

CITY OF PROVIDENCE  
BUILDING BOARD OF REVIEW

INSPECTION & STANDARDS  
RECEIVED

SEP 05 2024

APPLICATION APPEALING THE DECISION OF THE BUILDING OFFICIAL, OR  
FOR A VARIATION OR MODIFICATION FROM CERTAIN SECTIONS OF THE RI STATE BUILDING CODE

Check Type of Building Board Application:

- Variance – variation from, or modification of, certain sections of the RI State Building Code
- Appeal of a decision of the Building Official

*If a section of the application is not applicable, please indicate this by using N/A in that field.*

**Applicant:** Kyltiff Investments & Consulting LLC      **Applicant Mailing Address**  
**Email:** contact@kyltiff.com      **Street:** 1 Custom House St  
**Phone:** 401-227-9680      **City, State, Zip:** Providence, RI 02903

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**Owner:** Vincent Mann      **Owner Mailing Address**  
**Email:** vmann@kyltiff.com      **Street:** 1 Custom House St  
**Phone:** 401-440-4807      **City, State, Zip:** Providence RI 02903

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**Appellant:** Vincent Mann      **Appellant Mailing Address**  
**Email:** ""      **Street:** ""  
**Phone:** ""      **City, State, Zip:** ""

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**Attorney:** M Beth Arruda Law      **Attorney Mailing Address**  
**Email:**       **Street:** 1116 Park Ave  
**Phone:** (401) 943-9434      **City, State, Zip:** Cranston RI 02910

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- 1. Subject Department of inspection + Standards Permit Number: 24652
- 2. Street Address of Subject Property: 31 Touro St Providence RI 029  
Assessor's Plat and Lot Numbers of Subject Property:
- 3. Base Zoning District(s): r-3  
Overlay District(s):

4. Date owner purchased the Property: 04/12/2024

5. Building construction type(s): Duplex

6. Dimensions of each lot:  
Lot # \_\_\_\_\_ Width 57.7 Depth 79.8 Total area 4540 sq. ft.  
Lot # \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_ Total area \_\_\_\_\_ sq. ft.

7. Size of existing structure(s) located on the Property:  
Principal Structure:                      Accessory Structure:  
Area of Footprint \_\_\_\_\_ Area of Footprint \_\_\_\_\_  
Overall Height \_\_\_\_\_ Overall Height \_\_\_\_\_  
# of Stories \_\_\_\_\_ # of Stories \_\_\_\_\_

8. Size of proposed structure(s) located on the Property:  
Principal Structure:                      Accessory Structure:  
Area of Footprint \_\_\_\_\_ Area of Footprint \_\_\_\_\_  
Overall Height \_\_\_\_\_ Overall Height \_\_\_\_\_  
# of Stories \_\_\_\_\_ # of Stories \_\_\_\_\_

9. Present Legal Zoning Use of the Property: 2 family

10. Proposed Zoning Use of the Property: 3 family

11. Number of Parking Spaces:  
# of existing spaces 3 # of proposed spaces 3

12. Are there outstanding violations concerning the Property under any of the following:  
 Providence Zoning Ordinance       RI State Building or Property Maintenance Code(s)

13. Summarize all changes proposed for the Property (use, construction/renovation, site alteration):  
Turn it into a 3 family

14. If application is for variance, list RI State Building Code Sections from which a variance is sought:

<u>Section Number</u>	<u>Section Title + Required relief (e.g. dimensional deficiency of 6" on a landing)</u>
3-404.1	Alterations
420.4	Automatic Sprinkler System
Section 903.2.8	Group R
1011.5.2	Riser height and tread depth

**QUESTIONS 15 AND 16 TO BE ANSWERED ONLY IF APPLICATION IS AN APPEAL**

**15. IF application is an appeal of a decision of the Building Official, please indicate if:**

- Appellant is the Owner of the subject Property  
 Appellant is an aggrieved party that is not the Owner of the subject Property

**16. IF application is an appeal of a decision of the Building Official, please indicate the grounds for the appeal:**

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**IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.**

*The undersigned acknowledge(s) and agree(s) that members of the Building Board of Review and its staff may enter upon the Property in order to view the Property prior to any hearing on the application.*

*The undersigned further acknowledge(s) that the statements herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible for any false statements.*

**Owner(s):**

Vincent Mann

Type Name

Signature

Type Name

Signature

**Applicant(s)/Appellant(s):**

Type Name

Signature

Type Name

Signature

**All applicable requirements listed and described on the Instruction Sheet shall be met or this application will not be considered complete.**

**Please contact the Office of the Boards of Review with questions:**

**Telephone – 401-680-5375**

**Email – [bsath@providenceri.gov](mailto:bsath@providenceri.gov)**

**A fillable PDF copy of this document can be found online at the Boards of Review webpage linked from the Department of Inspection + Standards: <https://www.providenceri.gov/inspection-standards/>**



