



CITY OF PROVIDENCE - RHODE ISLAND - Walter H. Reynolds, Mayor

## OFFICE OF THE CITY CLERK

D. Everett Whelan  
City Clerk

CITY HALL

Vincent Vespia  
First Deputy  
William E. McWilliams  
Second Deputy

IN CITY COUNCIL  
February 2, 1961

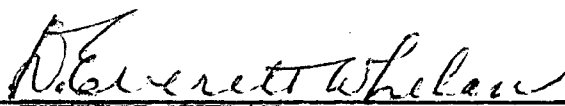
### ELECTION OF MEMBER OF RETIREMENT BOARD

Mr. President Quigley calls for nominations for a Member of the Retirement Board of the Employees' Retirement System to fill the unexpired term of Philip A. Feiner, of Providence, deceased and Mr. Wexler nominates Arthur H. Feiner, Esq.; this nomination is seconded by Messrs. Alprin, Boyle, Laliberte, Laudati, Lazarus and McOsker.

There being no further nominations, on motion of Mr. Wexler, seconded by Mr. O'Connor, it is voted that nominations be closed and the Clerk be directed to cast one ballot for Arthur H. Feiner, Esq., as a Member of the Retirement Board-Employees' Retirement System.

The Clerk casts one ballot for Mr. Feiner as directed.

Mr. President Quigley thereupon declares Arthur H. Feiner, Esq. duly elected as a Member of the Retirement Board of the Employees' Retirement System for the remainder of the term ending on the first Monday in January, 1965.

  
D. EVERETT WHELAN  
CITY CLERK

State of Rhode Island and Providence Plantations

THE CITY OF



PROVIDENCE

I, ARTHUR H. FEINER, do

*solemnly swear that I will support the Constitution of the United States  
and of the State of Rhode Island and that I will faithfully discharge  
the duties of the office of*

Member of Retirement Board

*to the best of my ability.*

*Arthur H. Feiner*

*W*

I, \_\_\_\_\_,

*do hereby certify that on the* 20th *day of* March, *A. D.* 1961,

*I did administer unto* ARTHUR H. FEINER

*duly appointed to the office of*

Member of Retirement Board

*the above subscribed oath.*

*Nathan H. Reynolds*

**FOURTH  
ANNUAL  
REPORT**

**1959 1960**

**CITY OF PROVIDENCE  
DEPARTMENT OF  
BUILDING INSPECTION  
VINCENT DIMASE  
DIRECTOR**



January 27, 1961

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

Honorable Sirs:

It is my pleasure to present our annual report for the year 1959-1960. This is the Fourth Annual Report of the Department.

I acknowledge with sincere appreciation the much-valued interest, guidance and cooperation of His Honor the Mayor, members of the Honorable City Council, the City Solicitor, the Fire Prevention Bureau, the Police Department, and other governmental agencies. I am also grateful to the representatives of the building industry, the architects, the engineers, the trade organizations, 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.

The details of the 1959-1960 operations in the divisions of the Department are covered in the following reports by each of the divisions.

Respectfully submitted,

*Vincent DiMase*  
VINCENT DIMASE,  
Director

IN CITY COUNCIL  
FEB 2 - 1961

( 1 )

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

*R. E. Everett Wheeler*  
CLERK

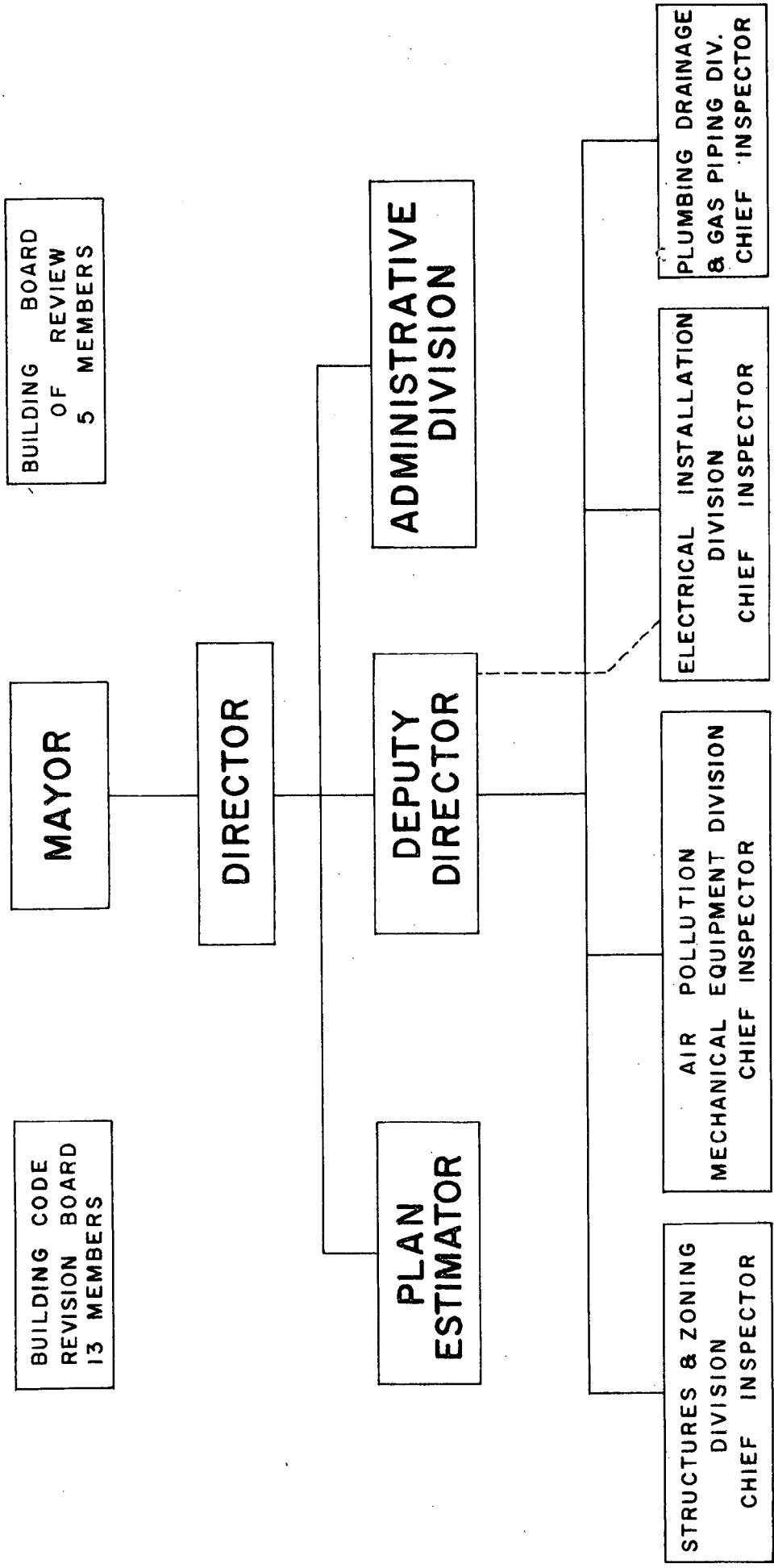
## DEPARTMENT OF BUILDING INSPECTION

The Department of Building Inspection consists of a Division of Structures and Zoning; a Division of Electrical Installations; a Division of Plumbing, Drainage and Gas Piping; a Division of Air Pollution, Mechanical Equipment and Installations, which includes heating steam power, ventilation, air conditioning and refrigeration. Each division is headed by a Chief Inspector. Heading the Department is the Director, who has overall charge of the divisions and their operations. The Director has direct charge of the Administrative Division.

The functions and reports of the various divisions will appear in appropriate parts of this report.

# DEPARTMENT OF BUILDING INSPECTION

## ORGANIZATION CHART



## RESPONSIBILITIES OF THE DEPARTMENT

The duties and responsibilities of the Department of Building Inspection are defined and established by the Charter of the City of Providence, the Building Code, the Zoning Ordinance, and other Ordinances enforced by the Department.

