

CITY OF PROVIDENCE
BUILDING BOARD OF REVIEW

INSPECTION & STANDARDS
RECEIVED

JUL 08 2024

Date: 06/04/24

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: Vanessa Tapia Tel. No. 4015360225

Address: 184 Central Ave east providence Zip Code 02914

Applicant: claude medina Tel. No. 4015482228

Address: 99 doyle ave providence ri Zip Code 02906

Lessee: _____ Tel. No. _____

Address: _____ Zip Code _____

1. Location of subject property: 27 douglas ave providence ri

2. Assessor's Plat(s) : 003 Lot(s) 134

3. Dimensions: Lot # 134 frontage 40 depth 40 area 4000.00 sq. ft.

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

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

4. Zoning District(s): residential district, Overlay District: residential district

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

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

7. Proposed Use of Premises 3 family house

8. Type of Construction basement remodel for a 3 family unit conversion

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

11. The undersigned hereby applies for a variation or modification of the application of the requirements of the following Section(s) or Table(s):

2018 IEBC -Code Section1011.2.1 fire sprinkler system. - 2018 IBC - code Section103.2.8 group R.


Chapter 9 of the international building code

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.)

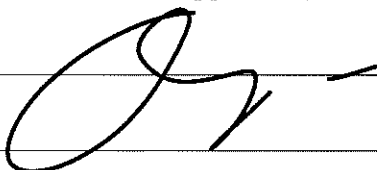
the basement currently has 4 egress windows and two exits. this house lot is a r3 and would like to convert the basement into a apartment with 3 bedrooms, 1 kitchen and living room. Currently basement has fire alarms which we will be adding more fire alarms into the unit for each room to be up to code

Respectfully submitted,

Signature(s) of Property Owner(s):



Signature(s) of Applicant(s):



Address:

184 central ave East providence RI

Address:

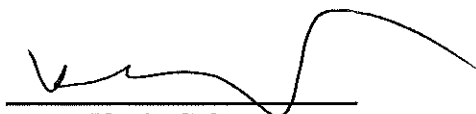
99 doyle ave providence RI

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

NOTICE OF REFUSAL OF PERMIT APPLICATION	CITY OF PROVIDENCE DEPT OF INSPECTIONS AND STANDARDS 444 Westminster Street -Providence, RI. 02903 Joseph A. Doorley – Municipal Building		APPLICATION DATE 05/20/2024	APPLICATION NO. BLDG-24-648
			DATE OF REFUSAL 08/20/2024	APPEAL FEE \$440
LOCATION 27 Douglas Ave. Providence, RI 02908		PAGE NUMBER 1 of 1		
APPLICANT Claude Medina	TITLE Applicant	ADDRESS 99 Doyle Ave , Providence, RI 02906		
PROPERTY OWNER'S NAME Douglas Ave Properties LLC		PROPERTY OWNER'S FULL ADDRESS 21 Douglas Ave. Providence, RI		
THE APPLICATION FOR A CERTIFICATE OF OCCUPANCY FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE RHODE ISLAND STATE CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS.				
SCOPE OF PERMIT: For interior alteration to change use from two-family dwelling to three-family dwelling.				
BUILDING DESCRIPTION: <u>Two (2) story, existing structure.</u>				
USE GROUP(S): <u>R-2 – Three dwelling units</u>			TYPE OF CONSTRUCTION: <u>V-B (Existing)</u>	
LOCATION OF SPRINKLERS (IF ANY): <u>N/A</u>			C.O. REQUIRED: <u>YES</u>	
<u>FLOOR AREAS / USES</u> Basement: 1320 Square Feet / Residential Unit #1 First Floor: 1320 Square Feet / Residential Unit #2 Second Floor: 1320 Square Feet / Residential Unit #3				
Has the proposed scope of work been completed? <input type="radio"/> Yes <input checked="" type="radio"/> No Has a violation been noted for this property? <input type="radio"/> Yes <input checked="" type="radio"/> No				
<u>RISBC-1 Rhode Island Building Code (510-RICR-00-00-1)</u>	CODE SECTIONS AND REASONS FOR REFUSAL			
Section 3404.1	Alterations Except as provided by section 3401.4 or this section, alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less complying with the provisions of this code than the existing building or structure was prior to the alteration.			
Section 420.4	Automatic sprinkler system. Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.			
Section 903.2.8	Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.			
**	Whereas, No fire suppression system is proposed.			
Section 1007.1.1	Two exits or exit access doorways. Where two exits, exit access stairways or ramps, or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them.			
Table 1006.2.1	Spaces with one exit or exit access doorway. R-2 occupancy is not permitted to have one exit or exit access doorway when in a non-sprinklered building.			
**	Whereas, the proposed two basement exits are 8 ft. apart, which is less than the requirement to be considered two exits (30 ft.).			