**GENERAL NOTES:**

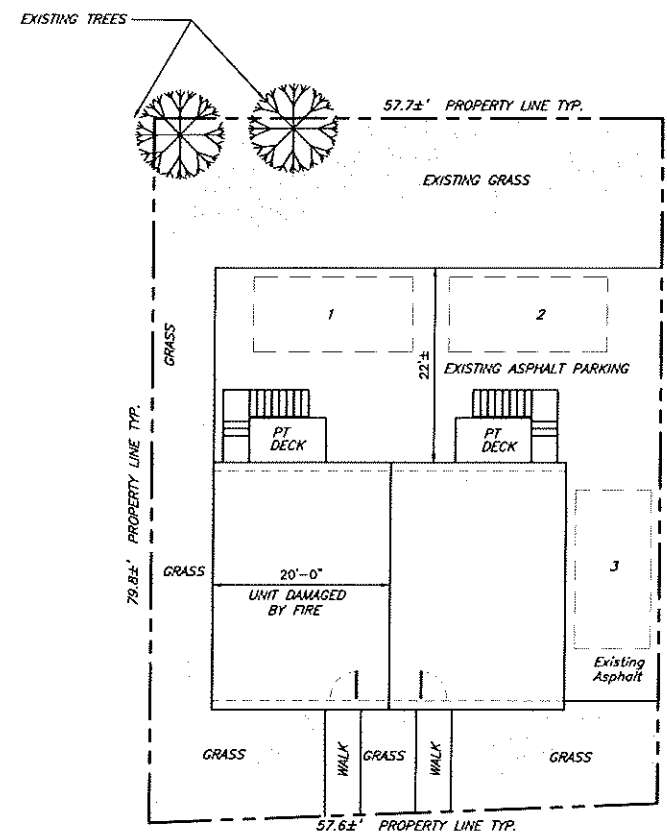
- ALL CONCRETE SHALL BE CONTROLLED CONCRETE TO ULTIMATE STRENGTH OF 3000PSI @ 28 DAYS. PROVIDE TOTAL AIR ENTRAINMENT OF 6% (±) FOR ALL CONCRETE EXPOSED TO WEATHER. MAXIMUM WATER/CEMENT RATIO W/C=.45 (USE SUPER PLASTICIZER AS REQUIRED FOR WORKABILITY).
- CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:  
FOOTINGS - 3 INCHES  
FOUNDATION WALLS - 2 INCHES
- REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE-60. LAP SPLICES SHALL BE IN ACCORDANCE WITH ACI 318-83 FOR TENSION LAP SPLICES, CLASS C, UNLESS NOTED OTHERWISE.
- ALL SLABS ON GRADE SHALL BE REINFORCED WITH WELDED WIRE FABRIC AT MID POINT CONFORMING TO ASTM A-185.
- SLAB ON GRADE SHALL BE CAST IN ALTERNATE PATTERNS OR SAW CUT INTO ARE AS NOT TO EXCEED 900 S.F. OR AS INDICATED ON THE PLANS.
- NO FOOTING CONCRETE SHALL BE POURED AGAINST SUBGRADE CONTAINING FREE WATER, FROST, ICE OR MUD.
- COMPACT FROM BOTTOM OF FOOTING TO UNDERSIDE OF SLAB ON GRADE TO 98% MAXIMUM DENSITY TO 8" LOOSE LAYERS. UNDER INTERIOR FLOOR SLABS, COMPACT FROM STRIP LINE TO UNDERSIDE OF SLAB TO 95% OF MAXIMUM DENSITY IN 8" LOOSE LAYERS. ELSEWHERE, COMPACT TO 90% OF MAXIMUM DENSITY IN 12" LOOSE LAYERS, EXCEPT FOR TWO 6" LAYERS DIRECTLY OVER PIPES.
- STRUCTURAL LUMBER SHALL BE DOUGLAS-FIR#2 (OR AS NOTED ON THE PLANS) OR CONSTRUCTION GRADE AS LISTED IN THE NATIONAL FOREST PRODUCT ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENING" THAT HAVE ALLOWABLE UNIT STRESSES IN EXTREME FIBER IN BENDING EQUAL TO OR GREATER THAN 1400 PSI AND MODULUS OF ELASTICITY EQUAL TO OR GREATER THAN 1,500,000 PSI.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING INSPECTIONS DEPARTMENT OF THE CITY OF PROVIDENCE AND THE RHODE ISLAND STATE BUILDING CODE AND/OR ANY APPROPRIATE AUTHORITY HAVING JURISDICTION OVER CONSTRUCTION AT PROJECT SITE.
- CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL SHORE, BRACE, OR OTHERWISE SUPPORT THE STRUCTURE AS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES.
- CONTRACTOR WILL NOTIFY DESIGNER IMMEDIATELY OF ANY DISCREPANCIES IN THE DRAWINGS AND WILL NOT PROCEED WITH WORK IN THOSE AREAS UNTIL DISCREPANCIES ARE RESOLVED.
- ANY DEVIATION FROM THE CONTENTS OF THESE PLANS WITHOUT WRITTEN CONSENT OF THE DESIGNER/OWNER WOULD MAKE NULL AND VOID.
- NOTIFY DESIGNER OF ANY FIELD CONDITIONS WHICH DIFFER FROM THOSE SHOWN OR IMPLIED ON THE DRAWINGS.
- CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA: BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE RISBC FOR ONE AND TWO FAMILY TABLE R301.2(1)
- THE CONTRACTOR SHALL IDENTIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE APPROPRIATE UTILITY AUTHORITY OR COMPANY. EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING IN THE VICINITY OF EXISTING UTILITIES.
- BEFORE PROCEEDING WITH CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE STATE OF RHODE ISLAND UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM (DIG SAFE) AT 1-800-225-4977.
- TUBULAR STEEL (IF APPLICABLE) SHALL CONFORM TO ASTM A-500 GRADE B (Fy=46ksi)
- ALL EXPOSED STRUCTURAL STEEL SHALL BE GIVEN TWO COATS OF AN APPROVED SHOP PAINT APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, UNLESS NOTED OTHERWISE, PAINTING OF STRUCTURAL STEEL SHALL CONFORM TO SSPC-PS 701.
- HEATING FACILITIES SHALL BE PROVIDED CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68°F (20°C) AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- ALL CONCRETE FOUNDATIONS MUST BE ON SOIL WITH ASSUMED SAFE BEARING CAPACITY OF NOT LESS THAN 2000 P.S.F.

