

**SIXTEENTH
ANNUAL REPORT
1971 - 1972**
**DEPARTMENT OF
BUILDING INSPECTION**
**VINCENT DIMASE
DIRECTOR**



CITY OF PROVIDENCE
DEPARTMENT OF BUILDING INSPECTION
112 Union Street

S I X T E E N T H A N N U A L R E P O R T

1971 - 1972

IN CITY COUNCIL
FEB 1 - 1973

READ:

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Vincent DiMase
CLERK

VINCENT DiMASE, P.E.
DIRECTOR

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October 30, 1972

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

Gentlemen:

The Sixteenth Annual Report of operations, work carried on, and achievements of the Department of Building Inspection during the year 1971-1972 is hereby submitted as required by ordinance.

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

The Revision Committee completed the revisions and amendments to the building code as requested by HUD, so that the City could receive re-certification of the Urban Renewal Program, and also to keep pace with new developments, materials and methods in order to provide lowest cost of construction within adequate and acceptable standards of health and safety.

During the past year the permit valuation amounted to \$35,246,424.05. The Department collected \$157,897.46 in permit fees.

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

Respectfully submitted,

Vincent DiMase
Vincent DiMase, P.E.
Director

THE BUILDING CODE

A building code is a "legal" instrument and, as such, has a kind of authority which is beyond question. But its legal nature is really there only to add force and strength to the technical fact which lies behind it. The technical fact is to make buildings safe. It is this technical fact that building codes are all about. The mere fact that a building code is a law is sufficient reason for it to be obeyed and there is sufficient legal power to see that it is obeyed. An order is an order. Authorities give orders with the expectation that they will be obeyed. If questioning is tolerated the effectiveness of the order is undermined.

Experience shows that knowledge has an imperative of its own. As more becomes known the need to force users to do something arbitrary is reduced.

The Providence Building Code is a performance code prepared with the definite objective of meeting the public interest, providing safety to life as well as property, and giving due regard to provisions affecting health and sanitation.

In order for a building code to serve its purpose of providing for safety, health and public welfare, a program for effective administration and enforcement should be established. Without such a program it cannot be expected that all buildings will be constructed in full compliance with the code. Human nature is such that it is generally recognized that laws are not of much value unless they are effectively enforced.

The enforcement of the Building Code and Zoning Ordinance are necessary for the development of the community.

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

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

THE BUILDING OFFICIAL:
WHAT HE MEANS TO THE COMMUNITY

Property owners are interested in anything that may affect the value of their homes, the safety of their families, the health of their environment and the enjoyment of their surroundings.

Property owners have much in common with their building official.

All of these shared interests, and more, are the direct concern of the Building Official of the municipality.

While most residents have at least a general understanding of the need for proper zoning and building code standards for homes and other buildings, it's likely that only a relative few realize how essential it is to have an effective building inspection program, especially when they are making an investment of such magnitude as that required in erecting a building, or in buying a home. A good many residents may not even know there is a Building Official, much less understand what he does.

Yet in a very real sense the job of keeping the living conditions of a community decent, safe and sanitary for all its people depends to a great extent on the way building code enforcement is handled.

Look at it this way; if your neighbors permit their properties to fall in disrepair, it is damaging to the value of your property. If your neighbor builds a chicken coop adjoining your patio, or breeds rabbits under your dining room window, you certainly won't be happy about it.

These may seem to be extreme examples (they do occur!); but they help to make the point that it is very much to your interests as a property owner that the zoning ordinances, building codes and other codes in the community are properly-drawn and well-administered.

If inspection procedures become lax, or if the building code and housing code are not firmly and fairly enforced, conditions can develop which could make your community or your own block a less pleasant place in which to live.

Experience has proven that if a community is to develop in a healthy fashion, with an attractive environment that is preserved and protected by official policy, there are three fundamental requirements:

- (1) A modern zoning ordinance;
- (2) A sound performance building code, well-enforced; and
- (3) An ordinance setting minimum standards for construction.

If there is a breakdown in any of these categories the community is bound to suffer.

It should be understood that code enforcement is not primarily intended to punish offenders. Certainly, the codes should provide for strong legal action to compel compliance of persistent violators in cases involving extreme and persistent neglect.

However, the most effective enforcement is that which detects deterioration before it becomes severe, and achieves compliance

with standards through the cooperation of the private or corporate owner or landlord.

Your police officials will tell you that crime becomes a greater problem in downgraded areas, and that crime flourishes in sections where slums have been permitted to develop.

In a similar vein, fire officials everywhere know that the fire hazard is greater when building and housing enforcement is poor, construction is sub-standard, and inspection procedures are inadequate.

If your building official does his job under a realistic and modern system of codes and ordinances, your community can reduce the incidence of fires and help to avoid conditions that are conducive to crime. The building official is a partner to your policemen and firemen.

He works closely with the building industry; with contractors, craftsmen, architects and engineers; with lawyers and planners, and everyone else whose work affects the overall appearance and value of the community. He spends many hours of his own time in study and at schools in order to become more efficient in administering his job.

He makes every effort to be knowledgeable about materials and construction methods and he administers his office efficiently and impartially.

Construction, as one of the nation's major industries, in cooperation with building officials, can make real contributions to the well-being of a community.

While the work of a building inspector is seldom publicized and doesn't have the "glamour" of certain other public agencies, a community that lacks a sound building code ordinance and good enforcement can go downhill very rapidly.

The property owner's personal contact with his building inspector may, at times, seem irritating or burdensome. It may seem like an unnecessary expense and waste of time to have to go through the process of getting permits, clearances, inspections and verifications that workmanship and wiring and plumbing, and so forth, are up to standard.

There may be points along the way when the property owner, builder or contractor feels that he is running into "bureaucratic" interference.

If that does happen, it often can be traced to a breakdown in communication. Either the building official has not fully explained the reasons for certain restrictions in the code, or the owner does not appreciate the fact that the restrictions are there to protect him and his property value.

Providence has a modern performance code which has been developed over many years of hard-won experience and kept up-to-date by constant study and review.