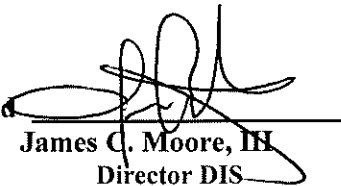
Discipline: --Building Code-

Signed



Yaniv Gal
Senior Plan Examiner

Signed



James C. Moore, III
Director DIS

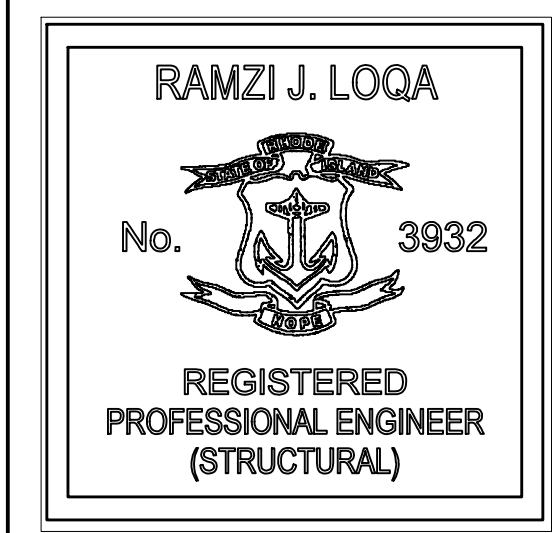
Applicant Property Owner

PROPOSED BASEMENT THIRD UNIT
27 DOUGLAS AVENUE
PROVIDENCE, RHODE ISLAND

DRAWN BY:
MGL

CHECKED BY:
RJL

LOQA ENGINEERS, LLC
 CONSULTING ENGINEERS
 49 BATCHELLER AVENUE
 PROVIDENCE, RI 02904
 rjloqa@verizon.net