**DESIGN LOADS:**

CONFORM TO THE FOLLOWING DESIGN LOADS REQUIREMENTS UNLESS NOTED OTHERWISE:

- ROOF LOAD (SNOW LOAD) 30 PSF (MODIFIED FOR SNOW DRIFT)
- FLOOR LOAD 40 PSF (LL) 10 PSF (DL)
- WIND ZONE 100 MPH

**PARCEL DATA**  
AP 71  
LOT 461  
**TOTAL AREA**  
4,540 SQ. FT. ±  
**ZONING DATA: R-3**



**SCOPE OF WORK:**  
REPAIR FIRE DAMAGED UNIT  
CONVERT LOWER LEVEL  
TO NEW 2-BED UNIT

Maximum Lot Coverage Allowed: 45%  
Lot Area: 4,540 sf  
Building Area: 1,120 sf  
(1,120/4,540)100 = 24.6%  
  
Maximum Impervious Surface front yard Allowed: 33%  
Total front yard area=675 sf  
Front Walks = 88 sf  
88/675=13%  
  
Maximum Impervious Surface Rear yard Allowed: 50%  
Total Rear yard area=2,250 sf  
Rear Parking = 1,114 sf  
1114/2250=49.6%  
  
Total Maximum Impervious Surface Allowed: 65%  
Lot Area: 4,540 sf  
Building Area: 1,120 sf  
Asphalt Area: 1,489 sf  
Total Imp. Area: 2,609  
2,609/4,540= 57%

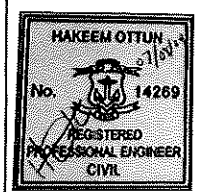
NOTE:  
PROPERTY INFORMATION TAKEN  
FROM CITY GIS MAPS.

**TOURO STREET**

**PLOT PLAN**  
SCALE: 1"=10'

REVISIONS		
NO.	DATE	BY

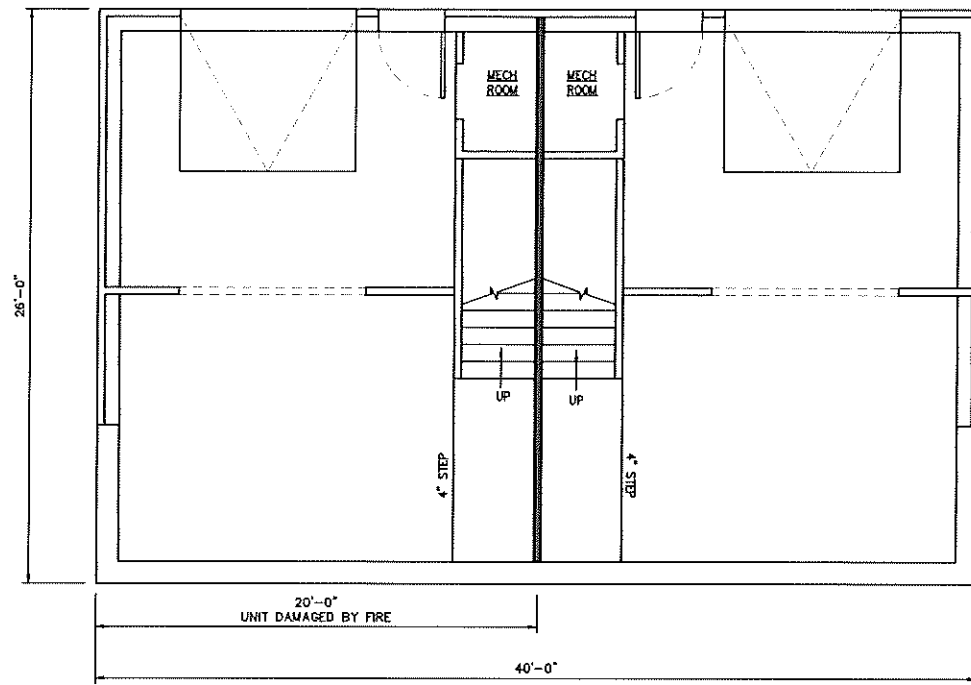
QCYM LLC  
CONSULTING ENGINEER



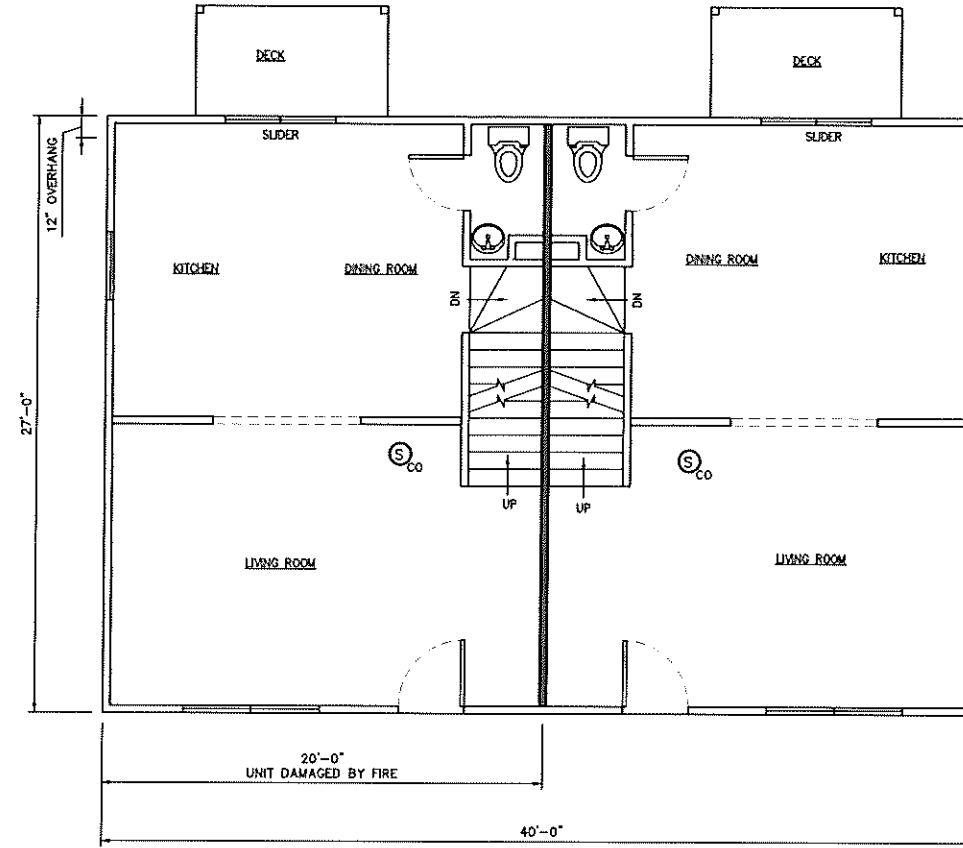
SHEET DESCRIPTION  
**REPAIRS TO  
FIRE DAMAGED HOUSE**  
29-31 TOURO STREET  
PROVIDENCE, RI

