

CITY OF PROVIDENCE
BUILDING BOARD OF REVIEW

INSPECTION & STANDARDS
RECEIVED

DEC 16 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: second chance m, llc Applicant Mailing Address
Email: sechanceml@gmail.com Street: 4 marigold circle
Phone: (401) 228-5478 City, State, Zip: North Providence RI 02904

Owner: MoshLaw Investments LLC Owner Mailing Address
Email: moshoolaw@gmail.com Street: 4 marigold circle
Phone: (401) 228-5478 City, State, Zip: North Providence RI 02904

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: BLOG-24-1638
2. Street Address of Subject Property: 17 SUFFOLK ST Providence RI 02908
Assessor's Plat and Lot Numbers of Subject Property: 70-491
3. Base Zoning District(s): R3
Overlay District(s): _____

4. Date owner purchased the Property: 2/29/16

5. Building construction type(s): ADU

6. Dimensions of each lot:
Lot # 491 Width 40 Depth 100 Total area 4000 sq. ft.
Lot # _____ Width _____ Depth _____ Total area _____ sq. ft.

7. Size of existing structure(s) located on the Property:
Principal Structure: Area of Footprint 1008 sf Overall Height 30.6 sf # 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 1008 sf Overall Height 33.10 sf # of Stories 3
Accessory Structure: Area of Footprint _____ Overall Height _____ # of Stories _____

9. Present Legal Zoning Use of the Property: R4

10. Proposed Zoning Use of the Property: 2 Fam + ADU

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: 0
 Providence Zoning Ordinance RI State Building or Property Maintenance Code(s)

13. Summarize all changes proposed for the Property (use, construction/renovation, site alteration):
Remodeling the existing third floor to an ADU

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>3404.1</u>	
<u>420.4</u>	<u>Requesting relief for the sprinkler system</u>
<u>903.2.8</u>	<u>Requesting relief for the sprinkler system</u>
<u>1006.3.2</u>	
<u>1011.5.2</u>	<u>Requesting relief for the risers exceeding 7 inches</u>
<u>1011.5.2</u>	<u>Requesting relief for the treads less than 11 inches</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:

Respectfully requesting relief for the decision of the building official and respectfully requesting that the board grant relief from the cited code section to allow the project to proceed as proposed.

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):

MoshLaw Investments LLC

Type Name

MOSHWOOD LAWAL

Signature

Moshwood Lawal

Type Name

Signature

Applicant(s)/Appellant(s):

Second chance ML, LLC

Type Name

MOSHWOOD LAWAL

Signature

Moshwood Lawal

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

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/>

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 12/02/2024	APPLICATION NO. BLDG-24-1638
			DATE OF REFUSAL 11/21/2025	A P P E A L F E E \$440
LOCATION 17 Suffolk St. Providence, RI 02908		PAGE NUMBER 1 of 1		
APPLICANT Moshood Lawal	TITLE Applicant	ADDRESS 4 Marigold Cir, North Providence, RI 02904		
PROPERTY OWNER'S NAME Moshlaw Investments LLC		PROPERTY OWNER'S FULL ADDRESS 4 Marigold Cir, North Providence, RI 02904		
THE APPLICATION FOR A <u>CERTIFICATE OF OCCUPANCY</u> 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.				
SCOPE OF PERMIT: For interior alteration to change use from two-family dwelling to three-family dwelling.				
BUILDING DESCRIPTION: <u>Three (3) story, existing.</u>				
USE GROUP(S): <u>R-2 – Three dwelling units</u>		TYPE OF CONSTRUCTION: <u>V-B (Existing)</u>		
LOCATION OF SPRINKLERS (IF ANY): <u>N/A</u>		C.O. REQUIRED: <u>YES</u>		
<u>FLOOR AREAS / USES</u> First floor: 1008 Square Feet / Residential Unit #1 Second Floor: 1008 Square Feet / Residential Unit #2 Third Floor: 1008 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.		
Table 1006.3.2		Exits per story. For a non-sprinklered R-2 occupancy two exits are required per story.		
**		Whereas, No fire suppression system is proposed, and only one compliant means of egress is proposed for the entire structure.		
Section 1011.5.2		Riser height and tread depth. Stair riser heights shall be 7 inches (178 mm) maximum.		
**		Whereas, the proposed risers are exceeding 7 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 less than 11 inches.		