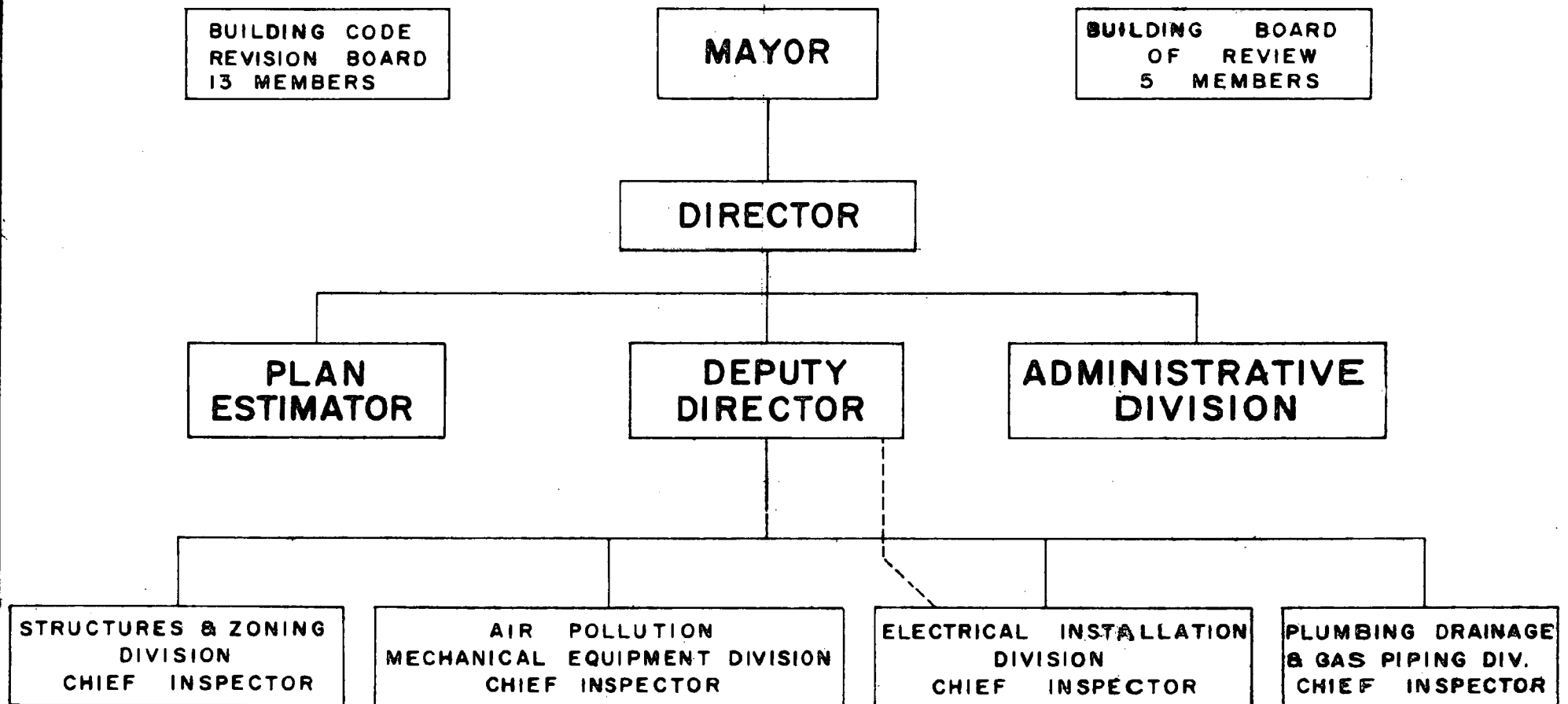
A community will not progress the way it should if the building code is a hangover from the horse-and-buggy days. Construction methods and materials change; the building code should change with them as they are proven to be sound. Proper code

enforcement and inspection of the highest quality, administered by a knowledgeable, conscientious man, dedicated to the task of protecting the community's citizens and at the same time helping builders to conform to code standards, will be beneficial to all concerned.

Working with the zoning board, health officials, historic commission, fire department, and other protective agencies, your building official is indispensable in keeping the community in good order.

DEPARTMENT OF BUILDING INSPECTION

ORGANIZATION CHART



DIVISION OF STRUCTURES AND ZONING

Mr. Vincent DiMase, Director
Department of Building Inspection

Dear Sir:

I respectfully submit for your information and consideration, a report of the work of the Division of Structures and Zoning, for the Fiscal Year from July 1, 1971 to June 30, 1972.

Attached hereto are two tables setting forth by types of occupancies, the number of building and miscellaneous structures, including the estimated costs, 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 in order to provide additional space or to make interior changes to satisfy current and anticipated needs.

The estimated costs as set forth herein, taken from the accompanying tables, do not include the costs of heating, plumbing and electrical installations.

