

CITY OF PROVIDENCE
BUILDING BOARD OF REVIEW

INSPECTION & STANDARDS
RECEIVED

AUG 29 2022

Date: 08/15/22

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: Nicole Overstreet Tel. No. 718-809-5179

Address: 93 Chapin Ave, Providence, RI Zip Code _____

Applicant: Same Tel. No. _____

Address: _____ Zip Code _____

Lessee: _____ Tel. No. _____

Address: _____ Zip Code _____

1. Location of subject property: 93 Chapin St

2. Assessor's Plat(s) ~~189~~ 36 Lot(s) 199

3. Dimensions: Lot # _____ frontage 45' depth 100' area 4500 sq. ft.

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

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

4. Zoning District(s): R-3, Overlay District: _____

5. Present Use of Premises (each lot): 2 Family

6. Legal Use of Premises as recorded in the Department of Inspection & Standards:
3 family (see attached Administrative Modification)

7. Proposed Use of Premises 3 Family Dwelling

8. Type of Construction VA

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

Revised 1/07

11. The undersigned hereby applies for a variation or modification of the application of the requirements of the following Section(s) or Table(s):

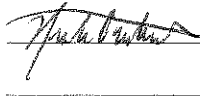
See attached list of variances

12. State briefly the proposed change of use or alterations and explain the variations or modifications sought. Be specific as to the uses within the building. (Use additional sheets if necessary.)

See attached explanations.

Respectfully submitted,

Signature(s) of Property Owner(s):



Signature(s) of Applicant(s):



Address:

93 Chapin Avenue
Providence RI 02909

Address:

93 Chapin Avenue
Providence RI 02909

Please Note: Unless all requirements listed on the instruction sheet are complied with, this application will not be accepted.

Revised 1/07

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

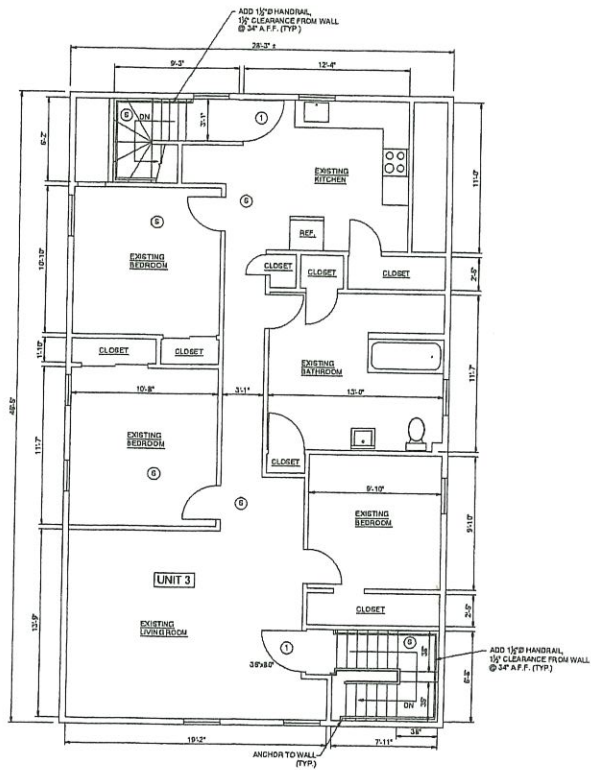
August 16, 2022

List of Building Code Variances for 93 Chapin Ave, providence, RI

1. Table 504.4 – Allowable Number of stories above grade.
2. Section 903.2.8 – Use group R-2 (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

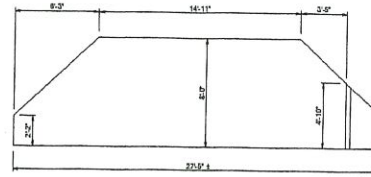
Explanation of Variances

1. The existing 3 story VB, wood frame construction has old plaster walls that gives an approximate rating of 30 minutes, compared to the required one hour rating for VA construction. Relief is requested from the additional 30 minutes.
2. It is physical hardship to install new sprinklers throughout the building at this time, due to the change of use from R-3 to R-2 (multi family dwellings). There are 2 remote means of egress provided at each level with proper smoke alarms in the stairwells as well as inside the units. New 60 minute rated doors will be added at all stairway exit doors from each unit.
3. Some of the flights of the stairway have a width of 33", and 35" compared to the required 36".
4. &5. Relief is sought from the 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 non-compliant treads and risers.
7. Both Existing stairwells wall enclosure, have a rating of approximately 30 Minutes, compared to the required one hour assembly rating. New 60 minute Fire doors will be added at both exit stairwells.