Discipline: --Building Code-

Signed



Yaniv Eini-Gal
Plan Examiner Supervisor

Signed



John Botelho
Building Official

Applicant

Property Owner

REFERENCE CODE: SBC-1-2021
IBC 2018 EDITION

USE GROUP R2 MULTI-FAMILY

Occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including: Apartment buildings

3 STORY BUILDING

TYPE (VB) CONSTRUCTION

602.5 Type V construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code

SCOPE OF WORK (MAJOR ITEMS):

1. REMOVE EXISTING ROOF.
2. EXTEND EXISTING 3rd FLOOR KNEE WALLS.
3. INSTALL NEW ROOF.
4. RENOVATE EXISTING 3rd FLOOR LAYOUT.

ZONING BUILDING COVERAGE CALCULATIONS

Maximum Lot Coverage Allowed: 45%
Lot Area: 4,000 sf
Building Area: 1,008 sf
Garage Area: 360 sf
 $(1,368/4,000)100 = 34.2\%$

Maximum Impervious Surface front yard Allowed: 33%
total front yard area (19x40)=760 sf
Paved Area (12x19): 228 sf
 $(228/760)100=30\%$

Total Maximum Impervious Surface Allowed: 65%
Lot Area: 4,000 sf
Building Area: 1,008 sf
Garage Area: 360 sf
Driveway/Walk Area: 1,202 sf
Total Imp. Area: 2,570
 $(2,570/4,000)100= 64.3\%$
Total pervious Provided: 1,430 sf

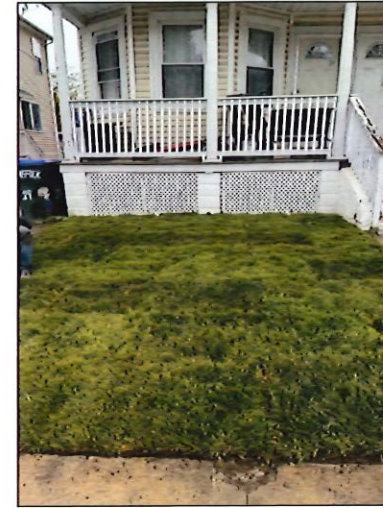
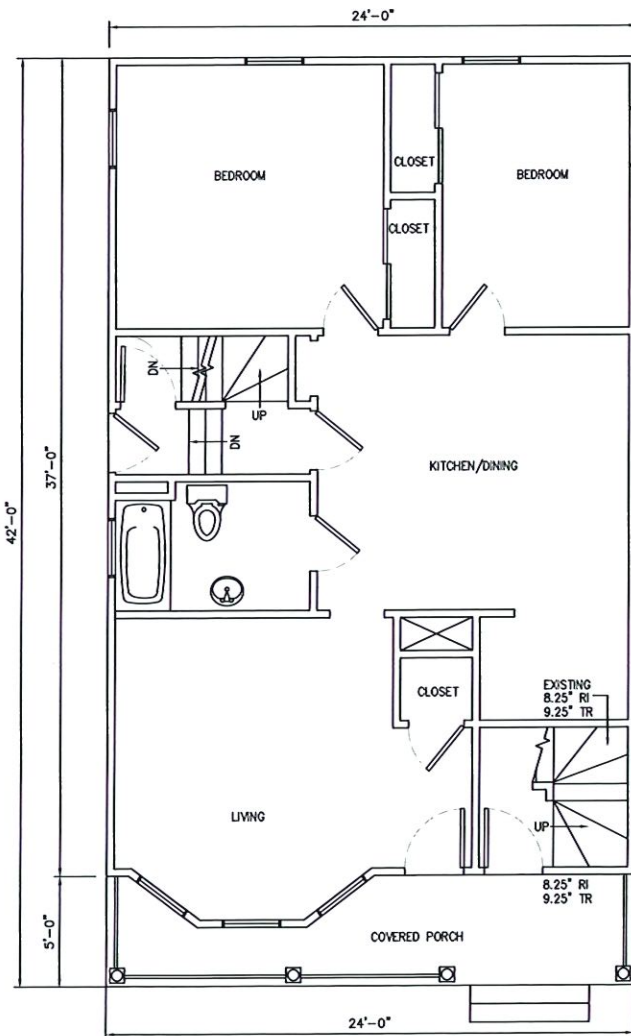