ESTIMATED COST OF BUILDING OPERATIONS BY MONTHS 19
NEW

MONTHS	DWELLING 1 FAMILY	DWELLING 2 FAMILY	MULTI FAMILY	CHURCHES HOMES, ETC.	AMUSEMENT & RECREATION	OFFICE BLDGS. & BANKS	PUBLIC AND MUNI.	SCHOOLS	GASOLINE STATIONS	GARAGES	STORES	STORE- HOUSES	MFG. AND SHOPS	OIL BURNERS	MISC	TOTAL
Jan. 72	48,500	-	-	-	-	-	-	-	-	-	-	-	21,500	-	-	70,000
Feb. 72	81,000	-	893,000	-	-	-	-	85,000	30,000	-	-	-	-	-	-	1089000
Mar. 72	106,800	17,000	1809700	-	-	3,500	-	-	-	6100	70,000	-	72,000	-	-	2085100
Apr. 72	231,800	55,000	89,000	-	-	-	-	-	-	3,000	-	-	-	-	-	369,800
May 72	109,300	54,000	126,000	-	-	-	-	-	-	3,800	-	-	-	-	3,000	296,100
June 72	165,000	56,000	-	-	-	-	-	-	-	2,000	20,000	-	30,000	-	-	273,000
July 71	86,000	20,000	-	-	-	1633000	-	-	-	1,500	-	-	19,000	-	-	1759500
Aug. 71	90,000	-	3400000	-	-	125,000	-	-	35,000	1,200	-	-	16,000	-	-	3667200
Sept. 71	25,000	31,000	450,000	-	8,000	20,000	-	-	-	-	-	-	-	-	-	534,000
Oct. 71	62,000	449,900	34,000	-	-	9550000	-	-	-	6,800	-	-	-	-	-	10102700
Nov. 71	51,500	-	57,800	-	25,000	-	-	-	8,000	-	-	-	31,800	-	-	174,100
Dec. 71	193,000	-	125,000	-	-	-	-	-	-	-	-	-	30,000	-	-	348,000
TOTALS	1249900	682,900	6975500	-	33,000	11331500	-	85,000	73,000	24,400	90,000	-	220,300	-	3,000	20768500
Number of Building Permits																
Jan. 72	4	-	-	-	-	-	-	-	-	-	-	-	2	-	-	6
Feb. 72	6	-	1	-	-	-	-	1	1	-	-	-	-	-	-	9
Mar. 72	9	1	5	-	-	2	-	-	-	3	1	-	2	-	-	23
Apr. 72	10	3	1	-	-	-	-	-	-	1	-	-	-	-	-	15
May 72	8	3	2	-	-	-	-	-	-	2	-	-	-	-	1	16
June 72	12	3	-	-	-	-	-	-	-	1	2	-	1	-	-	19
July 71	8	1	-	-	-	1	-	-	-	1	-	-	1	-	-	12
Aug. 71	6	-	3	-	-	1	-	-	1	1	-	-	1	-	-	13
Sept. 71	2	2	1	-	1	1	-	-	-	-	-	-	-	-	-	7
Oct. 71	5	19	1	-	-	1	-	-	-	2	-	-	-	-	-	28
Nov. 71	4	-	2	-	1	-	-	-	1	-	-	-	3	-	-	11
Dec. 71	14	-	1	-	-	-	-	-	-	-	-	-	2	-	-	17
TOTALS	88	32	17	-	2	6	-	1	3	11	3	-	12	-	1	176

ESTIMATED COST OF BUILDING OPERATIONS BY MONTHS 19

ALTERATIONS

MONTHS	DWELLING 1 FAMILY	DWELLING 2 FAMILY	MULTI FAMILY	CHURCHES HOMES, ETC.	AMUSEMENT & RECREATION	OFFICE BLDGS. & BANKS	PUBLIC AND MUNI.	SCHOOLS	GASOLINE STATIONS	GARAGES	STORES	STORE- HOUSES	MFG. AND SHOPS	OIL BURNERS	MISC	TOTAL
Jan. 72	8,250	11,900	22,800	20,500	-	9,600	-	-	-	2,400	13,200	10,600	21,000	-	-	120,250
Feb. 72	14,900	14,100	6,300	-	8,000	2,200	-	1,500	15,500	-	10,600	5,000	26,900	-	3,200	108,200
Mar. 72	64,650	7,800	28,550	-	-	-	-	-	3,500	250	34,700	49,400	-	-	1,200	190,050
Apr. 72	32,650	23,800	30,650	-	513,800	200	-	32,000	3,500	-	42,400	13,100	32,500	-	300	724,900
May 72	30,850	26,800	21,250	-	-	55,200	-	-	10,000	-	91,000	1,700	192,500	-	300	429,600
June 72	23,900	32,100	44,650	500	-	421,500	-	-	4,600	800	16,200	-	196,700	-	19,000	759,950
July 71	16,550	16,600	20,850	10,500	3,500	17,400	-	20,500	11,000	2,800	109,000	450	25,500	-	8,400	263,050
Aug. 71	29,850	22,300	12,650	-	-	71,000	1,500	11,000	28,700	100	31,900	22,900	9,950	-	7,800	249,650
Sept. 71	18,000	25,000	18,200	63,000	-	57,200	-	23,600	27,700	750	1,400	9,300	66,600	-	5100	315,850
Oct. 71	26,350	18,350	26,300	2,700	-	47,400	-	-	-	-	25,000	1,150	8,800	-	12,500	168,550
Nov. 71	16,600	23,250	24,900	-	2,500	3,000	-	-	22,700	-	13,950	23,700	39,000	-	-	169,600
Dec. 71	26,300	13,650	35,500	2,400	-	22,500	5,000	6,000	5,000	-	16,850	9,100	97,800	-	-	240,100
TOTALS	308,850	235,650	292,600	99,600	527,800	707,200	6,500	94,600	132,200	7,100	406,200	146,400	717,250	-	57,800	3739,750
Number of Building Permits																
Jan. 72	7	8	6	2	-	3	-	-	-	1	6	2	3	-	-	38
Feb. 72	7	7	5	0	1	1	-	1	4	-	3	1	3	-	1	34
Mar. 72	16	6	17	-	-	-	-	-	1	1	3	9	-	-	4	57
Apr. 72	16	15	14	-	2	1	-	1	1	-	7	4	5	-	1	67
May 72	21	16	15	-	-	8	-	-	3	-	4	2	3	-	1	73
June 72	20	23	17	1	-	4	-	-	1	3	3	-	7	-	8	87
July 71	18	13	15	2	1	4	-	2	8	4	11	2	2	-	4	86
Aug. 71	24	21	14	-	-	7	1	2	3	1	6	3	6	-	8	96
Sept. 71	13	21	13	4	-	6	-	2	9	1	3	5	5	-	3	85
Oct. 71	19	11	10	1	-	4	-	-	-	-	6	2	4	-	3	60
Nov. 71	18	23	13	-	1	1	-	-	5	-	7	6	5	-	-	79
Dec. 71	12	11	14	1	-	3	1	1	1	-	7	4	7	-	-	62
TOTALS	191	175	153	11	5	42	2	9	36	11	66	40	50	-	33	824

From the tables, the estimated cost of construction for the fiscal year from July 1, 1971 to June 30, 1972 is as follows:

New Buildings	Permits 176
Estimated Cost	\$20,768,500
Additions and Alterations	Permits 824
Estimated Cost	\$3,739,750
Total Estimated Cost of Construction	\$24,508,250

Permits (not included in tables) issued during the period from July 1, 1971 to June 30, 1972 are as follows:

Razing of Dilapidated Buildings	Permits 421
Sandblasting of Buildings	Permits 2
Moving of Buildings	Permits 0
Erection of Billboards	Permits 20
Erection of Wall Signs	Permits 54
Erection of Signs Over Sidewalks	Permits 82
Erection of Fire Escapes	Permits 30
Construction of Vaults	Permits 0
Use of Streets & Sidewalks	Permits 18
Storage of Dangerous Chemicals	Permits 11
Storage of Petroleum Products in Bulk	Permits 1
Total	639

(Total Permits Issued during the Fiscal Year were 1639)

Total number of buildings demolished in the City was 421, a total of approximately 857 dwelling units.

During the fiscal year, 1528 family units were added as a result of private buildings activities.

The additional units are grouped as follows:

(a) New Buildings

One Family	191 Family Units
Two Family	350 Family units
Multiple Family	955 Family Units

(b) Conversions 32 Family Units

Total 1528

The total fees collected during the year July 1, 1971 to June 30, 1972, amounted to \$79,768.54. During the fiscal year this Department processed 1783 building and zoning violations, including South Providence and East Side Renewal Project Areas. The Field Inspection Section of the Division conducted 18,579 construction inspection and violation investigations.

During the fiscal year, this Division reviewed the design and plans for many major structures. The following are buildings for which permits were issued with a declared estimated cost of \$19,403,300.00 or more:

R. I. Hospital Trust 40 Westminster St. New Office Building & Bank	\$9,550,000
Turnkey Stephen Jakbowicz & Louis Zampini Tobey St. New Apts. for Elderly (198 Units)	1,680,000
Turnkey Smith St. New Apts. for Elderly (198 Units)	1,680,000
Moshassuck Medical Assoc. 600 Capt. Carlton J. Davis Blvd. New Medical Building	1,633,000
Davenport Associates 13 Parkis Ave. New Housing for Elderly (108 Units)	893,000
Moshassuck Sq. Development Co. 400-456 No. Main St. New Apts. (59 Units)	617,000
Moshassuck Sq. Development Co. 73-101 Charles St. New Apts. (51 Units)	533,700
United States Investment & Development Corp. Benedict St. New Apt. for Elderly (106 Units)	450,000
Mt. Hope Development Assoc. Pleasant St. (18) Two Family Houses Total 36 Units	428,100

First Hartford Realty Corp. 40 Westminster St. Interior Partitions	\$328,000
Chatham Village 195 Chatham St. New Apts. (24 Units)	276,000
Moshassuck Sq. Development Co. 105-115 Charles St. New Apts. (19 Apts.)	199,000
Chatham Village 190 Chatham St. New Apts. (16 Units)	184,000
Penn Central Transportation Co. Silver Spring St. Addition - train repair shop	160,500
Branch Apts., Inc. 50 Wild St. New Apt. House (18 Units)	125,000
First Bank & Trust Co. 180 Washington St. New Bank & Office	125,000
Harex Lorna 10 Cavallatti St. Addition to Warehouse	90,000
City of Providence Roger Williams Tenants Assn.Inc.(lessee) Richardson St. Day Care Center	85,000
Northern Terminal Inc. 167 Angell St. New Restaurant	70,000
Phillip House Inc. 164 Butler Ave. New Apts. (7)	66,000
Times Realty Co. 361 Atwells Ave. Addition to Store	65,000

First Hartford Realty Corp. 40 Westminster St. Interior Partitions	\$65,000
Frank Morrow Co. 129 Baker St. Addition to Mfg. Building	50,000
Danecraft Inc. 24 Baker St. Addition to Building	50,000

The declared estimated cost of construction of the buildings and structures listed on the previous pages is \$19,403,300.00 - or 79% of the total estimated construction cost figures; while the number of permits issued for the construction of these buildings is only 24 or less than 2.4% of the total number of permits issued for the construction of new buildings and alterations to existing buildings during the fiscal year.

It is advisable to keep in mind, when using the declared estimated cost of construction figures in this report, that these figures are neither total nor accurate due to the usual reluctance on the part of some people to declare fair or true cost estimates, etc. However, the margin of error does not seriously affect the comparisons and the conclusions drawn from these figures; - but the amount of money collected through fees based upon declared estimated costs of construction is considerably less than it should be.

Respectfully submitted,
John Pagliaro

Inspectional Activities Pertaining to
Safety Requirements in Buildings

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

- (a) The general structural conditions of the building;
- (b) The type construction, protection and accessibility of exits, the swing of exit doors, exit signs and lights;
- (c) The type, condition and location of heating and cooking equipment, including their safety devices and controls;
- (d) The types, condition and location of fire protective equipment, such as automatic sprinkler system (wet and dry), fire extinguishers, fire 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 18,579 inspections were made through this medium, checking and investigating complaints of hazardous conditions existing in residential, commercial, industrial, storage, educational, religious, institutional and mixed occupancy buildings. This effort has been bolstered, over the years, by the participation and cooperation of the members of the Fire Prevention Bureau. As a result of this type of service, thousands of buildings of all type of construction and occupancies have been made safer or razed. Structural fire preventive and fire protective remedies applied as a result of this effort are as follows:

- (a) Repairs to and replacement of structural components of buildings;
- (b) General repairs to existing buildings for proper maintenance;
- (c) Installation of automatic sprinkler systems;
- (d) Erection of fire division walls;
- (e) Erection of fire-resistive partitions;
- (f) Erection of fireproof or fire-resistive enclosures around stairways and vertical shafts of all types;
- (g) Construction of fire-resistive ceilings for horizontal protections;

- (h) Installation of opening protective on windows where exposure distances to lot lines and other buildings are below minimum requirements;
- (i) Erection of fire escapes;
- (j) Installation of fire alarm system;
- (k) Installation of fire-hose and standpipe systems;
- (l) Installation of fire extinguishers;
- (m) Installation of fire dampers and automatic controls on ventilating and air-conditioning systems, etc.
- (n) Construction of fireproof vaults and enclosures for the storage of flammable liquids and volatiles and dangerous chemicals.

