

CITY OF PROVIDENCE

MAR 06 2020

BUILDING BOARD OF REVIEW

Date: MARCH 4, 2020

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: JUSTIN & NICOLE HEATHERINGTON Tel. No. 401-952-6096

Address: 380 BROADWAY Zip Code 02909

Applicant: JUSTIN HEATHERINGTON Tel. No. 401-952-6096

Address: 380 BROADWAY Zip Code 02909

Lessee: \_\_\_\_\_ Tel. No. \_\_\_\_\_

Address: \_\_\_\_\_ Zip Code \_\_\_\_\_

1. Location of subject property: 186 BRIDGHAM STREET

2. Assessor's Plat(s) 32 Lot(s) 394

3. Dimensions: Lot # 394 frontage 39.77' depth 74.5' area 2947 sq. ft.

Lot # \_\_\_\_\_ frontage \_\_\_\_\_ depth \_\_\_\_\_ area \_\_\_\_\_ sq. ft.

Lot # \_\_\_\_\_ frontage \_\_\_\_\_ depth \_\_\_\_\_ area \_\_\_\_\_ sq. ft.

4. Zoning District(s): C2, Overlay District: \_\_\_\_\_

5. Present Use of Premises (each lot): TWO FAMILY DWELLING

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

TWO FAMILY DWELLING

7. Proposed Use of Premises THREE FAMILY DWELLING

8. Type of Construction 5B

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):

<u>TABLE 503 HEIGHT &amp; AREA</u>	<u>SEC. 1009.7.2 RISER &amp; TREAD</u>
<u>TABLE 707.5 FIRE BARRIER CONTINUITY</u>	<u>SEC. 1009.7.3 WINDER TREADS</u>
<u>SEC. 903.2.8 GROUP R SPRINKLERS</u>	<u>SEC. 1009.7.4 DIMENSIONAL UNIFORMITY</u>
<u>SEC. 1009.4 STAIRWAY WIDTH</u>	
<u>SEC. 1009.5 HEADROOM</u>	

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.)

RENOVATIONS ARE PROPOSED TO ADD A THIRD FLOOR APARTMENT.  
THE EXISTING REAR STAIRWAY ACCESSES THE THIRD FLOOR AND  
IS NONCOMPLIANT AND WE ARE SEEKING RELIEF. A NEW STAIRWAY  
FROM 2ND TO 3RD IS PROPOSED IN THE FRONT HALLWAY  
AND WILL COMPLY. RELIEF FROM SPRINKLERS IS SOUGHT.

Respectfully submitted,

Signature(s) of Property Owner(s):

Justin Heathington  
Nicole Heathington

Address:

380 BROADWAY  
PROVIDENCE, RI 02909

Signature(s) of Applicant(s):

Justin Heathington

Address:

380 BROADWAY  
PROVIDENCE, RI 02909

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

**From:** [Thompson, Alexis](#)  
**To:** [Thompson, Alexis](#)  
**Subject:** FW: Building Board of Review - Oct. 15, 2020  
**Date:** Tuesday, October 6, 2020 8:15:26 PM

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**From:** Peter Casale  
**Sent:** Tuesday, October 6, 2020 6:15 PM

186 BRIDGHAM STREET

Amended section numbers

SBC-1 (2019)