FOR ENGINEERING ONLY

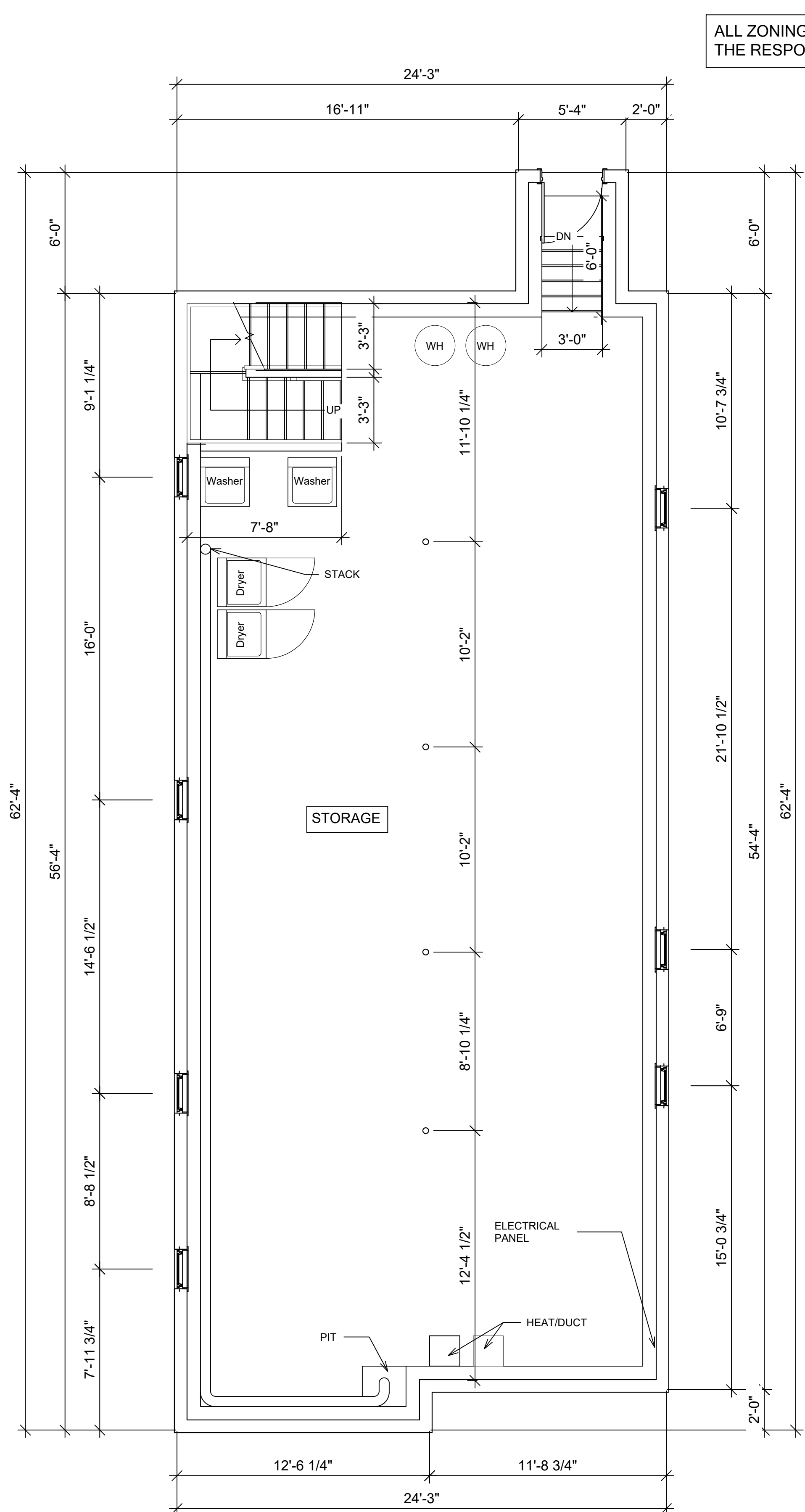
SCALE:
 AS NOTED

CONTENTS:
FOUNDATION & FRAMING PLAN

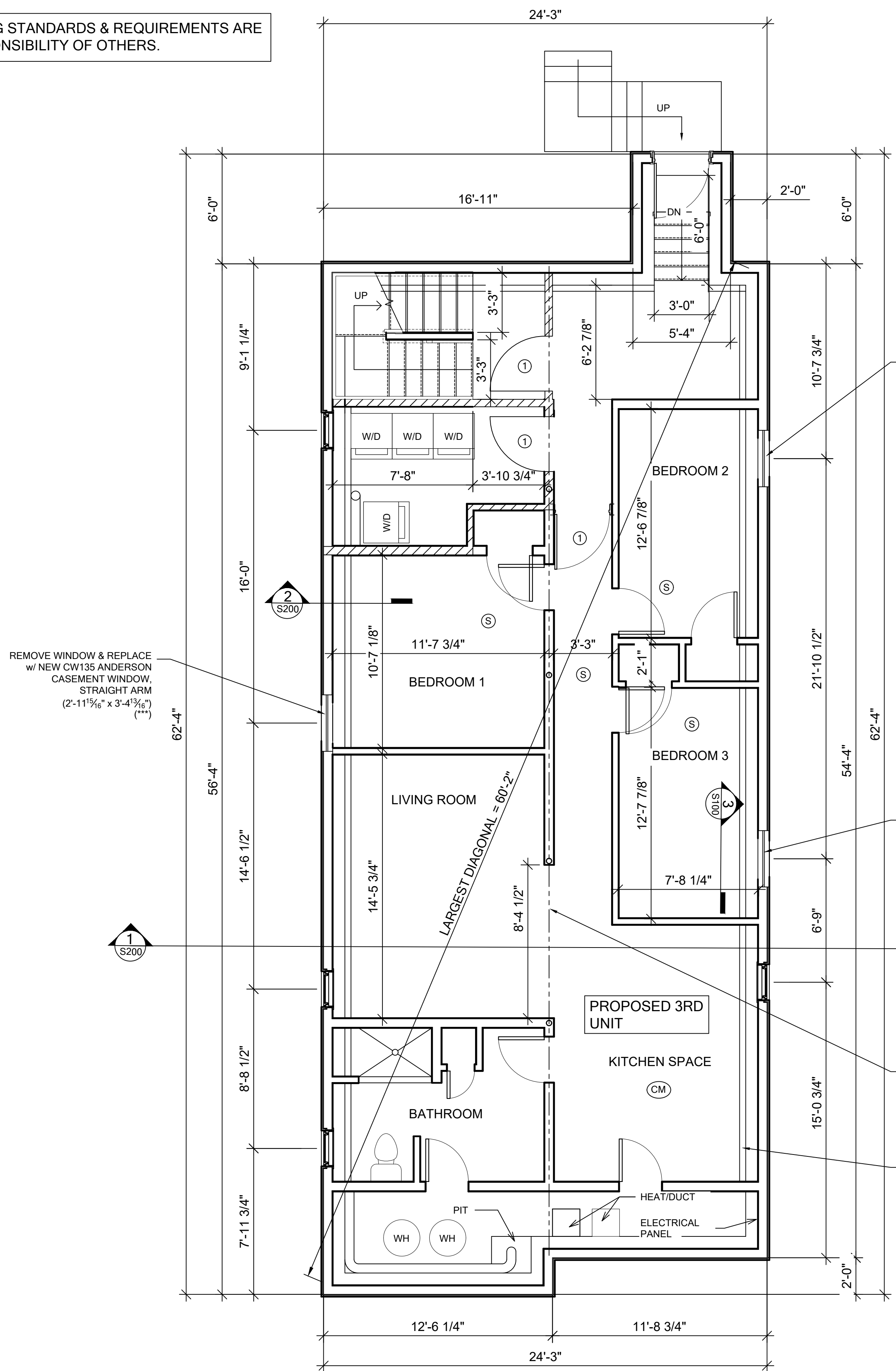
DATE:
 JULY 2024

SHEET NO:
S100

ALL ZONING STANDARDS & REQUIREMENTS ARE THE RESPONSIBILITY OF OTHERS.