The Department is charged with the enforcement of both the Building Code and Zoning Ordinance. The Department issues one permit evidencing compliance with both laws. The Building Code sets forth legal requirements having to do with minimum standards for health and safety. The Zoning Ordinance regulates the use of land and buildings.

Through a vigilant program the Department has eliminated hundreds of zoning violations and has cracked down on violators of the Building Code.

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.

During the year 1959-1960 the Department made thousands of inspections for new buildings, alterations, and for general rehabilitation and conservation. Statistics which follow show that the general public wants to improve and maintain its neighborhood so as to keep them as good places to live.

## MINIMUM HOUSING DIVISION

The Division of Minimum Housing Standards referred to the Department of Building Inspection four thousand three hundred fifty-six (4,356) complaints during the year 1959-1960. The various divisions of our Department had to verify these complaints by making an inspection of the premises, and to do a "Selling job" of rehabilitation and conservation to the property owner where there was combination of fire, health, and safety hazard which would make a building unsafe for human habitation.

Through a persuasion and educational program, voluntary compliance was obtained on two thousand two hundred sixty (2,260) complaints.

Although the Department is still five inspectors short of the regular staff, the employees have taken on this additional burden from the Division of Minimum Housing with a fine spirit. Their performance has been excellent. I congratulate my employees for their loyal and faithful service.



## DIVISION OF STRUCTURES AND ZONING

The checking of plans for all major structures is performed by a small staff of Professional Engineers and Architects. Plan checkers must rely upon experience and judgment when evaluating design procedures. Many different methods of analysis and many simplifying assumptions can be made. Each method however is usually applicable to a specific problem, and the most accurate method for solutions of the particular problem involved must be used.

The Structural Division assumes the responsibility to see that the structure is erected in accordance with the provisions of the Building Code to afford the maximum in safety for the people that will be housed within.

The mode of building and the complex design of many major structures, utilizing the new methods and materials that have been introduced, has placed upon the shoulders of the Structural Division a need for the personnel to be of a more highly skilled and trained variety than was required some ten years ago.

New methods of construction, such as hyperbolic paraboloids, pre-stressed concrete, thin shell concrete and pre-fabricated units, have come into usage. Inspection techniques have to keep abreast with these newer types of buildings. New materials have been developed to make the buildings more attractive and highly functional. To provide the required safety many of these

materials must be closely checked in their application. Modern construction requires alert and highly competent inspections to insure that the building conforms to code standards.

The responsibility for the enforcement of the City's Zoning Ordinance is placed in the Division of Structures and Zoning. The Zoning Ordinance insures the most appropriate use of land in the City and by so doing stabilizes the value of property and controls the distribution of population. The Division's service insures prospective builders that limitations which may be placed upon their projects are understood while still in the planning stage. Thousands of contacts are made at the Zoning Center each year, on such matters as yards, building areas, parking facilities, zone use and similar items.

## DIVISION OF STRUCTURES AND ZONING

The activities of the Division can be briefly summed up as follows:

- (a) Plan Examination.
- (b) Material Approvals.
- (c) Field Inspections of Dangerous Structures.
- (d) Routine Inspections of Alterations and New Buildings.
- (e) Conferences with Engineers, Contractors and Material Men.
- (f) Enforcement of the Building Code and the Zoning Ordinance.

Every plan of a building or structure for which a permit is necessary must be processed by this Division. During the past year this Division checked approximately 2,590 plans of buildings and structures. It also checks plans for signs and billboards.

Other matters of importance handled by this Division are field inspections of dangerous structures, the witnessing of piling tests, tests of open web joists, pre-stressed concrete girders, and other miscellaneous tests. Floor loading in old buildings for which there are no plans available present unusual problems.

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, 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 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 16,000 inspections were made through this medium, checking and investigating complaints of hazardous conditions existing in residential, commercial, industrial, storage, educational, religious, institutional and mixed occupancy buildings. This effort has been bolstered, over the years, by the participation and cooperation of the members of the Fire Prevention Bureau. As a result of this type of service, thousands of buildings of all type of construction and occupancies have been made safer or razed. Structural, fire preventive and fire protective remedies applied as a result of this effort are as follows:

- (a) Repairs to and replacement of structural components of buildings;
- (b) General repairs to existing buildings for proper maintenance;
- (c) Installation of automatic sprinkler systems;
- (d) Erection of fire division walls;
- (e) Erection of fire-resistive partitions;
- (f) Erection of fireproof or fire-resistive enclosures around stairways and vertical shafts of all types;
- (g) Construction of fire-resistive ceilings for horizontal protection;
- (h) Installation of opening protectives on windows where exposure distances to lot lines and other buildings are below minimum requirements;

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

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

DIVISION OF STRUCTURES AND ZONING

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

Dear Sir:

I respectfully submit for your information and consideration a report of the activities of the Division of Structures and Zoning for the year 1960.

Your attention is invited to the attached statistical breakdown (Tables 1 & 2) setting forth by wards and occupancies the number and estimated cost of projects for which permits were issued during the calendar year.

Table 1, "New Work" contains data pertaining to the construction of new buildings and miscellaneous structures. Table 2, "Additions and Alterations" provides statistical data concerning repairs, alterations, and additions to existing structures. For your convenience, Tables 1 & 2 are summarized as follows:

New Buildings.....	235 Permits
* Estimated Cost.....	\$7,943,650.00
Additions & Alterations.....	1358
* Estimated Cost.....	\$3,504,500.00
* Total Estimated Cost of Construction	\$11,448,150.00

Estimated costs are for structural work only and do not include the cost of heating, plumbing and electrical installations.

In addition to the tabulated data, the following  
miscellaneous permits were issued during 1960:

Razing of Buildings.....	197 Permits
Sandblasting of Buildings.....	4 Permits
Moving of Buildings.....	2 Permits
Erection of Billboards.....	26 Permits
Erection of Wall Signs.....	95 Permits
Erection of Signs over Sidewalks.....	294 Permits
Erection of Fire Escapes.....	223 Permits
Construction of Sidewalk Vaults.....	2 Permits
Use of Streets & Sidewalks.....	107 Permits
Storage of Dangerous Chemicals.....	<u>47</u> Permits

TOTAL 997

Total Permits of all types issued during year 1960  
amounted to 2590 Permits.



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

Dexter Manor Project (Broad-Pine-Foster-Byron Sts.)	10
Lippitt Hill Re-development	230
North-South Freeway (Point St. through Aborn St. Area)	236
West River Industrial Park	<u>4</u>
Total Number of Buildings Demolished	- 480

During the calendar year 1960, 161 family units were added as a result of private building activities. This constitutes a decline of 42 units from the 1959 addition of 203 units. The 161 additional units are grouped as follows:

(a) New Buildings

111 One Family.....	111 Family Units
4 Two Family.....	8 Family Units

(b) Conversions

42 Family Units

TOTAL 161 Family Units

The total fees collected for the calendar year 1960 for all types of permits issued by this Division amounted to \$42,863.43.

The total fees collected during the fiscal year October 1, 1959 to September 30, 1960 amounted to \$45,747.32.

The Field Inspection section of the Division conducted 15,540 construction inspections and violation investigations for the year 1960 resulting in 1249 notices of violation. Of these, 672 or 54% resulted from investigation of Minimum Housing referrals.

Rigid enforcement achieved compliance with code regulations in 520 or 77% of the housing cases and in 430 or 75% of the general cases.