713.5 FIRE BARRIER CONTINUITY

903.2.8 GROUP R FIRE SPRINKLERS

1011.2 STAIRWAY WIDTH

1011.3 HEADROOM

1011.5 RISER & TREAD

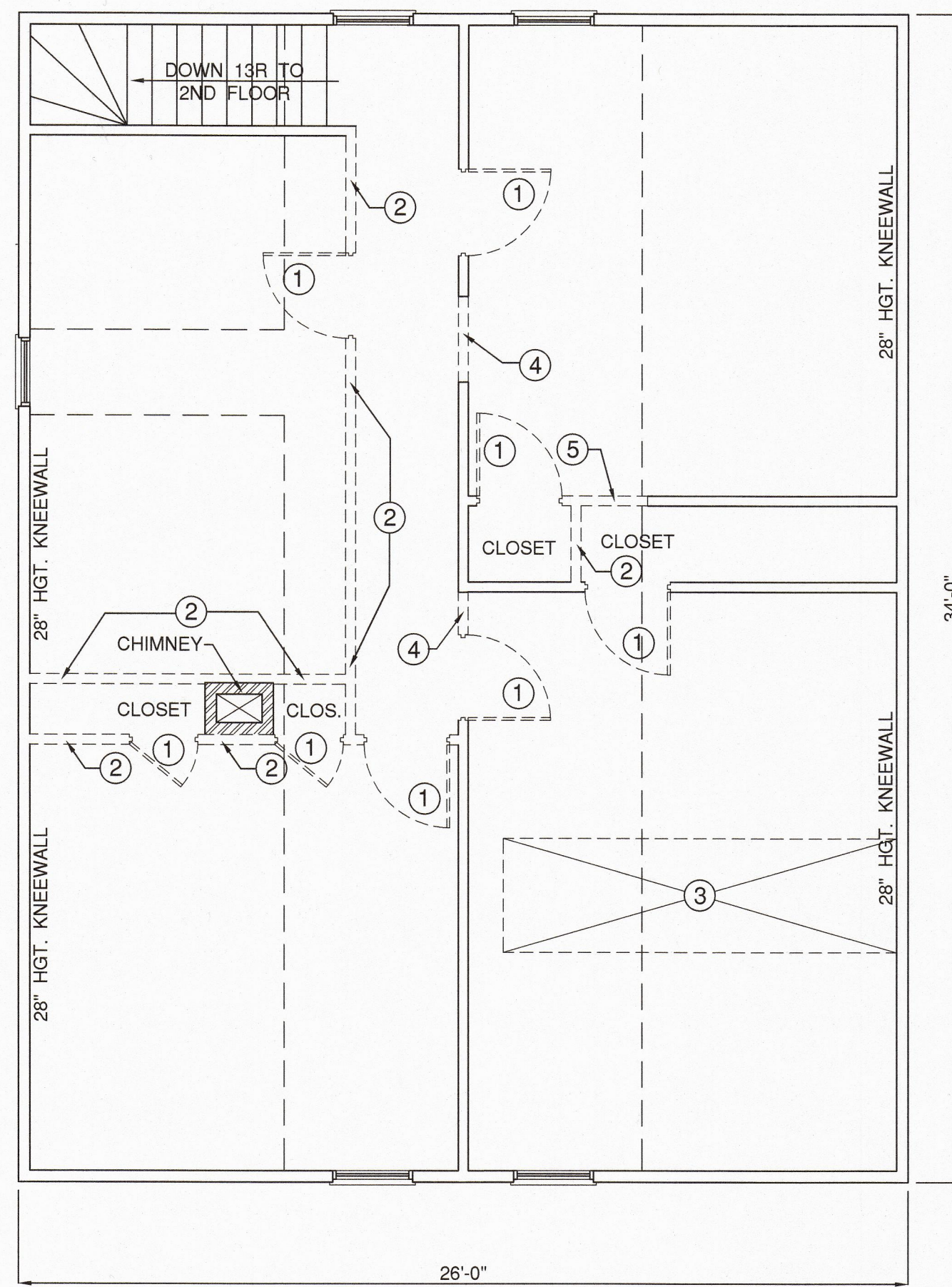
1011.5.3 WINDER TREADS

1011.5.4 DIMENSIONAL UNIFORMITY

Best Regards,

Peter J. Casale  
Code Consultant

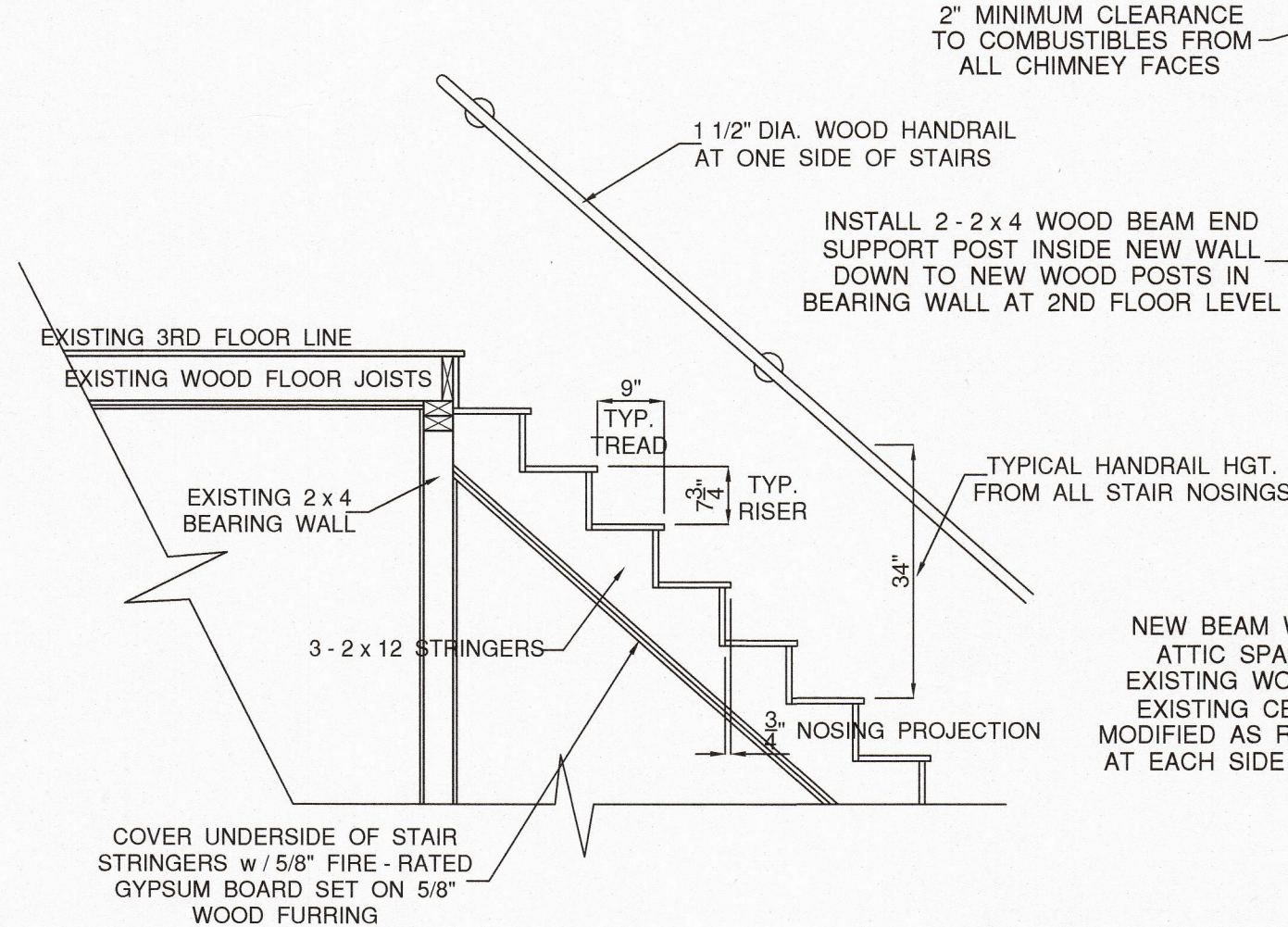




