

JUN 09 2026

CITY OF PROVIDENCE  
BUILDING BOARD OF REVIEW

Received

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: Thanh Luu Applicant Mailing Address  
 Email: lisa.t.luu@gmail.com Street: 16 West Park Street  
 Phone: 774-282-0288 City, State, Zip: Providence, RI 02908

Owner: Thanh Luu Owner Mailing Address  
 Email: lisa.t.luu@gmail.com Street: 16 West Park Street  
 Phone: 774-282-0288 City, State, Zip: Providence, RI 02908

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

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

1. Subject Department of inspection + Standards Permit Number: BLDG-26-389
2. Street Address of Subject Property: 16 West Park Street  
 Assessor's Plat and Lot Numbers of Subject Property: 4-242
3. Base Zoning District(s): R-3  
 Overlay District(s): None

4. Date owner purchased the Property: 2024-03-29

5. Building construction type(s): 5B

6. Dimensions of each lot:

Lot # <u>242</u>	Width <u>59.45'</u>	Depth <u>62.76'</u>	Total area <u>3,101</u> sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.

7. Size of existing structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>1,229 sq.ft.</u>	Area of Footprint _____
Overall Height <u>~38'</u>	Overall Height _____
# of Stories <u>3</u>	# of Stories _____

8. Size of proposed structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>No changes</u>	Area of Footprint _____
Overall Height <u>No changes</u>	Overall Height _____
# of Stories <u>No changes</u>	# of Stories _____

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

10. Proposed Zoning Use of the Property: Residential - 3 family

11. Number of Parking Spaces:

# of existing spaces 0, Exempt per # of proposed spaces N/A  
zoning section 1410.13.8

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):

Interior alterations to change use from two-family dwelling to three-family dwelling.

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>
<u>1004.1</u>	<u>General</u>
<u>420.4/903.2.8</u>	<u>Automatic Sprinkler System. Group R</u>
<u>1023.2</u>	<u>Interior Exit Stairways, Construction. Openings</u>
<u>1023.4</u>	<u>Openings. / Table 716(2) Opening Fire Protection Assembly</u>
<u>1011.5.1</u>	<u>Means of Egress for Change to a Higher Hazard Category</u>
<u>1011.5.2</u>	<u>Riser Height and Tread Depth / 1011.5.3 Winder Treads</u>
<u>1020.3</u>	<u>Minimum Corridor Width</u>

**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:

SEE ATTACHED EXPLANATION OF REQUEST

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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.*

<b>Owner(s):</b>	<b>Applicant(s)/Appellant(s):</b>
Thanh Luu	Thanh Luu
<i>Type Name</i>	<i>Type Name</i>
Thanh Luu	Thanh Luu
<i>Signature</i>	<i>Signature</i>
<i>Thanh Luu</i>	<i>Thanh Luu</i>
<i>Type Name</i>	<i>Type Name</i>
<i>Signature</i>	<i>Signature</i>

**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/>**

# CERTIFICATE *of* SIGNATURE

REF. NUMBER  
DTCAR-HPEIT-ZEYLR-NKNTB

DOCUMENT COMPLETED BY ALL PARTIES ON  
08 JUN 2026 20:58:10  
UTC

## SIGNER

**THANH LUU**

EMAIL  
LISA.T.LUU@GMAIL.COM

## TIMESTAMP

SENT  
08 JUN 2026 20:31:11  
VIEWED  
08 JUN 2026 20:57:36  
SIGNED  
08 JUN 2026 20:58:10

## SIGNATURE



IP ADDRESS  
173.69.17.178  
LOCATION  
PROVIDENCE, UNITED STATES

## RECIPIENT VERIFICATION

EMAIL VERIFIED  
08 JUN 2026 20:57:36



EXPLANATION OF REQUEST:

THE DENIAL OF THIS PERMIT IS FOR THESE SECTIONS:

RISEBC-7 Rode Island Existing Building Code

RISBC-1 Rode Island Building Code (510-RICR-00-00-1)

IEBC - SECTION 1004.1 General

Fire protection requirements of Section 1011 shall apply where a building or portions thereof undergo a change of occupancy classification or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the International Building Code.

IBC - 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.

IBC - 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.

*This existing home has an illegal third floor apartment unit. The goal of this project is to legalize this unit by implementing interior alterations. As part of this process, we are verifying and upgrading fire separations between the units (ceilings and walls, 1 hour), installing self-closing fire rated doors into stairwells and common areas (1 hour), as well as incorporating smoke stop canisters at the third-floor range. Each existing dwelling has two means of egress via a stair at the front and the rear of the building. Our request is to do this work without the need for installation of a sprinkler system.*

IBC - SECTION 1023.2 Interior Exit Stairway, Construction

Interior exit stairway shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more.

#### IBC - SECTION 1023.4 Openings

Interior exit stairway and ramp opening protectives shall be in accordance with the requirements of Section 716.

#### IBC - TABLE 716.1(2) Opening Fire Protection Assemblies

For interior exit stairways with required 2-hour fire rating, a 90 minutes fire-door is required.

#### IEBC – SECTION 1011.5.1 Means of Egress for change to a higher hazard category

Where a change of occupancy classification is made to a higher-hazard category (lower number) as shown in Table 1011.5, the means of egress shall comply with the requirements of Chapter 10 of the International Building Code.

*This existing home has two existing interior stairs, front and rear. These stairs have plaster walls, assumed 1 hour per the Rhode Island Rehab Code. The front stairs connect three levels and provide access to two dwellings, while the rear stairs connect three levels while also connecting to the basement. Additionally, we are calling to rate the underside of the stair, between the stair and the basement to be 1 hour. The proposed fire rated doors and rating of the underside of the stair intend to improve life safety and maintain separation. We would like these stairs to remain without any changes.*

#### IBC - SECTION 1011.5.2 Riser Height and Tread Depth

Stair riser heights shall be 7 inches (178 mm) maximum and 4 inches (102 mm) minimum. The riser height shall be measured vertically between the nosings of adjacent treads. Rectangular tread depths shall be 11 inches (279 mm) minimum measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's nosing. Winder treads shall have a minimum tread depth of 11 inches (279 mm) between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline and a minimum tread depth of 10 inches (254 mm) within the clear width of the stair.

#### IBC - SECTION 1101.5.3 Winder Treads

Winder treads are not permitted in means of egress stairways except within a dwelling unit.

*This is an existing home built many years ago under a previous code. It is not financially feasible at this time to demo the existing stairs and obtain the area needed to remove the winder and increase the tread depth. As such, the existing interior stairs do not meet the requirements of 1011.5.2 or 1011.5.3*

IBC – Table 1020.3 Minimum Corridor Width

The required minimum corridor width is 36 inches.

*This is an existing unit footprint, which is not being altered other than the fire and life safety items noted. The corridor width is an existing condition which does not meet the requirements of Table 1020.3*

*Please note that we have:*

- 1. Added fire rated doors at both stairwells.*
- 2. Fire rated both enclosed stairwells.*
- 3. Added smoke and CO detectors at the 3<sup>rd</sup> floor.*
- 4. Added smoke stop canisters at 3<sup>rd</sup> floor range hood.*



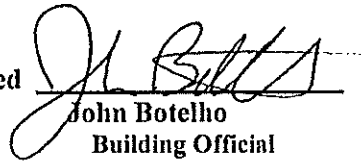
Discipline: --Building Code-

Signed



Yaniv Eini-Gal  
Plan Examiner Supervisor

Signed



John Botelho  
Building Official

Applicant

Property Owner

DIS BBR REFUSAL FORM August 2024