The plan examination section of the Division, in addition to processing routine permit requests, reviewed plans and specifications for 29 "Major Structures" with a declared estimated cost of \$50,000.00 or more, as detailed below:

Brown University 71-77 Brown Street New Biological Research Building.....	980,000.00
Trustee R. I. Hospital 112 Lockwood Street New Doctor's Offices.....	949,450.00
City of Providence 199 Oxford Street New School.....	809,150.00
Brown University 235 Hope Street New Auditorium Athletic Events.....	575,000.00
St. Pius Church Corp. 230 Eaton Street New Church.....	502,000.00
Seekonk Realty Co. 245 Waterman Street New Office Building.....	447,500.00

Cornell-Dubilier Electric Corp. West River Industrial Park New Industrial Building.....	292,000.00
R. I. Hospital (Jane Brown) Lockwood Street Alterations (1st to 4th Floors).....	208,000.00
Freeway Bowling Alleys Inc. 650 Branch Avenue New Recreation Building.....	200,000.00
Franklin Corporation Corliss-Industrial Drive New Warehouse.....	178,000.00
C. H. Sprague & Sons 194 Allens Avenue Petroleum Storage.....	177,000.00
Roman Catholic Diocese of Providence 239 Public Street New Nursery.....	163,900.00
Providence Gas Company 642 Allens Avenue Additional Storage (Petroleum Products).....	125,000.00
Providence Hebrew Day School Inc. 450 Elmgrove Avenue New School.....	125,000.00
Salvation Army 20-32 Miner Street 861-871 Burnside Street New Settlement House-Nursery.....	120,500.00
Nickerson House 121-133 Delaine Street Alterations (Nursery School).....	105,000.00
Carpenters Building Inc. 937 Eddy Street New Union Carpenters Headquarters.....	92,350.00
Davol Rubber Company 69 Point Street Alteration (4th Story Addition).....	84,000.00

Medford Corp. 151 Waterman Street New Professional Building.....	80,000.00
Gorham Manufacturing Co. 333 Adelaide Avenue Alterations (3rd Story Addition).....	75,000.00
H. P. Hood & Sons Inc. 135 Harris Avenue Alterations.....	75,000.00
St. Elizabeth Home 109 Melrose Street New Addition.....	73,000.00
Otis Elevator Company 179 West River Street New Office-Storage Elevator Parts.....	65,000.00
Carl Haffenreffer 67 Congdon Street New Dwelling.....	60,000.00
Bryant College 75 Charles Field Street New School.....	57,000.00
Joseph S. DeMambro 1290 Westminster Street New Store.....	56,500.00
R. I. Welding Supply Co. 125 Corliss Street New Welding Supplies-Service.....	55,000.00
City of Providence 188 Princeton Avenue Alterations (Gilbert Stuart School).....	50,000.00
Brewster Lumber Company (Lessee) 30 Shipyard Street New Building Material Storage.....	50,000.00

The declared estimated cost of construction of the "Major Structures" listed above totalled \$6,830,350.00, or 59.6% of the total estimated construction cost of all projects for the calendar year. The number of permits issued for the construction of these major projects totalled 29, or less than 1.8% of the total number of new buildings and alteration permits issued.

In addition to the successful accomplishment of normal duties the Division of Structures and Zoning made significant gains in the following areas during the past year:

#### Personnel

The position of Building Inspector III for Structures and Zoning, vacant for three years, has been filled by a graduate Structural Engineer. This addition to the staff has provided the Division with an increased capability in the analysis of complex structures and evaluation of new design techniques.

#### Preliminary Planning Conferences

The Division's architectural and engineering staff has met with considerable success in interesting design architects and engineers in preliminary planning conferences. Detailed critiques during the planning stage of major projects have resulted in submitted plans that conform substantially to Building Code requirements thereby eliminating long delays in processing permit applications.

A secondary result of this close association has been a noticeable increase in professional rapport between the members of this Division and the design architects.

#### Field Inspection

A program has been initiated to more fully acquaint the Field Inspector with the information concerning proposed projects in his district.

The inspectors are invited to attend all planning conferences, so that they will be thoroughly briefed on all facets of the projects and therefore able to make more effective inspections.

#### Maintenance of Records

Zoning changes approved by the City Council during the past 9 years have been incorporated in a new set of zoning plat cards prepared by the Division.

#### Plan Examination

The addition of a structural engineer to the plan examination staff has enabled the Division to increase its work capacity without reducing its efficiency.

The Division architects, relieved of the added responsibility of determining structural integrity, have been able to maintain the same high degree of compliance with the Building and Zoning Ordinances in spite of the greater work load resulting from an increase in the number of major construction projects undertaken during the past year.

Respectfully submitted,

NICHOLAS DI BENEDETTO,  
Chief Inspector of  
Structures and Zoning

NEW WORK

WARDS

	I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII	No.	EST. COST
DWELLINGS															
1 FAMILY	2	7	1	17	60	15	5	3	1	-	-	-	-	111	\$ 1,247,250
	EST. COST	166,000	10,000	163,500	578,100	149,500	45,000	30,400	9,750	-	-	-	-		
DWELLINGS															
2 FAMILIES	-	1	-	1	1	-	-	-	1	-	-	-	-	4	55,000
	EST. COST	15,000	-	15,000	10,000	-	-	-	15,000	-	-	-	-		
MULTI-FAMILIES															
	No.	-	-	-	-	-	-	-	-	-	-	-	-	-	
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	
CHURCHES, HOMES, ETC.															
	No.	-	-	-	1	-	-	-	-	1	1	-	-	3	786,400
	EST. COST	-	-	-	502,000	-	-	-	-	120,500	163,900	-	-		
AMUSEMENT & RECREATION															
	No.	-	1	-	1	-	-	-	-	-	-	-	-	3	781,000
	EST. COST	-	575,000	-	6,000	-	-	-	-	-	-	-	-		
OFFICE BUILDINGS AND DANKS															
	No.	2	-	-	-	-	-	1	-	1	1	2	-	7	1,591,300
	EST. COST	527,500	-	-	-	-	-	3,000	-	92,350	949,450	19,000	-		
PUBLIC & MUNICIPAL															
	No.	-	-	-	-	-	-	-	-	-	-	-	-	-	
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	
SCHOOLS															
	No.	1	3	-	-	-	-	-	-	1	-	-	-	5	2,096,150
	EST. COST	57,000	1,230,000	-	-	-	-	-	-	809,150	-	-	-		
GASOLINE STATIONS															
	No.	-	-	-	-	-	-	-	-	-	1	-	-	2	23,000
	EST. COST	-	-	-	-	-	-	-	-	-	12,000	-	-		
GARAGES															
	No.	2	4	4	22	11	2	2	3	1	-	-	1	55	65,400
	EST. COST	2,300	3,800	5,800	26,600	13,800	2,200	2,600	3,400	900	-	-	800		
STORES															
	No.	1	-	-	-	2	-	1	3	3	-	-	2	14	348,000
	EST. COST	25,000	-	-	-	80,000	-	8,000	44,500	47,000	-	-	96,500		
STOREHOUSES															
	No.	-	-	-	1	1	1	-	1	-	-	1	3	10	401,100
	EST. COST	-	-	-	17,000	5,500	30,600	-	50,000	-	-	7,000	48,000		
MANUFACTORIES AND SHOPS															
	No.	-	-	-	1	-	-	-	-	1	-	3	2	13	531,000
	EST. COST	-	-	-	5,000	-	-	-	-	38,000	-	22,000	20,000		
OIL BURNERS															
	No.	-	-	-	-	-	-	-	-	-	-	-	-	-	
	EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	
MISCELLANEOUS															
	No.	1	-	-	-	-	3	1	1	1	-	-	-	-	
	EST. COST	800	-	-	-	-	-	700	500	15,000	-	-	-	8	18,050
TOTAL NUMBER BY WARDS ESTIMATED COST BY WARDS															
	No.	9	16	5	34	87	11	8	10	9	3	6	9		
	EST. COST	707,600	1,989,800	15,800	1,128,900	1,144,700	78,650	44,700	123,150	1,122,900	1,125,350	48,000	165,300		

