

XXXX

XXXX

XXXX

XXXX

**SIXTH  
ANNUAL REPORT**

**1961 - 1962**

**CITY OF  
PROVIDENCE**

**DEPARTMENT OF  
BUILDING INSPECTION**

**VINCENT DIMASE  
DIRECTOR**



January 12, 1963

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

Gentlemen:

It is my privilege as well as my duty to submit the sixth annual report of the Department of Building Inspection. The report is for the fiscal year of 1961-1962 and contains as much as possible in concise form all essential information on the variety of responsibilities of the department through the enforcement of the codes and ordinances we administer.

We are continuing our vigilance to keep pace with new developments in all facets of the building construction industry and have recommended amendments to the code. Also for this reason, we are continuing the review of our building code which began last year. We are striving constantly to improve our services to all the people of Providence with safety and health foremost in our thoughts.

My personal thanks for your interest and excellent cooperation. Our operation was most effective because of the helpfulness, interest and cooperation of the employees of this department as well as the many civic groups, the building industry, other city departments, and our Boards of Review.

IN CITY COUNCIL  
FEB 21 1963

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

*A. Everett Whelan*  
CLERK

Respectfully submitted,

*Vincent DiMase*  
VINCENT DIMASE,  
Director

( 1 )

## DEPARTMENT OF BUILDING INSPECTION

The Department of Building Inspection was created for the preservation of the safety and welfare of the people of the City of Providence.

The Department of Building Inspection is charged with enforcement of the Building Code, Zoning Ordinance and such other laws, rules and regulations as may govern the construction, alteration, maintenance, use, occupancy, safety, sanitary conditions, mechanical equipment and inspection of buildings or other structures in the city; removal of buildings or other structures and of the location, construction, alteration and removal of signs, attached to the exterior of any building or structure.

The proper and efficient functioning of the department mandates close liaison with other city agencies; mainly--Fire Department, Health Department, Minimum Housing Division, Redevelopment Agency, Planning Commission, and Historic Zoning.

The creation of this department in 1957 to coordinate the activities of several agencies for the construction, maintenance, care, and occupancy of all buildings reflected developments of great significance. National concern for housing resulted in Federal Housing Administration, and federal aid to local programs for construction of public housing and urban redevelopment. Subsequently, in 1954, "Adequate local codes and ordinances, effectively enforced," became one of the requirements for a community wishing to qualify for federal aid.

With the establishment of this department, Providence took the major step toward fulfilling the above requirement. At the same time it began to enforce a performance code which would remedy the damage to its buildings caused by long adherence to archaic codes. The new performance code regulated construction in terms of measured performance, rather than in rigid specification of materials and methods. This makes possible the acceptance of new materials and methods of construction which can be evaluated by accepted standards, without the necessity of adopting amendments for each variable condition.

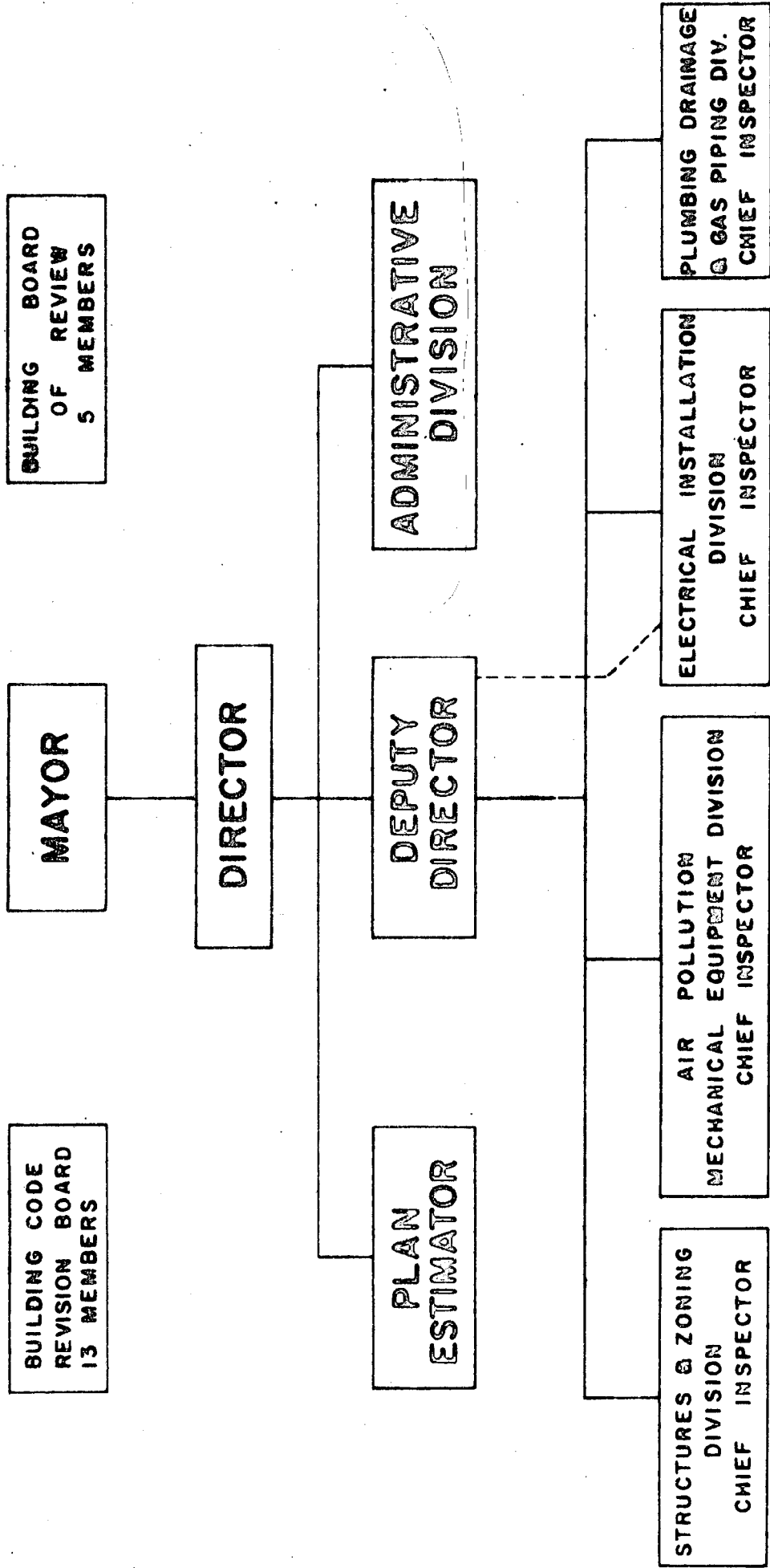
By presenting the purposes to be accomplished rather than the method to be followed, the Providence Performance Code affords the designer all possible freedom and does not hamper development. It accepts nationally recognized standards as the criteria for evaluation of minimum safe practice or for determining the performance of materials or systems of construction.

