

BUILDING BOARD OF REVIEW

RECORD

SEPTEMBER 18, 2008

Notice is hereby given that the Building Board of Review will be in session in the Conference Room of the Board located at 190 Dyer Street, Providence, Rhode Island on Thursday, September 18, 2008, at 3:00 P.M. when all persons interested will be heard for or against the granting of the following applications seeking variances and/or modifications from certain sections of the Rhode Island State Building Code:

JOHNSON AND WALES UNIVERSITY: 274 Pine Street, also known as Lot 660 on the Tax Assessor's Plat 24, filed an application requesting relief from Section 1003.3.1-HEADROOM in the proposed alteration of the existing building being utilized for student services. The applicant is seeking relief from regulations governing headroom at egress pathways.

DAVID VARONE, AIA, SWORN

ROBERT QUIGLEY, AIA, SWORN

KEVIN HASTINGS, BUILDING CODE CONSULTANT, SWORN

GABE ABBOTT, AIA, SWORN

No objectors.

When this matter was considered on motion by Mr. Bartel and seconded by Mr. DeRita, the following resolution was adopted:

AFFIRMATIVE: 3

NEGATIVE: 0

RECUSED: 1-Thornton

ABSENT: 1- Nappa

RESOLVED: That the Building Board of Review does hereby GRANT relief from Section 1003.3.1 of the Rhode Island State Building Code, with the following conditions:

- 1. Access to the basement be restricted;**
- 2. Paths must be clearly marked from the boiler room out to the egress pathways;**
- 3. Clearly mark and provide a protective covering at all low points, i.e. pipes, hangers, etc.;**
- 4. The Applicant or its representative will apply for a building permit regarding this approval, which conditions 1 through 3 will be identified on said permit.**

PROVIDENCE ART CLUB: 11 Thomas Street, also known as Lots 52, 53 and 481 on the Tax Assessor's Plat 10, filed an application requesting relief from Tables 503-HEIGHT & AREA and 601-HEIGHT & AREA, and Sections 404 (specifically Section 404.4)-SMOKE CONTROL, 710.5-OPENINGS IN SMOKE PARTITIONS, 1008.1-DOORS and 1009.2-HEADROOM FOR STAIRWAYS in the proposed alteration of the existing building being utilized for an art gallery, restaurant and office space. The applicant is seeking relief from regulations governing fire resistance ratings; smoke control; openings in smoke partitions; hallway doors; and stairway headroom.

LANCE BAY, AIA, SWORN

RAMZI. J. LOQA, CONSULTING ENGINEER, SWORN

No objectors.

When this matter was considered on motion by Ms. Thornton and seconded by Mr. Bartel, the following Resolution was adopted:

AFFIRMATIVE: 4

NEGATIVE: 0

ABSENT: 1-Nappa

RESOLVED: That the Building Board of Review does hereby GRANT relief from Tables 503 and 601, and Sections 404, 404.4, 710.5, 1008.1 and 1009.2 of the Rhode Island State Building Code, with the

following conditions:

1. As to Tables 503 and 601, now that the Applicant has taken ownership of the adjacent property and that the building as configured without separation complies in area and height, accept for a small historic portion of the existing building, the historic portion is exempted;

2. As to Section 1008.1 concerning doors, the Applicant will provide the Board with a copy of the Rhode Island State Fire Board's approval immediately upon the issuance of said approval;

3. As to Section 1009.2 concerning the issue of headroom for the new non-required exit stairway in the Seril Dodge section of the building, this stairway will not be used as an egress stairway, this stairway will be used by staff employees and club members only during gallery shows;

4. As to Sections 404, 404.4 and 710.5, concerning smoke control within the atrium there will be 2 deluge heads on each side of the new glass window wall and that intumescent paint be applied to all combustible surfaces within said atrium, and further, all windows within said atrium will not be operable and that all remaining glass be provided with deluge heads;

and in accordance with the specifications and plans presented by the

Applicant and made a part of this record. A copy of said specifications and plans are hereby made a part of this Resolution and must be filed with the Department of Inspection and Standards by the Owner/Applicant or its representative.