TOTAL ESTIMATED COST \$ 7,943,650  
TOTAL NEW PERMITS 235

# ALTERATIONS

## WARDS

	I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII	No.	EST. COST
DWELLINGS															
1 FAMILY	32	68	21	21	55	29	21	9	34	14	5	7	11	327	\$ 336,700
EST. COST	54,950	87,000	17,100	22,650	59,300	23,900	15,700	2,850	25,650	9,700	1,350	7,200	9,350		
DWELLINGS															
2 FAMILIES	28	20	15	21	33	30	37	23	20	16	26	11	19	299	292,050
EST. COST	50,850	24,250	19,700	23,150	41,500	29,500	24,200	14,150	12,400	12,900	15,050	8,200	16,200		
MULTI-FAMILIES															
EST. COST	27,700	11,700	5,900	7,200	15,650	27,600	10,400	14,200	16,350	5,650	15,550	39,900	32,950	237	230,750
CHURCHES, HOMES, ETC.															
EST. COST	2	3	2	3	3	3	1	-	2	2	3	7	6		
AMUSEMENT & RECREATION															
EST. COST	18,500	29,000	6,900	6,700	13,800	113,500	13,000	-	74,000	3,500	214,900	66,700	23,400	37	583,900
OFFICE BUILDINGS AND BANKS															
EST. COST	-	6,700	-	-	-	-	-	-	1,900	-	-	4	-	6	22,900
PUBLIC & MUNICIPAL															
EST. COST	3	1	1	-	1	-	-	-	2	2	-	25	2	37	147,250
SCHOOLS															
EST. COST	28,200	7,000	1,000	-	1,500	-	-	-	5,400	2,800	-	98,400	2,950		44,000
GASOLINE STATIONS															
EST. COST	1	-	2	300	900	700	-	300	12,800	300	-	27,500	300	22	397,850
GARAGES															
EST. COST	35,000	25,000	-	22,850	55,250	35,500	63,200	50,000	11,550	30,000	20,000	30,000	19,500	25	365,250
STORES															
EST. COST	1	1	6	7	4	6	4	1	2	5	6	9	-	52	
STOREHOUSES															
EST. COST	350	3,200	1,650	5,650	2,100	7,250	3,100	300	6,200	137,200	184,950	13,300	-		22,950
MANUFACTORIES AND SHOPS															
EST. COST	6	2	-	-	10	3	5	3	6	1	4	1	1	42	362,100
CIL BURNERS															
EST. COST	7,700	900	-	-	5,250	800	2,450	1,100	1,600	500	1,150	800	700		42,300
MISCELLANEOUS															
EST. COST	13	1	7	11	3	12	12	9	12	7	12	49	14	162	597,400
TOTAL NUMBER BY WARDS ESTIMATED COST BY	52,600	400	13,550	24,100	1,300	45,900	8,750	48,650	31,000	9,350	17,150	88,100	21,250		
WARDS	2	-	-	2	-	2	1	1	-	2	-	4	3	17	
EST. COST	6,000	-	-	1,200	-	7,200	3,000	100	-	8,500	-	15,100	1,200		
EST. COST	1	1	-	4	2	1	2	11	4	5	7	15	23	76	
EST. COST	1,000	1,500	-	15,200	6,250	10,000	2,900	125,500	51,200	15,100	133,750	43,150	191,850		
EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
EST. COST	4	1	-	1	-	1	1	1	-	1	-	9	-		
EST. COST	32,700	3,000	-	1,500	-	800	700	200	-	500	-	19,700	-	19	59,100
TOTAL NUMBER BY WARDS	117	106	67	80	135	114	100	80	113	68	91	173	114		
ESTIMATED COST BY WARDS	315,850	199,650	66,400	130,500	202,800	302,650	147,400	257,350	250,050	236,000	603,850	472,350	319,650		
TOTAL ESTIMATED COST	\$ 3,504,500														
TOTAL ALTERATIONS PERMIT	1,358														



## CONSTRUCTION OUTLOOK - 1961

Construction contracts for 1961 should move upward, thus ending the brief decline of 1960. Private building may go down slightly, but this will be more than offset by a gain of publicly-owned projects. The physical volume of commercial, manufacturing, and social and recreational buildings may decline. However, schools will stay even; while hospitals, public buildings, religious buildings and the miscellaneous category should rise somewhat. If the estimates for 1961 prove reasonably correct, the industry may be resuming its upward course, paralleling the growth of the nation and the economy to be expected during 1961.

## DIVISION OF ELECTRICAL INSTALLATIONS

A steady increase during the past year continued in the number of major electrical installations in new public buildings, office buildings, hospitals, and industrial plants. In addition to the new buildings, many major electrical installations and the wiring of existing buildings have been made during the past year. The extent of this increased usage is exemplified by the changes in the minimum requirements of the National Electrical Code, which required two watts per square foot for office lighting in 1951, will require five watts per square foot in 1961.

Production workers in our manufacturing and precision assembly plants are now being offered levels of illumination which are equal to that supplied in office buildings. Industry has a great need for modern lighting facilities for new store fronts, display areas, showrooms, offices and production areas.

DIVISION OF ELECTRICAL INSTALLATIONS

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

Dear Sir:

I respectfully submit the following report of the Revenue and Operations of the Division of Electrical Installations for the period of the fiscal year 1959-1960.

# REPORT

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

1. Seventy-eight (78) Limited Premises Permits \$ 390.00
  2. Four thousand and twenty-five (4,025) permits for installations of electrical wiring and apparatus including alterations and repairs. 16,190.97
- \$16,580.97

OPERATIONS: A summary of the work done by the Division of  
Electrical Installations from September 30, 1959 to October 1, 1960

Number of rough wiring inspections.....	619
Number of defective installations re-inspected.....	1,927
Number of Certificates of Approval issued.....	2,869
Number of inspections after fire.....	940
Number of investigations requested by the Narragansett Electric Company and Fire Department...	300
Number of special investigations.....	5,045
Number of re-inspections.....	<u>3,416</u>
Total number of inspections.....	15,116

Letters to owners..... 2,538

Number of disconnects..... 16

Signs illuminated..... 359

Signs not illuminated..... 82

Total..... 441

NOTE: Two requests for special  
permission were granted  
from September 30, 1959  
to October 1, 1960.

## DIVISION OF ELECTRICAL INSTALLATIONS

The past year has been a truly great one electrically, in the City of Providence, for the following reasons:

PROVIDENCE IS HONORED: The election of Mr. Peter J. Hicks, Jr., Chief of the Electrical Installation's Division, as President of the International Association of Electrical Inspectors, has increased the prestige of the Electrical Division of the Department of Building Inspection and, thereby, honored the City of Providence.

The City of Providence has been given recognition for its excellent Electrical Inspection work throughout all Sections of the United States and Canada by Mr. Hicks' attendance and participation in all of the Annual Section meetings of the above mentioned Association.

On the other hand, Mr. Hicks has accumulated a wealth of knowledge on the various phases of electrical problems in other areas. He has brought this know-how back to the City of Providence and shared it with his subordinates in the Electrical Installations Division so that they may have a broader outlook on the daily problems which they face by knowing how other Inspectors have decided in similar cases.

EMPLOYMENT IS HIGH: Employment of electrical workers is at an all time high in Providence; due to the size of the jobs, the complexity of the installations, and the number of projects under simultaneous construction or remodeling.

Project Turnkey, the New Post Office facility in Providence located in the West River Industrial Park area, is the largest and, perhaps, the most complex example of the type of electrical installations that requires the continuous employment of electrical workers even after the original installations are completed, in order to maintain the equipment and to re-arrange certain components from time to time.

The IBM Computer Center Installation for Brown University, although smaller than the Post Office in size, is complex and will require continuous electrical maintenance service.

The following remodeling and building projects of: Brown University, Bryant College, Rhode Island Hospital, Roger Williams General Hospital, Mack Truck Corporation, Franklin Corporation, Cornell-Dubilier; along with the Post Office project Turnkey; as well as the routine inspection and investigation work; including re-inspections requested by the Minimum Housing Standards Division, have all relied on the services rendered by the Electrical Division.

