

**FOURTEENTH
ANNUAL REPORT**

1969 - 1970

**DEPARTMENT OF
BUILDING INSPECTION**

**VINCENT DIMASE, P. E.
DIRECTOR**



IN CITY COUNCIL

MAR 4 1971

READ:

VINCENT DIMASE, P. E. IT IS ORDERED THAT
THE SAME BE RECEIVED

Vincent Dimase

CLERK

CITY OF PROVIDENCE
DEPARTMENT OF BUILDING INSPECTION

112 Union Street

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

1969 - 1970

VINCENT DiMASE, P.E.

DIRECTOR

January 18, 1971

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

Gentlemen:

The Fourteenth Annual Report of operations, work carried on, and achievements of the Department of Building Inspection during the year 1969-1970 is hereby submitted as required by ordinance.

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

The Revision Committee continued to work on proposed revisions and amendments to the building code. This is our continued and constant effort to keep pace with new developments, materials and methods in order to provide lowest cost of construction within adequate and acceptable standards of health and safety.

During the past year there was an increase in permit valuation which amounted to \$49,937,923.00. The Department collected \$148,615.00 in permit fees.

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

Respectfully submitted,
Vincent D. Dillase
Vincent Dillase, P.E.
Director

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BUILDING CODES

Building Codes are commonly classified as being specification codes or performance codes. The specification code describes in detail exactly what materials are to be used, the size and spacing of units, and the methods of assembly.

The performance code, on the other hand, prescribes the objective to be accomplished and allows broad leeway to the designers in selecting the materials and methods that will achieve the required results.

As a practical matter, a pure performance would be impossible to enforce because the only proof of inadequate design or poor construction would be the failure of the building. What is important about a performance code is that where specifications are used, provisions are made for the substitution of alternate systems and materials that can be proven adequate by tests or engineering calculations.

Today there are four model building codes in the United States. The Providence Building Code is patterned after one of these model building codes; namely, "The Building Officials and Code Administrators International, Inc."

All four model building codes used in the United States are considered by the publishing organizations to be performance codes. Actually, they are all a judicious combination of standard specifications and performance requirements. Although these codes establish performance requirements that the designers must accomplish, the quality of the materials selected and the manner in which they are

used is governed by material standards and accepted engineering design criteria, which are specification documents. The proof of performance of the methods and materials selected by the designer is governed by nationally recognized and accepted test standards.

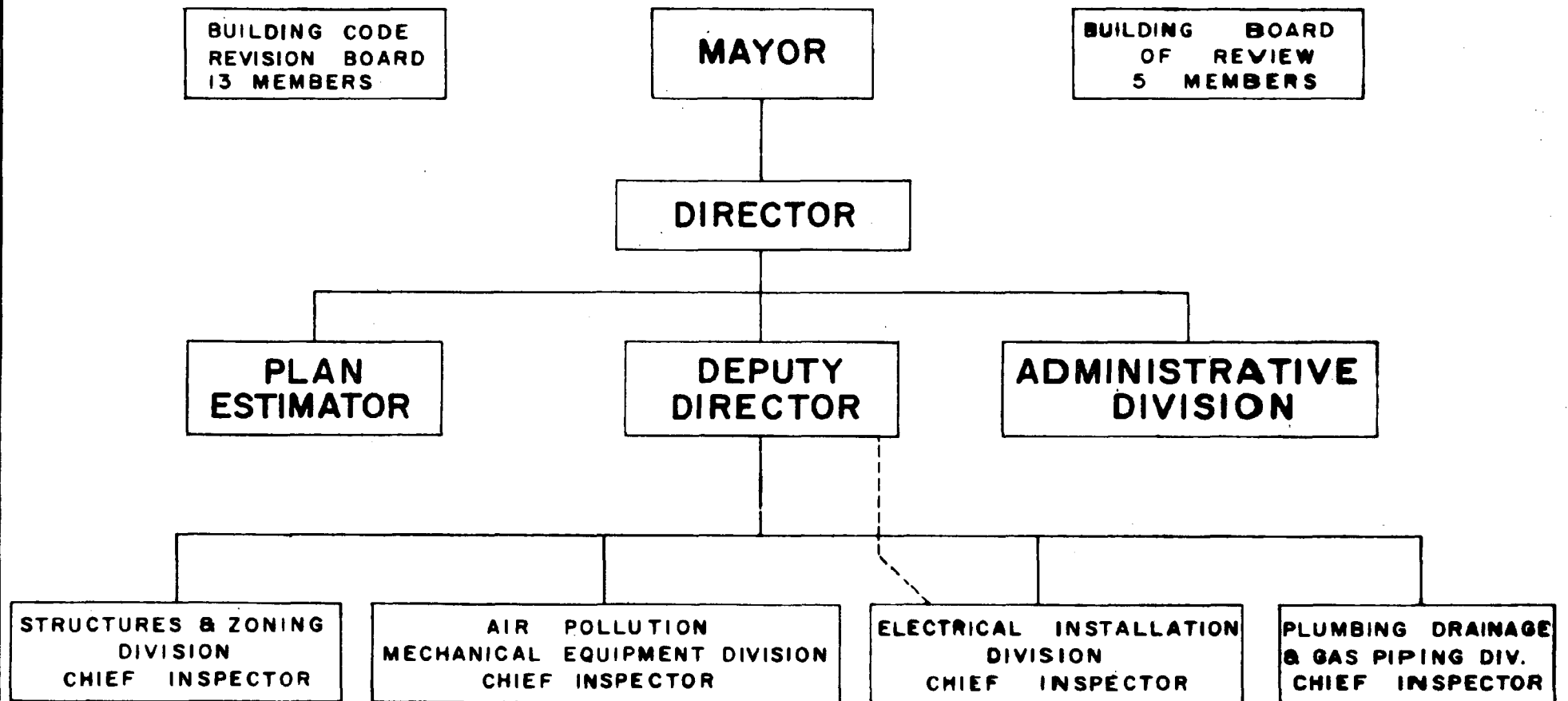
Although the bases for modern code requirements are a mystery to the laymen and to many building officials, most of them are based on the natural scientific laws, known properties of materials and the inherent hazards of uses or occupancies.

