

CITY OF PROVIDENCE  
BUILDING BOARD OF REVIEW

INSPECTION & STANDARDS  
RECEIVED

NOV 26 2025

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: Ethan Avgerakis Applicant Mailing Address  
Email: ethan.avgerakis@gmail.com Street: 393 Sharon st  
Phone: 7324298379 City, State, Zip: Providence ri 02908

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Owner: Douglas Brown Owner Mailing Address  
Email: douglas.cliton.brown@gmail.com Street: 11 Larch st  
Phone: 4015781674 City, State, Zip: Providence ri 02906

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Appellant: \_\_\_\_\_ Appellant Mailing Address  
Email: \_\_\_\_\_ Street: \_\_\_\_\_  
Phone: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

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Attorney: \_\_\_\_\_ Attorney Mailing Address  
Email: \_\_\_\_\_ Street: \_\_\_\_\_  
Phone: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

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1. Subject Department of inspection + Standards Permit Number: BLDG-25-1100
2. Street Address of Subject Property: 11 Larch Street  
Assessor's Plat and Lot Numbers of Subject Property: Plat-006 Lot-361
3. Base Zoning District(s): R-3  
Overlay District(s): \_\_\_\_\_

4. Date owner purchased the Property: 5-30-2025

5. Building construction type(s): VB

6. Dimensions of each lot:  
Lot # 361 Width 40 Depth 80 Total area 3200 sq. ft.  
Lot # \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_ Total area \_\_\_\_\_ sq. ft.

7. Size of existing structure(s) located on the Property:  
Principal Structure: Area of Footprint 4108 Overall Height 35 # of Stories 3  
Accessory Structure: Area of Footprint \_\_\_\_\_ Overall Height \_\_\_\_\_ # of Stories \_\_\_\_\_

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

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

10. Proposed Zoning Use of the Property: R-3

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):  
Build out of egress entry way

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

Section Number	Section Title + Required relief (e.g. dimensional deficiency of 6" on a landing)
<u>Section 3404.1</u>	<u>Iterations Except as pro provided by son section 3401.4 oro or this sectio</u>
<u>Section 420.4</u>	<u>utomatic sprinkler system. Group R occupancies shall be equipped throu</u>
<u>Section 903.2.</u>	<u>roup R. An automatic sprinkler system installed in accordance with Sectic</u>
<u>Section 1011.1</u>	<u>hereas, No fire suppression system is proposed.</u>
<u>Section 1011.2</u>	<u>riser height and tread depth. Stair riser heights shall be 7 inches (178 mm</u>
<u>Section 1011.3</u>	<u>whereas, the proposed risers are 8 inches.</u>
<u>Section 1011.5.</u>	<u>riser height and tread depth. Rectangular tread depths shall be 11 inches</u>



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  10/8/2025	APPLICATION NO.  BLDG-25-1100
			DATE OF REFUSAL  11/4/2025	A P P E A L F E E  \$440
LOCATION 11 Larch St. Providence, RI 02906		PAGE NUMBER 1 of 1		
APPLICANT Ethan Avgerakis	TITLE Applicant	ADDRESS 393 Sharon St. Providence, RI 02908		
PROPERTY OWNER'S NAME Douglas Brown		PROPERTY OWNER'S FULL ADDRESS 11 Larch St. Providence, RI 02906		
THE APPLICATION FOR A <b>CERTIFICATE OF OCCUPANCY</b> 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.				
<b>SCOPE OF PERMIT:</b> For interior alteration to change use from two-family dwelling to three-family dwelling.				
<b>BUILDING DESCRIPTION:</b> <u>Three (3) story, existing.</u>				
<b>USE GROUP(S):</b> <u>R-2 -- Three dwelling units</u>		<b>TYPE OF CONSTRUCTION:</b> <u>V-B (Existing)</u>		
<b>LOCATION OF SPRINKLERS (IF ANY):</b> <u>N/A</u>		<b>C.O. REQUIRED:</b> <u>YES</u>		
<u>FLOOR AREAS / USES</u> Basement floor: 1008 Square Feet / Storage/utilities First Floor: 1040 Square Feet / Residential Unit #1 Second Floor: 1040 Square Feet / Residential Unit #2 Third Floor: 1018 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>		<u>CODE SECTIONS AND REASONS FOR REFUSAL</u>		
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 1011.5.2		Riser height and tread depth. Stair riser heights shall be 7 inches (178 mm) maximum.		
**		Whereas, the proposed risers are 8 inches.		
Section 1011.5.2		Riser height and tread depth. Rectangular tread depths shall be 11 inches (279 mm) minimum.		
**		Whereas, the proposed treads are 8 or 9 inches.		

Discipline: --Building Code--

Signed  Gal  
2025.11.04 11:31-05'00'  
**Yaniv Elni-Gal**  
Plan Examiner Supervisor

Signed   
**John Botelho**  
Building Official

Applicant  Property Owner



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Department of Administration
DIVISION OF CAPITAL PROJECTS AND PROPERTY MANAGEMENT
BUILDING CODE COMMISSION
One Capitol Hill
Providence, RI 02908-5859
(401)-222-3032 FAX 222-2599

PROJECT CERTIFICATION

PROPERTY OWNER OF RECORD Douglas Brown
PROJECT TITLE N/A
ADDRESS 11 Larch Street
TOWN Providence
NAME OF BUILDING N/A
SCOPE OF PROJECT Convert third floor space into third unit, two-family change into a three-family, three story, construction type 5B, non-sprinklered.

Table with 5 columns: SCOPE OF CERTIFICATION, ENTIRE PROJECT, ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, ELECTRICAL, CIVIL / SITE, OTHER (Specify). Includes checked boxes for ARCHITECTURAL and STRUCTURAL.

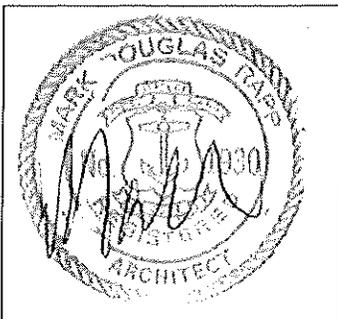
In accordance with Rhode Island General Law 23-27.3 Section 128.0 of the Rhode Island Building Code 1, Mark Rapp, RI Registration No 1930 being a registered professional Architect / Engineer hereby certify that: I have reviewed the preparation of drawings, computation, and specifications concerning the above described project and that to the best of my knowledge such drawings, computation, and specifications meet all applicable provisions of the Rhode Island State Building Codes, all acceptable engineering practices and laws for the proposed project.

I further certify that I shall perform the necessary professional services and be present on the construction site on a regular and periodic basis to determine that the work is proceeding in accordance with the documents approved for the building permit and shall be responsible for the following as specified in section 128.2.2

§ 23-27.3-128.2.2 Responsibilities. - A professional engineer or registered architect on behalf of the owner shall be responsible for the following:

- (1) Review of the shop drawings, samples, and other submittals of the contractor as required by the construction contract documents submitted for permit and approval for conformance to the design concept.
(2) All change orders to the contract documents shall be submitted to the building official after approval by the professional engineer or registered architect.
(3) Review and approval of the testing procedures listed in § 23-27.3-128.4 and Part IX chapter 43. The engineer or architect shall notify the owner, building official, and contractor of the results of all tests and the required corrective measures which need to be taken.
(4) Insure special engineering or architectural inspection of critical construction components requiring controlled materials, or construction specified in the accepted engineering practice standards as listed in appendix A. (Comment see Ch 35 SBC-1)
(5) The professional engineer or registered architect or his or her representative shall provide the necessary professional services and be present on the construction site on a regular and periodic basis to determine that, generally, the work is proceeding in accordance with the documents approved for the permit.

Pursuant to Section 128.2.3, I shall submit Weekly [ ] Bi-weekly [ ] Monthly [X]
A progress report together with pertinent comments to the state building official. Upon completion of the work, I shall submit a final project report as to the satisfactory completion and readiness of the project for occupancy.

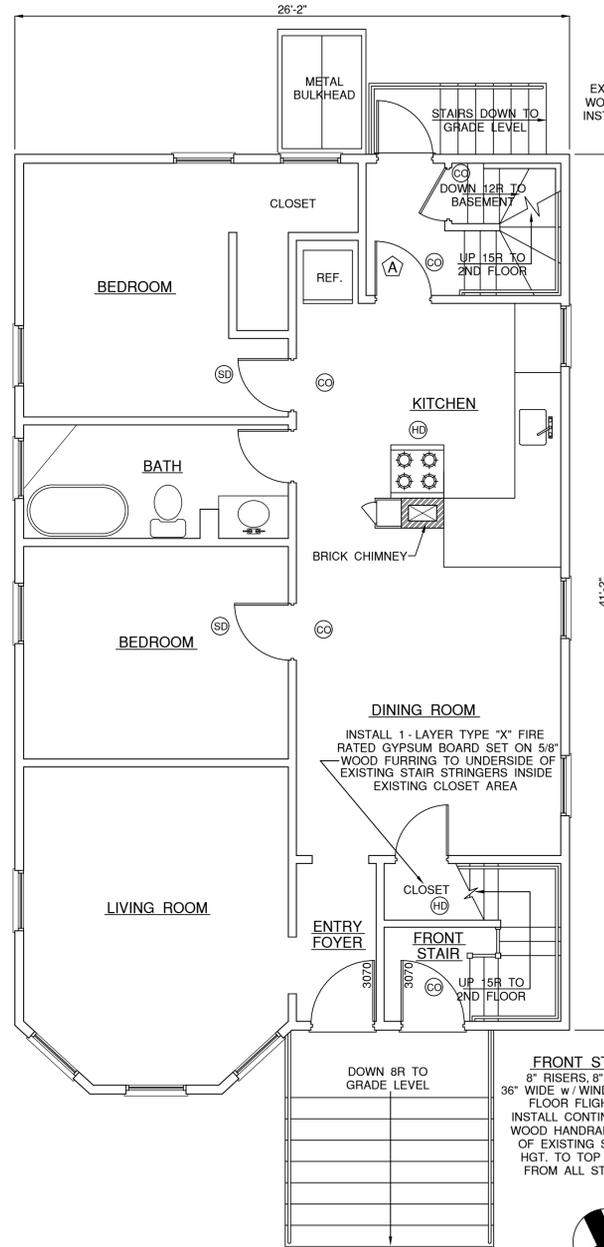
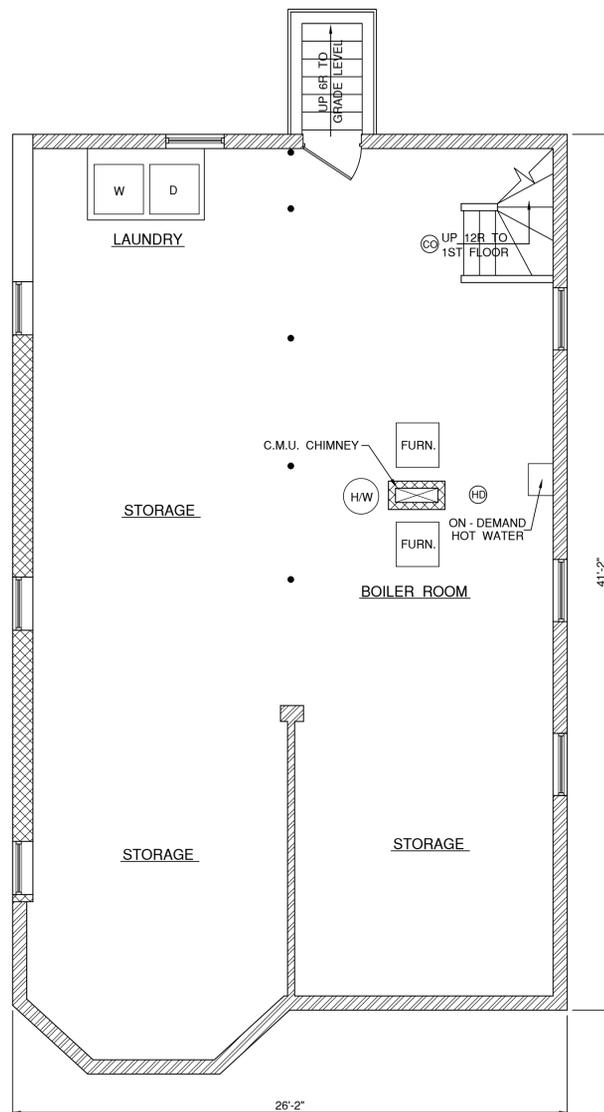


Firm Name: ACME Architect LLC
Mark Rapp - Architect
Address: 9 Simmons Road, Little Compton, RI 02837
Phone: 401 465 5247
Signature of Architect / Engineer

Owners Statement:

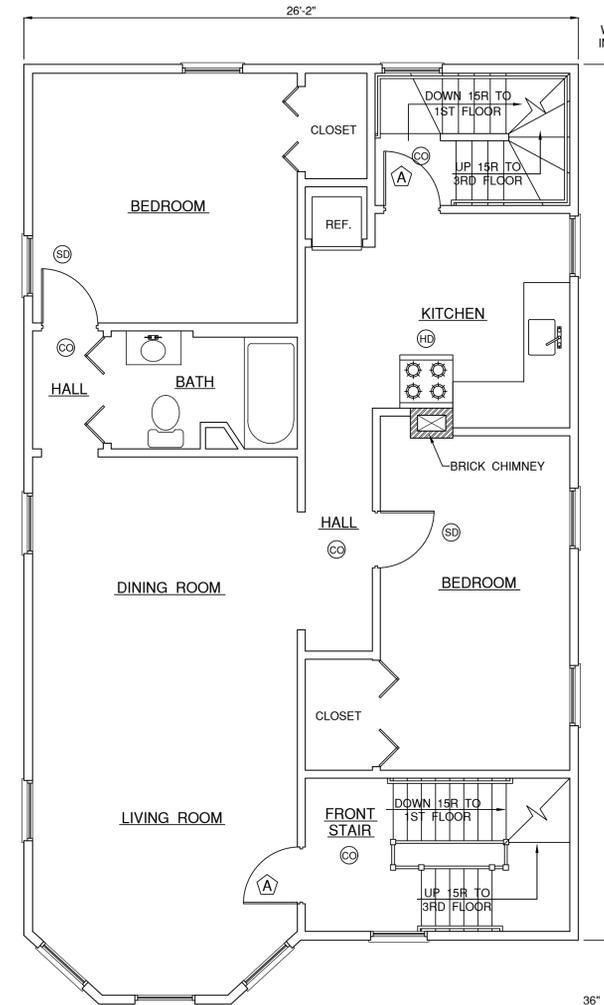
I hereby acknowledge the above and agree to notify the Building Official of any changes to this agreement

Signature of Owner



**REAR STAIRS:**  
8" RISERS, 9" TREADS  
36" WIDE w / WINDERS  
EXISTING CONTINUOUS 1.5" DIA.  
WOOD HANDRAIL IS CURRENTLY  
INSTALLED AT ONE SIDE OF THE  
EXISTING WOOD STAIRS

**FRONT STAIRS:**  
8" RISERS, 8" TREADS  
36" WIDE w / WINDERS (ON 3RD  
FLOOR FLIGHT ONLY)  
INSTALL CONTINUOUS 1.5" DIA.  
WOOD HANDRAIL AT ONE SIDE  
OF EXISTING STAIRS - 34"-36"  
HGT. TO TOP OF HANDRAIL  
FROM ALL STAIR NOSINGS



**REAR STAIRS:**  
8" RISERS, 9" TREADS  
36" WIDE w / WINDERS  
EXISTING CONTINUOUS 1.5" DIA.  
WOOD HANDRAIL IS CURRENTLY  
INSTALLED AT ONE SIDE OF THE  
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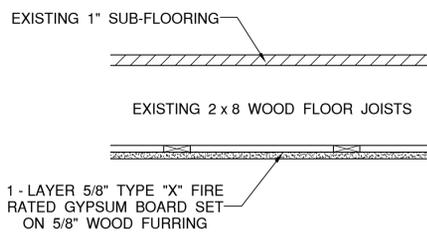
**FRONT STAIRS:**  
8" RISERS, 8" TREADS  
36" WIDE w / WINDERS (ON 3RD  
FLOOR FLIGHT ONLY)  
INSTALL CONTINUOUS 1.5" DIA.  
WOOD HANDRAIL AT ONE SIDE  
OF EXISTING STAIRS - 34"-36"  
HGT. TO TOP OF HANDRAIL  
FROM ALL STAIR NOSINGS

**HORIZONTAL FIRE SEPARATION**  
INSTALL NEW 1-LAYER 5/8" TYPE "X" FIRE RATED GYPSUM SET ON 5/8" WOOD FURRING STRIPS FOR 1-HOUR FIRE SEPARATION FROM 2ND FLOOR APARTMENT UL DES - ~~U504~~ **L501**

**HORIZONTAL FIRE SEPARATION**  
INSTALL NEW 1-LAYER 5/8" TYPE "X" FIRE RATED GYPSUM SET ON 5/8" WOOD FURRING STRIPS FOR 1-HOUR FIRE SEPARATION FROM 3RD FLOOR APARTMENT UL DES - ~~U504~~ **L501**

**APARTMENT ENTRY DOORS**  
REPLACE EXISTING APARTMENT ENTRY DOORS w / NEW 2'-8" W x 6'-8"H, 20-MIN RATED DOORS w / 2 PR. SPRING LOADED SELF-CLOSING HINGES.

**60 minutes**



Building does not have a fire sprinkler system

- LEGEND**
- EXISTING PARTITION TO REMAIN
  - EXISTING TO BE REMOVED
  - NEW PARTITION
  - APARTMENT ENTRY DOOR
  - SMOKE / FIRE DETECTOR
  - SMOKE / FIRE / CARBON MONOXIDE DETECTOR
  - HEAT DETECTOR

Project: CONVERT EXISTING 3-STORY, 2-FAMILY DWELLING TO 3-FAMILY DWELLING.  
11 LARCH STREET  
PROVIDENCE, R. I. 02906

**ACME ARCHITECT L.L.C.**  
9 SIMMONS ROAD  
LITTLE COMPTON  
RHODE ISLAND 02837  
T: 1-401-465-5247  
F: 1-401-635-8662  
MarkRappArchitect.com



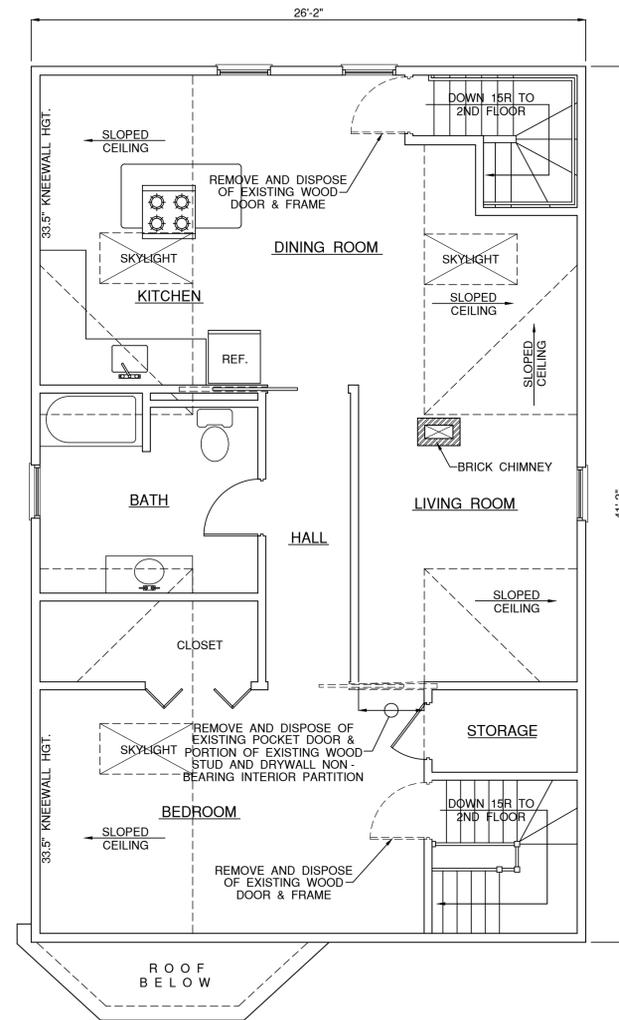
REVISIONS: DATE: #1 - 10/22/25

DATE: 9/30/2025  
SCALE: AS NOTED

EXISTING BASEMENT PLAN  
EXISTING FIRST FLOOR PLAN  
EXISTING SECOND FLOOR PLAN  
TYP. HORIZONTAL CEILING ASSEMBLY

Drawing No.:

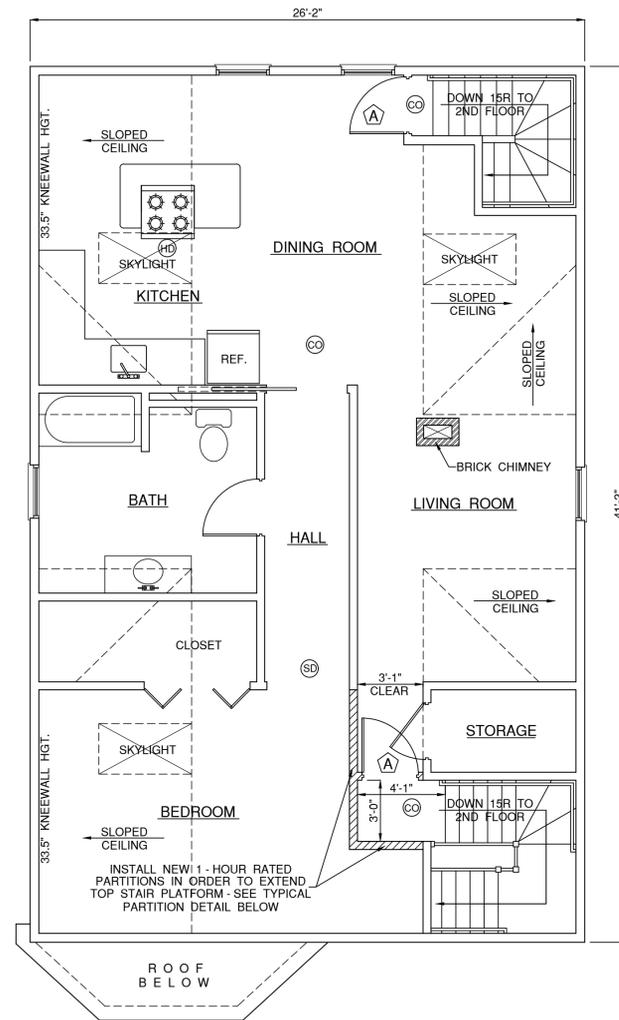
**A1**



**EXISTING THIRD FLOOR PLAN**  
 SCALE: 1/4" = 1'-0" \*FLOOR TO FULL HGT. FINISH CEILING = 8'-6"  
 (DEMOLITION PLAN)

**LEGEND**

- EXISTING PARTITION TO REMAIN
- - - - - EXISTING TO BE REMOVED
- ////// NEW PARTITION
- Ⓐ APARTMENT ENTRY DOOR
- Ⓔ SMOKE / FIRE DETECTOR
- Ⓒ SMOKE / FIRE / CARBON MONOXIDE DETECTOR
- Ⓗ HEAT DETECTOR



**PROPOSED THIRD FLOOR PLAN**  
 SCALE: 1/4" = 1'-0" \*FLOOR TO FULL HGT. FINISH CEILING = 8'-6"

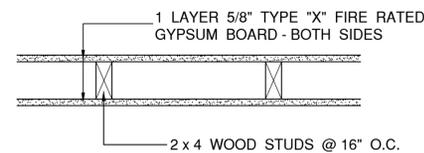
**APARTMENT ENTRY DOORS**

- Ⓐ REPLACE EXISTING APARTMENT ENTRY DOORS w/ NEW 2'-8" W x 6'-8" H, 20-MIN. RATED DOORS w/ 2 PR. SPRING LOADED SELF-CLOSING HINGES.

**60 minutes**

**REAR STAIRS :**  
 8" RISERS, 9" TREADS  
 36" WIDE w/ WINDERS  
 EXISTING CONTINUOUS 1.5" DIA.  
 WOOD HANDRAIL IS CURRENTLY  
 INSTALLED AT ONE SIDE OF THE  
 EXISTING WOOD STAIRS

**FRONT STAIRS**  
 8" RISERS, 8" TREADS  
 36" WIDE w/ WINDERS (ON 3RD  
 FLOOR FLIGHT ONLY)  
 INSTALL CONTINUOUS 1.5" DIA.  
 WOOD HANDRAIL AT ONE SIDE  
 OF EXISTING STAIRS - 34"-36"  
 HGT. TO TOP OF HANDRAIL  
 FROM ALL STAIR NOSINGS



**TYPICAL NEW PARTITION DETAIL**

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

1 HR RATED  
 PARTITION  
 UL DES U305

#1 - 10/22/25

Project :  
 CONVERT EXISTING 3-STORY, 2-FAMILY DWELLING  
 TO 3-FAMILY DWELLING.  
 11 LARCH STREET  
 PROVIDENCE, R. I. 02906

**ACME  
 ARCHITECT  
 L.L.C.**  
 9 SIMMONS ROAD  
 LITTLE COMPTON  
 RHODE ISLAND 02837  
 T : 1-401-465-5247  
 F : 1-401-635-8662  
 MarkRappArchitect.com



DATE :  
 REVISIONS :

DATE : 9/30/2025  
 SCALE : AS NOTED

EXISTING 3RD FLOOR PLAN (DEMO)  
 PROPOSED 3RD FLOOR PLAN  
 TYP. NEW PARTITION DETAIL

Drawing No. :

**A2**