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



## DIVISION OF MINIMUM HOUSING

The Division of Minimum Housing Standards referred to the Department of Building Inspection one thousand eight hundred three (1,803) complaints during the year 1962.

The various divisions of our department had to verify these complaints by making an inspection of the premises, prepared and issued violation notices to property owners, and followed up complaints. Where compliance was not secured voluntarily, legal action was taken.

Since the Department of Building Inspection is responsible for the protection of the public safety, health and welfare through the enforcement of the Code, governing equipment, facilities, physical conditions, maintenance and occupancy of all structures, our inspectors are trained to interview the people with regard to inspections and obtain the residents' understanding and their acceptance of responsibility in fulfilling compliance requirements.

Through this concerted effort on the part of my inspectors, voluntary compliance was obtained on one thousand five hundred forty-two (1,542) complaints or 85% compliance.

Each referral from the Division of Minimum Housing Standards requires five (5) operations of the Department of Building Inspection.

For example--when a violation from Minimum Housing is referred to the Building Department--the violation is directed

to one of the four divisions, namely: Structures and Zoning, Electrical, Mechanical, or Plumbing.

The proper division makes--

- (1) A re-inspection, to make sure that the violation from Minimum Housing is correct.
- (2) A letter is sent to the owner to aware him of the violation and inform him that a permit is required.
- (3) Plans (when required) and a permit is issued for the work.
- (4) The inspector supervises the work until corrected and then final approval is given.
- (5) A Certificate of Occupancy is issued upon completion of the job.

Most of the year only one man from each division of the Department of Building Inspection carried the burden of referrals from the Division of Minimum Housing. To these men I extend my hearty appreciation for their faithful service.

## FIRE PREVENTION BUREAU

The Department of Building Inspection enforces the Fire Safety Code pertaining to fire hazards in commercial, industrial buildings and housing.

The Inspectors of the Fire Prevention Bureau uncover violations of the Fire Code. These violations are referred to the Department of Building Inspection. The Building Department makes a re-inspection of these complaints and then prepares and issues violation notices to the owners, informing the owners what should be done to correct the violation, and that a permit is required to do the work. After the permit is issued our inspectors supervise the work until completed.

Where compliance is not secured voluntarily, legal action is instituted.

Since the Department of Building Inspection is responsible for the public safety governing equipment, facilities, physical conditions, maintenance and occupancy of all commercial, industrial buildings and housing, it is our responsibility to enforce the code. The department has enforced fire hazards for many years without additional personnel.



## HISTORIC DISTRICT COMMISSION

Providence has many old houses which were designed and built by highly skilled builders, in a variety of styles. They add interest in our neighborhoods, and give richness to our heritage. Where these houses have been maintained during the years, their original appearance should be maintained.

The agency responsible for preserving these original designs and quality is the Historic District Commission. Buildings located in the Historic Area must first be approved by the Commission before additions or alterations to the exterior are permitted by the Department of Building Inspection.

When a homeowner discovers that he owns a home which was drastically altered by previous owners, so that now it can hardly be recognized as the outstanding piece of architecture it once may have been--it is well to consult an architect for advice on how to restore the building a little, if not all, to its original dignity. In many cases the Providence Preservation Society has photographs of the original house, or has knowledge of the period it was built to give the answer.

## DIVISION OF STRUCTURES AND ZONING

The Division of Structures and Zoning approves, regulates and inspects new construction and alterations to existing buildings and structures; administers the Building, Zoning and related laws. It follows through for compliance with those codes, conducts plan examinations of all structures, and issues permits for new construction, repairs, alterations and additions to buildings or structures. This Division checks computations and analysis of the structure, processes applications for Certificate of Occupancy; interprets the Building or Zoning laws when requested by contractors, architects, engineers, lawyers and property owners; processes complaints, prepares and issues violation notices.

The Division is responsible for the enforcement of the Zoning Ordinance which regulates the location, size, height, yards, bulk and uses of the building and/or land within designated zoning districts and boundaries established on the Providence Zoning Map embracing every property in the city.

## 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 2,502 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 14,000 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 work of the Division of Structures and Zoning for the year 1962.

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 Work" contains data pertaining to the construction of new buildings and miscellaneous structures. The table marked "Additions and Alterations" contains data pertaining to building operations on existing buildings. Estimated costs as set forth in the tables do not include the cost of heating, plumbing and electrical installations.

# NEW WORK 1962

## WARDS

	I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII	No.	EST. COST
DWELLINGS															
1 FAMILY		1	2	16	59	15	12	1	-	-	-	-	-	109	\$1,120,200
DWELLINGS															
2 FAMILIES		-	-	-	1	1	-	8,500	-	-	-	-	-	3	44,500
MULTI-FAMILIES															
CHURCHES, HOMES, ETC.														1	20,000
AMUSEMENT & RECREATION														7	3,943,700
OFFICE BUILDINGS AND BANKS														5	120,050
PUBLIC & MUNICIPAL														6	97,800
SCHOOLS														1	345,000
GASOLINE STATIONS														2	2,389,650
GARAGES														2	26,000
STORES														33	853,150
STOREHOUSES														7	264,000
MANUFACTORIES AND SHOPS														1	91,000
CIL TURNERS														12	979,550
MISCELLANEOUS														-	-
TOTAL NUMBER BY WARDS ESTIMATED COST BY WARDS														192	10,296,100