Adequate records have been kept of fires, building failures, panics, and natural disasters such as earthquake, hurricanes and floods to establish minimum criteria for the design of buildings.

It is a combination of the natural scientific laws and the compiled and evaluated statistics of disasters that form the basis for code requirements.

DEPARTMENT OF BUILDING INSPECTION

ORGANIZATION CHART



THE DEPARTMENT OF BUILDING INSPECTION

The Department of Building Inspection operates under the provisions of the Providence Building Code which requires that it enforce "....all ordinances and laws relating to the construction, alteration, repair, use and operation of all heating, plumbing, lighting, ventilating, refrigeration, electrical and mechanical appliances and equipment therein;....and....the Zoning Ordinance of the City".

Effectively carrying out the responsibilities of this Department requires constant research and study of codes enforced by this Department and their review and revision. Maximum service to the public and efficient and effective plan checking and inspection are enhanced by well-written and up-to-date codes. Because Providence enforces a Model Performance Code of the Building Officials and Code Administrators International, the Federal Workable Program was again recertified.

Construction methods and materials are constantly changing. During this past year, the Department of Building Inspection continued its policy of encouraging better building construction in the City....through service rather than enforcement.

Providence allowed the construction of an eleven (11) story dormitory building at Providence College to be built with the "load bearing system" which is the first in New England. This was made the subject of a "case study" at the National Conference on the Performance of Masonry Structures, held at the National Bureau of Standards.

Providence scored another first in the United States by allowing the use of a unique "composite floor system", and an unusual "aluminum insulated exterior wall system" in the seven-story Connecticut General Life Insurance Company Office Building, a project of the Weybosset Hill Development Corporation.

The innovative "composite floor system" greatly reduced overall construction time and costs. In composite construction, one structural unit is created with floor slab and steel beam. The triangular-ribbed, two-inch deep composite deck—the only one of its type in the country—was welded to the beam. The studs were welded through the deck into the beam and, when concrete was poured, it became permanently attached to the deck to create a single structural unit of much greater strength than one built conventionally. With longer spans, shallower beams placed farther apart, and thinner slabs, the resulting structure has lower overall height, less dead weight on the foundation, and no decrease in usable interior cubic space.

The unique wall system consists of four-inch thick aluminum, prefinished exterior insulated wall panels with solar bronze windows.

The above recites some of the outstanding achievements of the past year....we will continue making progress in all these areas... keeping in mind our primary objective ~~of~~ that of public service.

DIVISION OF STRUCTURES AND ZONING

Mr. Vincent DiMase, Director
Department of Building Inspection
112 Union St.
Providence, R. I.

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 1969-1970.

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

New Buildings 1970

		WARDS													No.	EST. COST
		I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII		
DWELLINGS	No.	-	3	7	12	4	5	6	1	1	8	-	-	-		
1 FAMILY	EST. COST	-	165,000	93,800	144,500	54,000	56,000	86,500	12,000	14,000	107,000	-	-	-	47	732,800
DWELLINGS	No.	-	-	-	1	4	-	4	-	-	1	-	-	-		
2 FAMILIES	EST. COST	-	-	-	21,000	73,000	-	60,000	-	-	24,000	-	-	-	10	178,000
MULTI-FAMILIES	No.	-	1	-	-	-	2	-	-	-	-	-	1	-		
	EST. COST	-	80,000	-	-	-	252,000	-	-	-	-	-	1,220,300	-	4	1,552,300
CHURCHES, HOMES, ETC.	No.	-	-	-	-	-	-	-	-	-	-	2	-	-		
	EST. COST	-	-	-	-	-	-	-	-	-	-	104,251.50	-	-	2	10,425,150
AMUSEMENT & RECREATION	No.	-	-	-	-	-	-	-	-	-	-	-	-	-		
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-		
OFFICE BUILDINGS AND BANKS	No.	1	-	-	-	-	-	1	-	1	-	-	1	1		
	EST. COST	40,000	-	-	-	-	-	100,000	-	9,800	-	-	150,000	810,000	5	2,459,800
PUBLIC & MUNICIPAL	No.	-	-	-	-	-	-	-	-	-	-	-	-	-		
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-		
SCHOOLS	No.	1	-	-	-	1	1	-	-	-	-	-	1	1		
	EST. COST	125,000	-	-	-	214,200	118,200	-	-	-	-	-	70,200	91,400	5	4,707,800
GASOLINE STATIONS	No.	-	1	1	1	-	-	-	2	1	-	-	-	-		
	EST. COST	-	26,000	26,000	26,000	-	-	-	69,500	12,000	-	-	-	-	6	159,500
GARAGES	No.	-	-	-	2	5	2	2	-	-	-	-	-	-		
	EST. COST	-	-	-	5,000	6,800	2,600	2,700	-	-	-	-	-	-	11	16,900
STORES	No.	1	1	-	-	-	1	-	-	-	-	-	-	1		
	EST. COST	100,000	50,000	-	-	-	30,000	-	-	-	-	-	-	2,500	4	182,500
STOREHOUSES	No.	-	-	-	-	-	-	-	-	-	-	-	-	-		
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-		
MANUFACTORIES AND SHOPS	No.	-	-	-	2	-	1	-	2	4	-	-	1	-		
	EST. COST	-	-	-	136,300	-	40,000	-	152,000	108,000	-	-	15,000	-	10	451,300
OIL BURNERS	No.	-	-	-	-	-	-	-	-	-	-	-	-	-		
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-		
MISCELLANEOUS	No.	-	-	-	-	-	-	-	-	1	1	-	1	-		
	EST. COST	-	-	-	-	-	-	-	-	800	5,500	-	600	-	3	6,900
TOTAL NUMBER BY WARDS ESTIMATED COST BY WARDS		3	6	8	18	14	12	13	5	8	10	2	5	3	107	
		1,390,000	321,000	119,800	332,800	224,780	1,562,600	249,200	233,500	144,400	1,365,000	104,251.50	7,806,100	903,900		