EXISTING BASEMENT FLOOR PLAN
 SCALE: 1/2" = 1'-0"



PROPOSED BASEMENT FLOOR PLAN
 SCALE: 1/2" = 1'-0"

REMOVE WINDOW & REPLACE w/ NEW CW135 ANDERSON CASEMENT WINDOW, STRAIGHT ARM (2'-11 1/2" x 3'-4 3/8") (***)

BUILDING CODE REVIEW OF 27 DOUGLAS AVENUE, PROVIDENCE, RI - BASEMENT APARTMENT

- CODE USED = RI STATE BUILDING CODE / 2022
- EXISTING USE = ONE & TWO FAMILY DWELLING
- PROPOSED USE = (3) FAMILY DWELLING (R-2 USE)
- THE BASEMENT HAS TWO EXITS, BUT THEY ARE NOT REMOTE. A VARIANCE IS NEEDED FOR REMOTENESS. (SECTION 1007.1.1)
- SPRINKLERS ARE REQUIRED BUT NOT PROVIDED. THUS, A VARIANCE IS REQUIRED. (SECTION 903.2.8)
- ALL BEDROOM WINDOWS MUST MEET THE EMERGENCY ESCAPE OPENINGS AS IN SECTIONS 1030.2 & 1030.3.
- FIRST FLOOR FRAMING AND ALL ITS SUPPORTS MUST BE PROTECTED WITH A ONE HOUR-FIRE RATING, AS SEPARATION FROM THE UNITS ABOVE.
- STAIRWELL ENCLOSURE MUST BE PROTECTED BY A ONE HOUR FIRE RATING, INCLUDING 60 MINUTE DOOR OPENINGS.

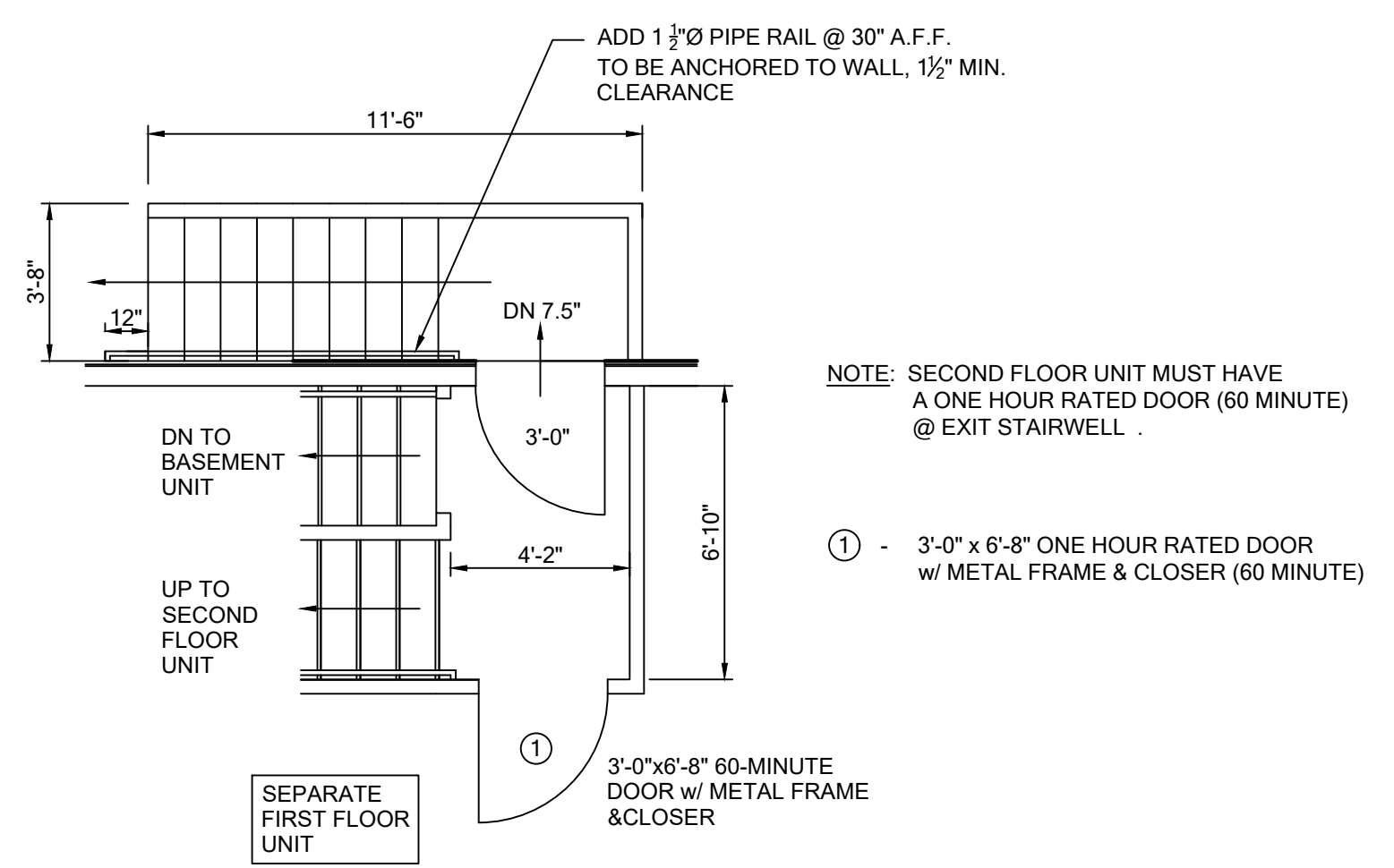
REMOVE WINDOW & REPLACE w/ NEW CW135 ANDERSON CASEMENT WINDOW, STRAIGHT ARM (2'-11 1/2" x 3'-4 3/8") (***)

ENCASE EXISTING (3)-2x12 WOOD BEAM & ALL SUPPORTING COLUMNS w/ ONE LAYER OF 5/8" GYP. BD. TYPE 'X' (TYP.)