TOTAL ESTIMATED COST-  
TOTAL NEW PERMITS



# ALTERATIONS 1962

## WARDS

	I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII	No.	EST. COST
DWELLINGS															
1 FAMILY	18	69	23	15	32	28	15	4	14	6	4	3	6	267	\$ 340,000
EST. COST	38,250	106,800	35,500	30,100	41,600	17,900	16,250	1,800	31,100	4,750	1,900	1,000	10,050		
DWELLINGS	13	17	20	17	33	24	34	10	24	8	21	18	16		
2 FAMILIES	19,600	21,550	33,800	23,950	27,950	18,150	30,600	10,500	12,800	3,650	8,050	11,150	14,100	255	235,850
EST. COST	24	3	10	14	17	27	13	10	21	9	41	18	29		
MULTI-FAMILIES	73,700	3,900	12,200	13,100	15,550	18,050	14,350	7100	6,350	7,300	22,550	8,450	27,700	236	230,300
EST. COST	2	3	4	1	3	-	1	2	2	1	7	3	1		
CHURCHES, HOMES, ETC.	2,100	3,500	19,250	46,000	2,550	-	1,000	700	7,700	2,400	3,550	2,300	2,600	30	3,640,350
EST. COST	3	-	-	-	-	-	-	-	1	-	-	1	1		
AMUSEMENT & RECREATION	10,400	-	-	-	-	-	-	-	8,700	-	-	200	500	6	19,800
EST. COST	11	1	1	-	1	2	2	2	1	2	-	37	1		
OFFICE BUILDINGS AND BANKS	25,600	2,500	500	-	900	2,200	5,800	11,000	500	1,800	-	230,250	7,000	61	288,050
EST. COST	5	1	2	2	1	-	1	2	4	2	5	8	1		
PUBLIC & MUNICIPAL	1,500	1,250	600	600	300	-	300	600	1,200	600	3,200	10,600	300	34	21,050
EST. COST	6	1	2	-	-	1	3	3	2	2	2	3	-		
SCHOOLS	176,600	8,000	5,500	-	-	12,000	8,800	18,000	2,300	9,000	1,850	3,500	-	25	245,550
EST. COST	1	-	3	7	3	2	6	2	5	3	2	5	10		
GASOLINE STATIONS	300	-	1,400	9,000	2,800	800	3,700	450	1,850	1,150	1,350	25,700	3,550	49	52,050
EST. COST	2	7	3	-	4	6	4	1	7	1	3	5	1		
GARAGES	1,050	1,900	1,450	-	1,150	2,650	2,700	350	1,750	1,000	12,350	78,800	1,000	144	106,150
EST. COST	6	2	5	1	4	3	6	5	7	4	4	47	13		
STORES	9,850	3,000	5,200	1,200	4,700	12,600	18,000	28,350	7,150	42,200	20,400	120,250	13,100	107	286,500
EST. COST	8	1	-	2	2	5	6	1	-	1	1	1	10		
STOREHOUSES	6,200	1,800	-	1,300	1,550	5,300	3,200	900	-	6,000	250	1,000	9,600	38	37,100
EST. COST	2	-	5	3	6	5	4	9	4	9	16	16	7		
MANUFACTORIES AND SHOPS	3,000	-	6,800	30,050	31,650	61,800	1,200	79,900	11,050	28,900	70,150	86,850	17,450	91	428,700
EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-		
CIL TURNERS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EST. COST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	1	1	1	4	2	2	2	1	1	1	3	11	3	-	-
EST. COST	300	300	300	2,900	2,050	400	400	300	300	300	20,700	14,700	1,150	33	44,100
TOTAL NUMBER BY	102	106	79	71	108	105	97	52	123	49	109	176	99		
WARDS ESTIMATED COST BY	368,450	154,500	122,500	158,200	132,750	151,850	106,300	160,350	92,750	109,050	371,300	597,750	108,100	1276	5,975,550

TOTAL ESTIMATED COST \$5,975,550  
TOTAL ALTERATIONS PERMIT 1,276

The statistical tables are summarized as follows:

New Buildings-----	192 Permits
Estimated Cost-----	\$10,296,100
Additions & Alterations-----	1276 Permits
Estimated Cost-----	\$ 5,975,550

In addition to the tabulated data, the following miscellaneous permits were issued during 1962:

Razing of Buildings.....	Permits 208
Sandblasting of Buildings.....	Permits 12
Moving of Buildings.....	Permits 21
Erection of Billboards.....	Permits 32
Erection of Wall Signs.....	Permits 77
Erection of Signs Over Sidewalk.....	Permits 264
Erection of Fire Escapes.....	Permits 241
Construction of Sidewalk Vaults.....	Permits 5
Use of Streets and Sidewalks.....	Permits 129
Storage of Dangerous Chemicals.....	<u>Permits 45</u>
TOTAL - 1034	

Total permits of all types issued during the year 1962 amounted to 2502 permits.

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

Buildings in the path of Route 95

Total Number of Buildings Demolished-----101

During the calendar year 1962, 150 family units were added  
as a result of private building activities. This constitutes a  
decline of 104 from the 1961 addition of 254 units. The  
additional units are grouped as follows:

(a) New Buildings

109 One Family.....109 Family Units

3 Two Family..... 6 Family Units

1 Multiple-Dwelling..... 4 Family Units

(b) Conversions 31 Family Units

TOTAL 150 Family Units

The total fees collected for the calendar year 1962 for  
all types of permits issued by this Division amounted to \$43,618.71.

The total fees collected during the fiscal year October 1,  
1961 to September 30, 1962 amounted to \$46,017.60.

During the year 1961, this Department processed 699 building  
and zoning violations.

The Field Inspection section of the Division conducted  
14,100 construction inspections and violation investigations.

The plan examination section of the Division, in addition to processing routine permit requests, reviewed plans and specifications for 21 "Major Structures" with a declared estimated cost of \$50,000 or more, as detailed below:

St. Joseph's Hospital 21 Peace Street Alterations (Hospital).....	\$3,487,050
Miriam Hospital 164 Summit Avenue Alterations (Addition to hospital).....	2,257,300
Brown University Library 6 Prospect Street New (Library).....	2,112,200
Rhode Island Hospital Lockwood to Borden Streets New (Dormitory).....	1,587,600
The Outlet Company 100 Pine Street New (Open deck parking garage).....	817,000
Providence Journal Company 99 West River Street New (Rotogravure Plant).....	675,550
Rhode Island Hospital Lockwood Street New (Bldg. Teaching Facilities).....	522,000
Short Line Bus Terminal 70 West Exchange Street New (Bus Terminal).....	345,000
Moses Brown School 257 Hope Street New (School).....	277,450
First National Stores East George Street New (Super Market).....	135,000

Olney Street Baptist Church Olney Street New (Church).....	131,000
Westinghouse Electric Company 1-23 Corliss Street New (Warehouse & Office Bldg.).....	91,000
Old Colony Co-Operative Bank 58 Weybosset Street Alterations (Addition).....	85,000
Temple Beth Shalom 275 Camp Street New (Synagogue).....	80,000
Adolf Meller 120 Corliss Street New (Manufacturing).....	75,000
Brown University 190 Thayer Street Alterations (Addition between 2 existing bldgs.).....	72,600
Brown University Tunnel 6 Prospect Street New (Tunnel to new Library).....	69,000
Franklin Mellion Et Ux 203 Byfield Street New (Store & Warehouse--auto parts).....	65,000
Congregation, Mishkon Tfilon 203 Summit Avenue New (Synagogue).....	60,000
The Outlet Company 100 Pine Street New (Tunnel from warehouse to store).....	60,000
Bryant College 128 Hope Street Alterations (2nd story addition).....	50,000

The estimated cost of construction of the "Major Structures" listed above totalled \$13,054,750--or 80.2% of the total construction cost figure. The number of structural permits issued for these projects totalled 21--or less than 1% of the total number of structural permits.