Total Estimated Cost 20,872,750
Total Permits 107

Alterations 1970

		WARDS														No.	EST. COST
		I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII			
DWELLINGS	No.	21	22	14	10	36	12	11	4	8	6	-	2	2			
1 FAMILY	EST. COST	75,950	58,300	23,950	16,500	89,750	21,600	14,100	4,050	11,050	7,200	-	2,500	800	148	305,750	
DWELLINGS	No.	10	6	16	10	18	14	18	10	6	8	2	6	4			
2 FAMILIES	EST. COST	29,550	3100	26,750	12,600	31,650	22,500	27,500	14,650	9,400	23,400	4,600	6,300	8,000	128	220,000	
MULTI-FAMILIES	No.	11	6	8	6	8	9	5	8	5	6	3	14	15			
	EST. COST	19,250	27,600	14,750	7,550	9,700	18,150	15,000	7,550	6,600	5,600	5,900	24,950	32,000	104	194,600	
CHURCHES, HOMES, ETC.	No.	-	-	2	-	1	1	-	1	-	1	-	-	-			
	EST. COST	-	-	65,800	-	2,200	40,000	-	700	-	1,200	-	-	-	6	109,400	
AMUSEMENT & RECREATION	No.	2	-	-	-	-	-	-	-	1	-	-	2	-			
	EST. COST	6,500	-	-	-	-	-	-	-	1,000	-	-	18,800	-	5	26,300	
OFFICE BUILDINGS AND BANKS	No.	3	4	-	1	3	-	1	1	1	5	-	15	1			
	EST. COST	5,700	63,000	-	7,000	61,000	-	40,000	3,200	12,900	45,000	-	479,700	18,500	35	736,000	
PUBLIC & MUNICIPAL	No.	1	-	-	-	-	-	-	-	-	-	-	1	-			
	EST. COST	6,000	-	-	-	-	-	-	-	-	-	-	3500,000	-	2	3,506,000	
SCHOOLS	No.	5	-	-	-	-	-	-	-	-	-	-	3	-			
	EST. COST	85,600	-	-	-	-	-	-	-	-	-	-	30,500	-	8	116,100	
GASOLINE STATIONS	No.	3	-	-	6	-	6	3	5	5	-	1	3	2			
	EST. COST	5,600	-	-	34,000	-	4,400	11,300	18,100	3,600	-	200	3,900	400	34	81,500	
GARAGES	No.	1	1	1	-	1	-	2	-	2	1	-	-	1			
	EST. COST	250	2,000	300	-	100	-	1,600	-	950	500	-	-	450	10	6,150	
STORES	No.	2	-	5	2	1	3	6	2	3	1	2	28	7			
	EST. COST	1,450	-	113,800	5,100	6,000	5,400	3,250	2,000	11,300	500	4,900	138,850	23,550	62	316,100	
STOREHOUSES	No.	5	2	-	3	2	5	8	1	3	-	-	-	5			
	EST. COST	20,500	12,000	-	1,200	4,000	7,100	11,950	2,400	18,700	-	-	-	4,450	34	82,500	
MANUFACTORIES AND SHOPS	No.	2	-	-	4	2	3	3	9	9	4	6	6	8			
	EST. COST	7,100	-	-	141,500	1,300	11,600	84,500	505,200	274,000	69,000	121,500	109,450	138,250	56	1,443,400	
OIL BURNERS	No.	-	-	-	-	-	-	-	-	-	-	-	-	-			
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-			
MISCELLANEOUS	No.	1	1	-	-	9	1	1	9	3	1	2	7	-			
	EST. COST	300	1,300	-	-	15,600	300	300	13,800	5,200	300	600	7,200	-	34	44,900	
TOTAL NUMBER BY WARDS/ESTIMATED COST BY WARDS		67	42	46	42	80	54	58	50	46	33	16	87	45			
		263750	167300	244850	225450	201300	131050	189500	571850	354700	152700	137700	4122150	226400	666		

Total Estimated Cost 7,188,700

Total permits 666

The Statistical Tables are summarized as follows:

New Buildings	107 Permits
Estimated Cost	\$20,872,750
Alterations & Additions	666 Permits
Estimated Cost	\$ 7,188,700
Total 773 Permits for	\$28,061,450

In addition to the tabulated data, the following miscellaneous permits were issued during 1970:—

Razing of Buildings	427 Permits
Sandblasting of Buildings	2 Permits
Moving of Buildings	0 Permits
Erection of Billboards	13 Permits
Erection of Wall Signs	54 Permits
Erection of Signs Over Sidewalk	148 Permits
Erection of Fire Escapes	31 Permits
Construction of Sidewalk Vaults	0 Permits
Use of Streets & Sidewalks	32 Permits
Storage of Dangerous Chemicals	20 Permits
Tar Kettle	<u>2 Permits</u>
Total	729 Permits

Total permits of all types issued during the year 1970 amounted to 1,502 permits.