EXISTING THIRD FLOOR PLAN / PROPOSED 3RD UNIT
SCALE: 1/4" = 1'-0"

- ⊙ - SMOKE DETECTOR, HARDWIRED & INTERCONNECTED
- SMOKE DETECTORS ARE REQUIRED OUTSIDE EVERY BEDROOM
- ① - NEW 60 MINUTE RATED FLOOR w/ METAL FRAME & CLOSER (TO ALSO BE IMPLEMENTED AT ALL OTHER APARTMENT ENTRY DOORS AT FIRST & SECOND FLOORS)
- UNITS 1 & 2 ARE LEGAL AT THE FIRST AND SECOND FLOORS.



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

PROPOSED THIRD UNIT LEGALIZATION
93 CHAPIN AVENUE
PROVIDENCE, RHODE ISLAND

DRAWN BY:
MGL
CHECKED BY:
RJL

LODA ENGINEERS, LLC
CONSULTING ENGINEERS
48 BATCHELLER AVENUE
PROVIDENCE, RI 02904
rlodas@verizon.net

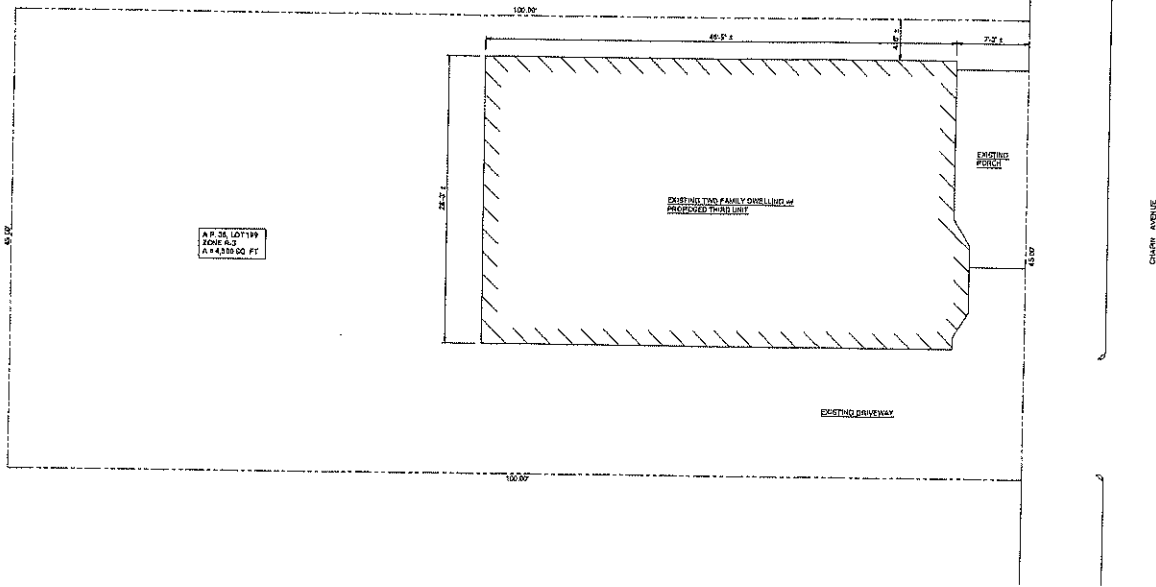
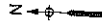
FOR ENGINEERING ONLY

SCALE:
AS NOTED

CONTENTS:
FLOOR PLAN

DATE:
AUGUST 2022

SHEET NO:
S100



EXISTING THIRD FLOOR PLAN / PROPOSED 3RD UNIT
SCALE: 1" = 1'-0"

PROPOSED THIRD UNIT LEGALIZATION
93 CHAPIN AVENUE
PROVIDENCE, RHODE ISLAND

DRAWN BY:
MGL
CHECKED BY:
RJL

LOGA ENGINEERS, LLC
CONSULTING ENGINEERS
49 BATCHELLER AVENUE
PROVIDENCE, RI 02904
ljbqa@verizon.net

FOR ENGINEERING ONLY

SCALE:
AS NOTED

CONTENTS:
PLOT PLAN

DATE:
JULY 2022

SHEET NO:
C100