Respectfully submitted,

NICHOLAS DI BENEDETTO,  
Chief Inspector of  
Structures and Zoning

## DIVISION OF ELECTRICAL INSTALLATIONS

The personnel of this division have improved their relationship with the industry by taking an active part in teaching the code and its interpretation by participating in many extracurricular activities, such as code meetings, annual meetings and seminars.

Providing safe lighting for swimming pools has always created a problem. However, during the fall meeting of the American Institute of Electrical Engineers, the problem of swimming pool lighting was discussed at their safety session. Two conference papers on the hazards of wiring of swimming pools were read. These technical papers indicated that dangerous potentials can exist, and currents generally considered lethal can be encountered by a swimmer nearing defective 120 volt underwater lighting fixtures. Tests indicate that underwater lighting can remain safe even though water may come in contact with live parts provided all metallic non-current carrying parts of the wiring are effectively grounded. A proposed change in the National Electrical Code will make this grounding requirement mandatory.

The Electrical Advisory Committee is working to revise our electrical code based on the latest edition of the National Electrical Code adopted as an American Standard on July 24, 1962.

DIVISION OF ELECTRICAL INSTALLATIONS

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

Dear Mr. DiMase:

I respectfully submit the following report of the Division of Electrical Installations' activities during the fiscal year 1961-1962, including a summary of its revenue and operations.

SUMMARY

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

- |   |               |
|---|---------------|
| 1. There were seventy (70) Limited Premises Permits issued and four thousand five hundred eighty-two (4,582) electrical permits for installation of electrical wiring and apparatus, including alterations and repairs. | \$20,130.50   |
| 2. There were eighty-one (81) Code Books sold.  | <u>101.25</u> |
| TOTAL   | \$20,231.75   |



OPERATIONS: A summary of the work done by the Division of  
Electrical Installations from September 30, 1961 to  
October 1, 1962.

Number of rough wiring inspections.....	652
Number of defective installations re-inspected.....	3,357
Number of Certificates of Approval issued.....	4,348
Number of inspections after fire.....	866
Number of investigations requested by the Narragansett Electric Company and Fire Department.....	334
Number of special investigations.....	4,390
Number of re-inspections.....	<u>3,610</u>
Total number of inspections.....	17,557
Letters to owners.....	3,940
Number of disconnects.....	39
Signs illuminated.....	287
Signs not illuminated.....	<u>98</u>
Total (signs).....	385

NOTE: One request for special  
permission was granted  
from September 30, 1961  
to October 1, 1962.

## REPORT

The continued expansion in the use of electricity in the City of Providence during the past year was predicted in the Annual Report for the previous year as an indicator of progress.

It is quite apparent that a trend has been set by the citizens, schools, colleges and universities of Providence; to increase their reliance on electricity to provide for better living comfort and convenience, at home and at work; as well as to improve and provide new facilities for health and education.

It is in the best interest of the people of Providence that all electrical work is inspected by competent inspectors because such inspection is essential to their safety.

The inspectors of this division have earned and received public approval of their services. This is appreciated by this office and reflects credit to the City Administration.

The Electrical Division has continued to contribute to the prestige of the Building Inspection Department of the City of Providence by maintaining its high standards for inspection work and its record for good public relations which it has enjoyed for many years.

Property damage, due to the failure or misuse of electrical wiring and apparatus, has continued to be reduced to a minimum in this city by the electrical inspectors' commendable job of inspection work.

Competent inspection and investigation by this office disclosed that an apartment house fire, which resulted in the death of six persons, was falsely reported at the time of the fire to be electrically caused. A retraction of the report was made and the expert opinion, based on experience and technical knowledge of inspectors of this office, was accepted. The report revealed that the electrical wiring and apparatus in the building did not cause the fire nor contribute in any way to the loss of life.

The Electrical Division's records, over the past five years, call attention to the following facts:

1. The number of inspections of electrical installations required has been increased 43%, from 9,480 in the fiscal year 1957-1958 to 17,557 in the fiscal year 1961-1962. An even greater work load on the inspectors is anticipated in the next five years according to the published forecast that the use of electricity will double in 10 years or less.
2. The annual revenue from fees received by this division for permits has increased 44%, from \$14,054.43 to \$20,231.75.
3. The number of inspectors of Electrical Installations has been increased from 6 to 7 persons, or approximately 17%, in order to cope with the 43% increase in the work load and to render effective service in obtaining compliance with the Building Code's Rules and Regulations for the Installation of Electric Wiring and Apparatus.
4. The expenditures of this division, for all expenditure items other than personal services, shows a slight reduction from \$4,521.46 to \$4,519.72.

The Electrical Division's record indicates a trend toward a future increased work load.

The record also shows a conservative use of manpower, equipment and office facilities, in spite of increased salaries due to the rise in living cost, as well as the increased cost of equipment and supplies.

This economy has been realized without compromising on the high standard of inspection rendered by the dedicated services of the Electrical Division's competent personnel.

Respectfully submitted,

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

## DIVISION OF PLUMBING, DRAINAGE AND GAS PIPING

We read with great concern of the incidence of infectious hepatitis. Here is a disease which may be transmitted by water which has been contaminated by sewage. It is a virus disease and chlorine is not effective in destroying the virus in the concentration, and during the interval of contact with the water, if contaminated within the building.

Our first obligation is to make the inspectional calls based on permits for new plumbing installations, and to investigate all complaints received, and complaints referred to us by the Minimum Housing Division, -and to enforce the code as it may apply.

As a second duty and obligation, the plumbing inspectors investigate any suspicious conditions in their assigned area which experience teaches us may be the result of an illegal installation of plumbing.