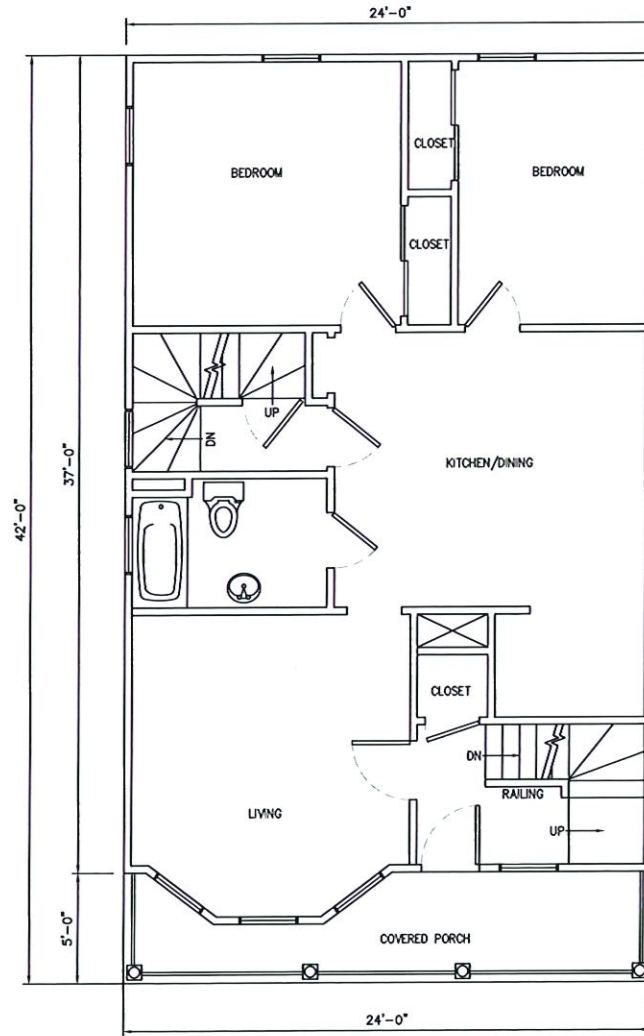
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NOT TO SCALE



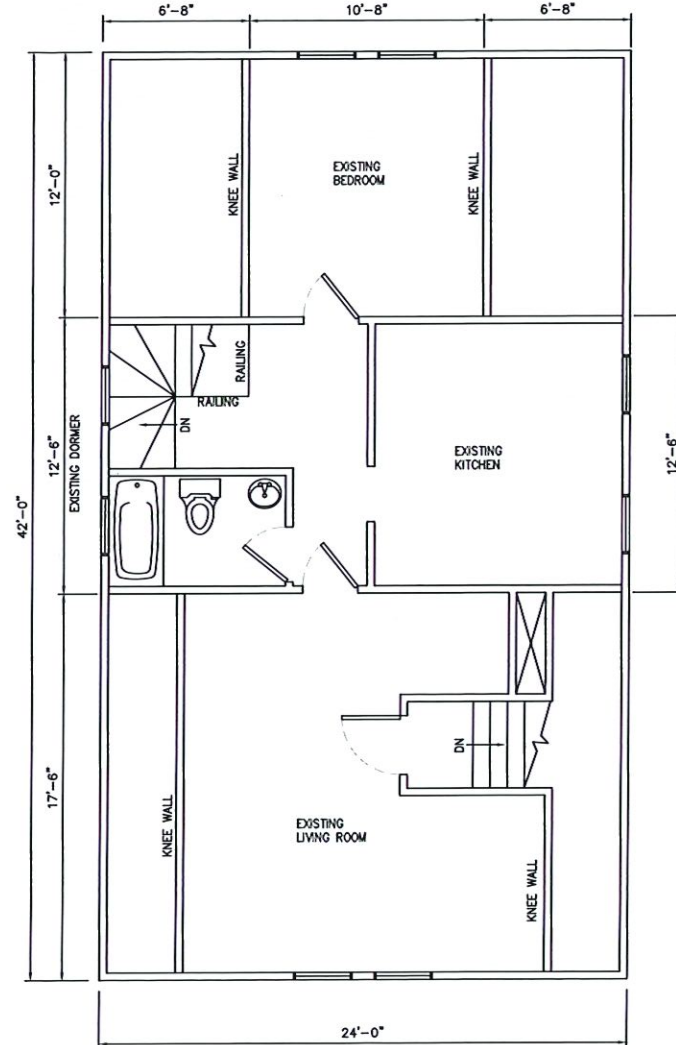
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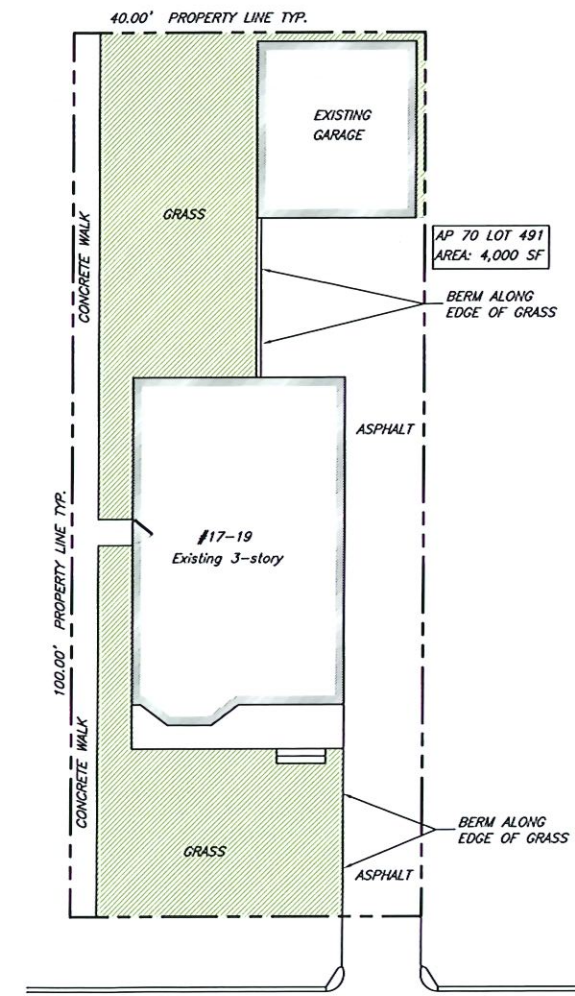
EXISTING FIRST FLOOR
SCALE: 1/4"=1'-0"



