

CITY OF PROVIDENCE
BUILDING BOARD OF REVIEW

INSPECTION & STANDARDS
RECEIVED

OCT 29 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: Rosamy Nouel Applicant Mailing Address
Email: rosamynouel@hotmail.com Street: 41 Highland Avenue
Phone: 401-616-0918 City, State, Zip: North Providence, RI 02911

Owner: Rosanny M. Bourdierd Owner Mailing Address
Email: Rmbourdierd@gmail.com Street: 21-23 Stadden Street
Phone: 401-699-8800 City, State, Zip: Providence, RI 02907

Appellant: Rosamy Nouel Appellant Mailing Address
Email: rosamynouel@hotmail.com Street: 41 Highland Avenue
Phone: 401-616-0918 City, State, Zip: North Providence, RI 02911

Attorney: _____ Attorney Mailing Address
Email: _____ Street: _____
Phone: _____ City, State, Zip: _____

1. Subject Department of inspection + Standards Permit Number: BLDG-25-1043

2. Street Address of Subject Property: 21-23 Stadden Street
Assessor's Plat and Lot Numbers of Subject Property: Plat 61 Lot 479

3. Base Zoning District(s): Residential
Overlay District(s): _____

4. Date owner purchased the Property: 04/06/2009

5. Building construction type(s): Wood Frame

6. Dimensions of each lot:
Lot # 479 Width 60 Depth 101.282 Total area 6366 sq. ft.
Lot # _____ Width _____ Depth _____ Total area _____ sq. ft.

7. Size of existing structure(s) located on the Property:
Principal Structure: Area of Footprint 2872 Overall Height 22 # of Stories 2
Accessory Structure: Area of Footprint 400 Overall Height _____ # of Stories 1

8. Size of proposed structure(s) located on the Property:
Principal Structure: Area of Footprint 4308 Overall Height _____ # of Stories 2
Accessory Structure: Area of Footprint _____ Overall Height _____ # of Stories _____

9. Present Legal Zoning Use of the Property: R-1

10. Proposed Zoning Use of the Property: R-1 with ADU

11. Number of Parking Spaces:
of existing spaces 6 # of proposed spaces 6

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):
Converting the basement area into a 2 bedroom 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>Alterations</u>
<u>420.4</u>	<u>Automatic sprinkler system</u>
<u>903.2.8</u>	<u>Group R</u>
<u>1207.2</u>	<u>Minimum ceiling heights</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:

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):

Rosanny M. Bourdierd

Type Name

Rosanny Bourdierd

Signature

Rosanny Bourdierd

Type Name

Signature

Applicant(s)/Appellant(s):

Rosamy Nouel

Type Name

Rosamy Nouel

Signature

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 08/01/2025	APPLICATION NO. BLDG-25-1043
			DATE OF REFUSAL 10/16/2025	A P P E A L F E E \$440
LOCATION 21 Stadden St. Providence, RI 02907		PAGE NUMBER 1 of 1		
APPLICANT Oscar E. Lopez Julian	TITLE Applicant	ADDRESS 9 Carl St. Providence, RI 02909		
PROPERTY OWNER'S NAME Anibal Bourdierd Jr & Rosanny M Bourdierd		PROPERTY OWNER'S FULL ADDRESS 21 Stadden St. Providence, RI, 02907		
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>Two (2) 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> Basement floor: 1068.77 Square Feet / Residential Unit #1 First Floor: 1068.77 Square Feet / Residential Unit #2 Second Floor: 1068.77 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				
RISBC-1 Rhode Island Building Code (510-RICR-00-00-1)		<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 basement level.			
Section 1207.2	Minimum ceiling heights. Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) above the finished floor.			
**	Whereas, the proposed ceiling height is 7 feet 3 inches.			

Discipline: --Building Code-

Signed


Yaniv Eini-Gal
Plan Examiner Supervisor

Signed


John Botelho
Building Official

Applicant Property Owner



State of Rhode Island
DEPARTMENT OF BUSINESS REGULATION
Division of Building, Design & Fire Professionals
State Building Office
560 Jefferson Blvd, Suite 100
Warwick, Rhode Island 02886-1394
401-921-1590 fax 401-889-5535
www.ribcc.ri.gov

PROJECT CERTIFICATION

PROPERTY OWNER OF RECORD	<u>Rosanny M. Bourdierd</u>	PERMIT NO.	<input type="text"/>			
PROJECT TITLE		DATE:	<u>8/15/2025</u>			
ADDRESS	<u>21-23 Stadden ST</u>	PLAT	<u>61</u>			
TOWN	<u>Providence</u>	LOT	<u>479</u>			
NAME OF BUILDING	<u>21-23 Stadden ST</u>	RI. ZIP CODE	<u>02907</u>			
SCOPE OF PROJECT	<u>New Interior for new basement apartment. Interior partition, flooring cabinets and bath</u>					
SCOPE OF CERTIFICATION	ENTIRE PROJECT	<input checked="" type="checkbox"/>	ARCHITECTURAL	<input type="checkbox"/>	STRUCTURAL	<input type="checkbox"/>
	FIRE PROTECTION	<input type="checkbox"/>	MECHANICAL	<input type="checkbox"/>	ELECTRICAL	<input type="checkbox"/>
	CIVIL / SITE	<input type="checkbox"/>	OTHER (Specify)	<input type="checkbox"/>	PLUMBING	<input type="checkbox"/>

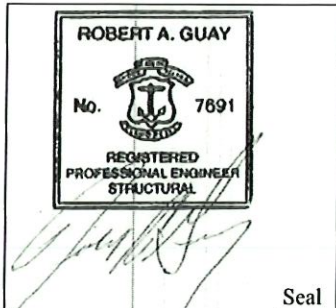
In accordance with Rhode Island General Law 23-27.3 Section 128.0 of the Rhode Island Building Code I Robert Guay, P.E. RI Registration No 7691 being a registered professional Architect / Engineer hereby certify that: I have prepared or directly supervised the preparation of drawings, computation, and 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
 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: Structural Engineering Group

Address: 669 Locust Street
Fall River, MA 02720

Phone: 58.989.7911 rguay@seg-engineers.com

[Signature]
 Signature of Architect / Engineer

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

Rosanny Bourdierd
 Signature of Owner