The Chief of the Division has actively participated in Plumbing Associations in demonstrating the health hazard involved from cross-connections and back-siphonage. Our goal is to promote more adequate plumbing legislation, the modernizing and updating of the plumbing code, and the education of the public and the industry of the role of plumbing in the promotion of environmental health and safety.

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, 1961 to September 30, 1962.

Plumbing Inspections	6,102	
Drain Inspections	1,716	
Miscellaneous Visits	275	
Minimum Housing Visits	5,374	
Convalescent Home Visits	5.....	TOTAL 13,472

Plumbing Plans Filed	3,020	
Drain Plans Filed	504.....	TOTAL 3,524

Work on Old Buildings	2,832	
Work on New Buildings	185.....	TOTAL 3,017

Sewer Connections	3,009	
Cesspool Connections	8.....	TOTAL 3,017

Final Plumbing Plans Passed 3,005

Estimated Cost of Plumbing Plans \$1,951,167.00

Estimated Cost of Drain Plans 111,285.00

TOTAL - \$2,062,452.00

Limited Sprinkler Licenses Issued	\$ 50.00
Limited Drainlayer Licenses Issued	<u>225.00</u>
TOTAL	\$275.00

Fees for Plumbing, Drain and Limited Licenses.....\$11,991.89

### APPRECIATION OF WATER

For the ancients, water was only another word for "life". Colorless, scentless, shapeless, so powerful that it could break granite mountains apart, so frail it could trickle through the fingers assuming whatever shape men desired and reflecting all the colors around it, vanishing into steam when a fire was lit under it, turning into ice on the high mountains it possessed a mysterious, ghostly presence. Sanctity lay in it, and the gods spoke from it.

For centuries men have lived out their lives in its ghostly presence, aware of its power to destroy and to save, aware of the impenetrable secrets locked in every single globule, the latent power, the lightning in the water drop. Inevitably, those who could make water serve the community acquired something of the stature of gods. Without water and water contaminated men would die.

### CONSTANT HAZARD OF WATER POLLUTION

Hazards from water contamination can exist in any building, structure or premises, aboard any vessel, plane, under water craft or public vehicle. These hazards present a definite challenge and post a responsibility to the Master and Journeyman Plumber, to the plumbing inspector, sanitary engineer or medical profession.

How can this responsibility be accepted? Only through the application of solid, scientific and workable standards, by the plumbing industry, can we insure and conserve a potable water supply, to keep our country green, our food supply ample and our people healthy.

The subject of water contamination is often prefaced by a phrase, "Cross Connection" and although cross connections are hazards to the purity of the potable water supply, there are in the plumbing system two types of cross connections, one a beneficial type and one a danger.

The beneficial type of "Cross Connection" is related to public health as a necessity of pressure equalization in the drainage system. A cross connection of hazard in the water supply system rightfully must be divided into four separate categories--namely:

#### Types of Hazards

(1) Back-syphon, the result of the physics of a simple-syphon, when the short leg of a syphon is too close to the overflow rim of the fixture, appliance or appurtenance, contamination will result.

(2) The case of back-flow.

In this phenomena, no syphon is involved, as in the case of a fixture supplied with water below the rim. For example, side inlet, bottom inlet or fixtures with water supplies passing through or supplied with water through the drain, as a common connection.



(3) The condition where connections and interconnections are made, where pressures occur counter to the normal intended direction of flow of water to the plumbing device.

(4) The phenomena of contamination resulting from or during a dormant or inert condition; that is, pollution resulting without back-syphonage, back-flow or back-pressure. This condition exists when and where connections are made between the potable water supply and a foreign or hazardous substance, separated by a valve, hand operated or automatically operated, as in the expectation of a check valve.

A negative pressure syphons water from a fixture outlet.

A positive pressure is pushed upwards toward the fixture outlet.

At this day and age with so many different kinds of plumbing fixtures, plumbing accessories and appliances depending upon a water supply, it is very easy to have cross-connections which would create health hazards such as water-borne diseases, and men would die.

The community has only one effective weapon, to keep the water pure for drinking purposes so that men will live; and that is regulation--and regulation, to be effective, demands four kinds of controls:

1. Codes
2. Licensing
3. Permits
4. Inspections

## How The Public Protects Itself in Health, With Plumbing Codes

The people, and their representatives in Local and State Governments, still have not been informed adequately of the vital role plumbing codes and controls play in safeguarding the health of the community. Evidence of this is revealed in every new proposal to relax these codes and controls. One reason may be that there has been no ready source which conveniently offers all of the pertinent information. The following information is intended to provide such a source.

### What is a Plumbing Code

It is simply a manual of installation practices which must be followed in the community where it has jurisdiction. It is designed to prevent installation of faulty plumbing which not only robs consumers, but also is a public hazard, because it might induce disease epidemics in the community.

But a code is only one of four safeguards usually present in public control over plumbing.

Another is licensing: Plumbers must demonstrate to a group of citizens--the official examining board--that they are competent to install plumbing according to code standards.

The third protection for the public is the permit. This is an advance notice to the inspector that here is something for him to inspect later on. It also gives him a plan to check before the consumer has spent money on the contemplated plumbing work. There is always a first inspection and probably more before the plumbing installation is covered.

Finally, there is the fourth protection of the public-- the final inspection itself. The inspector, a public servant, checks the completed job against code standards and either approves it or requires suitable changes. Directly or indirectly, all four safeguards should be under the control of the Department of Building Inspection or the Health Department of the community.

Does the plumber profit from plumbing codes? Only in the sense that a druggist profits from the sale of drugs which a doctor has prescribed.

But others may profit from absence of plumbing codes-- just as some may profit from uncontrolled traffic in drugs.

The above summation presents the facts which demonstrate the importance of codes, licensing, permits and inspections as the only means by which the public can protect itself against numerous hazards of plumbing. Its most important objectives is to discourage indifference on the part of the public which might leave to any single group, by default, the task of instituting controls; to encourage realization that these controls are the public's own means of self-protection, to be maintained with vigilance, and the City of Providence has plumbing inspectors that will do just that.

Respectfully submitted,

JAMES J. DOWNEY,  
Chief Inspector of Plumbing,  
Drainage and Gas Piping

DIVISION OF AIR POLLUTION,  
MECHANICAL EQUIPMENT AND INSTALLATIONS

As has been the case for many years, the work of the Mechanical Division continued at a high pace, because of the large volume of items on record requiring periodic inspection. This Division is charged with the inspection of new, existing and altered equipment, including boilers, pressure vessels, flammable liquids storage tanks, and equipment in buildings licensed by the Department.