Buildings demolished for Public Improvements included in the list of permits summarized below:

Buildings in Model City Area	126 Permits
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West Broadway Project	9 Permits
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Total number of buildings demolished in the City was 427 and a total of approximately 775 dwelling units.

During the calendar year of 1970, 67 family units were added as a result of private buildings activities.

The additional units are grouped as follows:

(a) New Buildings

One Family	47 Family Units
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Two Family	20 Family Units
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Multiple Family	168 Family Units
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(b) Conversions	<u>5</u> Family Units
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Total	240
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The total fees collected for the calendar year 1970 for all types of permits issued by this Division amounted to \$71,134.62.

The total fees collected during the year October 1, 1969 to September 30, 1970, amounted to \$68,698.23. During the year 1970, this Department processed 1685 building and zoning violations, including South Providence and East Side Renewal Project Areas. The Field Inspection Section of the Division conducted 17,325 construction inspection and violation investigations.

The plan examination section of the Division, in addition to processing routine permit requests, reviewed plans and specifications for 33 Major Structures with a declared estimated cost of \$24,689,300 or more, as detailed below:

#31	Rhode Island Hospital 593 Eddy St. New Ambulatory Center	\$10,225,200
#115	New England Telephone Co. 1 Greene St. Proposed Alterations & Addition to Existing Building	3,500,000
#161	Providence College 551 River Ave. New Student Union Building	2,114,200
#59	Congen Properties 1-33 Broad St. New Office Building	1,500,000
#2	Brown University 62 College St. Art Center & Museum (New)	1,250,000
#660	Regency Joint Venture 210 Fountain St. New Apt. House (120 Units)	1,220,300
#233	City of Providence Obedia Brown Road School for Handicapped	1,182,000
#1	Citizen's Savings 797-815 Westminster St. New Office Building	810,000
#515	American Can Co. 125 Dupont Dr. Addition to Printing Shop	410,000
#125	Industrial National Bank 111 Westminster St. Replace Existing Steel Windows	217,000
#553	R. I. Hospital 15 Westminster St. Addition to Restaurant (12th Floor)	200,000

#387	Lynn Ann Nursing Home 292 Elmwood Ave. New Nursing Home	200,000
#556	McLaughlin & Moran 103 Terminal Road Addition to Warehouse	140,000
#703	General Electric Co. 586 Atwells Ave. Addition to Mfg. Bldg.	126,000
#622	Fred P. Ardente 201 Mt. Pleasant Ave. New Apt. House (18 Units)	126,000
#623	Fred P. Ardente 231 Mt. Pleasant Ave. New Apt. House (18 Units)	126,000
#25	T. Sardelli & Sons 195 Dupont Dr. New Jewelry Mfg.	125,000
#634	A. Saugy Co. 44 Cross St. New Meat Packing Bldg.	110,000
#493	Industrial National Bank 661 Broadway New Branch Bank	100,000
#423	Sarah F. Logan 190 Wayland Ave. New Store	100,000
#106	Providence Animal Rescue League 34 Elbow St. Addition to Animal Hospital	95,000
#224	City of Providence John Hope Day Nursery 1020 Westminster St. Day Nursery	91,400
#397	What Cheer Realty 491 Silver Spring St. Addition to Bldg. (Warehouse-beer)	90,000
#613	Elmgrove Realty Co. 8 Elmgrove Ave. New Apt. House (12 Units)	80,000

#255	City Realty Co. 122 Point St. Mfg. Building	75,000
#140	Sawyer Business College, Inc. 220 Broad St. New Business School	70,200
#527	W. W. Grainger, Inc. 185 Toronto Ave. New Warehouse Bldg.	70,000
#673	Mr. & Mrs. L. Gates 200 Lorimer Ave. New One Family Dwelling	70,000
#699	Miriam Hospital 164 Summit Ave. Interior Alterations	60,000
#17	H. A. Gammino Realty Co. 131 Elmgrove Ave. Branch Bank - Alterations	56,000
#636	M. N. Cartier & Sons 1025 Smith St. Alterations - New Branch Bank	50,000
#143	Alchester Est., Inc. 228 Meeting St. Restaurant	50,000
#521	H & H Realty Co. 99 Hartford Ave. Addition to Mfg. Bldg.	50,000

The estimated cost of construction of the "Major Structures" listed above totalled \$24,689,300, or approximately 88% of the total construction cost figure. The number of structural permits issued for these projects totalled 33, or approximately 4.4% of the total number of structural permits issued.

Respectfully submitted,

Nicholas DiBenedetto, Chief
Inspector of Structures & Zoning

Inspectional Activities Pertaining to
Safety Requirements in Buildings

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

- (a) The general 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 types, condition and location of fire protective equipment, such as automatic sprinkler system (wet and dry), fire extinguishers, fire hoses, 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 17,325 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 protective on windows where exposure distances to lot lines and other buildings are below minimum requirements;

- (i) Erection of fire escapes;
- (j) Installation of fire alarm system;
- (k) Installation of fire-hose and standpipe systems;
- (l) Installation of fire extinguishers;
- (m) Installation of fire dampers and automatic controls on ventilating and air-conditioning systems, etc.
- (n) Construction of fireproof vaults and enclosures for the storage of flammable liquids and volatiles and dangerous chemicals.