The usefulness of any building structure as well as the safety of persons and property from the hazards arising from the use of electricity for light, heat, power and other purposes requires: competent examination of plans, inspection of the electrical work; and, re-inspection of work where requested or required.

ELECTRICAL INSPECTORS ARE COMPETENT: The fact that there have been no electrically caused fatalities in Providence, in the past year, is evidence of competent Inspection work on the part of the Inspectors of Electrical Installations in the Electrical Division.

Competent Investigation and Inspection after fires have revealed that fires of electrical origin have been caused by the use of defective portable electrical equipment, lamp and appliance cords, including extension cords, amateur wiring with materials and supplies which are not approved for the purpose.

The Electrical Inspectors are always engaged in a program of safety through Education of The Public to the end that: the Public shall willingly discard defective cords and electrical equipment, which cannot be economically repaired; use only approved equipment and wiring methods; and have all new wiring and/or additions and/or alterations to existing wiring inspected and approved by the Electrical Division of the Department of Building Inspection before accepting and using the installations.

PUBLIC RELATIONS ARE GOOD: The rigid enforcement of Rules and Regulations for the Installation of Electrical Wiring and Apparatus is an axiom with the Electrical Division. The Electrical Division, acting as a well co-ordinated team in the best interests of the Public, is able to tactfully handle complaints by conducting investigations of probable dangerous conditions. It reports its findings to the Owners, when actual hazard is revealed, and persuades the Public to want to remove any violations or hazards without the need for Court action and for the Public's own safety.

NEW ELECTRICAL CODE APPROVED: The complete revision of the "Rules and Regulations for the Installation of Electrical Wiring and Apparatus" of the City of Providence Building Code have been approved by the City Council on December 16, 1960. The above revision of the above Rules and Regulations was prepared by an Advisory Committee representing every important phase of the Electrical Industry in this area and approved by the Building Code Revision Board before submittal to the City Council.

It is referred to as the New Providence Electrical Code by the local Electrical Industry. The New Electrical Code is based on the 1956 Edition of the National Electrical Code and is amended by a completely new supplement intended to tailor its provisions to meet the specific conditions that exist in the City of Providence, such as: the type of building construction and its occupancy use, fire district, etc. It, also, recognizes new wiring methods such as; cellular concrete floor raceway systems, mineral insulated metal sheathed cable systems, etc.; and, other changes in the electrical industry, such as electrical fixed space heating of buildings.

The Electrical Industry is continually undergoing changes. The use of electricity has doubled in the past ten years and is expected to almost triple in the next ten years. New appliances, electrically operated automatic machinery, electrically powered automatic computers and the like are being developed which would stagger the imagination of anyone.



Therefore, while we are grateful for our New Electrical Code's approval, nevertheless, we must start preparing again to review our Code in the light of the rapid changes so that we will always have as modern a Code as possible in order to keep pace with the ever changing materials, methods, and equipment used in the Electrical Industry.

COMMENTS: The Electrical Division deeply regrets the loss of one of its Inspectors, Mr. Charles E. Quinn, who died on June 16, 1960. Mr. Quinn brought prestige to the Department of Building Inspection on the day that he entered the Electrical Installations Inspection Office. By his competent actions, Mr. Quinn maintained the highest standards of the Electrical Division and brought credit to his Superiors and to the entire Administration personnel of the City of Providence.

The Electrical Division is still one man short, in spite of the fact that two additional Inspectors were employed this year to expedite the performance of the additional work load that has been imposed on this Division by the Minimum Housing Standards Division's survey and re-inspection work. The Electrical Inspectors, nevertheless, have carried on the work to be done as well as can be expected under the circumstances. In fact, they are doing a commendable job.

The Inspectors of Electrical Installations fully appreciate their responsibilities for the safety of persons and property from the hazards arising from the use of electricity for

light, heat, power and other purposes. They know full well that a single oversight or error in their judgment during inspection, which results in approval of an unsuitable installation, can be the cause of injury or death and/or the damage or complete loss of property. Therefore, they must always make every effort to be sure that installations are safe before they give their approval.

There can be no doubt that such ability requires constant training. At present, only on-the-job training is available to the Inspector; nevertheless, responsibility starts after the first few days or weeks under the supervision of an active Inspector.

Men placed in training must have specific characteristics to fit them for the work: (1) They must like people and be able to maintain good Public Relations; (2) They must be persuasive and firm without being rude or inconsiderate; (3) They must have acquired sufficient technical knowledge to properly judge the work of others; (4) They must be able, by inspection, research and investigation, to obtain all the essential data necessary to decide whether equipment or material should be accepted; (5) They must have the know-how and experience to judge the installation, as a whole, in the light of the prevailing conditions, considering the possibility of changes in conditions that could affect the safety and cautioning owners against making such changes; (6) Last, but not least, they must be honest and fair with all concerned, including themselves.

The Electrical Installations in a building should not be considered lightly, as is usually the case; nor, as a necessary evil along with the other utilities, which is even worse, because without the electrical installations the structure would have but a very limited use under modern living and working standards. Lighting, heating and work-saving electrically powered equipment, as well as air-conditioning equipment, all have made it possible to use a structure more efficiently and for more purposes.

The safe use of a building, either new or existing, is not assured by the strength of materials and structural design alone.

Where electrical fixtures and other equipment are essential to the operation and use of the building by its occupants, which is almost always the case, then the safety of persons and property is very much dependent upon proper and safe electrical installations.

The minimum provisions considered necessary, to assure the above safety, are contained in the City of Providence Rules and Regulations for the Installation of Electrical Wiring and Apparatus. Under the Providence Building Code, the Electrical Division of the Department of Building Inspection administers the above Rules and Regulations upon which the Inspectors of Electrical Installations must base their decisions to approve or reject electrical work.

Proper maintenance is necessary to assure safety according to the above provisions; therefore, re-inspections must be made from time to time to assure safety.

Accidents do occur occasionally, however, due to material

or equipment failure; or perhaps, more often due to careless use of equipment and the use of unapproved installations. Special Investigations and detailed reports of such accidents must be made by the Inspector. Fires are, also, subject to the same type of Special Investigations and reports. Where electrocution results, the details are thoroughly analyzed to prevent any re-occurrence of the condition that caused the fatality.

It is the hope of the Electrical Division that it can continue to maintain its high standards of inspection and enjoy the fine public relations that have now become traditional to the office.

At the present salary level, which is low by comparison with the wage scale in this area for electricians, it is not possible to attract anyone to accept the position of Inspector of Electrical Installations who is suitable for the position and of the calibre of the late Mr. Quinn;--that is, capable of maintaining the high standards and good public relations which are so essential to the service provided by the Electrical Division.

The Electrical Division, therefore, suggests that a new salary scale be provided for Inspectors of Electrical Installations which is comparable to the wage scale for electricians in the area. It is not in the best public interest to sacrifice the quality of service now being rendered by employing, in the future, unqualified persons who will accept the present salary level.

Respectfully submitted,

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

## DIVISION OF PLUMBING, DRAINAGE AND GAS PIPING

The Plumbing Division's responsibilities from a technical and code enforcement standpoint have increased materially since the advent of many major structures which have to be assigned to trained personnel who specialize in this type of inspection. A complete file must be kept of each job with all pertinent correspondence and a simplified method of recording all inspections.

The work load of the Plan Checking Section has also increased in volume due to these increased amounts of larger construction projects, including swimming pools.

A training program is recommended for inspectional and supervisory personnel, so as to increase operational efficiency. The Division Chief will offer a refresher course in basic pneumatics and hydraulics of plumbing and drainage systems to the inspectional and supervisory personnel. This I believe will make many of our inspectors and supervisors better technicians, and improve their ability to use handbooks, textbooks, manufacturers' manuals, and the technical information in our Code. It will also assist them in the discussion of problems in field and office which are presented by contractors, designers, architects and engineers.