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



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



SUFFOLK STREET

PLOT PLAN
SCALE: 1"=10'

QCYM LLC
CONSULTING ENGINEER

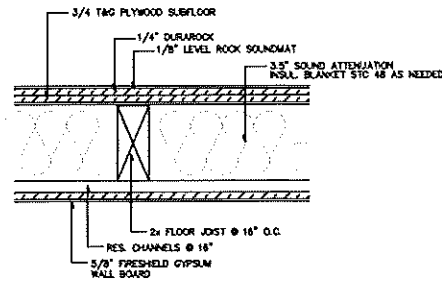
HAKEEM OTTUN
No. 14269
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

DESIGNED BY: RM	DRAWN BY: RM	CHECKED BY: HO	PROJECT NO.: 40-2025
DATE:			
REVISION			
No.			

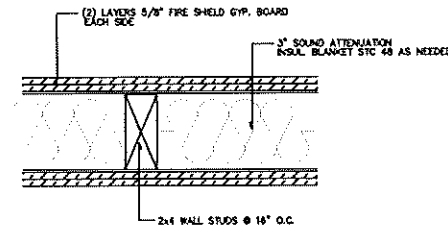
SHEET DESCRIPTION
PROPOSED RENOVATIONS TO EXISTING THIRD FLOOR TO 17 SUFFOLK STREET PROVIDENCE, RI

PREPARED FOR:
**SECOND CHANCE ML LLC
4 MARIGOLD CIRCLE
N. PROVIDENCE RI 02904**

DATE: APRIL 2025
SCALE: AS SHOWN
SHEET: 1 OF 3



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



2 2X4 UNIT SEPARATION WALL
2 HR FIRE RATED
DES UL301
STC 50

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

5/8" FIRE CODE TYPE "X" GYP. BRD.
ALL WALLS & CEILING BETWEEN STAIRS & LIVING SPACE

HATCH AREA INDICATES
2 HR FIRE RATED WALL
(2) LAYER 5/8" FIRE CODE
GYP. BRD. EA. SIDE.

WAIVERS REQUESTED

- EXISTING NON-CONFORMING REQUESTED WAIVERS:
- EXISTING WINDOW U-FACTOR
 - EXISTING STAIR TREADS/RISERS
 - FIRE SPRINKLER REQUIREMENT

* ALL DOORS LEADING TO ACCESSIBLE ROUTE SHALL BE 90 MIN. FIRE RATED WITH SELF CLOSING HARDWARE AND LEVER TYPE LOCKSET

DOOR SCHEDULE		
NO.	ROUGH OPENING	TYPE
1	2'-10 1/2" x 6'-10 1/2"	2'-8"x6'-8" STEEL EXTERIOR 90 MIN. FIRE RATED WITH SELF CLOSING HARDWARE
2	2'-8 1/2" x 6'-10 1/2"	2'-6"x6'-8" WOOD INTERIOR
3	5'-2 1/2" x 6'-10 1/2"	5'-0"x6'-8" WOOD SLIDER

- NOTES:
- VERIFY ALL ROUGH OPENINGS WITH MANUFACTURE PRIOR TO CONSTRUCTION.
 - WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS
 - 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

