, and similar prefabricated production increases as the building industry continuously seeks new ways of reducing the costs of building construction.

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 eighty-five (85) court cases prosecuted and won in 1964.

The City demolished five (5) 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, Scituate adopted the BOCA Abridged 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 September 24, 1964, a joint meeting of the Home Builders Association of R. I. and the R. I. Building Officials Association was held at Johnson's Hummocks Restaurant, whereby all the Mayors, Council Presidents and City Managers of 36 Cities and Towns in Rhode Island were represented. The purpose of this meeting was to promote the BOCA Code for all R. I. Cities and Towns. This would give all cities and towns a Basic Uniform Code. Thus, it would help industry and save the taxpayers money.

The Director spoke at this meeting and gave his views on "Building Code Regulations". He also introduced Paul E. Baseler, Executive Director of the Building Officials Conference of America, who spoke on the advantages of the BOCA Performance Code for all Cities and Towns.

On May 11, 1964, the Director received a "Merit Award" from Governor Chafee in recognition of faithful and valuable services as a member of the Advisory Committee in writing a new Safety Industrial Code for the State of Rhode Island.

During November 16-19, 1964, the Director attended the Third Annual Institute for Municipal Building Officials of New England at the University of Connecticut. The Director took active part in all the activities.

Because of the unprecedented number of unsafe, vacant, open, abandoned and vandalized buildings, the Director recommended an amendment to Section 124.0 (Dangerous Buildings) to the Building Code. On September 8, 1964, the City Council passed Ordinance No. 548. This Ordinance spells out how a vacant building must be secured. Further, that a secured building can only remain as such for a period of ninety (90) days. After that the owner must appeal his case to the Building Ordinance Board of Review for an extension of time if the building is not rehabilitated or demolished within the ninety days. This Ordinance has brought great results--since its enactment.

Vacant buildings present a serious hazard to the community. The value of these buildings and the threat to the neighborhood must be weighed against the cost of protection or demolition.

Abandoned buildings are always a potential hazard. In case of fire--before the fire is extinguished or the blaze is under control--the building may collapse or a brisk wind may quickly spread the fire to conflagration proportions.

Even buildings undergoing actual demolition present serious problems until the demolition is completed. Land-taking for vast urban renewal, highways and other major projects often leave many blocks of abandoned buildings which can be conflagration breeding.

Vacant buildings allowed to stand unsealed and unprotected seem to attract nonpaying tenants, such as "winos" and other vagrants. These vagrants frequently start fires--sometimes by burning trash to keep warm, sometimes by careless disposal of lighted cigarette butts and matches.

Vandals enter property bent on destruction as an end. Arsonists set fires for profit, for vengeance, or for psychological reasons. No matter how securely a building is closed, a clever vandal or arsonist can probably find a way to get in, provided he has the proper tools and can operate without arousing suspicion. However, a securely closed building discourages the average vandal or pyromaniac enough to cause him to look elsewhere for "recreation".

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## C O N C L U S I O N

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The Department of Building Inspection has a good Building Code to enforce and is free from pressures in its application. This makes for good government.

The public need for good codes is recognized and supported by the citizens. The community recognizes the need for a good code in order to upgrade its property use and occupancy standards. In other words, the community cares enough to see to it that something is being done to improve the general well-being.

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

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

Codes enforcement can be popular particularly when it is realized that these are the tools of government best suited to help the citizen. This course of preventive action is by far superior to the alternative of either taking no action at all, or waiting

too late and being confronted with buildings in such poor conditions that nothing short of total clearance will be necessary.

The desire to retain and to strengthen good municipal government shared by the elected officials and by the residents they represent is reflected in our efforts to make the buildings they live in--and work in--more meaningful and more enjoyable, and at the same time, to continuously improve our great City of Providence.

OUR SLOGAN--

"BETTER LIVING THROUGH BETTER BUILDINGS"

Respectfully submitted,

*Vincent DiMase*  
VINCENT DIMASE, Director