

CITY OF PROVIDENCE
BUILDING BOARD OF REVIEW

Date: _____

To the Building Board of Review:

Petition for variation or modification of the application of certain provisions of the Rhode Island State Building Code:

Owner: _____ Tel. No. _____

Address: _____ Zip Code _____

Applicant: _____ Tel. No. _____

Address: _____ Zip Code _____

Lessee: _____ Tel. No. _____

Address: _____ Zip Code _____

1. Location of subject property: _____

2. Assessor's Plat(s) _____ Lot(s) _____

3. Dimensions: Lot # _____ frontage _____ depth _____ area _____ sq. ft.

Lot # _____ frontage _____ depth _____ area _____ sq. ft.

Lot # _____ frontage _____ depth _____ area _____ sq. ft.

4. Zoning District(s): _____, Overlay District: _____

5. Present Use of Premises (each lot): _____

6. Legal Use of Premises as recorded in the Department of Inspection & Standards:

7. Proposed Use of Premises _____

8. Type of Construction _____

9. Are the Premises located within the Historic District: Yes _____ No _____

If yes, have the plans been approved by the Providence Historic District Commission?

Yes _____ No _____

10. Are there outstanding violations concerning the:

RI State Building Code

Zoning Ordinance

Housing Code

Revised 1/07

11. The undersigned hereby applies for a variation or modification of the application of the requirements of the following Section(s) or Table(s):
RISBC Section 503.1, which requires a fire wall to separate the addition from the existing building in order to consider it independent for height and area and type of construction. The project proposes the construction of a 2-hour fire barrier wall to separate the existing building from the new addition.

12. State briefly the proposed change of use or alterations and explain the variations or modifications sought. Be specific as to the uses within the building. (Use additional sheets if necessary.)

The existing building is a sprinklered four story masonry and steel framed building that has been operating as a non-separated mixed use building comprised of assembly and business use groups seeking to reclassify the construction type from IIIB to IIB upon the elimination of existing combustible framing present at the Chace Theatre and Black and White Studios. The existing building is a Registered Historical National Landmark by the National Parks Service (NPS) and the Rhode Island Historical Preservation and Heritage Commission (RIHPHC).

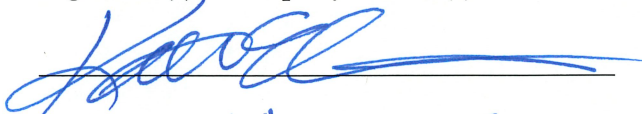
A renovation to the existing building in the 1970s reconfigured the theatre into two theatres with the existing flytower repurposed into dressing rooms and workshops to support the newly created additional theatre. This renovation created non-standard floor levels from the original construction of the tiered seating levels and the conversion of the flytower.

The addition is a fully sprinklered five story steel framed building utilizing construction type IIA and designed as a separated mixed use comprised of assembly and business use groups intended to increase the area of lobby space serving each of the theatres, house the administration and supporting spaces of the Trinity Repertory Company on site and provide full accessibility to the non-standard floor levels of the theatres and studio spaces within the four story existing building.

The existing building and the addition will be separated by the existing 16" exterior masonry wall which historical reviews have requested remain exposed. We are seeking to prescriptively rate this wall as a two hour fire barrier per table 721.1(2), item #1-1.1 in lieu of a fire wall required by RIBSC 503.1 to separate the differing construction types.

The existing unprotected combustible framing supporting the flooring of the Black and White Studios is to be replaced with non-combustible framing and the resulting concealed space filled with insulation. We currently propose each of these studios to be classified as Use Group B Small Assembly Spaces per 303.1.2 limiting the spaces to <50 occupants each, however we are seeking to increase the occupancy of at least one of these spaces to 80 occupants.

Signature(s) of Property Owner(s):

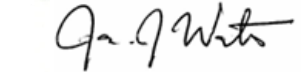

Kate Liberman, Executive Director

Address:

Trinity Rep, 201 Washington St.

Providence, RI 02903

Signature(s) of Applicant(s):


Joseph J. Watson, P.E.

Address:

Jensen Hughes, 117 Metro Center Blvd, Ste 1002

Warwick, RI 02886

Please Note: Unless all requirements listed on the instruction sheet are complied with, this application will not be accepted.