We are permitting the operation of boilers without the attendance of Licensed Operators when the premises are not occupied or in use for the conduct of business, provided certain requirements relating to boiler size, allowable pressure and the installation of safety controls are met.

Refrigerating units requiring annual inspection is another task of this Division.

The elevator safety record ranks very high in Rhode Island. We are continuing to issue a joint permit with the State of Rhode Island for the installation of new elevators, and also for alterations to same.

Routine control determinations were run on samples of fly ash, soot and atmospheric dust which were collected at roof-top sampling locations in order to determine total "fall-out", combustibility and general nature of the deposit.

DIVISION OF AIR POLLUTION,  
MECHANICAL EQUIPMENT AND INSTALLATIONS

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

Dear Mr. DiMase:

The following is the annual report covering the various activities, operation and revenue of the Division of Air Pollution and Mechanical Equipment and Installations for the fiscal year October 1, 1961 to September 30, 1962.

The national recognition achieved by the City of Providence in the field of air pollution control is warranted according to the findings in a report, "A Pilot Study of Air Pollution in Providence, R. I.", which was released by the U. S. Public Health Service in September, 1962, and distributed nationally.

The report covers two 3-week studies which were conducted jointly by the U. S. Public Health Service and the Providence Division of Air Pollution Control in August and November, 1961, and shows that the air over Providence has about one-third less suspended particulate pollutants than any other city of comparable size (Particulate matter means a solid as distinguished from gas or vapor).

The soiling index and dustfall readings during the studies were also very low for central city measurements, while the gaseous pollutants measurements were likewise low according to Los Angeles air quality standards.

The analysis of the 25 air samples taken during 1961 also show suspended particulate loadings of approximately one-third less than for cities of corresponding population class, indicating that the readings during the special studies were normal for Providence.

The generally low pollution levels indicate the effectiveness of the air pollution control program in Providence and the report is a tribute to the very competent and dedicated staff of the Division.

Several congratulatory messages concerning the report were received from other air pollution control agencies, including Los Angeles County.

Progress in abating existing sources of air pollution continued during the year, as many new installations of mechanical and cloth-bag collectors, gas washers, lint traps, grease and overspray filters, vapor recovery systems, activated carbon filters, smoke detectors, etc., eliminated pollution from these sources.

Potential sources of air pollution in new structures and industry were required to specify effective control equipment before a Building Permit was issued, thus controlling air pollution from new sources.

Slow but steady progress continues in reducing open fire burning, one of the major sources of pollution remaining in Providence. Our inspectors leave a letter with each violator,

which explains the fire hazard and nuisance, as well as the potential health effects resulting from the incomplete combustion of waste materials. In this phase of our work we are greatly aided by the Providence Fire Department, and we gratefully acknowledge the assistance.

Many inquiries from other cities and foreign countries regarding air pollution control methods in Providence were received and acknowledged, as were requests for copies of the report of the Pilot Study.

In addition the Division worked closely with neighboring communities to investigate sources of pollution. At the request of Mayor Walter H. Reynolds, the Chief and Staff members worked with Mayor Horace E. Hobbs, of Warwick, R. I., to solve a dust problem of long standing in that city. A thorough investigation revealed several potential causes of excessive dust at the plant in question. A step by step corrective program was recommended and is being carried out. Some improvement resulted with the first correction made.

The usual Cleaner Air Week activities were expanded substantially, and for the first time state-wide participation took place through the efforts of the newly formed Air Pollution Control League of R. I. Governor Notte, Mayor Reynolds of Providence, Mayor Hobbs of Warwick, and Mayor McCarthy of Pawtucket, issued Proclamations. Open meetings were held in Providence, Pawtucket, and Warwick where films and speakers stressed the

need for Clean Air. The highlights of the Providence observations were (1) the presentation of a Certificate of Appreciation by William Megonnell, of the U. S. Public Health Service, to the Division for valuable assistance in gathering basic information on air pollution through participation in the Public Health Service National Air Sampling Network, and (2) the Balloon Release from atop the R. I. Hospital Trust Building, by a group of dignitaries headed by Mayor Reynolds.

The Chief of the Division was elected Chairman of the New England Section of the Air Pollution Control Association and presided at the 5th Annual Dinner Meeting of the Section held in Framingham, Massachusetts, during Cleaner Air Week.

As in past years, the local Press and Radio and TV Stations covered all activities during Cleaner Air Week, in addition to giving complete coverage of many other Air Pollution Control functions during the year. These included the release of the Public Health Service report "A Pilot Study of Air Pollution in Providence, R. I.", and the installation of crank case blowby devices on Congressman Fogarty's and Mayor Reynolds' cars, and some vehicles owned by local utility companies. The Providence Journal did a series of three articles on the local air pollution program which was later reprinted in Smog News, a national publication. For the wonderful cooperation by our Press and our Radio and TV Stations, which continue to disseminate essential information concerning the need for cleaner air, we are most grateful. We are also grateful to Congressman John E. Fogarty



for his complimentary remarks concerning the progress of air pollution control in Providence which were made part of the Congressional Record.

In April, members of the staff manned an air pollution control display booth at the R. I. Medical Society Sesqui-centennial Exhibit at the State Armory, together with members of the U. S. Public Health Service. During the exhibit, 10,000 brochures, describing the results of the special air studies in Providence, were distributed.

During the year, the Division Chief spoke before several groups and appeared on TV to explain data contained in the report released by the U. S. Public Health Service.

Together with William Megonnell of the Public Health Service, the Division Chief was interviewed by Harry McKenna on the "R. I. Newsbeat", Station WEAN. The Chief was also interviewed by Larry Martin on "Who's in the News", on Station WJAR, and taped several Spot Announcements for various Radio Stations.

Tests of crankcase blowby devices continued as several other city cars and some local utility company vehicles were equipped with the devices. Exhaust from motor vehicles continues to be a source of concern to all air pollution control officials and a break-through was effected with the announcement from the Automobile Manufacturers Association, that all 1963 automobiles would be factory equipped with a blowby device.

The Chief of the Division and members of his staff met with top level management, architects and engineers on many occasions

during the year to discuss suitability of mechanical equipment proposed for new structures. This was done during the design stage, prior to final plan submission, and as a result not only are potential sources of air pollution controlled at the source through specification or control equipment, but maximum protection for the lives and property of our citizens is provided through full compliance with the requirements of the Building Code.

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

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

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

One indication of the effectiveness of this program is the fact that the number of fires and explosions resulting from

defective fuel burning equipment in Providence is well below the national average.