PREPARED FOR :  
**VINCENT MANN**  
29-31 TOURO STREET  
PROVIDENCE, RI

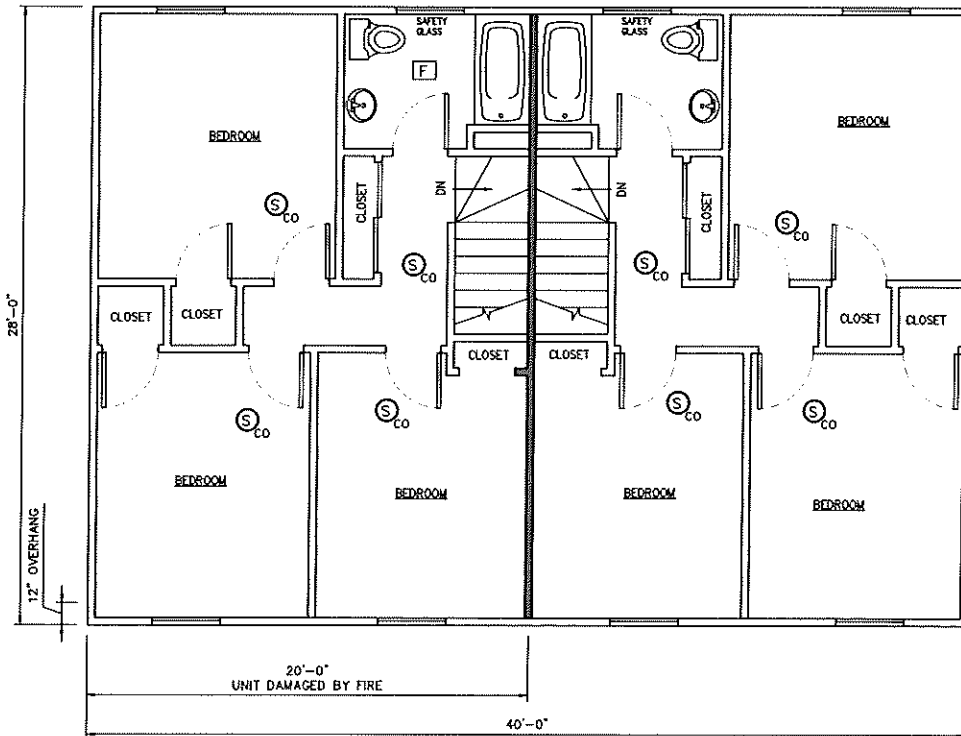
DATE: JULY 2024
SCALE: AS SHOWN
DRAWN BY: RM
CHECKED BY: MH
DATE:
SHEET NO.



**EXISTING LOWER LEVEL**  
SCALE: 1/4"=1'-0"



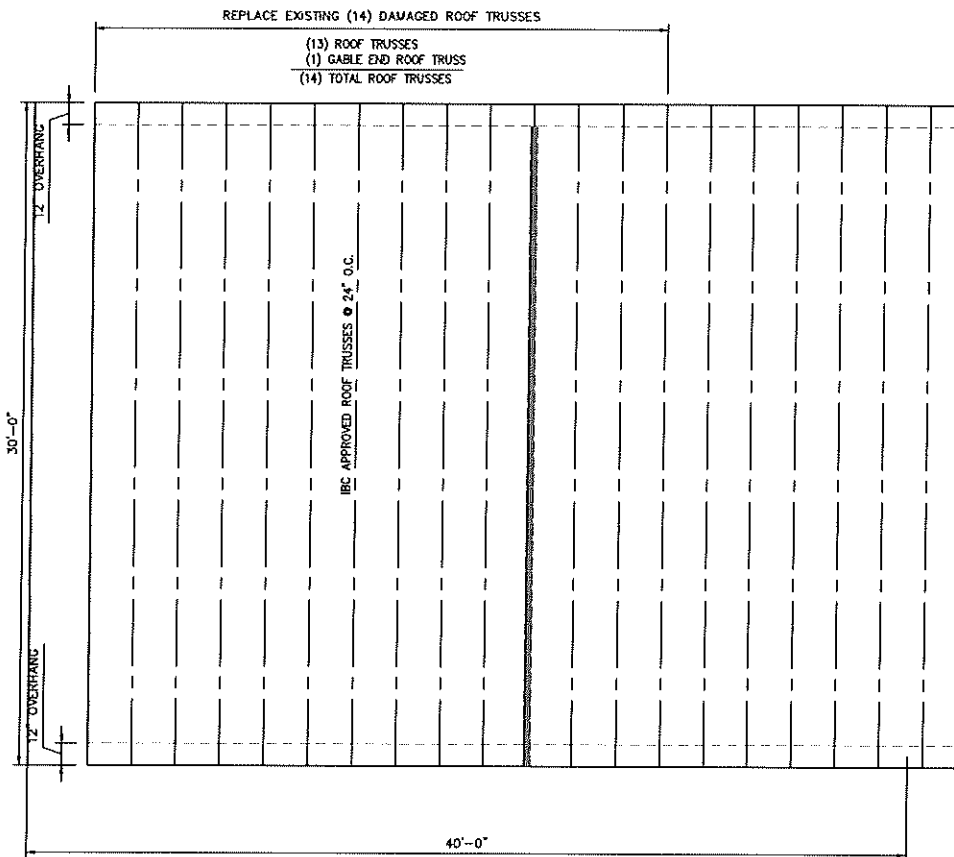
**EXISTING FIRST FLOOR**  
SCALE: 1/4"=1'-0"