USE DOUBLE PANE WINDOWS

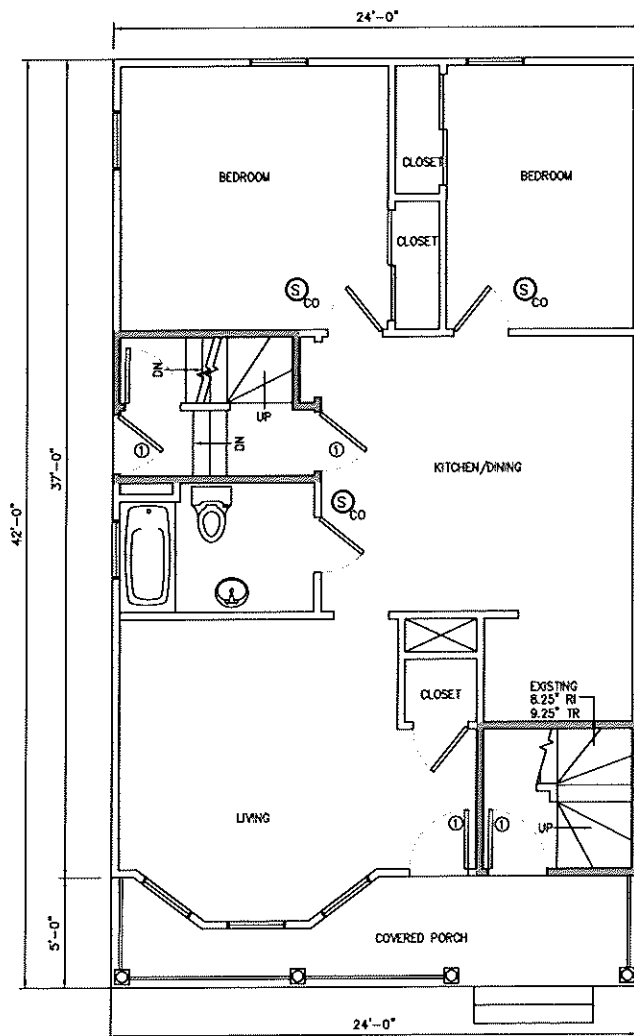
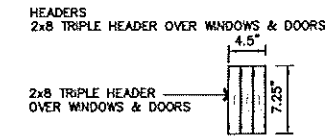
- NOTES:
- VERIFY ALL ROUGH OPENINGS WITH MANUFACTURE PRIOR TO CONSTRUCTION.
 - HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.
 - SILL HEIGHT FROM FINISH FLOOR MIN. 24", AND MAXIMUM 44" FROM FINISH FLOOR
 - MIN. DESIGN PRESSURE REQUIRED: 20 PSF; DESIGN PRESSURE PROVIDED: 30 PSF
 - SAFETY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

INSULATION:
WALL R-30
FLOOR R-30
ROOF R-49
WINDOW U-VALUE: 0.25

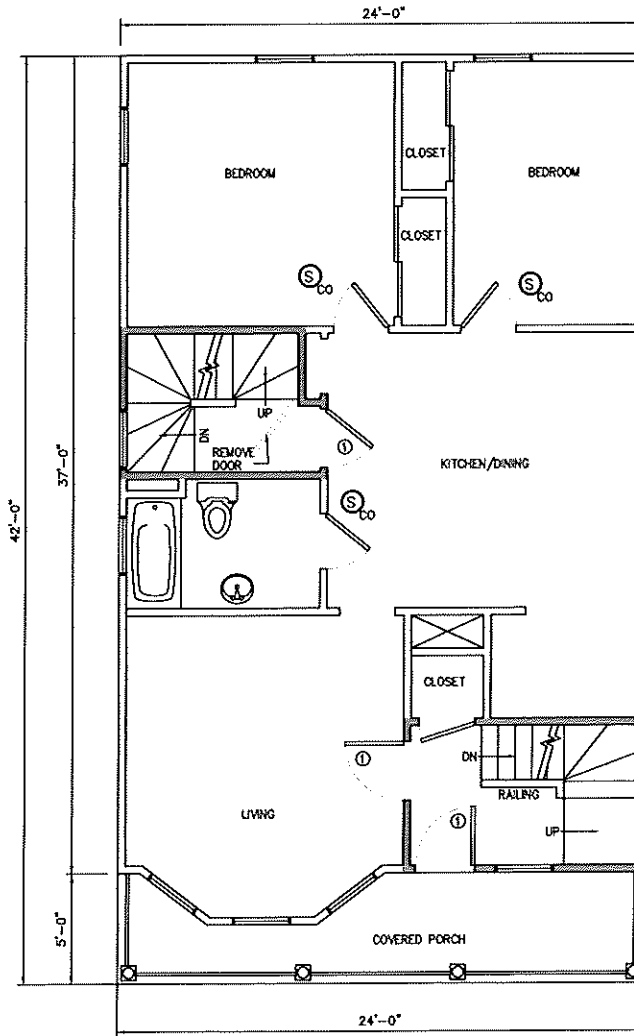
- (S) SMOKE & CO₂ DETECTORS HARD WIRED
- (S) SMOKE DETECTORS HARD WIRED
- (H) HEAT DETECTOR
- (F) EXHAUST FAN (VENTED OUTSIDE)