The members of the staff continue to engage in research of air pollution problems and study of research conducted by various private foundations and the U. S. Public Health Service, in order to keep abreast of new developments in this field.

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

We gratefully acknowledge the splendid cooperation of our Chief Executive, and the Providence Fire and Police Departments and other city agencies, as well as the acceptance of our Air Pollution Control Program by industry and our citizens, which has contributed greatly to the progress made.

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

The following is an accounting of the Division of Air  
Pollution and Mechanical Equipment and Installations from  
October 1, 1961 to September 30, 1962.

REVENUE

Oil Burners	1,544.75	
Gas Burners and Conversion Burners	1,011.33	
Boiler	2,010.15	
Gas Water Heater	2,242.26	
Furnace	631.31	
Ductwork	1,181.04	
Air Conditioning	1,480.07	
Radiation	1,038.10	
Tank	438.04	
Ventilation	808.76	
Sprinklers	574.12	
Refrigeration	143.15	
Elevator	657.89	
Gas Console Heaters	390.55	
Fans	37.25	
Ovens	60.50	
Emergency Generator	65.25	
Compressor	84.50	
Blower	100.25	
Piping	574.25	
Unit Heaters & Infra Ray Red Heaters	255.46	
Conveyor	251.00	
Lifts & Crane	103.00	
Paint Arrestor & Spray Booth	21.00	
Dust Collector	244.70	
Dumbwaiter	15.00	
Incinerator	211.50	
Smoke Detector	96.00	
Pump & Circulator	97.29	
Controls	23.50	
Miscellaneous	28.75	
	<u>\$16,420.72</u>	\$16,420.72
New Licenses:		
Boiler Operator	335.00	
Operating Engineers	160.00	
Refrigerating Machine Operator	35.00	
License Renewals:		
Boiler Operator	2,002.00	
Operating Engineers	2,080.00	
Refrigerating Machine Operator	38.00	
	<u>4,650.00</u>	4,650.00
Grand Total --		<u>\$21,070.72</u>

Licenses:	<u>New</u>	<u>Renewal</u>
Boiler Operator	67	1,001
Operating Engineers	32	1,040
Refrigerating Machine Operator	<u>7</u>	<u>19</u>
Total	106	2,060

The number of applications for new Stationary Engineer and Boiler Operator Licenses, and the renewal of existing licenses continues high.

There were 121 applications submitted for new licenses, of which 106 were granted after the applicants passed the required examinations.

There were 2,534 permits issued for 3,877 units from October 1, 1961 to September 30, 1962, for the following equipment:

<u>Equipment</u>	<u>Units</u>
Oil Burner	456
Gas Burner & Conversion Burners	370
Boiler	416
Gas Water Heaters	1,100
Furnace	183
Ductwork	213
Air Conditioning	147
Radiation	225
Tank	202
Ventilation	19
Sprinklers	38
Refrigeration	28
Elevator	25
Gas Console Heaters	122
Fans	77
Ovens	7
Emergency Generator	9
Compressor	18
Blower	14
Piping	17
Unit Heaters & Infra Ray Red Heaters	119
Conveyor	8
Lifts & Crane	18
Paint Arrestor & Spray Booth	3
Dust Collector	8
Dumbwaiter	1
Incinerator	3
Smoke Detector	7
Pump & Circulator	12
Controls	6
Miscellaneous	6
Total	<u>3,877</u>

## INSPECTIONS AND INVESTIGATIONS

Annual Fuel Burning		
Equipment Inspections	1,762	(1,426 permits issued)
Complaints	240	
Violations	894	
Investigations & Re-inspections	5,365	
Controls	200	
Oil Burner Inspections	506	
Gas Burner Inspections	741	
Boiler & Furnace Inspections	526	
Radiation & Piping Inspections	249	
Ductwork Inspections	373	
Tank Inspections	146	
Water Heater Inspections	1,102	
Air Conditioning Inspections	175	
Refrigeration Inspections	31	
Sprinkler Systems Inspections	53	
Sprinkler Systems Tested	55	
Elevator, Hoist & Cranes Inspections	77	
Conveyor Inspections	15	
Blower & Fan Inspections	97	
Dust Collector Inspections	9	
Emergency Generator Inspections	25	
Ovens Inspection	5	
Air Compressors	23	
Cement Silo	1	
Heat Pumps	3	
Incinerator	2	
Asphalt Plant Machinery	1	
CO <sup>2</sup> Systems & Extinguisher Test	2	
Dry Cleaning Machine	1	
Total	<u>12,679</u>	

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

Respectfully submitted,

GENARO G. COSTANTINO,  
Chief Inspector of Air Pollution,  
Mechanical Equipment and  
Installations

## MANAGEMENT AND ADMINISTRATIVE DIVISION

The Director is responsible for the enforcement of all ordinances and regulations concerning the issuance of permits by the City of Providence. Serves as the policy making and coordinative head of the department; assists in the revision of the Building Code; and evaluates requests for approval of new materials and techniques of construction.

The Director is responsible for achieving compliance with the codes through conferences or legal proceedings.

The Director manages the functions of Personnel, Finance and Supply of all the Divisions. Job specifications are being refined for positions in the Department. However, salaries should reflect their duties and responsibilities if we are to upgrade the calibre of employees.



REVENUE SUMMARY

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

Dear Mr. DiMase:

Subject: Fees collected by all Divisions of the  
Department of Building Inspection, and the same deposited at the  
City Collector's Office, for the fiscal year from October 2, 1961  
to September 28, 1962, inclusive.

Collections and Deposits.....Total	\$100,700.71
------------------------------------	--------------

Collected from Inter-Office Divisions:

Structures and Zoning	46,017.60
Electrical Division	19,780.50
Air Pollution and Mechanical	21,070.72
Plumbing, Drainage and Gas Piping	11,991.89
Zoning Board	1,080.00
Building Board	570.00
Housing Board	<u>190.00</u>
Total	\$100,700.71

REVENUE SUMMARY -- (Continued)

Subject: Fees collected by all Divisions of the Department of Building Inspection, and the same deposited at the City Collector's Office, for the annual year beginning January 2, 1962 and ending December 31, 1962, inclusive.