Steady pressure has been maintained behind the program of dilapidated dwellings and the elimination of fire hazards and unsanitary conditions. Because of the unprecedented number of unsafe, vacant, open, abandoned, and vandalized buildings, the Department devoted more time and effort in processing and demolishing vacant and dangerous structures. The Department of Building Inspection demolished one hundred thirty-one (131) buildings.

DIVISION OF ELECTRICAL INSTALLATIONS

Mr. Vincent DiMase, Director
Department of Building Inspection

Dear Mr. DiMase:

I respectfully submit the following report of the Division of Electrical Installations' activities during the fiscal year July 1, 1971 to June 30, 1972, including a summary of its revenue, expenditures and operations.

SUMMARY

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

There were Fifty-Four (54) Limited Premises Permits issued and Two Thousand One Hundred Fifty-Seven (2,157) electrical permits for installation of electrical wiring and apparatus including alterations and repairs, for which a total fee of \$25,345.77 was collected.

ELECTRICAL INSPECTION DIVISION

From July 1, 1971 to June 30, 1972

Number of rough wiring inspections	312
Number of defective installations re-inspected	1035
Number of certificates of approval issued	1636
Number of inspections after fire	445
Number of investigations requested by the Narragansett Electric Company	740
Number of special investigations	3135
Minimum Housing Inspections	249
Limited Premises Inspections	54
Approved Fire Alarm Systems	14
Total number of inspections	7620

Letters to Owners	1022
Number of disconnects ordered	272
Sign locations cleared	172
Sign locations non illuminated cleared	54
Sign locations illuminated	118
Estimated value fee	\$2,474,890.00

REPORT

Due to the increase of two inspectors we have been able to keep up the work reported to this office.

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

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

1. State of Rhode Island Fire Safety Code for Fire Alarm and Emergency Exit Lighting.
2. State Seminar on Minimum Housing Codes.
3. The City of Providence Fire Department Training School.
4. The election of the Chief Inspector to the Executive Committee of the Eastern Section International Association of Electrical Inspectors.
5. Lecturing on the safe use of electricity at the State Vocational Facility in Providence, Lincoln and Smithfield, Rhode Island.

Future Plans:

The future plans of the Electrical Division are:

To obtain replacements for two inspectors.

To provide more frequent inspections of the progress on new construction work.

To provide inspections for Limited Premises more promptly than was possible in the past year.

To review the latest edition of the National Electrical Code for possible up-dating of its Rules & Regulations.

To provide better service to contractors, architects
and engineers who are planning electrical installations
for buildings and structures in the City of Providence.

Respectfully submitted,

Oliver O. Dore,
Chief Electrical Inspector

DIVISION OF PLUMBING, DRAINAGE AND GAS PIPING

Mr. Vincent DiMase, Director
Department of Building Inspection

Dear Sir:

As requested, this will show the activities and statistical record of the Plumbing Division for the fiscal year July 1, 1971 to June 30, 1972.

Plumbing Inspections	4400		
Drain Inspections	796		
Miscellaneous Visits	167		
Minimum Housing Visits	<u>1289</u>	Total	6,652
Plumbing Plans Filed	1159		
Drain Plans Filed	<u>296</u>	Total	1,459
Work on Old Buildings	1274		
Work on New Buildings	<u>165</u>	Total	1,439
Sewer Connections	1459		
Cesspool Connections	<u>0</u>	Total	1,459
Final Inspections	1234		
Estimated Cost of Plumbing Plans			\$1,798,695.50
Estimated Cost of Drain Plans			<u>186,025.00</u>
Total			\$1,984,720.50
Fees for Limited Sprinkler License Issued			50.00
Fees for Limited Drain Layers License Issued			<u>275.00</u>
Total			325.00
Fees for Plumbing & Drainage Permits and Limited Licenses			\$19,402.36

REPORT

The greatest single change in the Providence Plumbing Code since the Code was adopted in 1893 occurred last May (1972). Last May the Providence Plumbing Code was amended to include large sections of the "BOCA" Plumbing Code because Mayor Doorley received a letter from the Department of Housing and Urban Development indicating that in order for Providence to receive re-certification of the Providence Workable Program for Community Improvement, the Plumbing Code had to be revised so as to be comparable to nationally recognized codes.

HUD recommended BOCA Plumbing Code because it is the purpose and intent of BOCA codes to establish minimum plumbing standards in terms of performance objectives, implemented by specific requirements which will provide safeguards for sanitation to protect the public health against the hazards of inadequate, defective or insanitary plumbing installations.

Of particular significance were the changes brought about in the section dealing with approval of new materials. Previous to this recent change in the Providence Plumbing Code, non-metallic pipes and fittings had never been approved. The reason for this reluctance on the part of officials in the Plumbing Division to approve these materials was not the result of bias or aversion of these products. The reason for their reluctance to approve these materials was based on the fact that Plumbing Codes, while they are an integral part of building codes are not a building code per se, but rather a health code.

The protection of public health in the disposal of sanitary waste matter is their sole and basic reason for writing a Plumbing Code.

Some of the plastic pipes and fittings now approved by the Providence Code are the following:—For use as water pipe, Acrolonitrile-budadiene-styrene (ABS), Polyethylene (PE) and Polyvinyl-chloride, (PVC). For use as drain waste and vent (ABS) schedule 40, (PVC) schedule 40.

These materials have been tested extensively by "Accredited Authoritative Agencies" and have been used throughout the United States, Canada and other foreign countries.

It is hoped in the interest of public health and pollution that these materials prove as efficacious in the field, as they have in the laboratories.

