

The State of Rhode Island Joint Committee on the Rehabilitation Building and Fire Code for Exiting Building and Structures met at its headquarters located at 2 Regan Court, Mathias Building #56, in Cranston, RI on Tuesday April 21, 2015, at 2:00 P.M.

Called to Order:

Chairman Newbrook called the meeting to order at 2:00 P.M.

Roll Call:

Chairman Newbrook, Vice Chairman Newman and Commissioners Preiss, Pimental, Stillings and Blackburn.

Absent from hearing were Commissioners Richard, Jackson, Turner and Pearson.

Also present were Executive Secretary Keith Burlingame and Administrative Assistant Desiree Campanini and Assistant Administrative Officer Kathleen Hague.

New Business:

APPEAL #R150008: Mr. Ramzi Loqa, for the property located at 1005 Main Street, Pawtucket. ADSFM Robert Thurber did not appear for this hearing, a letter dated (4-2-15) was received by the Board stating the Pawtucket Fire Marshal's Office has no objection to the Applicant's request for relief from the above property. Building

Official John Hanley of the Pawtucket Building Official's Office did not appear for the hearing, a letter dated (4-7-15) was received by the Board, stating the Pawtucket Building Official Office has no objection to the Applicant's request for relief from the above property. Commissioner Stillings made motion, seconded by Commissioner Preiss, to grant the Applicant a variance to continue use of the existing five (5) story building with an addition of a new 20x40 deck on the roof of this building, which is limited to the tenant's use only. The Board granted the Applicant request for a variance to be allowed to have mezzanines for the fifth floor, not to exceed 50% of the floor area below. The Applicant was granted a variance to allow the proposed ceiling height reduction in the corridor and at the mezzanine level. The Board granted the Applicant a variance allowing the proposed pedestrian walkway at the fourth floor of this building to provide a two (2) hour fire- rated construction to extend ten (10) feet around the walkway and install sprinkler coverage to protect all adjacent window exposures. The Applicant requested relief from the proposed doors and stairway/corridor configuration at the southern end of the building. In granting the Applicant's request the Board directs the Applicant to provide any door deemed access-controlled to be interfaced with the building fire alarm system, at the direction and to the satisfaction of the Pawtucket Fire Marshal's Office. The Applicant requests to leave the file open. The motion passed on a (5) to (1) vote, with Commissioner Blackburn opposing the motion.

APPEAL #R150006: State of Rhode Island, for the property located at 2 Capitol Hill, Providence. DSFM Wade Palazini appeared for the State Fire Marshal's Office. Building Official Warren Ducharme appeared for the State Building Code Commission. Commissioner Blackburn made a motion, seconded by Commissioner Stillings, to accept the Applicant's proposed plan of action and grant a variance to allow the existing two (2) decommissioned elevator hoistways to be reused for the proposed new passenger elevator. The Board directs the Applicant to install approved automatic smoke curtains for the existing single elevator opening within Stair B, at the direction and to the satisfaction of the State Fire Marshal's Office. The motion passed unanimously.

APPEAL #R140001A: Kite Architects, Inc., for the property located at 20 Westminster Street, Providence. ADSFM Susan Hawksley appeared for the Providence Fire Marshal's Office. Building Official Tony Carvalho appeared for the Providence Building Official's Office. Commissioner Pimental made a motion, seconded by Vice Chairman Newman, to allow the Applicant the use of an exterior portable lift device to be deemed in compliance with the requirement for a "safe access and a work platform", the Board directs the Applicant to inspect and clean this exhaust system no less frequently than semiannually in accordance with NFPA 96 (2011) Chapter 11. The motion passed unanimously.

APPEAL #150007: Northeast Collaborative Architects, for the

property located at 369 South Main Street, Providence. ADSFM Susan Hawksley appeared for the Providence Fire Marshal's Office. Building Official Tony Carvalho appeared for the Providence Building Official's Office. Commissioner Blackburn made motion, seconded Commissioner Pimental, to accept the Applicant's proposed plan of action and granted the following variances based on structural hardship on the existing basement and attic headroom of less than eighty-four (84) inches to remain as an existing condition and the existing seconded floor window on the north side of the building that is situated within ten (10) feet of the new exterior stair to remain as is. The Board directs the Applicant to install sprinkler protection for the interior side of this window, at the direction and to satisfaction of the Providence Fire Marshal's Office. The Board granted the Applicant a variance allowing the existing height and area allowance from a Type VB building to be applied to the new classification of Type IIIB in accordance with the RILSC sections 4.6.4 and 4.6.5. The Board granted the Applicant a variance allowing the new non-combustible egress stairs from the third floor as the primary egress from the dwelling units. The Applicant requested that this file remain open. The motion passed unanimously.

APPEAL #R150010: Mr. Eric Army, for the property located at 19 America Street, Providence. ADSFM Scott Derry appeared for the Providence Fire Marshal's Office. Building Official Tony Cavarlho appeared for the Providence Building Official's Office. The Applicant requested an interpretation on (Occupancy Classification); does the

conversion of a mixed use building consisting of three (3) dwelling units with a [vacant] commercial space to a four (4) unit apartment building constitute a change of use or occupancy (Chapter 7)? Commissioner Blackburn made a motion, seconded by Commissioner Stilling, finds that the proposed conversion of a mixed use building consisting of three (3) dwelling units and a vacant commercial space to a four (4) unit apartment building does constitute a change of occupancy and all of the provisions of [Chapter 7] shall apply. The motion passed unanimously.

- Old Business**
- Correspondences / Announcement**
- Open Forum / Public Comment**

Adjournment:

Commissioner Vice Chairman Newman made motion, seconded by Commissioner Pimental to adjourn the meeting at 3:35 P.M.