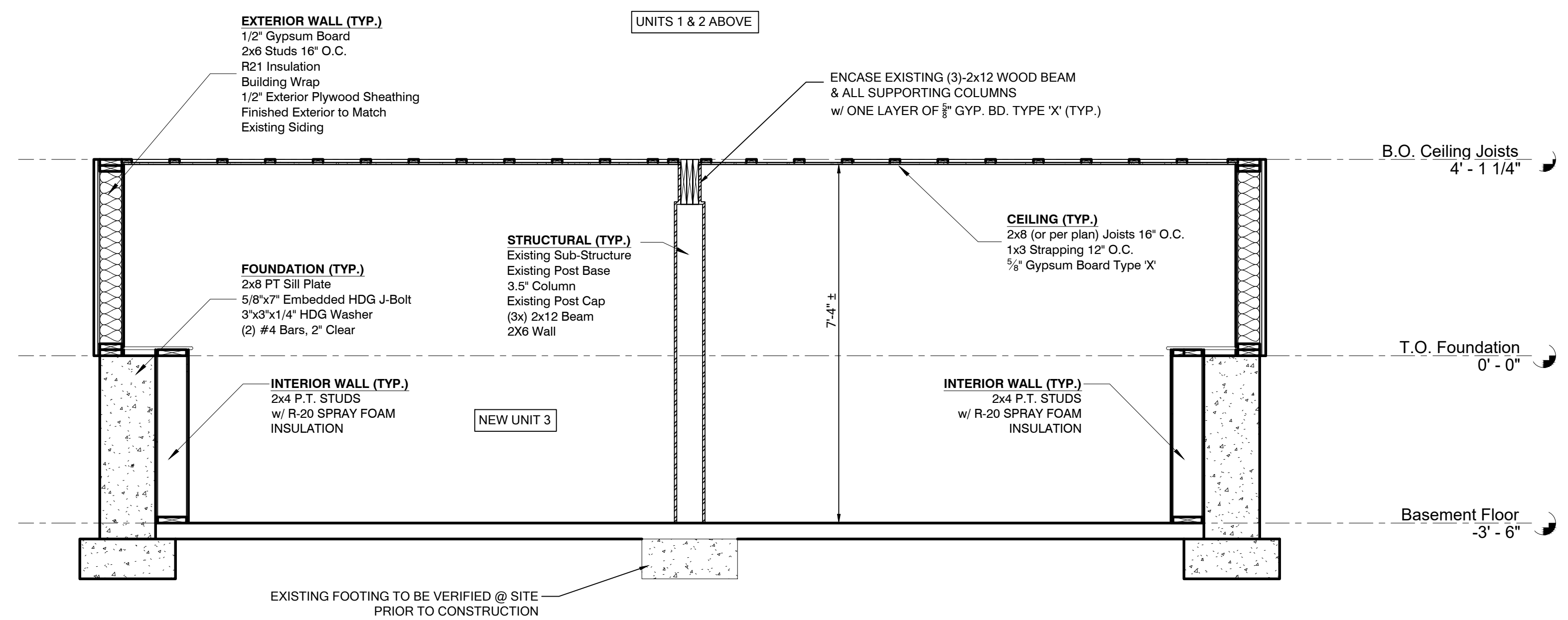
ADD 2x4 STUD WALL IN FRONT OF FOUNDATION (CONTINUOUS THROUGHOUT) TO INSTALL R-20 SPRAY FOAM INSULATION TO BE COVERED w/ 5/8" GYP. BD., TYPE 'X' (TYP.)

- ① - 3'-0" x 6'-8" ONE HOUR RATED DOOR w/ METAL FRAME & CLOSER (60 MINUTE)
- //// - NEW ONE HOUR FIRE-RATED WALL
- Ⓢ - SMOKE DETECTOR
- ⓄM - CARBON MONOXIDE DETECTOR