From limited reports from installations, it seems as though there might be a question with plastic waste pipe, where the problem of noise is concerned. Of course, if the use of plastic waste pipe proved to be excessively noisy in high rise construction, it would then become a major pollution problem.

I am very hopeful, however, that this eventuality will never arise because plastic pipe is in a manner of speaking a way of life in the installation of plumbing in the City of Providence and throughout the United States.

Respectfully submitted,

Joseph B. Dempsey, Chief
Inspector of Plumbing, Drainage
and Gas Piping

DIVISION OF MECHANICAL EQUIPMENT AND INSTALLATIONS

Mr. Vincent DiMase, Director
Department of Building Inspection

Dear Mr. DiMase:

This is the annual report for the Mechanical Division for the period from July 1, 1971 to June 30, 1972.

The City skyline has changed considerably over the past two years due to the construction of the new high rise buildings, that project skyward throughout this city. With such construction, our inspectors carried a much heavier workload due to the shortage of manpower because of the recent resignation of Mr. Robert Barrett, a Mechanical Inspector II. At the present time his position has not been filled, in turn causing a backlog of work to build up in this Division.

A breakdown of all inspections, investigations, complaints, and violations listed on an attached sheet will show a vast rise in total amount compared to previous years.

The Deputy Chief was kept very busy this past year in his duties as Chief Examiner checking numerous locations to see if the personnel were properly licensed and also were qualified to operate the equipment that they were holding a license for. His other duties were to assist me in other office duties.

I wish to thank the Bureau of Fire Prevention for their co-operation given for numerous investigations that involved inspectors from this Division.

The Chief and staff of the Mechanical Division also gratefully acknowledge the splendid support and advice of Honorable Joseph A. Doorley, Jr., Mayor of Providence and Vincent DiMase, Director of the Department of Building Inspection.

Respectfully submitted,

Joseph F. Kane, Chief Inspector
Mechanical Equipment
and Installations

The following is an accounting of the Division of Mechanical Equipment and Installations from July 1, 1971 to June 30, 1972. The estimated valuation of such equipment is \$6,278,563.55 for which the following revenue in fee charges were collected:

REVENUE

Oil Burners	1,156.15	
Gas Burners	1,845.80	
Boilers	3,883.22	
Gas Water Heaters	1,123.25	
Oil Fired Water Heaters	57.25	
Furnaces	1,200.00	
Ductwork	1,708.80	
Air Conditioners	1,375.53	
Radiation	396.00	
Tank	498.70	
Ventilation	311.50	
Sprinklers	536.69	
Refrigeration	175.75	
Elevators	1,329.00	
Console Heaters	92.00	
Hoods & Exhaust Systems	218.00	
Spray Booth	11.00	
Generator	9.00	
Unit Heaters	118.87	
Miscellaneous	<u>8,117.63</u>	
	\$24,164.79	
		\$24,164.79
New Licenses:		
Boiler Operator	385.00	
Operating Engineer	189.00	
Refrigerating Machine Operator	21.00	
Apprentice Fireman	73.00	
License Renewals:		
Boiler Operator	2,240.00	
Operating Engineer	2,736.00	
Refrigerating Machine Operator	<u>112.00</u>	
	\$5,756.00	
		\$ 5,756.00
		\$29,920.79

There were 1,061 permits issued for 1,480 units from
July 1, 1971 to June 30, 1972:

<u>EQUIPMENT</u>	<u>UNITS</u>
Oil Burners	141
Gas Burners	244
Boilers	199
Gas Water Heaters	200
Oil Fired Water Heaters	7
Furnaces	104
Ductwork	121
Air Conditioning	40
Radiation	55
Tanks	83
Ventilation	6
Sprinklers	17
Refrigeration	7
Elevators	26
Console Heaters	14
Hoods & Exhaust Systems	16
Generators	1
Spray Booths	2
Unit Heaters	39
Miscellaneous	<u>158</u>
	1,480

There were 5,327 locations visited and 14,031 inspections and investigations made.

INSPECTIONS AND INVESTIGATIONS

Complaints	22
Violations (Illegal & Incorrect installation of equipment)	40
Oil Burners	141
Gas Burners	244
Boilers	199
Gas Water Heaters	200
Oil Fired Water Heaters	7
Furnaces	104
Ductwork	121
Air Conditioning	40
Radiation	55
Tanks	83
Ventilation	6
Sprinklers	17
Refrigeration	7
Elevators	26
Console Heaters	14
Hoods & Exhaust Systems	16
Generators	1
Spray Booths	2
Unit Heaters	39
Miscellaneous	158
Progress Inspections	10,280
Investigations	<u>2,209</u>
Total	14,031

In addition to the above mentioned inspections and investigations:

Elevator Tests	36
Sprinkler Tests	17
Generator Tests	4

DIVISION OF ADMINISTRATION AND MANAGEMENT

The Administration Division provides direction and coordination over the business management functions of the Department of Building Inspection.

In order to establish uniformity in law enforcement and consistency in operating procedures, the Department has been organized under separate Divisions. Through the Division Chiefs, the activity of each of these Divisions is coordinated by the Director.

The Division performs administrative research and investigation, budgeting, personnel, records management and financial control, purchasing and supplies. This Division also researches, investigates, and prepares written administrative procedures and systems, furnishes recommendations and advice in its several areas to Department supervision and management. The Division's responsibilities include preparing payrolls, car allowances, purchase orders, inter-departmental orders, and other related documents.

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

The Division collected \$157,897.46 in fees for the entire Department for the Fiscal Year July 1, 1971 to June 30, 1972.

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

REVENUE SUMMARY

To: Mr. Vincent DiMase, Director

Subject: Fees collected by all Divisions of the
Department of Building Inspection in
the City of Providence, Rhode Island
and the same deposited at the City
Collector's Office for the Fiscal Year
July 1, 1971 to June 30, 1972, inclusively.