Steady pressure has been maintained behind the program of dilapidated dwellings and the elimination of fire hazard and unsanitary conditions. Because of the unprecedented number of unsafe, vacant, open, abandoned, and vandalized buildings, the Department devoted more time and effort in processing and demolishing vacant and dangerous structures. The Department of Building Inspection demolished two hundred forty (240) buildings.

DIVISION OF ELECTRICAL INSTALLATIONS

Mr. Vincent DiMase, Director
Department of Building Inspection
112 Union St.
Providence, R. I.

Dear Mr. DiMase:

I respectfully submit the following report of the Division of Electrical Installations' activities during the year October 1, 1969 to September 30, 1970, including a summary of its revenue, expenditures and operations.

SUMMARY

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

There were fifty-six (56) Limited Premises Permits issued and two thousand one hundred twenty-eight (2,128) electrical permits for installation of electrical wiring and apparatus including alterations and repairs, for which a total fee of \$27,529.27 was collected.

October 1, 1969 to September 30, 1970

Number of rough wiring inspections	418
Number of defective installations re-inspected	1,295
Number of Certificates of Approval issued	1,467
Number of Inspections after fire	657
Number of Investigations requested by the Narragansett Electric Company	656
Number of special investigations	2,185
Minimum Housing Inspections	1,230
Limited Premises Inspections	56
 Total Number of Inspections	 7,964

Letters to Owners	1,201
Number of disconnects ordered	503
Sign Locations Cleared	163
Sign Locations non Illuminated Cleared	34
Sign Locations Illuminated	129

R E P O R T

Due to the death of our Chief Electrical Inspector, Frank S. Headus, our inspection force was reduced from five to four inspectors, which doubled the workload of the remaining inspectors. We were able to cope with the workload due to the cut-back caused by the slowdown in the building trades.

We still have three Grade I Insp. positions that we have been unable to fill. Nevertheless, the Electrical Division will attempt to maintain its reputation for high safety standards and will perform the services expected to the limit of its capacity.

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

1. The City Fire Department Lieutenant's Training School.
2. The State Seminar on Minimum Housing Codes.
3. State Building Code Study Commission.

We lectured on the safe use of electricity, pointing out inspection and investigation procedures that should be used.

Oliver O. Dore has been appointed as a member of the Executive Committee of The International Association of Electrical Inspectors.

This year the workload has increased due to the new buildings at Huntington Industrial Park, Downtown Providence, and hospitals located in Providence.

Rhode Island Hospital has a new Jane Brown North Wing completed, and the Ambulatory Patient Center is in full progress.

Huntington Industrial Park has four (4) buildings with addition and alterations to the Electrical systems.

Downtown Providence has several large buildings in progress: 23-story building (40 Westminster Street); Cathedral of St. Peters and Paul; Rhode Island Hospital Trust Tower; Weybosset Hill Parcel 15B; Regency East and Connecticut General; and the Central-Classical Project has now been completed as well as many small jobs in the City.

Respectfully submitted,

Oliver C. Dore,
Chief Inspector of
Electrical Installations

DIVISION OF PLUMBING, DRAINAGE AND GAS PIPING

Mr. Vincent Dillase, Director
Department of Building Inspection
112 Union St.
Providence, R. I.

Dear Sir:

As requested, this will show the activities and statistical record of the Plumbing Division for the year October 1, 1969 to September 30, 1970.

Plumbing Inspections	4681	
Drain Inspections	748	
Miscellaneous Visits	212	
Minimum Housing Visits	<u>1130</u>	Total 6,771
Plumbing Plans Filed	1171	
Drain Plans Filed	<u>275</u>	Total 1,446
Work on Old Buildings	1085	
Work on New Buildings	<u>100</u>	Total 1,185
Sewer Connections	1171	
Cesspool Connections	<u>0</u>	Total 1,171
Final Inspections	1021	
Estimated Cost of Plumbing Plans		\$2,642,454.00
Estimated Cost of Drain Plans		<u>190,720.00</u>
	Total	\$2,833,174.00
Fees for Limited Sprinkler License Issued		\$ 25.00
Fees for Limited Drain Layers License Issued		<u>200.00</u>
	Total	\$225.00
Fees for Plumbing & Drainage Permits and Limited Licenses		\$17,966.42

R E P O R T

On any given day, our plumbing standards, our plumbing codes, our plumbing industry is under attack in a dozen different cities. People of limited vision or of selfish interest seek to tear down the safeguards that have been established for the proper performance of a plumbing system and for the protection of public health.

Consider these facts: The safety and performance of a plumbing system is assured by four safeguards: (1) competent designers and installers who are properly trained, tested and licensed; (2) permits for all plumbing work; (3) proper and reasonable installation standards; and (4) inspection to see that the job has been done right. Weaken any of these safeguards, and we risk not only the safety and performance of one family's plumbing system, but of his neighbor's as well.

How? Because an improper plumbing job can cause the bath-water from someone else's house, or the cyanide from a greenhouse, or the contents of a mortuary table to get into the community water supply. Definite proof of the potential menace to public health caused by defective plumbing or plumbing systems not properly equipped with positive protection against water pollution. Presented here in the form of Case Histories on outbreaks of water-borne diseases are actual statistics of a few instances of pollution due to backflow.