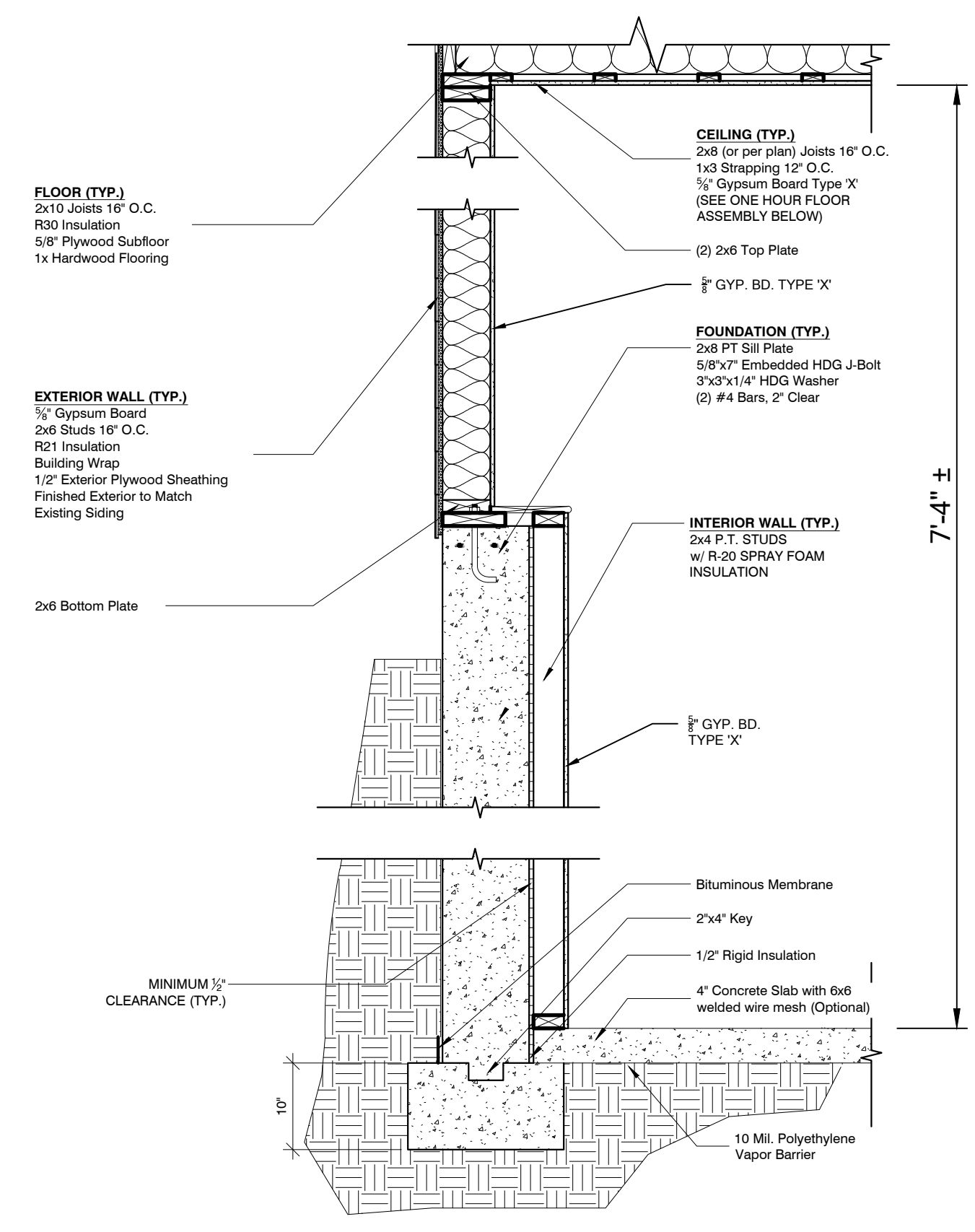
(***) - THIS CASEMENT WINDOW CLASSIFIES AS AN EMERGENCY ESCAPE WINDOW AS IN SECTION 1030 OF THE RI STATE BUILDING CODE.