Total Collections and Deposits \$157,897.46

Total Collected by Inter-Office Divisions:

Structures & Zoning Division	79,768.54
Electrical Division	25,345.77
Mechanical Division	29,920.79
Plumbing & Drainage Division	19,402.36
Zoning Board	2,385.00
Building Board	1,025.00
Housing Board	50.00
	<hr/>
	\$157,897.46

Respectfully submitted,

Marie D'Elena

DIVISION OF CODE ENFORCEMENT

It is generally recognized that there is less acceptance and less experience in house code compliance than with other codes. On the other hand, a housing code is essential to bring existing housing up to standard and to maintain that standard.

Housing code compliance involves considerably more than having inspectors go from door to door and handing out violation notices. It involves working with the people involved to explain the violations, to give them advice and assistance on how they can best be corrected. If we can stimulate neighborhood interest and voluntary compliance on the part of the owners and tenants it will bring forth improvements that go beyond minimum code standards as well as improvements that are more lasting.

The Housing Inspection Division is responsible for carrying out, area by area, the city-wide Housing Inspections necessary to comply with certain Federal Government requirements for re-certification of the City's Workable Program for Community Improvement. The City of Providence, by having a Workable Program approved by the Federal Department of Housing and Urban Development, is eligible for Federal monetary assistance for a wide range of programs including Model Cities, Urban Renewal, Neighborhood Development, Interim Assistance, and Code Enforcement.

The Workable Program Re-certification currently commits the City to a house by house reinspection.

During the year 1971-1972, the Division of Code Enforcement referred to the Department of Building Inspection 3,321 complaints which they uncovered during their survey. These complaints had to be verified by the four Divisions of the Department of Building Inspection before a violation notice was sent to the owner. Also, before the permit was issued for this work, zoning had to be checked to be sure that the premises were not in violation of the Zoning Ordinance. The Department of Building Inspection, because it has qualified experts in Structures, Electrical, Mechanical and Plumbing fields, inspected and supervised all the work until completed.

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

FIRE PREVENTION BUREAU

The Fire Prevention Bureau and the Department of Building Inspection frequently discuss plans on proposed new buildings and alterations so as to define and set standards, before the Department of Building Inspection issues a permit for the work.

Institutes and organizations now put greater stress on fire safety in planned structures. Every new proposed project includes a section "Fire Precautionary Measures", covering everything affecting the building's fire safety, e.g., the combustibility of the building materials, the fire resistance of the structure as a whole, the classification of machines according to potential fire hazard, outside and inside water requirements, the danger of explosion in various areas and outside installations of a plant, and protection of buildings and structures with stationary extinguishing units, automatic signaling, etc. Thus, it is easier for planners to arrive at the right degree of fire precaution in a given building.

The Fire Prevention Bureau investigates all fires of incendiary origin or of suspicious nature and all fires which cause injuries to persons. The Fire Marshal works closely with the Director of the Department of Building Inspection.

The Fire Prevention Bureau during their routine inspections uncover violations of the Building Code. These violations are referred to the Department of Building Inspection for investigation.

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

The proper Division makes:—

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

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

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

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

HISTORIC DISTRICT COMMISSION

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

The College Hill district contains more than 150 restored 18th and early 19th Century buildings, which according to the Interior Department were once the "wealthy nucleus of the city".

The landmarks, are "recognized to encourage preservation of historically significant properties". Owners receive plaques and certificates if they wish.

College Hill was chosen for its "largely undisturbed area of 18th and early 19th Century structures which, as a group, exemplify the urban New England setting of the period". The district is also the nucleus from which developed the City of Providence.

Since 1960 more than 150 buildings have been restored in the area.

The First Baptist Meeting House, and the Providence Athenaeum library have been especially cited as "noteworthy structures".

The Corliss-Carrington House on Williams Street was built in 1810-11, and the Department of the Interior describes it as a "tall square mansion (which) well expressed the sophistication attained by some 19th Century urban New England residences".

The three and one-half story brick Ives House on Power Street was built in 1803-06. The department calls it a "magnificent Federal-style mansion".

The restoration of the 19th Century mansion known as Woods-Gerry House at 62 Prospect Street, by Rhode Island School of Design, has helped to keep Prospect Street "as one of our great streets".

Preservation of our common cultural heritage is a moral obligation which rests squarely on the shoulders of every citizen. Since World War II, a new generation of Americans has awakened to the importance of historic preservation and in doing so they are giving the movement strong impetus and broader scope. Once concerned primarily with saving and restoring notable individual buildings as historic house museums, the movement now seeks to perpetuate our much wider heritage of history and architecture as an irreplaceable part of the living fabric and beauty of our communities. Once supported chiefly by historians and antiquarians, the movement now extends into all walks of life and touches the work of planners, architects, public officials, realtors, landscape architects, bankers, and all the citizens. Modern preservation is, therefore, directed toward perpetuating architectural and aesthetic as well as historic and patriotic values; historic districts as well as individually notable buildings.

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

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

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

REMOVAL OF JUNKED VEHICLES
FROM PRIVATE PROPERTY

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

- (1) Private property
- (2) Housing projects
- (3) Churches
- (4) Schools
- (5) Redevelopment areas
- (6) State-owned property
- (7) Cars with Police Department courtesy notices

Upon notification of abandoned or stolen vehicles to be towed away, the Department must first tag the vehicles by placing a sticker on the car for a period of 7 days. This gives the owner ample time to claim the vehicle before it is removed. Many of the cars removed were rodent infested and with great difficulty the men had to be extremely careful in removing these vehicles.

Children are often attracted to these abandoned cars and very often are subject to injury caused by broken fragments and loose equipment.

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

THE DIRECTOR'S ACTIVITIES

The Director performs the Engineering Research for the Department. The primary objective is to review new materials, standards and techniques of the building industry to determine whether they meet the purpose and intent of the Providence Building Code and, if so, to make provision for their use.

The acceptance of new materials and methods of construction in the City of Providence is a cooperative function of professional and construction groups. The one all important question is "Does this provide Code equivalency as to safeguarding life, limb, health, property and public welfare". Many new materials and construction approaches have been approved which include: sandwich panels for low-cost residential buildings; precast prestressed hollow core floor slabs; revised fire ratings for concrete block walls; anchorage systems for precast concrete, and computer designed diaphragms for wind loadings.