**EXISTING SECOND FLOOR**  
SCALE: 1/4"=1'-0"

NOTE:  
CONTRACTOR SHALL  
REPLACE ALL FIRE  
DAMAGED LUMBER IN-KIND

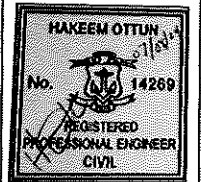
HATCH AREA INDICATES  
FIRE RATED WALL & TRUSS  
(2) LAYERS 5/8" FIRE  
CODE GYP. BRD. EA. SIDE.



**ROOF PLAN**  
SCALE: 1/4"=1'-0"

REVISIONS		
NO.	DATE	BY

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 DWG. BY: RM  
 CDD BY: MH  
 SHEET NO.

DOOR SCHEDULE		
NO.	ROUGH OPENING	TYPE
①	3'-2 1/2" x 6'-10 1/2"	3'-0"x6'-8" STEEL EXTERIOR
②	2'-8 1/2" x 6'-10 1/2"	2'-6"x6'-8" WOOD INTERIOR

NOTES:  
 1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURE PRIOR TO CONSTRUCTION.  
 2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS  
 3. MIN. DESIGN PRESSURE REQUIRED FOR DOOR GLAZING 20 PSF

WINDOW SCHEDULE					
NO.	ROUGH OPENING	DESIGNATION	TYPE	NET AREA	DP
W1	3'-2" x 4'-9 1/2"	3046	DOUBLEHUNG	5.82 SF	30
W2	6'-2 1/4" x 4'-9 1/2"	3046-2	DOUBLEHUNG	5.82 SF (EA)	30
W3	2'-10" x 3'-1 1/2"	28210	DOUBLEHUNG	2.95 SF	30
W4	2'-10 1/4" x 3'-5 1/2"	2832	DOUBLEHUNG	3.37 SF	30
W5	2'-8 1/8" x 1'-3 3/8"	2813	CASEMENT		30

USE DOUBLE PANE WINDOWS  
 NOTES:  
 1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURE PRIOR TO CONSTRUCTION.  
 2. HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.  
 3. SILL HEIGHT FROM FINISH FLOOR MIN. 24", AND MAXIMUM 44" FROM FINISH FLOOR  
 4. MIN. DESIGN PRESSURE REQUIRED: 20 PSF; DESIGN PRESSURE PROVIDED: 30 PSF  
 5. SAFETY GLAZING SHALL BE LABELED AND CONFORM TO AAMA/MOMA/CSA 1011.5.2/A440

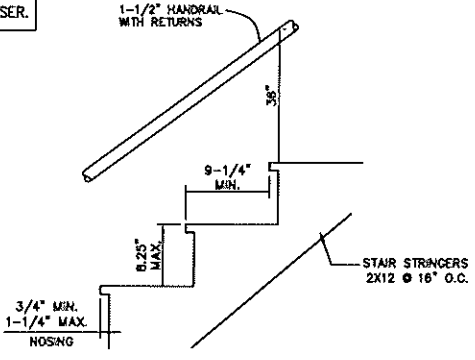
ALL WALLS & CEILING BETWEEN LOWER LEVEL & FIRST FLOOR UNIT 5/8" FIRE CODE TYPE "X" GYP. BRD.

VARIANCE FOR FIRE SPRINKLER SYSTEM AND STAIR TREAD/RISER.

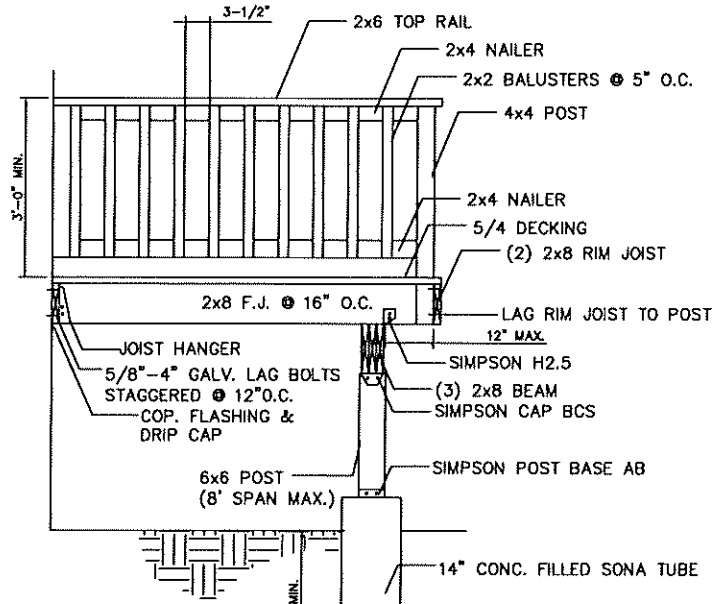
NOTE: EACH KITCHEN HOOD RANGE (EVERY FLOOR) SHALL BE EQUIPPED WITH A FIRE SUPPRESSION DEVICE "STOVETOP FIRESTOP" OR APPROVED EQUAL.