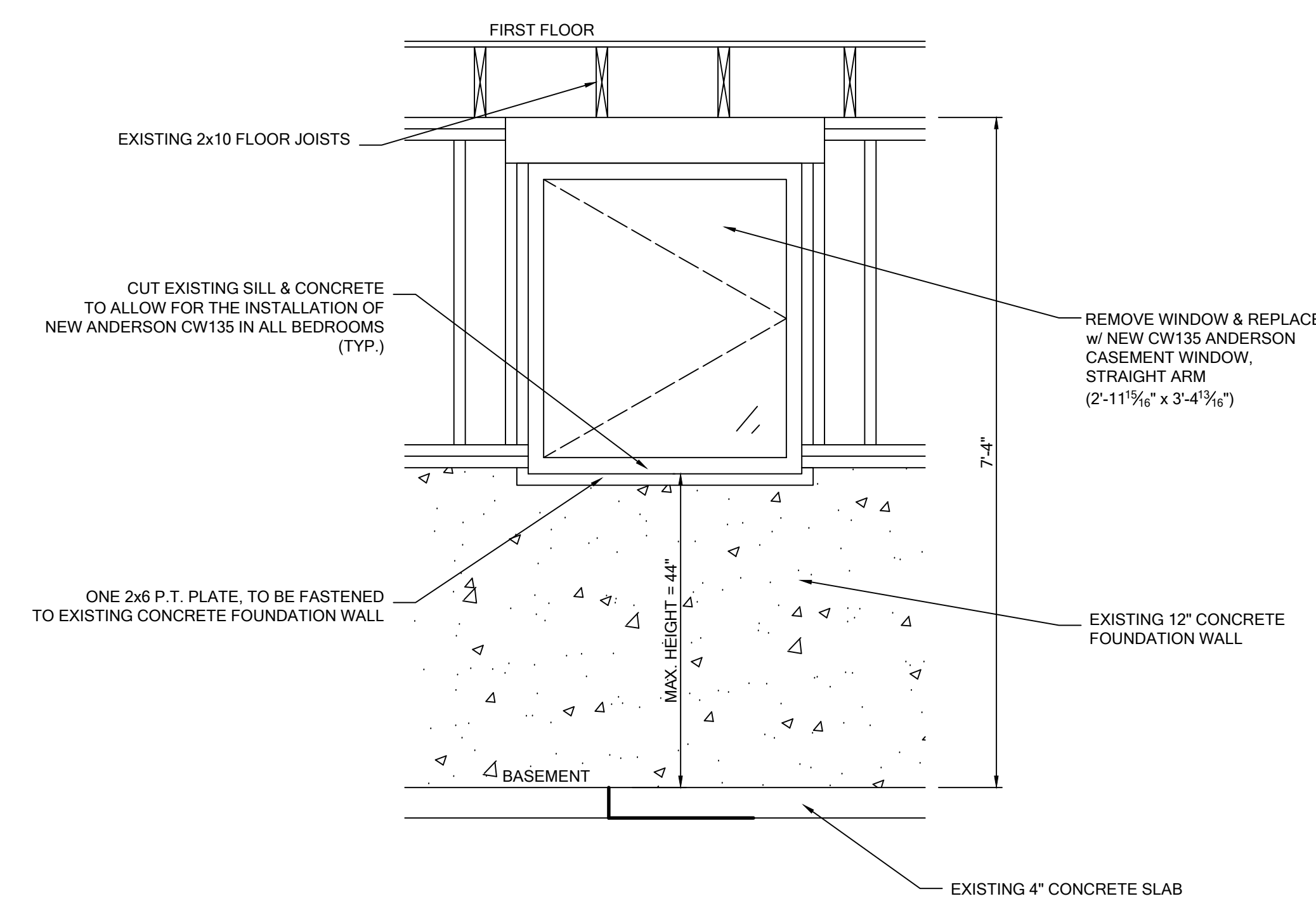
**PARTIAL FIRST FLOOR PLAN
(EGRESS STAIRWELL FROM BASEMENT)**
SCALE: 1/4" = 1'-0"