Case 1. This unusual death was caused by back-siphonage in a suburban area of one of California's largest cities. A man was spraying a residence lawn with a commercial weed killer that contained an arsenic compound. His apparatus consisted of an aspirator device on a hose, to which was attached a bottle of arsenic poison. The hose in turn was attached to a hose bibb at the house. The spraying finished, the man disconnected the hose and took a drink of water from the same faucet. He died of arsenic poisoning. At some time during the spraying operation, a back-siphonage had occurred within the hose, and the deadly arsenic was carried back into the residence water pipe.

Case 2. This case occurred in, of all places, a large California hospital. Dangerous dysentery suddenly began spreading among patients and personnel. Physicians of the hospital staff immediately suspected that polluted drinking water was the cause. Investigation revealed that contaminated water from toilets and basins where bedpans were washed was being back-siphoned into the drinking water supply system. The reason: Improper plumbing installation that did not include correctly placed vacuum breakers.

I recently had the honor of speaking before the State Building Code Study Commission with regard to the need for a State Plumbing Code, which Rhode Island so badly needs. I certainly hope that legislation will soon be enacted and passed to make this possible.

Respectfully submitted,

Joseph B. Dempsey, Chief Inspector
Plumbing, Drainage & Gas Piping

DIVISION OF MECHANICAL EQUIPMENT AND INSTALLATIONS

Mr. Vincent DiMase, Director
Department of Building Inspection
112 Union St.
Providence, R.I.

Dear Mr. DiMase:

This is the Annual Report of the Mechanical Division for the year October 1, 1969 to September 30, 1970.

During the last year new construction on high rise buildings was installed in our city and most are in the process of near completion. Installations such as this took up much time of our men in inspecting such equipment and workmanship and much time was consumed by the inspectors to keep up on the work that was performed.

As you are fully aware, new building methods and materials are constantly being used on all types of installations. To keep up on such matters the inspectors of this division have to increase their knowledge on the new modern equipment so that an inspection can be made to insure a safe and workable operation for the safety of the people of Providence.

During the past year our inspectors found that a total of 130 violations regarding faulty material plus failure to apply for a permit to install equipment, as the Building Ordinance of the City of Providence requires.

Co-operation was given to the Division of Fire Prevention on numerous investigations where our inspectors were involved in detecting faulty equipment or where a fire or explosion had occurred.

A total of twelve (12) new elevators, including passenger and freight elevators were installed, whereupon a final test was witnessed by this division and also a representative for the Rhode Island State Examiners Office. Such a test takes considerable time to insure a safe and workable equipment for the safety of the person or persons who will eventually use the equipment in the near future.

The Deputy Chief, who is also the Chief Examiner, whose duty it is to examine and issue licenses for Stationary Engineers and Boiler Operators, also assists the Chief of this division in examining building plans and specifications before approval can be accepted from this division. The Deputy Chief also performs the duties of the Chief Inspector during his absence or incapacity whenever this condition occurs.

The Chief and staff of the Division of Mechanical Equipment and Installations thank Hon. Joseph A. Doorley, Jr., Mayor of Providence, and Vincent Dillase, Director of the Department of Building Inspection, for their unfailing support and advice to this Division throughout the year.

Respectfully submitted,

Joseph F. Kane, Chief Inspector
Mechanical Equipment
and Installations

The following is an accounting of the Division of
 Mechanical Equipment and Installations from October 1, 1969 to
 September 30, 1970:

REVENUE

Oil Burners	976.40
Gas Burners	1,148.75
Boilers	2,442.35
Gas Water Heaters	1981.88
Oil Fired Water Heaters	61.50
Furnaces	833.85
Ductwork	2,302.58
Air Conditioners	2,349.00
Radiation	309.50
Tank	771.05
Ventilation	752.25
Sprinklers	510.63
Refrigeration	137.40
Elevators	1,368.89
Console Heaters	119.25
Hoods and Exhaust Systems	147.30
Spray Booths	48.20
Generators	154.20
Unit Heaters	208.55
Miscellaneous	10,723.25
	<u>\$25,563.78</u>

\$25,563.78

New Licenses:

Boiler Operator	525.00
Operating Engineer	217.00
Refrigerating Machine Operator	14.00
Apprentice Fireman	66.00

License Renewals:

Boiler Operator	2,636.00
Operating Engineer	3,032.00
Refrigerating Machine Operator	144.00
	<u>\$6,634.00</u>

\$ 6,634.00

Grand Total \$32,197.78

There were 758 permits issued for 1,217 units from
October 1, 1969 to September 30, 1970:

<u>EQUIPMENT</u>	<u>UNITS</u>
Oil Burners	113
Gas Burners	159
Boilers	195
Gas Water Heaters	29
Oil Fired Water Heaters	8
Furnaces	92
Ductwork	107
Air Conditioners	41
Radiation	56
Tank	129
Ventilation	9
Sprinklers	18
Refrigeration	3
Elevators	14
Console Heaters	18
Hoods and Exhaust Systems	12
Spray Booths	3
Generators	6
Unit Heaters	29
Miscellaneous	176
	<hr/>
	1,217

There were 4,896 locations visited and 7,679 inspections and investigations made.