- Ⓢ SMOKE & CO<sub>2</sub> DETECTORS HARD WIRED
- Ⓢ SMOKE DETECTORS HARD WIRED
- Ⓜ HEAT DETECTOR

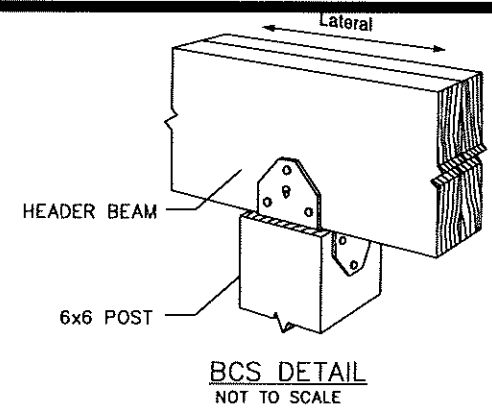
HATCH AREA INDICATES FIRE RATED WALL & TRUSS (2) LAYERS 5/8" FIRE CODE GYP. BRD. EA. SIDE.



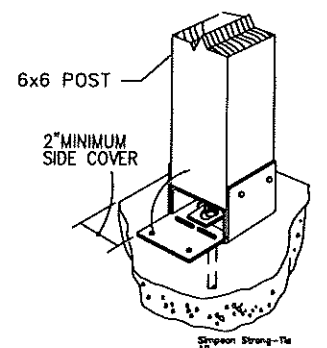
P.T. STAIR DETAIL NOT TO SCALE



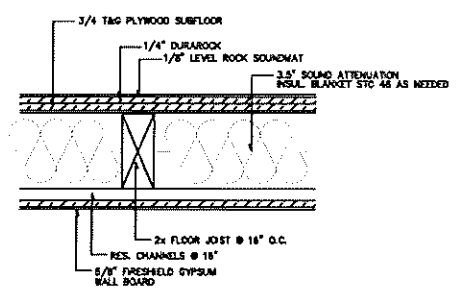
DECK DETAIL NOT TO SCALE



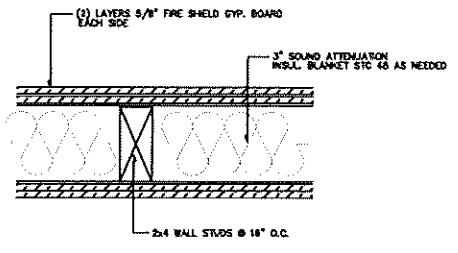