ALL EXTERIOR WALLS SHALL BE 2x6 FRAMING @ 16" O.C.
ALL INTERIOR WALLS SHALL BE 2x4 FRAMING @ 16" O.C.

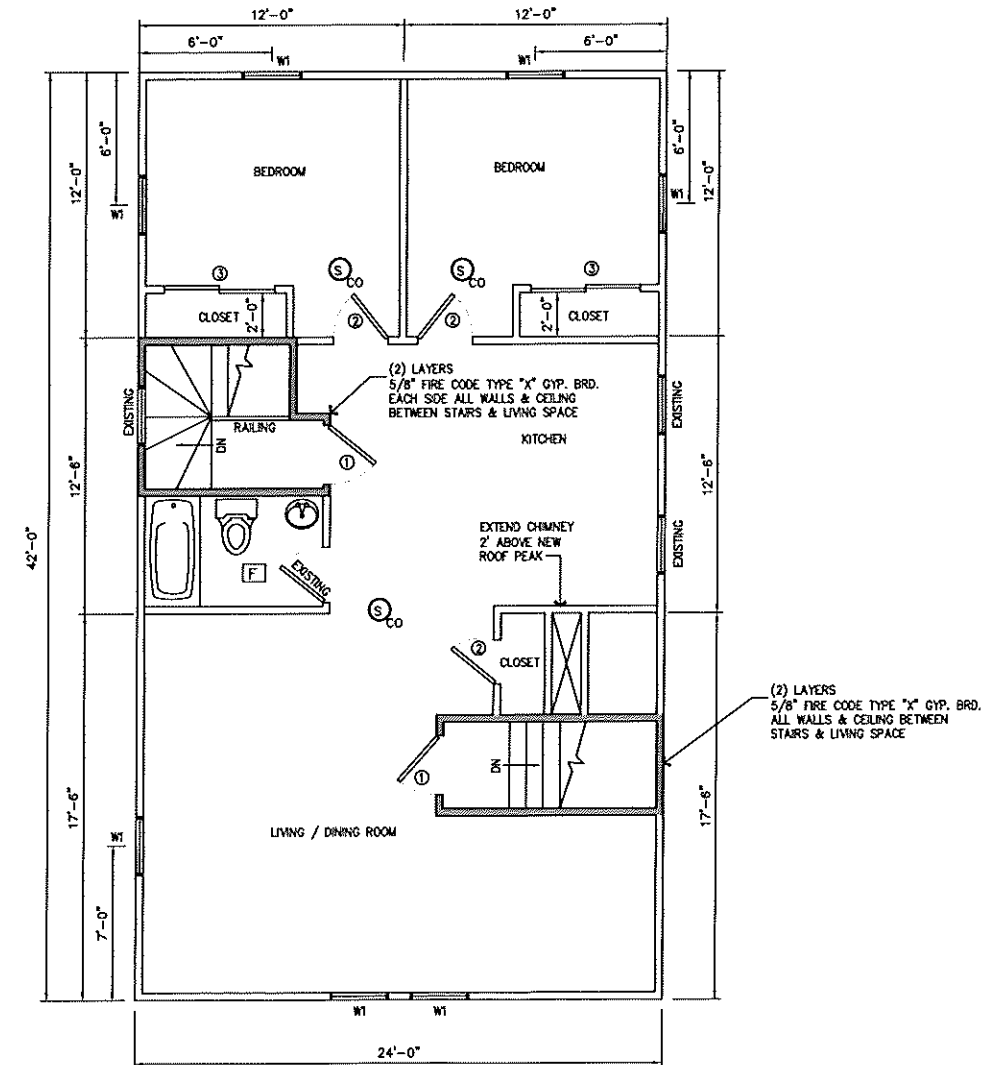
FLOOR & ROOF FRAMING LUMBER SHALL BE DOUGLAS-FIR #2 OR BETTER