INSPECTIONS AND INVESTIGATIONS

Complaints	85
Violations (Illegal & Incorrect Installation of Equipment)	130
Oil Burners	113
Gas Burners	159
Boilers	195
Gas Water Heaters	29
Oil Fired Water Heaters	8
Furnaces	92
Ductwork	107
Air Conditioning	41
Radiation	56
Tanks	129
Ventilation	9
Sprinklers	18
Refrigeration	3
Elevators	14
Console Heaters	18
Hoods & Exhaust Systems	12
Spray Booths	3
Generators	6
Unit Heaters	29
Miscellaneous	176
Investigations	1,678
Progress Inspections	<u>4,569</u>
Total	7,679

DIVISION OF ADMINISTRATION AND MANAGEMENT

The Administration and Management of the Department of Building Inspection are the responsibilities of the Director. The Director provides direction and coordination of the business functions including research, budgeting, personnel, records management, purchasing, and supplies. This division also researches, investigates, and prepares written administrative procedures and systems; furnishes recommendations and advice in its several areas to Department supervision and management.

The Division collects fees for various types of permits, licenses, Zoning, Building and Housing Board applications for exceptions and variances.

The Division collected \$148,615.00 in fees for the entire Department.

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

REVENUE SUMMARY

To: Vincent DiMase, Director
Department of Building Inspection

Subject: Fees collected by all Divisions of the Department of Building Inspection and deposited at the Collector's Office in City Hall, Providence, Rhode Island, for the twelve (12) month period beginning October 1, 1969 to September 30, 1970.

Collected and Deposited	Total	\$148,615.00
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Collected from inter-office divisions as follows:

Structures and Zoning	\$ 68,698.23
Electrical Division	27,529.27
Mechanical Division	32,197.78
Plumbing, Drainage & Gas Piping	17,924.72
Zoning Board	1,935.00
Building Board	300.00
Housing Board	30.00
	<hr/>
	\$148,615.00

Respectfully submitted,

Marie D'Elena

DIVISION OF CODE ENFORCEMENT

The Housing Inspection Division is responsible for carrying out, area by area, the city-wide Housing Inspections necessary to comply with certain Federal Government requirements for recertification of the City's Workable Program for Community Improvement.

The City of Providence, by having a Workable Program approved by the Federal Department of Housing and Urban Development, is eligible for Federal monetary assistance for a wide range of programs including Model Cities, Urban Renewal, Neighborhood Development, Interim Assistance, and Code Enforcement.

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

During the year 1969-1970, the Division of Code Enforcement referred to the Department of Building Inspection 2,567 complaints which they uncovered during their survey. These complaints had to be verified by the four Divisions of the Department of Building Inspection before a violation notice was sent to the Owner. Also, before the permit was issued for this work, zoning had to be checked to be sure that the premises were not in violation of the Zoning Ordinance. The Department of Building Inspection, because it has qualified experts in Structures, Electrical, Mechanical and Plumbing fields, inspected and supervised all the work until completed.

The intensive inspectional activities of the Department of Building Inspection is evidenced in the greatly improved appearance

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

FIRE PREVENTION BUREAU

The Fire Prevention Bureau has the responsibility of enforcing all laws, ordinances and regulations associated with the prevention of fires, the storage, use and handling of explosives or flammable materials, "house keeping" and related fire regulations.

The bureau has other activities such as: Inspections, Investigations after Fires, and Special Services.

The bureau investigates all fires of incendiary origin or of suspicious nature and all fires which cause injuries to persons. The Fire Marshal works closely with the Director of the Department of Building Inspection. During routine inspections of the Fire Prevention Bureau violations of the Building Code are uncovered. These violations are referred to the Department of Building Inspection for investigation.

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

The proper Division makes:—

- (1) A re-inspection of premises
- (2) Sends out letter to owner informing him of violation
- (3) Issues a permit for the work
- (4) Supervises work until violation is corrected

If violation is not corrected within thirty (30) days from the date of notice, the Department of Building Inspection institutes legal action against the owner. Most cases involving code violations were resolved and cases dismissed by the time of the hearing.

We are waiting for the approval of the "Fire Prevention Code" by the City Council, which will aid the Fire Prevention Bureau to force compliance in serious cases through legal action.

The adoption of the Fire Prevention Code will produce good results if coupled with a sound enforcement program.

HISTORIC DISTRICT COMMISSION

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

Mrs. Downing received a letter from Mr. Stephen Snell, Executive Director of the Rhode Island Historical Preservation Commission, informing the Historic District Commission that the College Hill Historic District has been placed on the National Register for ~~Historic~~ Sites and Buildings. This is an extraordinary achievement which has been accomplished by a concerted effort of dedicated citizens and the Providence Preservation Society.

The Historic District Commission must verify all plans before the Department of Building Inspection can issue a permit for the work.

The inspectional supervision pertaining to beauty and restoration is done by Mrs. Downing. The inspectional supervision pertaining to safety is done by the Department of Building Inspection.

The Director of the Department of Building Inspection, as an ex-officio member of the Historic District Commission, sat during all their executive sessions when matters of importance concerning the Historic District were discussed.

REMOVAL OF JUNKED VEHICLES
FROM PRIVATE PROPERTY

The City is continuously combatting the nuisance of junkyards marring the landscape of our city. Science must and will find new ways to use the growing stockpiles of ~~scrap~~ metal building up in our auto graveyards. But, in the meantime, we must do what we can to ease the pain during this extensive period of convalescence. Continued pressure in the enforcement of the "Ordinance Providing for the Removal of Junked or Abandoned Vehicles from Private Property" resulted in removing ...950... junked cars,—from

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

All abandoned cars were moved under the direction of George F. Thomas, Inspector from the Department of Building Inspection.