BCS DETAIL NOT TO SCALE



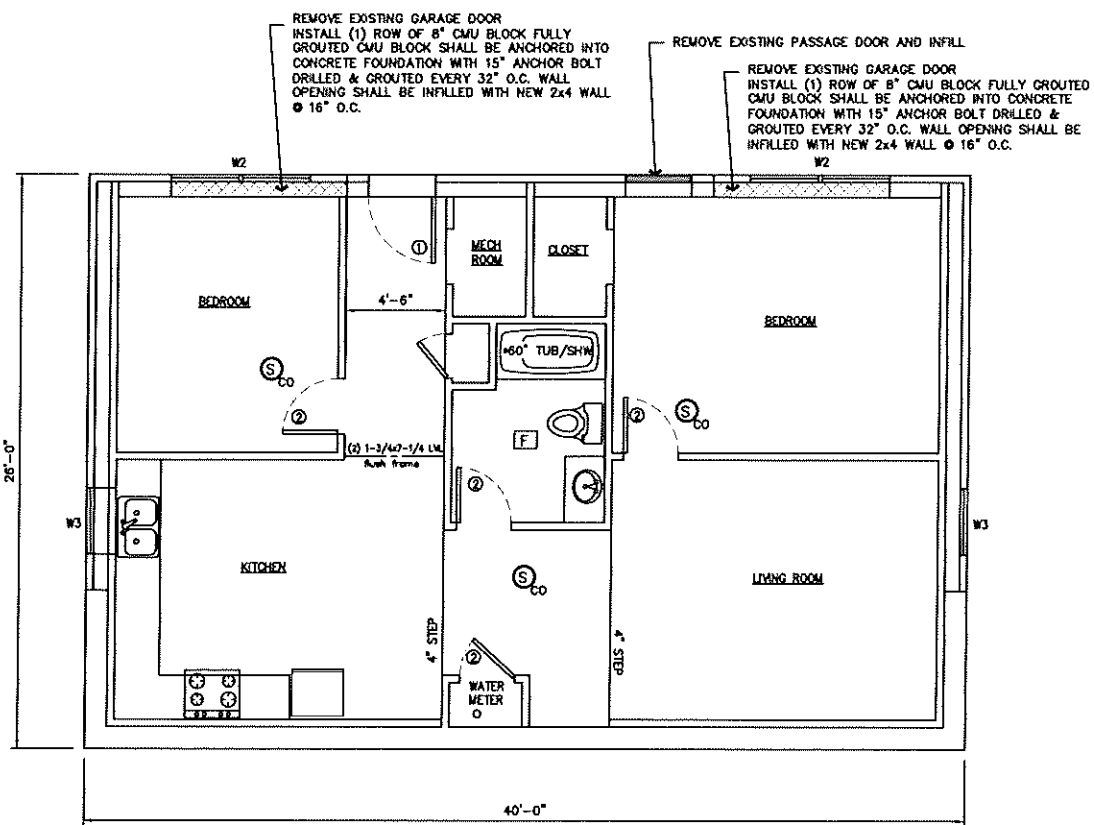
POST BASE DETAIL NOT TO SCALE



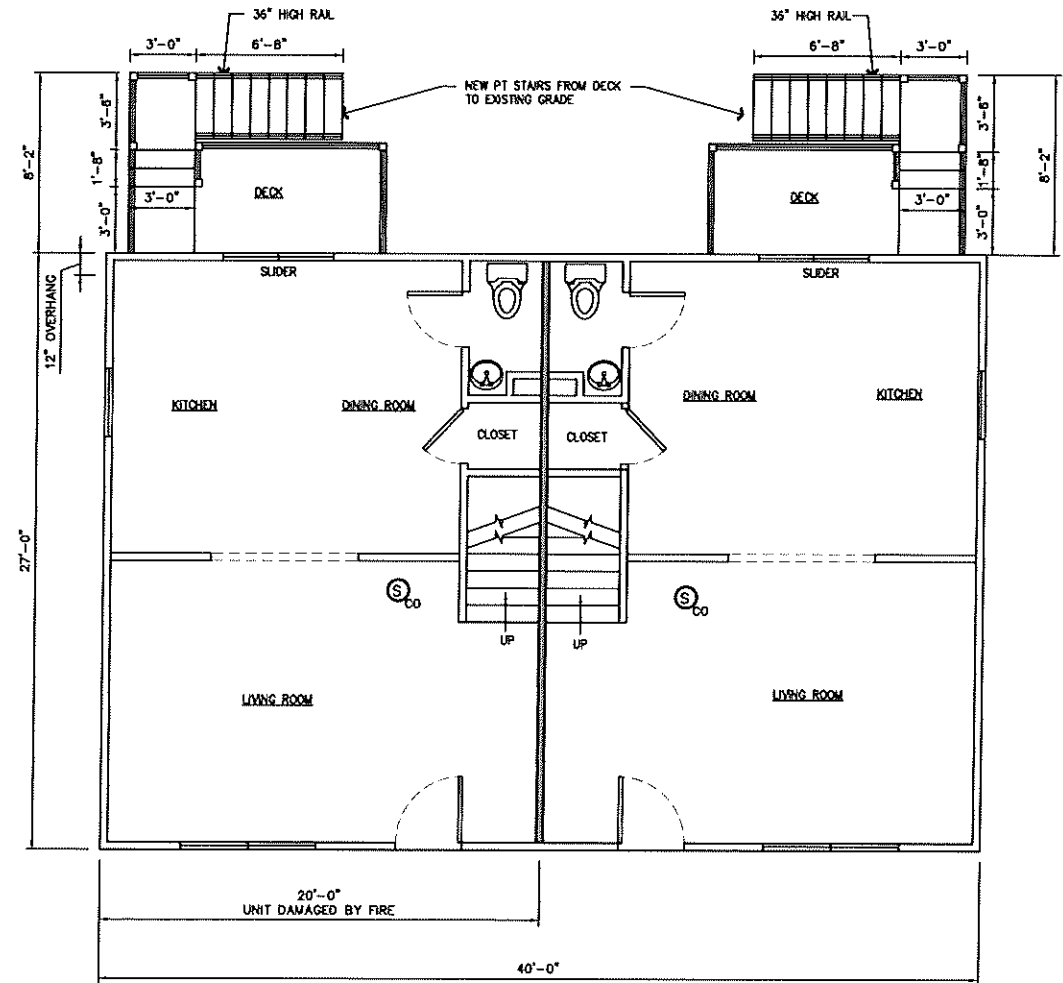
1 FLOOR/CEILING ASSEMBLY 1 HR FIRE RATED UL L502 STC 53



2 2X4 UNIT SEPERATION WALL 2 HR FIRE RATED UL U301 STC 58



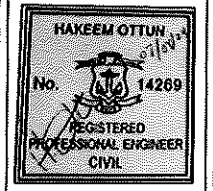
PROPOSED LOWER LEVEL SCALE: 1/4"=1'-0"



PROPOSED FIRST FLOOR SCALE: 1/4"=1'-0"