Technological advances have soared to heights undreamed of fifty years ago. But a technological advance that means new convenience, new comfort, new leisure—can also mean hazard to life and property. Such unforeseen dangers can be conquered, and they must.

The full sophistication of many new products far surpasses most users' understanding. At the same time, there is a growing public concern that people should be protected against potential hazards in the new products and new materials, by someone who understands their complexities. The Director has the responsibility

in accepting new materials and equipment which conform to national standards. The local government has delegated the "police power" pertaining to building regulations to the Director because there are sufficient standards in the code to guide him in making decisions as to the conformity of proposed construction to the code.

Among other functions of the Director were:--to review requested variances and exceptions to the Building Code and the Zoning Ordinance, and make appropriate recommendations and send referrals of the proper sections of the Ordinances to the Secretary of the Zoning Board of Review, so that the Secretary could have the cases advertised in the newspaper for public hearing.

The continued public relations program resulted in numerous other speaking engagements for the Director. The primary purpose of this speaking engagement program is to acquaint the public with the operations of the Department. Also community organizations such as "Block Groups" gain an opportunity to explain their views on some of the common problems governed by the Building Code and Zoning Ordinance.

As President of BOCA International, the Director travelled extensively to represent BOCA International and the City of Providence, in promoting the adoption of a uniform "Building Code" for the entire country.

On Monday, July 12, 1971, the Director flew to Chicago and met with BOCA's Executive Director to arrange the BOCA's Committees for the year 1971-1972.

On Tuesday, September 14, 1971, spoke in New Bedford, Mass. before the City Council, Planners and citizens to explain the BOCA Basic Code. It was well received and accepted for adoption.

On October 3, 1972, flew to Honolulu, Hawaii, to attend the International Conference of Building Officials Annual Meeting and also a "Summit Meeting" of the Model Code Groups, and a meeting of the Model Code Standardization Council. The meetings were informative and productive.

From October 10-20, 1971, met with several code officials and organizations in California.

From October 31 to November 4, 1971, attended the Southern Building Code Congress annual meeting in New Orleans. Attended a "Summit Meeting of the Model Code Groups and also a meeting of "Model Code Standardization Council" and a meeting of the National Conference of States on Building Codes and Standards. Great progress was made at these meetings on standardization of "definitions" in model codes.

On December 1-2, 1971, attended a meeting of the National Conference of States on Building Codes and Standards in Alexandria, Virginia, to continue the standardization of "definitions" and uniformity in the regulation of building codes and standards.

From January 6-9, 1972, BOCA International held their mid-year meeting at the Biltmore Hotel, in Providence, R.I.

On Thursday, January 6, 1972, the Director, as President of BOCA International, was honored at a Testimonial sponsored by the

R. I. Society of Professional Engineers, The American Institute of Architects, The R. I. Builders Association, The Associated General Contractors, Building Owners and Managers Association, Building Trades Council, Providence Board of Realtors and others. The event was well attended by almost 1,000 people; this included BOCA representatives from 36 states and four foreign countries. This event will long be remembered as a most memorable and successful testimonial—honoring the Director of the Department of Building Inspection as the first from Rhode Island to become President of BOCA International.

At this event, the Providence Chamber of Commerce honored Mr. DiMase with an award for...bringing honor to Providence, R. I.

On January 18, 1972 the Director received a "Citation" from the Rhode Island Senate in recognition of his election as President of the Building Officials and Code Administrators International. "The entire membership extends its best wishes on this memorable occasion and expresses the hope for continued good fortune."

On February 16-18, 1972, the Director attended the Eastern States Building Officials Federation School in New York City. The Director spoke on "Uniformity of Codes" and what BOCA International was doing to achieve uniformity of codes throughout the United States. The Director also brought the greetings of BOCA International.

On March 14 and March 16, 1972, the Director lectured at R. I. Junior College on Building Codes as an aid in "Fire Protection and Fire Prevention", and also on "Building Constructions".

From May 2-6, 1972, the Director attended the Canadian Building Officials Conference in Quebec City, Quebec, Canada. The Directors brought the greetings of BOCA International and spoke on the "Standardization of Building Codes". The Director was greatly honored by the Canadian Building Officials Association.

From June 21-30, 1972, the Director attended the 57th Annual Conference of BOCA International held in Chicago, Illinois, at the Hotels Ambassador. The Director, as President of BOCA International, presided at all functions of the Conference.

On the first day of the Conference the Honorable Richard J. Daley, Mayor of the City of Chicago, welcomed the Building Officials to Chicago, praising them for their work in his "keynote" address.

The Director received BOCA Award for outstanding achievement during the year as President of BOCA International.

At this 57th Annual BOCA Conference, the Director received an award from General Electric.

C O N C L U S I O N

The year of 1971-1972 was another year of growth and progress for Providence with an estimated valuation of \$35,246,424.05, largest in history. There are certain highlights of the year's events that deserve special emphasis.

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

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

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

Enforcement of damaged and abandoned buildings that menace health and safety was given added impetus by the Director. The City demolished 74 buildings and placed a lien on the property as prescribed by law. There were 347 buildings demolished by owners, making a total of 421 buildings demolished. The Director strove for enforcement rather than legal prosecution. However, when legal action became necessary as a last resort, success was attained in 100% of the cases.

While the use of the community's police power as a back-up for Zoning Ordinance and Building Code enforcement is essential,

code administration will not be successful if it is considered as a police action seeking to apprehend law breakers. It must, instead, stress the service it renders to the property owner, the tenant and the entire community. As part of this stress on service, the terms compliance or administration may be substituted for enforcement, experts or specialists for inspectors and investigation report for violation notice.

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

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

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

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

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

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

The Department is still having difficulty in obtaining new personnel, due to the fact that the compensation offered by the City of Providence is not enough to attract competent and qualified personnel. At present there are nine (9) vacancies in the Department. This includes the Deputy; Chief of Structures and Zoning; and Plan Estimator.

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

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

Respectfully submitted,

Vincent Di Mase

Vincent DiMase, P.E.
Director