DIVISION OF PLUMBING, DRAINAGE AND GAS PIPING

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

Dear Sir:

As requested, this will show the activities and statistical record of the Plumbing Division of Plumbing and Drainage for the fiscal year October 1, 1959 to September 30, 1960:

Plumbing Inspections	7,939	
Drain Inspections	2,017	
Miscellaneous Visits	785	
Minimum Housing Visits	1,913	
Convalescent Home Visits	28	.....TOTAL 12,682

Plumbing Plans Filed	3,468	
Drain Plans Filed	525	.....TOTAL 3,993

Work on old Buildings	3,301	
Work on New Buildings	167	.....TOTAL 3,468

Sewer Connections	3,366	
Cesspool Connections	2	.....TOTAL 3,368

Final Plumbing Plans Passed	3,509	
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Estimated Cost of Plumbing Plans	\$1,448,135.00
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Estimated Cost of Drain Plans	<u>70,385.00</u>
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TOTAL	\$1,518,520.00
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Limited Sprinkler Licenses Issued	\$ 50.00
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Limited Drainlayer Licenses Issued	<u>200.00</u>
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TOTAL	\$250.00
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Fees for Plumbing, Drain and Limited Licenses	\$13,865.47
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During the past nine months the plumbing department has progressed rapidly in the field of safety and sanitation. New means have been provided to protect the water supply in regards to cross connections and back siphonage.

With the addition of two new inspectors to our competent force of plumbing inspectors, we have been able to police more fully the duties of this department.

A high standard for this department has been set so that it may provide competent and efficient inspection of the water supply to homes, office buildings, hospitals, schools, etc., and of the sewerage leaving the buildings.

With the private swimming pools becoming more popular in this area, it is this department's goal to see that the highest standards of material and installation are maintained.

#### Cross Connections

#### Disease and Death by Water

The list of deadly diseases that can be caused and spread by contaminated water is an impressive one. Death is frequently present where these diseases occur. Here is a partial listing of Water-borne diseases:

Cholera --- One of the deadliest of all diseases.  
Dysentery --- There are two types of this disease (amoebic and bacillary) but both are deadly and can spread rapidly.  
Typhoid Fever --- A highly infectious, often fatal disease caused by contaminated food or water.  
Vaccination and positive protection of water supplies can prevent this.

In addition to the above diseases which have been positively identified as water-borne, the following three diseases are under strong suspicion as also being water-borne, though absolute proof has not yet been established:

1. Poliomyelitis
2. Jaundice
3. Salmonella

The plumbing inspector looks for back siphonage and cross connections in the plumbing system. Plumbing in the accepted terminology is a series of pipes in which fluids and liquid-borne solids are transported hydraulically. These are supplemented by the components by means of which the system is controlled or utilized. These, in part, are the valves, fixtures and appliances which may be permanently or temporarily connected to any part of the plumbing system.

Essentially the plumbing system is a composite of two separate systems, each performing independent but closely integrated services. In one, water for domestic uses is transported to the point of use. In the other, waste water and water-borne wastes are transported to a safe place of disposal.

Where water is supplied to fixtures for domestic use and may be used by persons both internally and externally, it must be potable at its source, delivered to the service lines in a potable condition and maintained in this potable condition by a properly designed and maintained plumbing system.



After use for domestic purposes, water, with its contaminants, must be disposed of by the sanitary plumbing section of the system. Water from the supply system is essential to satisfy the performance requirements of the sanitary section of the system by means of which human wastes are disposed. Because of the nature of the services that each performs in relation to the other, they must, naturally, be closely associated physically to permit the flow of water from the supply to the sanitary system as required.

On the other hand, the sanitary system must work at atmospheric pressure and be so designed that pressure, either positive or negative, will not develop to either blow or siphon the traps. Both elements being hydraulic systems, they behave according to the natural laws governing the flow of liquids.

From the research studies in the laboratories and in the field have come conclusive data concerning the causes of water pollution within the water supply section of the plumbing system. Safe procedures are clearly defined and, if followed, will produce a safe plumbing system.

### APPROVAL OF PLANS

There were 365 blue prints and specifications submitted to this department for corrections and approval by Architects and Engineers; of this number 150 were not approved, but were corrected; and 941 questions in regard to Plumbing and Drainage were answered. The work was necessary in order that the Plumbing being installed would comply with the City of Providence Plumbing Law.

### COURT CASES

There were 101 illegal plumbing and drainage installations that were corrected and legalized without court action, by sending of legal letters to the owners of the properties and by investigations by inspectors of this department.

### AGED AND CONVALESCENT HOMES

At the request of Mr. DiMase, Director of the Department of Building Inspection, this department inspected 28 homes for the aged and convalescent. The inspections were required under the Rhode Island State Law, Chapter 374, for approval of the plumbing installed in the building before a license may be issued by the State for an aged and convalescent home.

Respectfully submitted,

JAMES J. DOWNEY,  
Chief Inspector

DIVISION OF AIR POLLUTION  
MECHANICAL EQUIPMENT AND INSTALLATIONS

Now that buildings of great areas and height are being built, the complexity of the mechanical installations require well-informed and competent engineers and inspectors. New buildings are really showplaces for new devices in heating and air conditioning systems, elevators and escalators, as well as steam boilers and pressure vessels.

Technological advancement in the heating and refrigeration industries in recent years is reflected in the more advanced types of air conditioning and refrigeration equipment now being installed in modern buildings. The increasing use of various types of electronic computing machines and the desire of industry to create more desirable environment in offices and stores has made air conditioning an almost essential feature of a modern building.

To cope with these new developments it will be necessary to train mechanical engineers in plan checking for these types of structures. As time goes on it will be necessary to use more mechanical engineers in plan check than has been customary in the past. In addition, field inspectors must be given inservice training to cope with the complicated inspection problems on major structures.

DIVISION OF AIR POLLUTION  
MECHANICAL EQUIPMENT AND INSTALLATIONS

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

Dear Sir:

The following is the annual report covering the various activities, operation and revenue of the Division of Air Pollution and Mechanical Equipment and Installations for the fiscal year October 1, 1959 to September 30, 1960.

Progress in the control of air pollution continues in a satisfactory manner as borne out by the results shown by the analysis of air samples gathered in Providence during 1959. It should be explained that Providence is one of the air sampling stations of the National Air Sampling Network, and was one of the original 30 sampling sites. Twenty-four (24) samples are collected on a bi-monthly basis during the calendar year. These are sent to the Robert A. Taft Sanitary Engineering Center, in Cincinnati, Ohio, for analysis and results are received on a quarterly, semi-annual and annual basis.

Since 1957 Providence has continually ranked near the very top among cities of its population size in the matter of least suspended particulate matter and organic substances in the air according to the tabulated results of the analysis in Cincinnati.

The low 1958 averages of 132.8 Micrograms per cubic meter for suspended particulate matter and 13.5 Micrograms per cubic meter for organic substances were further reduced in 1959 to 98.2 Micrograms per cubic meter for suspended particulates and 10.28 Micrograms per cubic meter for organics.

During the year, several new structures have been built in the West River Industrial Park, including the \$20,000,000 Intellex Building, housing the nation's first fully automated Post Office. In these new buildings all processes venting to the atmosphere which could contribute to air pollution were required to specify adequate control equipment during the design stage. As a result very little air pollution should emanate from industry in that area.

Existing plants continued to install control equipment such as dust collectors, gas scrubbers, smoke detectors, lint traps, grease filters, activated carbon, filters, etc., while others changed their processes with excellent results. One jewelry firm which chronically emitted fumes from a spraying process was served with a warrant and as a result a new type of spraying equipment was installed. Not only was the fume nuisance abated but a substantial savings resulted according to the owner.

Several existing plants installed suitable control equipment for their paint spray operations when expanding their facilities and emissions from these sources are considerably lessened.

The Narragansett Electric Co. was requested to furnish the results of dust sampling tests to the Air Pollution Division because of the continued heavy emission of dust from some of the stacks at Manchester Street. During these tests it was discovered that the mechanical collectors there were in need of repair which affected the efficiency of the equipment.