**EXISTING THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
(DEMOLITION PLAN)

**DEMOLITION NOTES :**

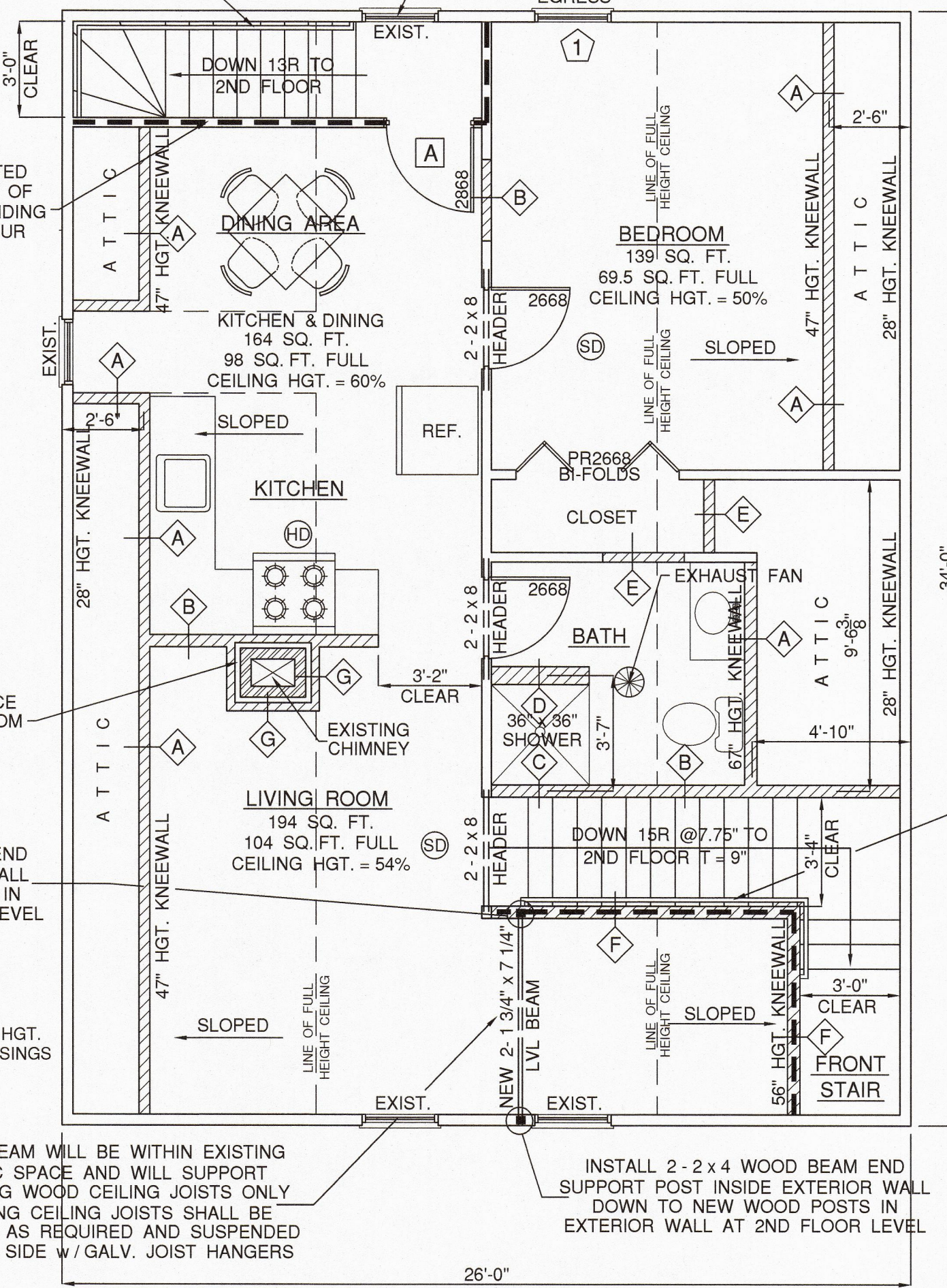
- REMOVE AND DISPOSE OF EXISTING INTERIOR WOOD DOOR & FRAME.
- REMOVE AND DISPOSE OF EXISTING 2x3 NON-BEARING INTERIOR WOOD STUD & PLASTER PARTITION.
- REMOVE AND DISPOSE OF EXISTING WOOD FLOOR JOISTS WHERE NEW STAIRWAY WILL OCCUR - SEE NEW WORK.
- REMOVE AND DISPOSE OF PORTION OF EXISTING INTERIOR BEARING WALL (SUPPORTING EXISTING CEILING JOISTS) IN ORDER TO INSTALL NEW DOOR & FRAME - SEE NEW WORK. PROVIDE TEMPORARY SUPPORT OF EXISTING STRUCTURAL MEMBERS UNTIL PROPER SUPPORT IS IN PLACE.
- REMOVE AND DISPOSE OF PORTION OF EXISTING INTERIOR NON-BEARING WALL IN ORDER TO INSTALL NEW DOOR & FRAME.



**TYPICAL SECTION AT NEW INTERIOR STAIR**  
SCALE: 1/2" = 1'-0"

INSTALL CONTIN. 1 1/2" DIA. WOOD HANDRAIL AT ONE SIDE OF STAIRS - 34" HT. TO TOP OF RAILING FROM ALL STAIR NOSINGS

INSTALL 1-LAYER 5/8" FIRE RATED GYPSUM BOARD ON EACH SIDE OF EXISTING WOOD STUDS SURROUNDING EXISTING STAIRCASE FOR 1-HOUR FIRE RATING UL DES - U305



**PROPOSED THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
FULL HEIGHT CEILING = 7'-6"

**BATHROOM NOTES :**

- ALL PLUMBING FIXTURES, PIPING, DRAINS, VENTS, CONNECTIONS, ETC. ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE.
- ALL NEW SANITARY LINES ARE TO BE CONNECTED TO THE CITY OF PROVIDENCE PUBLIC SEWER SYSTEM.
- ALL BATHROOMS ARE TO BE EQUIPPED WITH CEILING EXHAUST FANS WHICH ARE TO BE PROPERLY VENTED TO THE EXTERIOR OF THE BUILDING.
- ALL BATHTUB AND SHOWER SURROUNDS ARE TO HAVE 1/2" "DUROCK" CEMENTITIOUS WALLBOARD INSTALLED ON ALL WALLS FROM FLOOR TO CEILING.
- ALL BATHROOM WINDOWS SHALL HAVE TEMPERED GLAZING - BOTH SASHES.

**INSULATIONS :**

**WALLS :** FULL 2 x 4 WALL CAVITY - INSTALL "ICYNENE" CLOSED CELL CAVITY INSULATION - R 6.75 PER 1" = R-25

**CEILING :** FLAT PORTION - R-38 THERMAL "BATTS" INSULATION  
SLOPED CEILING : FULL 2 x 6 WOOD RAFTERS INSTALL "ICYNENE" CLOSED CELL CAVITY INSULATION - R 6.75 PER 1" = R-40.5

INSTALL 1 1/2" DIA. WOOD HANDRAIL AT ONE SIDE OF STAIRS - 34" HGT. TO TOP OF RAILING FROM ALL STAIR NOSINGS

**NEW 3RD FLOOR BEDROOM EGRESS WINDOWS :**

NEW BEDROOM WINDOWS SPECIFIED ARE TO HAVE THE CAPABILITY OF HAVING BOTH WINDOW SASHES SHALL BE EASILY REMOVABLE WITHOUT THE USE OF KEYS, TOOLS OR EXCESSIVE FORCE, MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQ. FT.

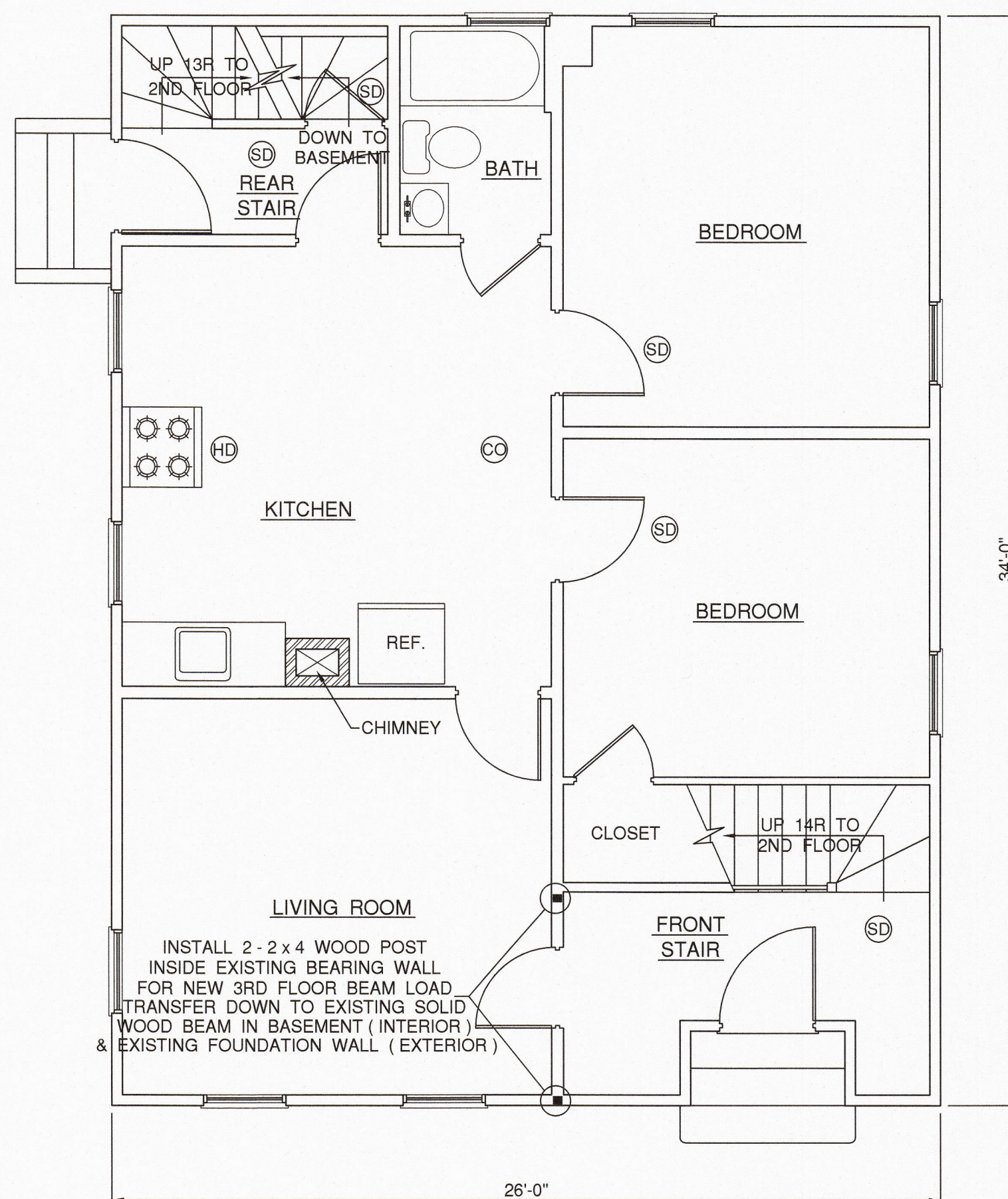
- TW24410 - ANDERSEN / 400 SERIES - SINGLE DOUBLE HUNG R.O. = 2'-6 1/8" x 5'-0 7/8" - 27 7/8" CLEAR WIDTH OPENING 13.36 SQ. FT. NET CLEAR OPENING, 34" SILL HGT.

**NEW 3RD FLOOR APARTMENT ENTRY DOORS :**

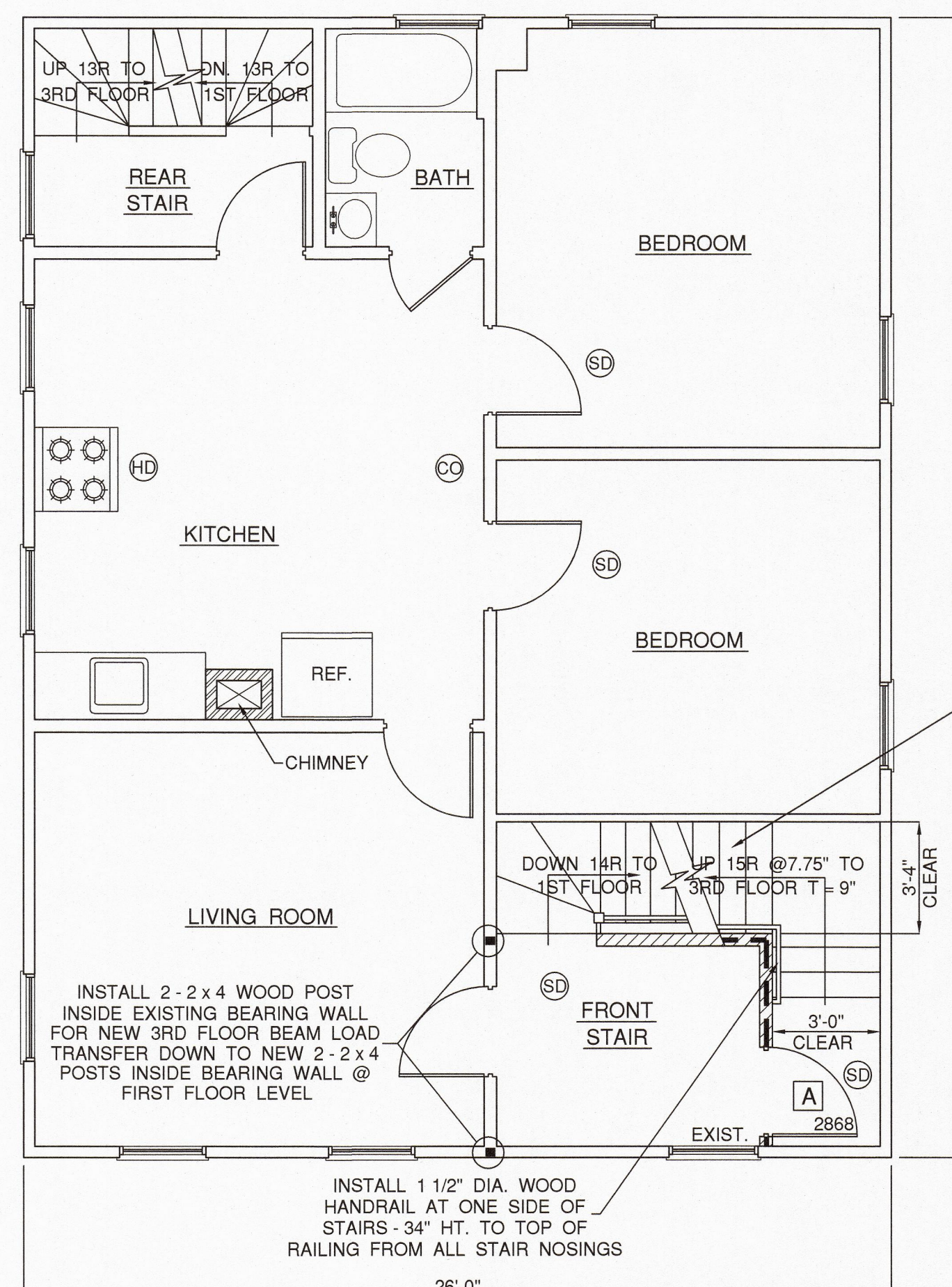
- A 2'-8" x 6'-8" 20 MINUTE RATED DOOR EQUIPPED W/ SPRING LOADED SELF CLOSING HINGES - 2 PR PER LEAF

**LEGEND**

- EXISTING PARTITION TO REMAIN
- EXISTING TO BE REMOVED
- NEW PARTITION
- PARTITION DETAIL SEE THIS DRAWING
- BEDROOM EGRESS WINDOW
- APARTMENT ENTRY DOOR
- SMOKE / FIRE DETECTOR
- SMOKE / FIRE / CARBON MONOXIDE DETECTOR
- HEAT DETECTOR
- DEPICTS 1 HOUR RATED STAIRWAY WALLS



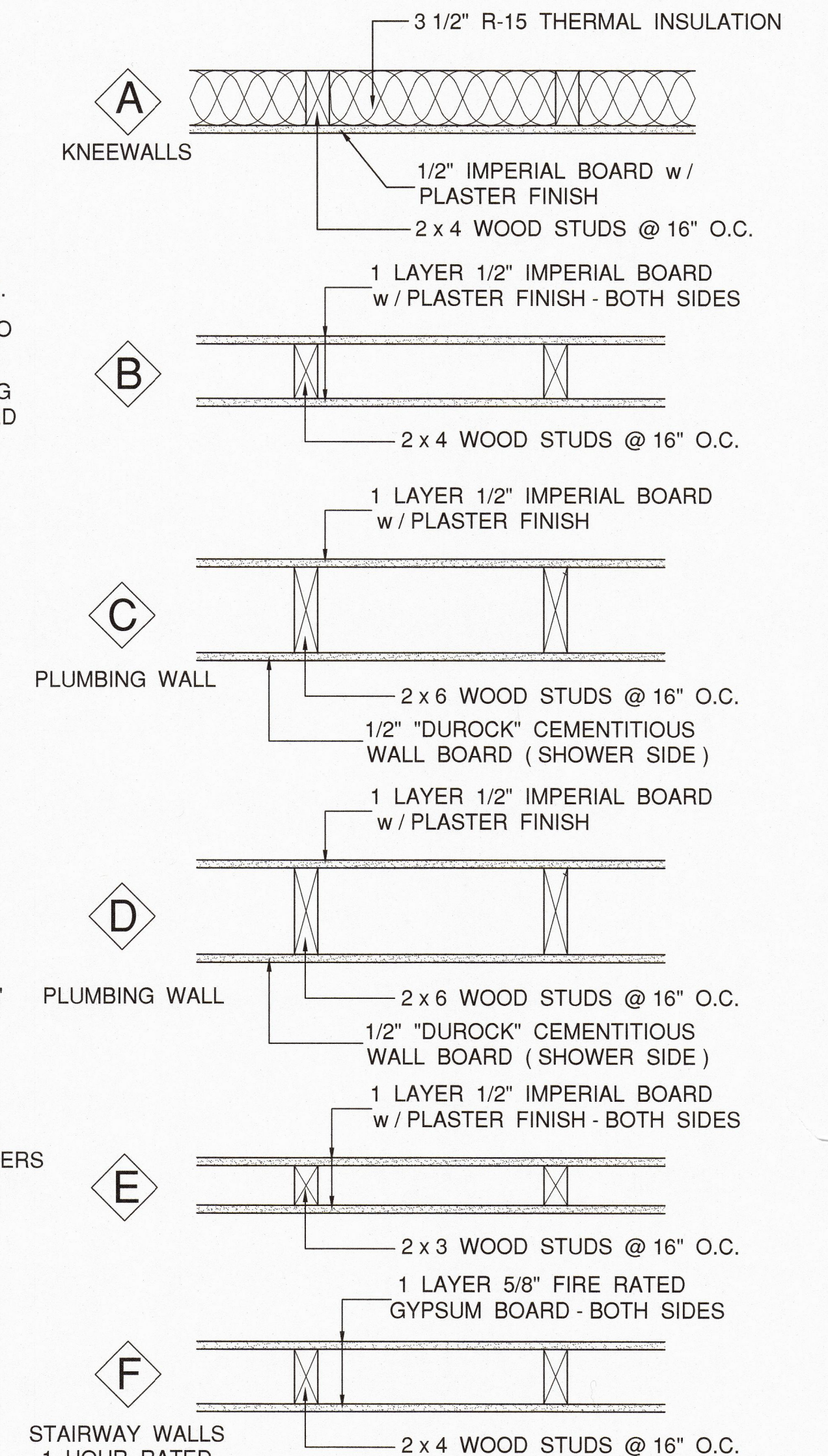
**EXISTING FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



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

**GENERAL NOTES :**

- ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL ONE AND TWO FAMILY BUILDING CODE (I.R.C. 2015) w/LATEST RHODE ISLAND AMENDMENTS (BLUE PAGES 2019) AND ALL OTHER LOCAL AUTHORITIES HAVING JURISDICTION.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AS THEY RELATE TO NEW CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE FOR A SAFE AND EFFICIENT METHOD OF SHORING AND/OR BRACING OF THE EXISTING STRUCTURE DURING BOTH DEMOLITION AND NEW CONSTRUCTION.



**PARTITION DETAILS**

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

Project : <b>EXISTING 3- STORY, 2-FAMILY DWELLING PROPOSED 3 - FAMILY DWELLING</b>		Date : 2/24/20
186 BRIDGHAM STREET PROVIDENCE, R.I.		Scale : As Noted
Revision : _____ Date : _____		Drawn by : GB
Drawing No. : <b>A1</b>		A.P. : 32
Drawing No. : _____		Lot No. : 394
Drawing No. : _____		1 OF 1 DWGS.

**Greg W. Bagian**  
244 Smith Street  
Warwick, R.I. 02886  
(401)-464-2601