Collections and Deposits.....Total	\$95,117.84
Collected from Inter-Office Divisions:	
Structures and Zoning	43,618.71
Electrical Division	19,244.47
Mechanical Division	19,330.49
Plumbing, Drainage and Gas Piping	11,189.17
Zoning Board	1,060.00
Building Board	570.00
Housing Board	<u>105.00</u>
Total	\$95,117.84

Respectfully submitted,

James A. McNamara

ONE FEE FOR PERMITS

Under the provisions of the Building Code, one permit may be taken out covering all phases of work (structural, electrical, mechanical and plumbing) with one combined fee charged.

The following is a list of jobs for which one fee was paid during 1962:

<u>JOB</u>	<u>ESTIMATED COST</u>	<u>FEE PAID</u>
Eddy Street R. I. Hospital Alterations to Middle Bldg.	93,200.00	271.40
Eddy Street R. I. Hospital Addition to Main Bldg.	95,000.00	265.00
Eddy Street R. I. Hospital New Nursing Arts Bldg.	522,000.00	696.00
Eddy Street R. I. Hospital New Dormitory Bldg.	1,587,600.00	1,228.80
Eddy Street R. I. Hospital New Tunnel	26,000.00	113.00
Eddy Street R. I. Hospital Alterations to Aldrich Bldg.	38,200.00	149.60
10 Weybosset Street Amica Building Alterations	12,000.00	58.00
Eddy & Swan Streets Fraternal Order of Eagles New Building	70,000.00	225.00
164 Summit Avenue Miriam Hospital New Building Addition	3,938,823.00	2,404.42

<u>JOB</u>	<u>ESTIMATED COST</u>	<u>FEE PAID</u>
Prospect Street Brown University New Library Bldg.	3,256,800.00	2,063.40
840 Elmwood Avenue Petroleum Products Tank Installation	24,000.00	106.00
Wriston Quadrangle Brown University Alterations--Bldg. #4	19,600.00	88.40
Wriston Quadrangle Brown University Alterations--Bldg. #6	19,600.00	88.40
Wriston Quadrangle Brown University Alterations--Bldg. #8	19,600.00	88.40
Eddy Street The Outlet Company New Parking Garage	900,000.00	885.00
Broad Street St. Joseph's Hospital New Building Addition & Alterations	4,999,040.00	2,934.52
66 Williams Street Washington Irving Alterations to Residence	25,000.00	110.00
58 Weybosset Street Old Colony Co-operative Bank Addition to Bldg.	100,000.00	285.00
176 Weybosset Street The Outlet Company Interior Alterations	110,000.00	295.00

\* \* \* \* \*

Excellent compliance resulted in zoning cases through administrative hearings. There were only seventy-one (71) court cases. One case was appealed to the Superior Court. One appeal to the Director's issuance of a Certificate of Occupancy was upheld by the Zoning Board and the Supreme Court of Rhode Island.

Further roads on blight were made by the demolition of hazardous structures, some were demolished by the owners in response to Department orders. Where owner action could not be obtained, the Department contracted for demolition through the Purchasing Agent. Under the Building Code a lien against the property may now be placed for the cost of the work.

The program of cleaning and securing vacant structures was accelerated during the year.

While the fight against decay was carried out in existing properties, the Department inspected all new construction plans, as well as all construction being performed.

The year witnessed a marked step-up in voluntary compliance with building, housing and fire violations. This accomplishment is the result of greater citizen awareness and cooperation as a result of the Department's educational program. Also, many of the major violations have been eliminated through the Department's efforts. Property owners are aware that the Department is serious in its efforts and, accordingly, are complying with our orders.

### THE DIRECTOR'S ACTIVITIES

The Director works with civic organizations, churches, schools and business associations so as to obtain the residents' understanding and their acceptance of responsibility in fulfilling inspection and compliance requirements.

The Director serves as a central intake point for complaints on fire, zoning, housing, building, commercial and industrial, plumbing, and electrical matters. Screens complaints and refers them to the appropriate division of the Department for investigation.

The Director continued his activities as a member of the Code Changes Committee of the Building Officials Conference of America, Inc.

Further, the Director is National Chairman of Committee No. 5 of the Building Officials Conference of America, and National Chairman of the Personnel Committee whose purpose is to improve the quality of personnel employed in building departments to fill future vacancies, as a step toward increasing public understanding and the recognition of the importance of building regulation enforcement to community growth, and to elevate the status of building officials.

At the 1962 Institute for Municipal Building Officials of New England held at the University of Connecticut from November 26 to 29, the Director lectured there and conducted classes on "Principles and Procedures in Plan Examination".

On November 30, 1962, Providence was host to the Building Officials Conference of America, Inc. Mid-Year Conference and Public Hearing for 1963 Code Changes, held at the Sheraton-Biltmore Hotel. The meeting was opened by Benjamin Saltzman, President of BOCA. Mr. Saltzman introduced Vincent DiMase, the host and general chairman, who welcomed the officials and introduced His Honor Mayor Reynolds. The Mayor welcomed the Building Officials and members of Industry. The Conference was very successful and there were many accomplishments.

#### Professional Appointment

On December 2, 1963, the last day of the Conference, the Director was elected to the Executive Committee of the Building Officials Conference of America.

\* \* \* \* \*

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

The Department of Building Inspection must enforce the Building Code as it pertains to: New Construction and Existing Construction. This must be done with the added obligation of keeping within the objective of a code to make all structures conforming and still not to be confiscatory.

Further, the Department enforces the Zoning Ordinance to ascertain that what have been set up as a minimum standard for land use and occupancy to provide a uniform development plus safety and welfare, are not subverted.

The Department acts for the local government in many ways as direct agent in enforcing State Regulations, such as the Fire and Building Laws, Licensing Laws, etc. A progressive building materials review is carried on so as to avoid the cost to the taxpayer of prohibiting the use of new developments.

We must develop positive opportunities for public service as well as to enforce regulations:

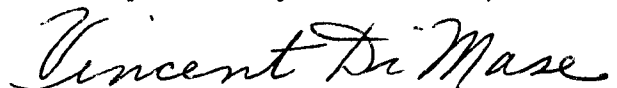
- (a) Must operate as if the inspection function aims to help the public rather than regulate it;
- (b) Must operate to encourage rather than discourage technical advancement in the building trades; and to encourage building investment in the city;



(c) Our relations with city boards and departments must be such as to secure sound and satisfying development of the city.

These basic duties are some of the functions of the Department of Building Inspection in our government, with the added task of maintaining these services with the minimum number of personnel on the least possible budget.

Respectfully submitted,

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

VINCENT DiMASE, Director  
Department of Building Inspection

FEB 15 11 36 AM '63

CITY CLERK'S OFFICE  
PROVIDENCE, R.I.