REVISIONS		
NO.	DATE	BY

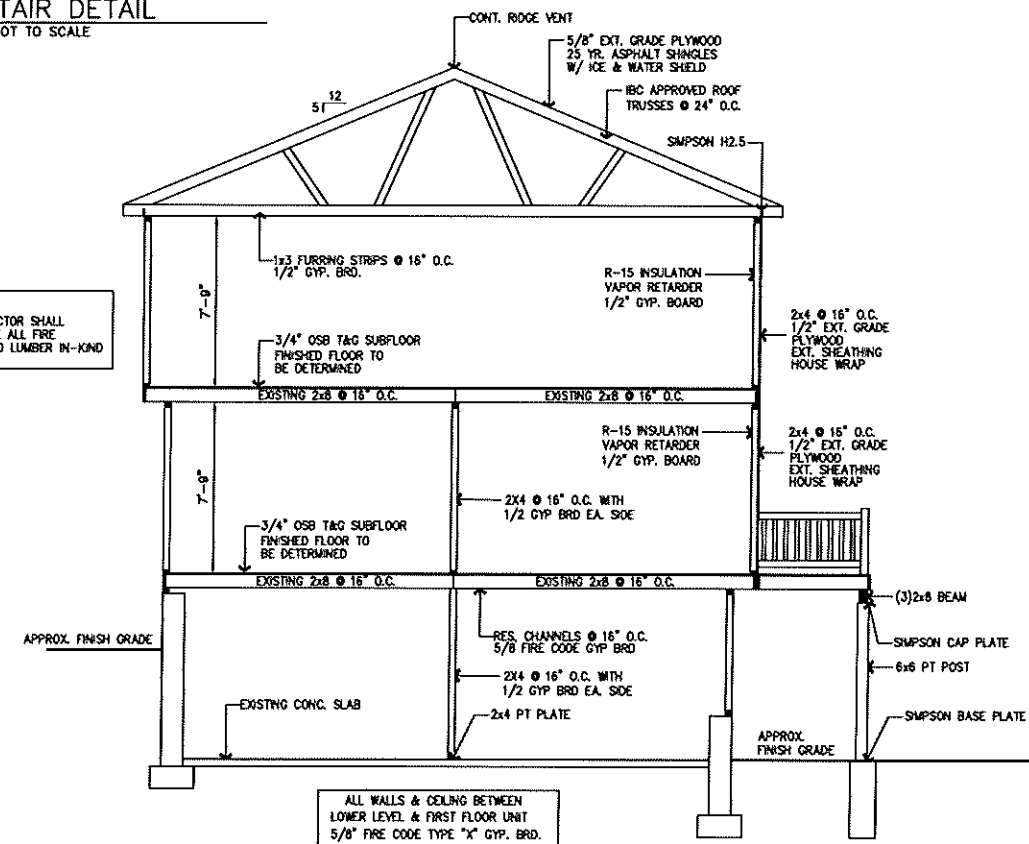
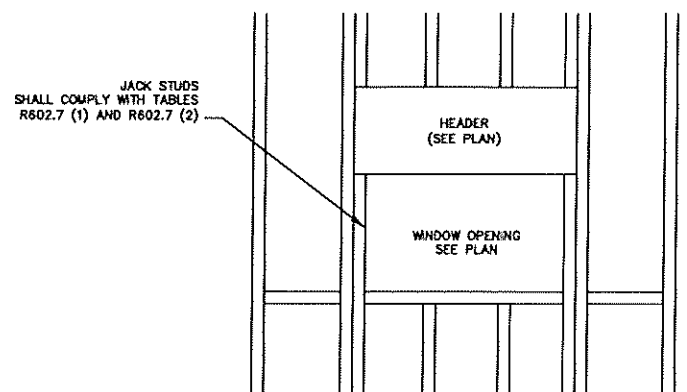
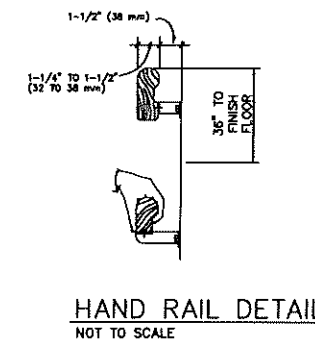
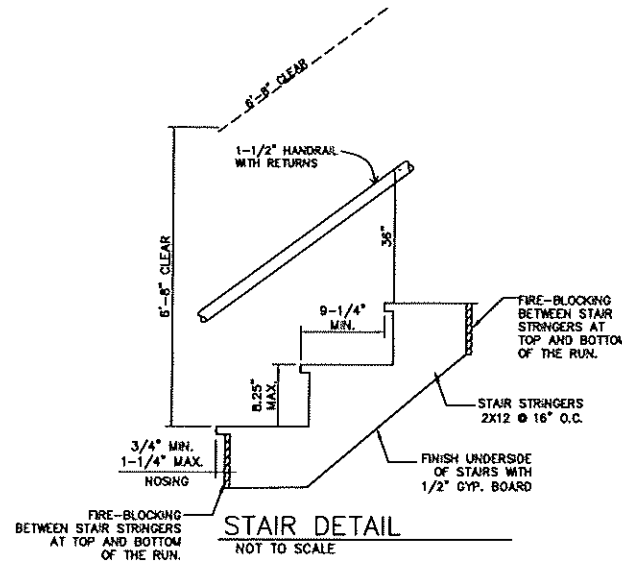
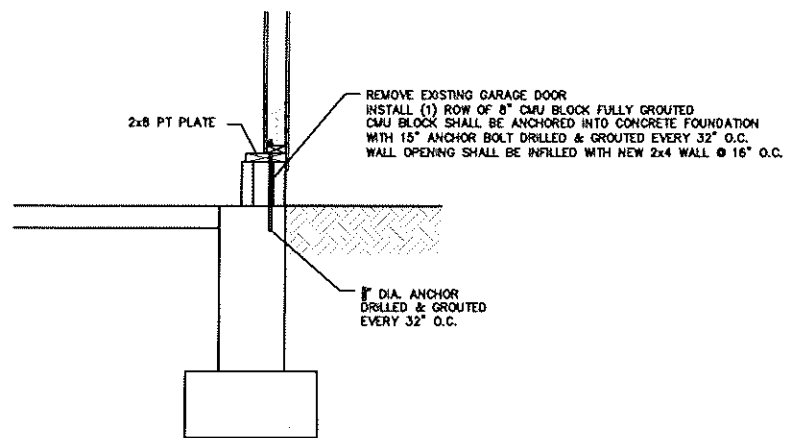
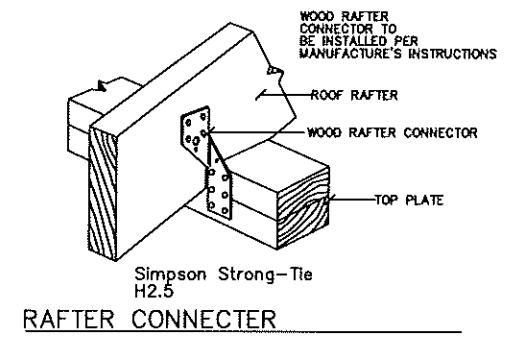
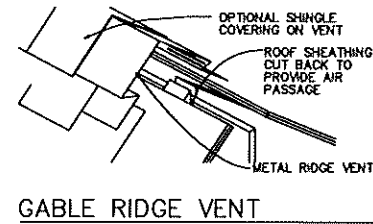
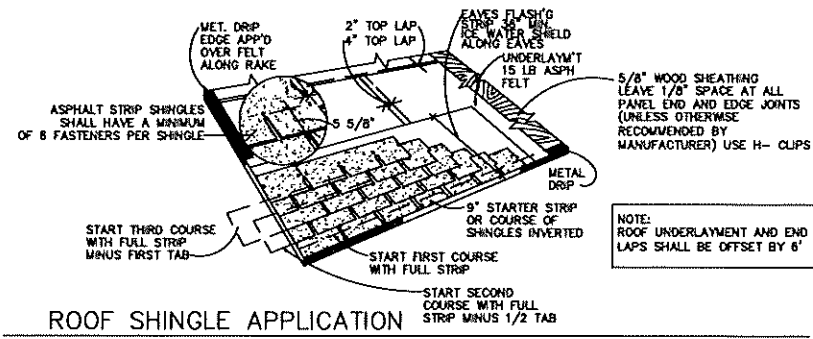
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SHEET NO.