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



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



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

QCVM LLC
CONSULTING ENGINEER



DESIGNED BY:	DATE:	REVISION:	NO.:
RM			
DRAWN BY: <td></td> <td></td> <td></td>			
RM			
CHECKED BY: <td></td> <td></td> <td></td>			
HO			
PROJECT NO.: <td colspan="3">40-2025</td>	40-2025		

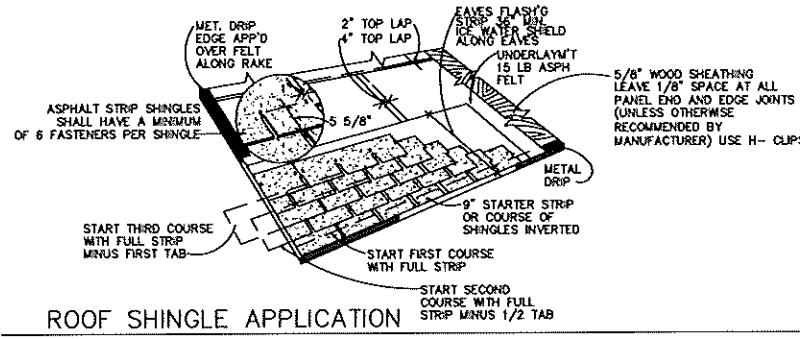
PROPOSED RENOVATIONS
TO EXISTING THIRD FLOOR
17 SUFFOLK STREET
PROVIDENCE, RI

PREPARED FOR:
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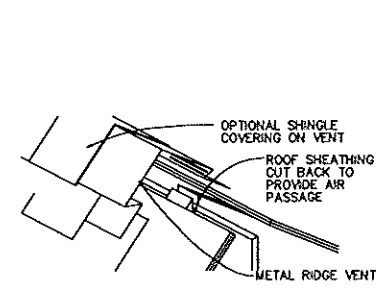
DATE: APRIL 2025