The repairs were undertaken on a scheduled basis and were completed in September. The increased efficiency attained is evident even to the casual observer as it has resulted in a much lighter effluent. In addition, at the request of the Division the Narragansett Electric Co. has already started a program of wetting down the storage coal piles with a wetting agent, so that the fines from the coal will not become windborne to create a dust nuisance.

Several laundries and launderettes were required to install additional lint traps in their dryer exhaust ducts to eliminate the nuisance from this source.

Diversified industry, such as stone cutting, coffee roasting and jewelry installed dust collectors to abate dusts from there processes.

Many more smoke detectors and alarms were installed by industry during the year while several plants replaced worn fuel burning equipment with modern steam generators. These steps should further lessen smoke emissions.

An ozone generator to eliminate cooking odors was installed in a downtown restaurant. This is the first installation of this type of equipment in this area. Other new restaurants opened during the year used high level discharge or activated carbon filters to control cooking odors.

Continuing concentrated effort to enforce the ban on open fires is resulting in slow but steady progress. However, the habit of burning waste paper and leaves is one of long standing

with our citizens who do not realize the fire hazard, nuisance and air pollution effects resulting from this practice. In addition it has been proven that benzopyrene, a cancer forming agent, results from incomplete combustion of fuels and waste materials. This certainly constitutes a health menace from open fires which we cannot afford to ignore.

It is necessary to have the full backing of all our citizens if we are to be successful in this phase of our work.

During the year the Chief of the Division and members of the staff met with top level of management and engineers in consultation prior to expansion or new building regarding problems concerning air pollution and mechanical equipment.

As in past years, the Chief spoke before various groups and taped a fifteen minute radio interview on "Air Pollution Control" for "Probe" on Station WPRO.

An ever dedicated group of inspectors continued their diligent work which has been so effective in the success of our Air Pollution Control program.

The cooperation of such groups as the League of Women Voters, the Providence Chamber of Commerce, and the R. I. Medical Society continues to supplement the work of our staff in a very effective manner.

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

In November, the Chief of the Division was visited by Dr. Takeshi Saito, Head of the Department of Mechanical Engineering at HokKaido University in Sapporo, Japan. In 1957, Dr. Saito had written for information concerning air pollution control of smoke from combustion and had been furnished with specific answers to the questions asked. Dr. Saito, who was visiting several Universities in this country and Canada, took the opportunity to come to Providence to personally thank the Chief for the help received and to inquire further about methods used in our city. It was very pleasing to us to be told that our program of air pollution control has achieved international recognition. We also had a visitor from London, England, who inquired about various aspects of air pollution and inspection of fuel burning equipment.

As has been the custom in recent years, the National Cleaner Air Week in Providence was highlighted by the release of balloons by a group of dignitaries headed by Mayor Reynolds. The purpose of the balloon experiment is to show the great distances which air borne contaminants can travel. One balloon was found near New Bedford while another was picked up in Woonsocket two days later.

The several new buildings in the West River Project, and the expanded building program at Brown University resulted in an unprecedented amount of inspection work for our staff in all phases of mechanical equipment installations, including conveyors, elevators, sprinklers, heating, air conditioning, refrigeration



and ventilation. Although creating peak work loads at times adequate and complete inspection was maintained in addition to normal duties. The Chief and the staff witnessed many tests following completion of mechanical installations in order to determine suitability of compliance with Building Code regulations in regards to safety requirements for the protection of life and property.

The City Council's approval of amendments pertaining to the requirements for vents and flues for gas fired equipment should result in a reduction of accidents from faulty and improper combustion. The changes, as approved in Providence, may be adopted as part of the BOCA Code, a National Code which is used by more than five hundred cities and communities throughout the country.

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

Each year it becomes more apparent that the integration of the Air Pollution Control Division within the Department of Building Inspection was an excellent move because source control of air contaminants has resulted in many instances through specification of control equipment during the design stage of new structures. When the examination of building plans shows that the equipment proposed will discharge air pollutants to the atmosphere, the building permit is withheld until suitable control measures are specified.

The Division activities in inspection of mechanical equipment and installations results in greater protection of the lives and property of the citizens of Providence through strict enforcement of maximum safety requirements. This is borne out by the fact that the number of fires and explosions resulting from defective fuel burning equipment in Providence is well below the national average.

The number of applications for Stationary Engineer and Boiler Operator Licenses continues high. Of the 151 applications submitted, 133 were granted after the applicants passed the required examinations.

The following is an accounting of the Division of Air  
Pollution and Mechanical Equipment and Installations from  
October 1, 1959 to September 30, 1960:

REVENUE

Oil Burners	966.90	
Gas Burners	1417.78	
Gas Water Heaters	3891.55	
Boilers	1898.73	
Spray Booths	41.78	
Furnaces	707.16	
Tanks	460.53	
Unit Heaters	122.00	
Radiation	483.50	
Lifts	108.85	
Compressors	27.44	
Air Conditioning	1228.02	
Consoles	720.00	
Ductwork	586.25	
Gas Dryers	23.50	
Elevators	661.84	
Sprinklers	786.59	
Ventilation	554.05	
Emergency Generators	25.00	
Dumbwaiters	59.13	
Refrigeration	84.38	
Ovens	86.80	
Piping	106.65	
Conveyors	1524.15	
Incinerators	43.90	
Dust Collectors	124.70	
Smoke Detectors	2.87	
	<u>\$16,744.05</u>	\$16,744.05
New Licenses:		
Boiler Operator	445.00	
Operating Engineer	210.00	
Refrigerating Machine Operator	10.00	
License Renewals:		
Boiler Operator	1764.00	
Operating Engineer	1698.00	
Refrigerating Machine Operator	40.00	
	<u>\$4167.00</u>	\$ 4,167.00
Grand Total		\$20,911.05

There were 3,573 permits issued from October 1, 1959 to September 30, 1960 for the following equipment:

<u>EQUIPMENT</u>	<u>UNITS</u>		
Oil Burners	412		
Gas Burners	446		
Gas Water Heaters	1943		
Boilers	326		
Spray Booths	4		
Furnaces	171		
Tanks	179		
Unit Heaters	71		
Radiation	162		
Lifts	13		
Compressors	6		
Air Conditioning	82		
Consoles	370		
Ductwork	118		
Gas Dryers	17		
Elevators	19		
Sprinklers	49		
Ventilation	63		
Emergency Generators	5		
Dumbwaiters	4		
Refrigeration	5		
Ovens	7		
Piping	11		
Conveyors	4		
Incinerators	3		
Dust Collectors	7		
Smoke Detectors	2		
Licenses:	New	Renewal	
Boiler Operator	89	882	
Operating Engineer	42	849	
Refrigerating Machine Operator	<u>2</u>	<u>20</u>	
Total	133	1751	

## INSPECTIONS AND INVESTIGATIONS

Annual Fuel Burning Equipment Inspection and Permits Issued	2127
Oil Burner Inspections	412
Gas Burner Inspections	446
Gas Water Heater Inspections	1943
Boiler Inspections	326
Spray Booth Inspections	4
Furnace Inspections	171
Tank Inspections	179
Unit Heater Inspections	71
Radiation Inspections	162
Lift Inspections	13
Compressor Inspections	6
Air Conditioning Inspections	82
Console Inspections	370
Ductwork Inspections	118
Gas Dryer Inspections	17
Elevator Inspections	19
Sprinkler Inspections	49
Ventilation Inspections	63
Emergency Generator Inspections	5
Dumbwaiter Inspections	4
Refrigeration Inspections	5
Oven Inspections	7
Piping Inspections	11
Conveyor Inspections	4
Incinerator Inspections	3
Dust Collector Inspections	7
Smoke Detector Inspections	2
Complaints Received and Investigated	235
Violations Noted and Investigated	871
Investigations	4479
Control Tests	341
Re-inspections	328

12,880

During the course of the year the Air Pollution and Mechanical Division examined numerous plans and specifications, held many conferences with Architects, Engineers, General Contractors and Equipment Installers, to encourage compliance with Building Code requirements.