SECTION 1
SCALE: 1/2" = 1'-0"
S200



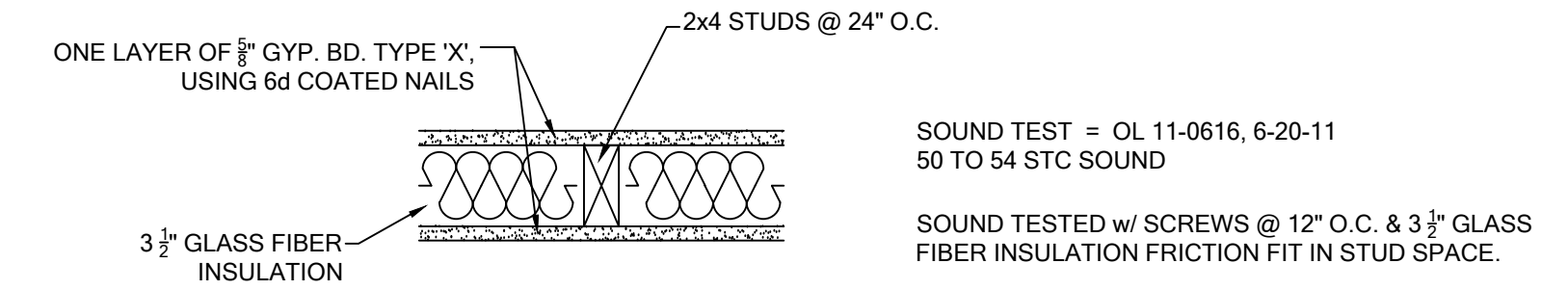
SECTION 2
SCALE: 3/4" = 1'-0"
S200



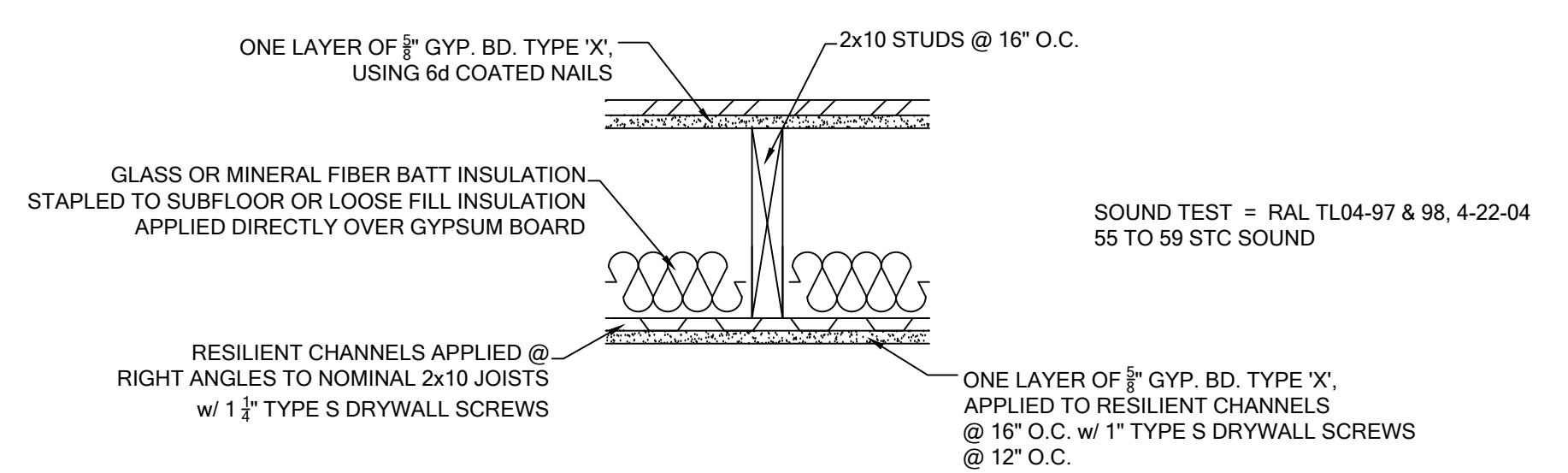
ELEVATION 3
SCALE: 3/4" = 1'-0"
S200

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE RHODE ISLAND STATE / INTERNATIONAL BUILDING CODE / 2022 AND ITS APPLICABLE REFERENCED STANDARDS.
2. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL SHORE, BRACE OR OTHERWISE SUPPORT THE STRUCTURE AS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES. (MASONRY, STEEL, WOOD, ETC.)
4. CONTRACTOR WILL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES IN THE DRAWINGS AND WILL NOT PROCEED WITH WORK IN THOSE AREAS UNTIL DISCREPANCIES ARE RESOLVED.
5. ANY DEVIATIONS FROM THE CONTENTS OF THESE PLANS WITHOUT WRITTEN CONSENT OF THIS ENGINEER WOULD MAKE IT NULL AND VOID.
6. THIS ENGINEER HAS NO CONTRACT WITH OWNER TO SUPERVISE OR OBSERVE THE CONSTRUCTION OF THIS PROJECT. IT IS THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE FULL COMPLIANCE AND NOT OF THIS ENGINEER.
7. THIS ENGINEER IS NOT RESPONSIBLE FOR MECHANICAL, PLUMBING, AND ELECTRICAL WORK OR DESIGN.
8. LOCATIONS OF ALL UTILITIES MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATING BY THE CONTRACTOR. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
9. NOTIFY THE ENGINEER OF ANY FIELD CONDITIONS WHICH DIFFER FROM THOSE SHOWN IMPLIED ON THE DRAWINGS.
10. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THIS STRUCTURE IN A SAFE WAY. ALL SERVICE EQUIPMENT, MEANS OF EGRESS DEVICES AND SAFE GUARDS WHICH ARE REQUIRED BY THE R.I. STATE BUILDING CODE OF IRC SHALL BE MAINTAINED IN GOOD WORKING ORDER.
11. THIS ENGINEER IS NOT RESPONSIBLE FOR ANY HIDDEN STRUCTURAL PROBLEMS.
12. THE USE OF THIS STAMP IS FOR ENGINEERING ONLY.



**U.L. DESIGN U309 - ONE HOUR INTERIOR PARTITION (STC 50)
(AT STAIRWAY)**
SCALE: 1 1/2" = 1'-0"



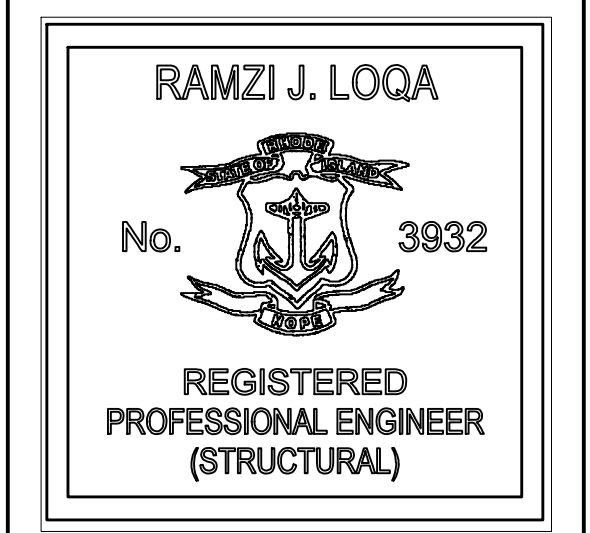
U.L. DESIGN L569 - ONE HOUR FLOOR-CEILING SYSTEM (STC 50)
SCALE: 1 1/2" = 1'-0"

**PROPOSED BASEMENT THIRD UNIT
27 DOUGLAS AVENUE
PROVIDENCE, RHODE ISLAND**

DRAWN BY:
MGL

CHECKED BY:
RJL

LOQA ENGINEERS, LLC
CONSULTING ENGINEERS
49 BATCHELLER AVENUE
PROVIDENCE, RI 02904
rjloqa@verizon.net



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SCALE:
AS NOTED

CONTENTS:
DETAILS

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