SCALE: AS SHOWN

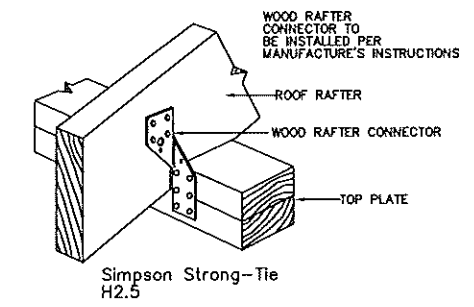
SHEET: 2 OF 3



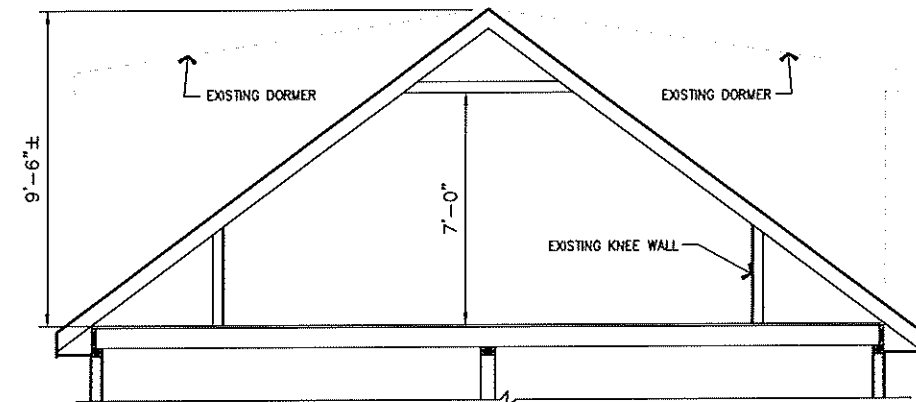
ROOF SHINGLE APPLICATION
NTS



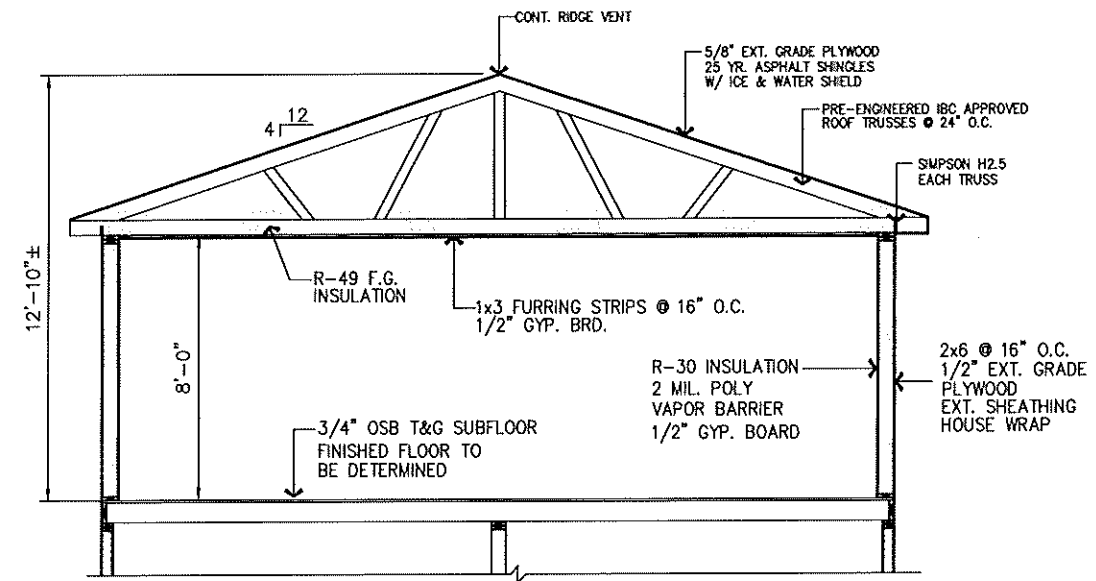
GABLE RIDGE VENT
NTS



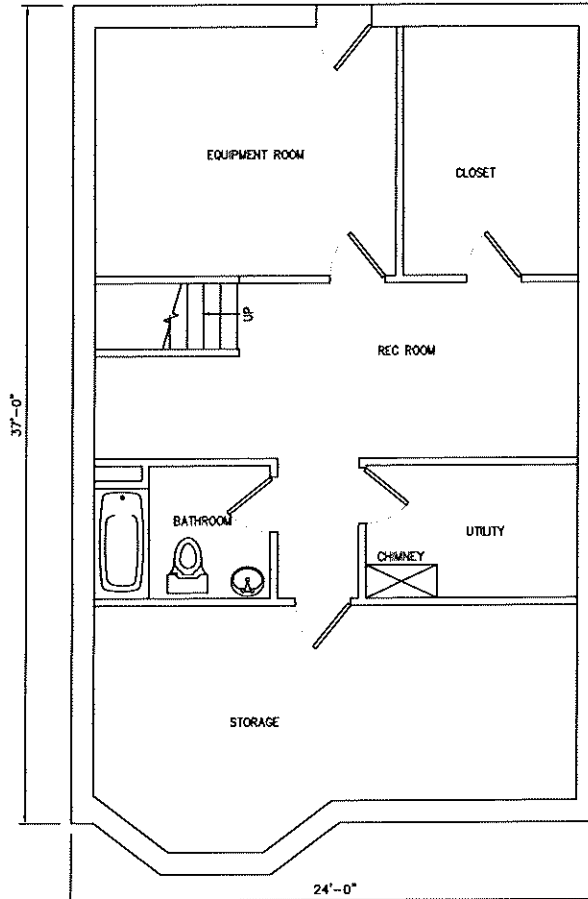
RAFTER CONNECTOR
NTS



EXISTING THIRD FLOOR SECTION
SCALE: 3/8"=1'-0"



PROPOSED THIRD FLOOR SECTION
SCALE: 3/8"=1'-0"



EXISTING BASEMENT PLAN
SCALE: 1/4"=1'-0"



EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"

FRONT FACADE: 15% TRANSPARENCY REQUIRED
 PROPOSED FRONT FACADE AREA=726 SF
 726 SF x 15%=109 SF REQUIRED
 7 EXISTING WINDOWS=86 SF PROVIDED
 2 PROPOSED WINDOWS=27 SF PROVIDED
 2 DOORS=3 SF TRANSPARENCY PROVIDED
 TOTAL 116 SF TRANSPARENCY PROVIDED



PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"

QCVM LLC
CONSULTING ENGINEER



DESIGNED BY:	RM	DRAWN BY:	RM	CHECKED BY:	HO	PROJECT NO.:	40-2025
DATE:		DATE:		DATE:			
REVISION							

SHEET DESCRIPTION
**PROPOSED RENOVATIONS
 TO EXISTING THIRD FLOOR
 17 SUFFOLK STREET
 PROVIDENCE, RI**

PREPARED FOR:
**SECOND CHANCE ML LLC
 4 MARGOLD CIRCLE
 N. PROVIDENCE RI 02904**

DATE: APRIL 2025
 SCALE: AS SHOWN
 SHEET: 3 OF 3