Equipment and labor used was from the Highway Department of Public Works. We are very grateful for the splendid cooperation from Lawrence P. McGarry, Director of the Department of Public Works.

The problem of junked cars is by no means a local one. The President of the United States has recently shown his deep concern over this problem on a national basis. Steps have been taken by the Federal Government to combat the nuisance of junkyards marring the landscape on our principal roads throughout the nation.

THE DIRECTOR'S ACTIVITIES

During October 13-17, 1969, the Director attended the University of Massachusetts, "Municipal Building Officials Conference". He was on the Institute Staff and presided at several meetings. He lectured on "Building Regulations and Enforcement". Professor Harold B. Gatslick from the University of Massachusetts informed Mayor Doorley of the Director's participation at the Institute and requested Mayor Doorley to award the Certificate of Completion to the Director with appropriate ceremony.

On January 7-12, 1970, the Director attended the Mid-Year Meetings of the Building Officials and Code Administrators International, Inc., in Lexington, Kentucky.

He participated in the proposed code changes and also attended the "Central Cities Council" meeting, which discussed "Uniform code enforcement for large cities". There was considerable discussion of current problems, such as "Business Schools" in office buildings, and new programs of the large cities. There was a great deal of exchange of information which was beneficial to all.

On February 19-20, 1970, the Director attended the "Eastern States Building Officials Federation School", in New York City. The Director spoke on Basic Records, Administrative Procedures, and Structural Design.

On March 5, 1970, the Director lectured at the Providence Firemen's Promotional School, to Lieutenants and Captains who were preparing to take examinations for higher office. Subject: "Building Codes as an Aid to Fire Protection and Fire Prevention."

On March 12, 1970, the Director was elected President of the New England Code Association, Inc., at their annual meeting held at the Yankee Motor Inn, in Warwick, Rhode Island.

From May 16-22, 1970, the Director attended the 55th Annual Conference of the Building Officials Conference of America, in Miami Beach, Florida. The Director gave the Invocation at the beginning of the Conference. The Director was Moderator on a panel of "large cities" discussing common problems. The Director was named by the President to write the Resolutions for the Committee who arranged the Conference and for the BOCA members who passed away during the year. The Director, as 2nd Vice President of BOCA, presided at several sessions and took part in the discussions of proposed Code Changes. On the last day of the Conference, the Director was elected 1st Vice President of the Building Officials Conference of America, Inc.

On August 27, 1970, the Director spoke in Norton, Mass., before the Board of Selectmen and Town Meeting on the "BOCA Basic Code" and how to adopt it.

On September 15, 1970, the Director was appointed by Governor Licht to serve as a member of the Special Commission to Study a State Building Code.

The continued public relations program resulted in numerous other speaking engagements for the Director. The primary purpose of this speaking engagement program is to acquaint the public with the operations of the Department. Also, community organizations such

as "Block Groups", gain an opportunity to explain their views on some of the common problems governed by the Building Code and Zoning Ordinance.

Technological advances have soared to heights undreamed of fifty years ago. The "man in the moon" is no longer a figure of speech. Butk Rogers looks quaintly old fashioned now, and the kerosene lamp and crystal set are outdated oddities. So much has happened in the twentieth century alone, it's hard to believe many have witnessed it all. But a technological advance that means new convenience, new comfort, new leisure--can also mean hazard to life and property. Such unforeseen dangers can be conquered, and they must.

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

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* C O N C L U S I O N *

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Last year was another year of growth and progress for Providence. There are certain highlights of the year's events that deserve special emphasis.

Foremost has been progress in hospital buildings, apartment buildings, schools, industrial buildings, and office buildings.

What made this possible? The leadership of our Chief Executive, Mayor Doorley, the city officials, city employees and the concerned citizens.

The Department of Building Inspection continued to strive toward encouragement of better construction through greater service to the public and industry....by improving procedures, revising the codes, allowing new materials and new methods of construction so as to reduce construction costs.

We will continue to make substantial progress in these and other ways....all the while increasing our efforts to protect the safety of the public.

Enforcement of damaged and abandoned buildings that menace health and safety was given added impetus by the Director. The City demolished 240 buildings and placed a lien on the property as prescribed by law. There were 187 buildings demolished by owners, making a total of 427 buildings demolished. The Director strove for enforcement rather than legal prosecution. However, when legal action became necessary as a ~~last~~ resort, success was attained in 100% of the cases.

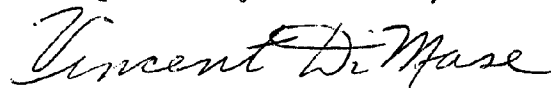
The enforcement of the Building Code and Zoning Ordinance are necessary for the development of the community. Although all of these laws, ordinances and codes are necessary for the healthful development of the community, their effectiveness will be greatly diminished unless adequate well qualified administration is provided. The administrative staff should be carefully selected and well organized to serve the public effectively and efficiently.

The Department is still having difficulty in obtaining new personnel due to the fact that the compensation offered by the City of Providence is not enough to attract competent and qualified personnel.

In spite of the shortage of personnel the Department has rendered good service to the community. This was accomplished as a result of the employees working with dedication and purpose under a very heavy work schedule to serve all in the best manner possible.

The continued loyalty of the employees, and guidance and cooperation extended by His Honor the Mayor, have greatly assisted in the solution of many problems which arose during the year. For their assistance I express my deep appreciation.

Respectfully submitted,

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

Vincent DiMase, P.E.
Director