In addition, members of the staff were always available to serve as consultants on Code problems and difficulties encountered during installation, to everyone requiring this service, all of which resulted in better public relation.

Respectfully submitted,

GENARO G. COSTANTINO, Chief  
Air Pollution and Mechanical Inspection

## MANAGEMENT AND ADMINISTRATION DIVISION

Under the direction of the Director this Division has the responsibility for such personnel functions as: employment interviewing; placement; coordination of disciplinary actions; maintenance of records; preparation of reports; employee counseling; employee entrance and exit interviews; and coordination of employee training.

The Administrative Division is responsible for the collection and deposit of various types of fees for permits, licenses, Zoning, Building and Housing Board applications.

The Division is also responsible for processing payrolls, mileage rolls, demands for the payment of bills, and for maintaining proper records to reflect the condition of appropriations at all times.

### REVENUE SUMMARY

The 1959-1960 Departmental revenue totalled:

Division of Structures & Zoning	\$45,747.32
Division of Electrical Installations and Limited Premises Licenses	16,580.97
Division of Air Pollution and Mechanical Equipment	20,911.05
Division of Plumbing, Drainage and Gas Piping	13,865.47
Zoning Board Applications	1,340.00
Building Board Applications	470.00
Housing Board Applications	<u>310.00</u>
TOTAL	\$99,224.81

One cashier handled these revenues.



ONE FEE FOR PERMITS

Under 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 1960:

<u>JOB</u>	<u>ESTIMATED COST</u>	<u>FEE PAID</u>
112 Lockwood St. Rhode Island Hospital New Medical Office Bldg.	\$1,666,102.00	\$1,268.00
245 Waterman St. Seekonk Realty Co. Office Building	625,000.00	747.50
230 Eaton St. St. Pius Church Corp. New Church	600,000.00	730.00
Lockwood St. Rhode Island Hospital Alterations--Jane Brown	462,100.00	647.00
West River Ind. Park Cornell-Dubilier Industrial Building	218,000.00	403.00
239 Public St. Catholic Diocese of Prov. Day Nursery	195,500.00	380.50
20-32 Miner St. Salvation Army Day Nursery	150,000.00	335.00
122 Delaine St. Nickerson House Alterations & Addition	150,000.00	335.00

<u>JOB</u>	<u>ESTIMATED COST</u>	<u>FEE PAID</u>
739 Eddy St. Carpenter's Building Inc. Union Hall & Office Building	129,800.00	314.80
586 Atwells Ave. General Electric Co. Alterations	69,700.00	224.40
235 Hope St. Brown University Alterations	67,000.00	219.00
299 Carpenter St. Harben Realty Co. Boiler Room	45,000.00	170.00
361 Reservoir Ave. Fentress Realty Co. Business Building	45,000.00	170.00
200 Hope St. Brown University Alterations	26,000.00	113.00
71 Prospect St. First Church of Christ Scientist Alterations	25,000.00	110.00
Wriston Quadrangle Brown University Alterations	20,000.00	90.00
15 Westminster St. R. I. Hospital Trust Co. Alterations	16,000.00	74.00
84 Westminster St. Turks Head Corp. Alterations	12,000.00	58.00
586 Atwells Ave. General Electric Co. Alterations	3,850.00	24.25
20 Linden Drive Samuel Irving Swimming Pool	3,000.00	20.00

During the past year the Director has been called upon by many of the neighboring cities for advice in preparing for the adoption of the Performance type code similar to Providence. The local governments recognize the advantages to everyone for uniformity in such regulations.

The Providence Building Code provides sound Minimum Regulations. The Providence Code is free from personal prejudices, pressures from local influences and biased recommendations of invested interests. The Providence Code reflects the combined knowledge and experience of building officials, architects, engineers and industry specialists. It was developed in free and open discussion where data and opinions were subjected to thorough examination and opposing comments. The matters pertaining to the code requirements were open to public review and changes were subjected to public hearings in which cross arguments were presented to the committee before final decisions were made. Biased regulations were not accepted. This painstaking review provided a background that no local community can duplicate.

The Providence Building Code being a Performance Code establishes performance requirements. Instead of specifying in detail the materials to be used and the methods of combining them, it states the requirements for the performance that the materials and assemblies of materials shall produce under given conditions, and establishes the evaluation, formulae or

criteria for determining in advance that this performance will be accomplished. This allows the designer full leeway for the expression of ingenuity and frequently results in reducing construction costs.

The Director, being National Chairman of Committee No. 5, sits with the Code Changes Committee of the Building Officials Conference of America. Public hearings for proposed code changes are held twice a year. The method of preparing proposed changes are given wide publicity, and are carefully scrutinized by the organization's committees. The democratic procedure by which they are finally approved assures the public of reasonable safeguard before permitting the use of new materials and methods of construction. Reports of the evaluation of new products and systems permits the acceptance of them with confidence in their performance.

The Director has gained invaluable experience and knowledge by being a member of the Building Officials Conference of America, Inc. Code Changes Committee. The combined knowledge and experience gained from the national level is brought to our local Building Code Revision Committee. The Director submits to the Code Revision Board requests for Code revisions. The Director's requests may also be received from industry, other city departments, and interested individuals. Recommendations from Architects and Engineers are continually solicited.

After the Revision Board has held public hearings on the proposed revisions to resolve the differences of opinions, the amendments are submitted to the Ordinance Committee for recommendations to the City Council for enactment into ordinance.

By this procedure the City of Providence maintains one of the most modern, effective and flexible codes in the country.

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

Reports of Building Code and Zoning violations are continuing to be received. Each one of the complaints are investigated and a record made for filing and action. The Director works close with the Legal Department in order to insure that our court cases are properly prepared and presented. During 1959-1960 fifty-six convictions were obtained in the Police Court and higher courts against violations of the City Ordinances relating to Building Code and Zoning Ordinance.

As a result of the Department's code enforcement program, the following has resulted:

1. Special emphasis has been placed on inspection of buildings housing theaters, places of public assemblage and public and parochial schools.

2. The maintenance of adequate structural standards, exit conditions, proper fire-resistive construction and fire protection, and other factors of health and safety.

3. As a result of the recent tragic school fire in another major city which took the lives of many children, an emergency inspection program of all private and public schools was instituted in order to prevent a similar disaster. Proper exits and adherence to safe fire-resistive standards are, therefore, of extreme importance in order to insure the safety of children.

4. Progress has been made throughout the year on a survey of all commercial and industrial sites. This corrective program has prevented many potential industrial and commercial slums from developing.

5. Decent standards of living have been restored for many of the lower income families.

6. A desire for better housing and living conditions has been created.

7. Other benefits which have resulted from the Department's activities include a decrease in fires and disease. Also, the physical character of the City as a whole is being upgraded through this municipal service.

8. Many investigations of conditions are made at the request of citizens and by other municipal departments. The majority of these investigations are necessitated as a result

of referrals from the Fire Prevention Bureau, Health Department, Division of Minimum Housing and the Police Department. There has been an increase in the number of requests for inspections which will enable a change of use or occupancy. It is customary to withhold permits unless the buildings are to be used for their legally permitted occupancy. The prospective buyers, agents, and lessees have been made aware of the protection offered by the City of Providence. Therefore, it is becoming common practice to require a valid Certificate of Occupancy before consummating a sale or lease of a building.

A building code cannot be effective without adequate provisions for its administration and strict enforcement. The Director charged with the administration and enforcement of the building regulations has a great responsibility, and with responsibility goes authority. No matter how detailed the building code may be, the Director at times must exercise his own judgment in deciding compliance with the code. The Department of Building Inspection has the responsibility for seeing to it that the homes and buildings the citizens of the community reside and work in are designed and constructed to be structurally safe, have adequate means of egress and light and ventilation, and provide reasonable protection to life and property from fire.

Respectfully submitted,  
*Vincent DiMase*  
VINCENT DIMASE, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION