

CITY OF PROVIDENCE
BUILDING BOARD OF REVIEW

INSPECTION & STANDARDS
RECEIVED

MAY 06 2022

Date: 05/02/22

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: 150 Pitman St, LLC Tel. No. _____

Address: 972 Highland Ave, Fall River Ave Zip Code 02720

Applicant: Same Tel. No. _____

Address: _____ Zip Code _____

Lessee: _____ Tel. No. _____

Address: _____ Zip Code _____

1. Location of subject property: 150 Pitman St

2. Assessor's Plat(s) 15 Lot(s) 240

3. Dimensions: Lot # _____ frontage 40' depth 180' +/- area 4728 sq. ft.

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

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

4. Zoning District(s): C-2, Overlay District: N/A

5. Present Use of Premises (each lot): 3 family Dwelling

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

7. Proposed Use of Premises 3 Family Dwelling

8. Type of Construction VB Unsprinklrered

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

**Ramzi J. Loqa, P.E.
Consulting Engineer
49 Batcheller Ave
Providence, RI 02904
401-751-5529**

May 2, 2022

List of Building Code Variances for 150 Pitman St, providence, RI

- 1. Table 504.4- Allowable Number of stories above Grade.**
- 2. Section 903.2.8- Use Group R (sprinklers).**
- 3. Section 1011.2- Stairway width.**
- 4. Section 1011.6- Stairway Landing.**
- 5. Section 1011.11- handrails.**
- 6. Section 1011.5.4- Dimensional Uniformity.**
- 7. Section 1023.1- Interior Stairwell Enclosure.**

Explanation of variances

1. The existing 3 story VB , wood frame building has old plaster walls that gives an approximate rating of ½ hour, compared to the required one hour rating for VA construction. Relief is needed for the additional ½ hour.
2. It is a physical hardship to install new sprinklers throughout the building at This time, due to the change of Use from R-3 (one and two Family dwelling) use group, to multifamily Dwelling (3) Use group R-2. There are two means of egress provided at each level with proper smoke alarms in the stairwells as well as inside the units. New 60 minutes fire-rated doors will be added at all stairways exit doors at both stairwells.
3. The Front Stairway has a width of 27” at the first run down flight and 34” at the second down flight compared to the 36” minimum.
4. &5. Relief is sought from existing conditions. The existing landing including winders are not compliant. New handrails 1.5” in diameter will be added at both stairways.
6. The existing stairways have risers of avg. 7.5” compared to the required max. 7”, and 9.5” tread compared to the minimum required of 11”.
7. Both Existing Stairwell wall enclosure, have a rating of approximately ½ hour compared to the one hour rating required. New Fire doors will be added at both exit stairwells rated at 60 minutes.



BUILDING PHOTO

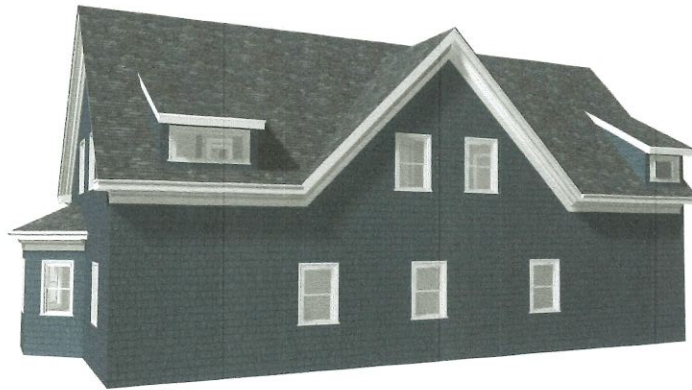
Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,384	1,384
FUS	Finished Upper Story	1,384	1,384
EAF	Fin Expansion Attic	1,350	540
OPF	Open Porch	33	0
UBM	Basement	1,350	0
		5,001	3,308

BUILDING DATA

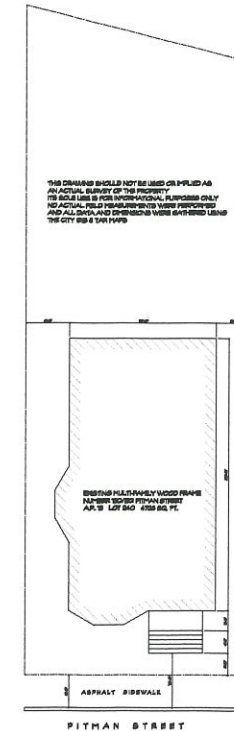


VICINITY PLAN

PROPOSED IMPROVEMENTS TO 150 PITMAN STREET PROVIDENCE RI



GIS MAP



ARCHITECTURAL PLOT PLAN
SCALE: 1"=10'-0"

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INTERNATIONAL BOARD OF DESIGNERS

PROJECT #4148
ZONING
ISSUED: 4/28/2022
PROJECT NO. 250

150 PITMAN LLC
150 PITMAN STREET
PROVIDENCE
RI

DESCRIPTION
COVER

SCALE: 1"=10'-0"
DRAWN BY: EJC
REVISIONS

NO.	DATE	COMMENTS

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PROJECT #57416
ZONING
 ISSUED: 4/28/2022
 PROJECT NO. 2020

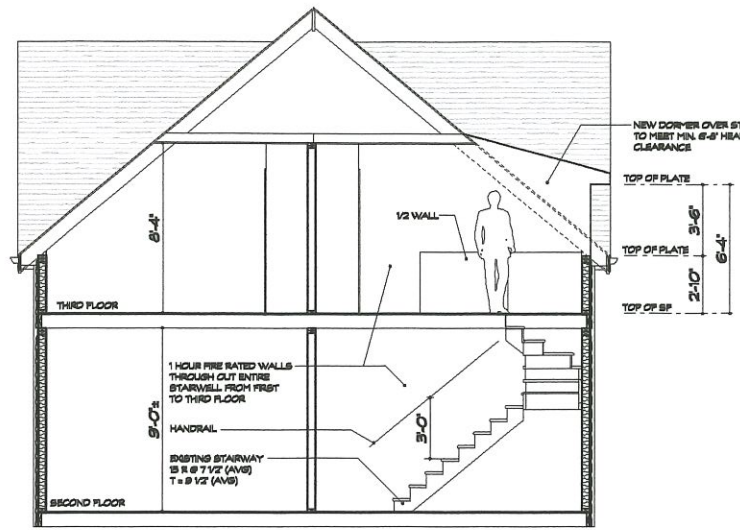
150 PITMAN LLC
 150 PITMAN STREET
 PROVIDENCE
 RI

BUILDING SECTIONS

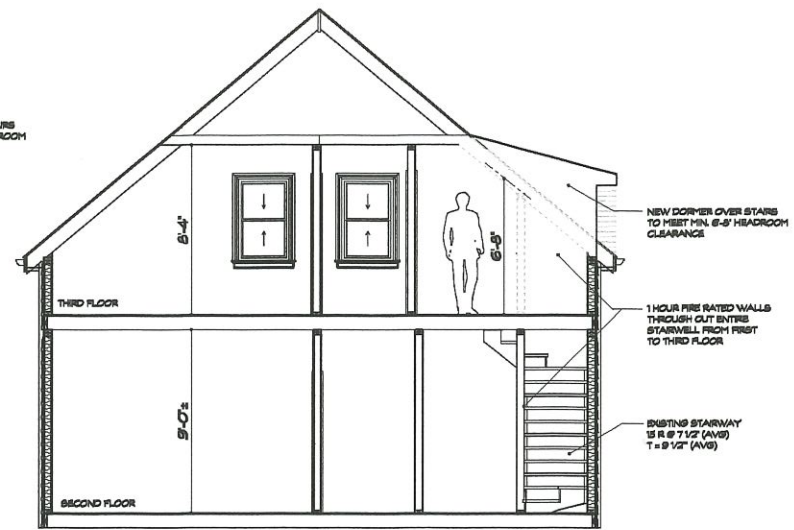
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 DRAWN BY: JLC
 REVISIONS

NO.	DATE	REVISION

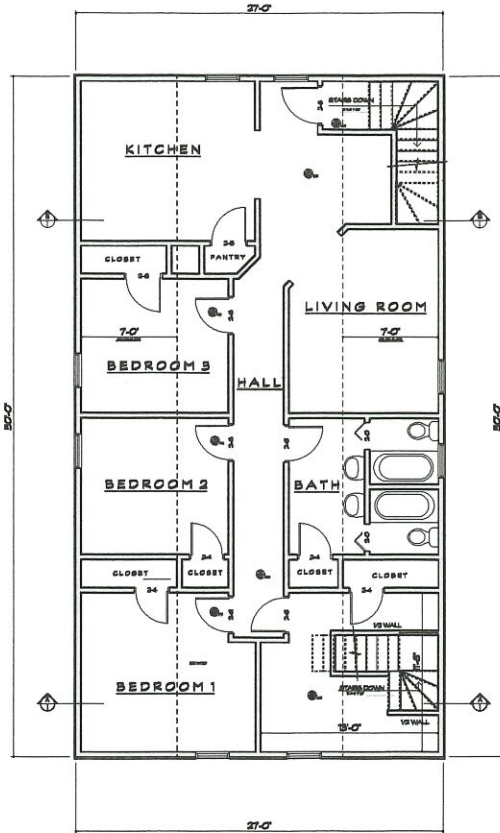
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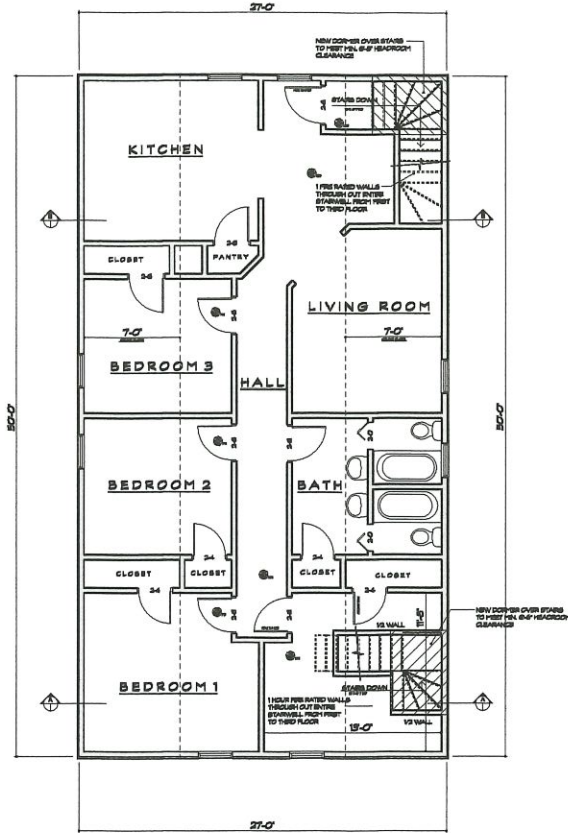
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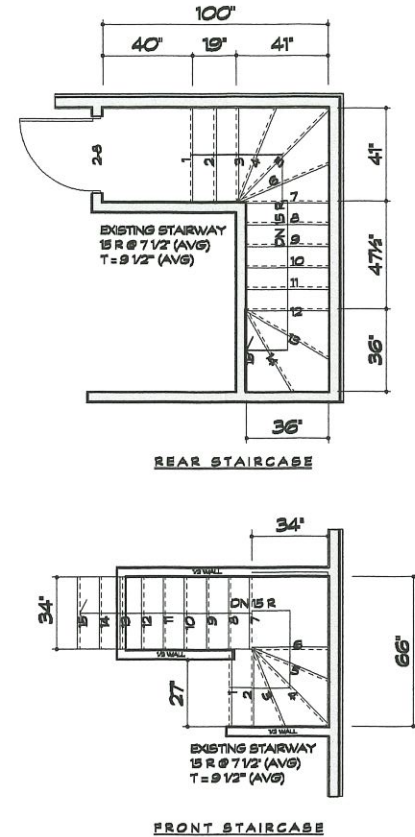
CROSS SECTION B
 SCALE 3/8" = 1'-0"



AS BUILT THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"



IMPROVED THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"



EXISTING STAIR PLANS
SCALE 1/2" = 1'-0"