

# CITY OF CRANSTON COMMERCIAL PERMIT PROCEDURE NEW COMMERCIAL STRUCTURE

THE FOLLOWING CRITERIA MUST BE MET TO OBTAIN A NEW COMMERCIAL BUILDING PERMIT.

WE ARE ALLOWED A MINIMUM OF 15 BUSINESS DAYS TO PROCESS YOUR PERMIT.

**ALL PERMIT APPLICATIONS MUST BE SUBMITTED ONLINE AT:**

<https://cranstonri.viewpointcloud.com/>

1. BUILDING PERMIT APPLICATION **MUST** BE SUBMITTED ONLINE BY PROPERTY OWNER OR RI REGISTERED CONTRACTOR.
2. A ROUTE SLIP WILL BE CREATED BY THE BUILDING DEPARTMENT AND WILL REQUIRE APPROVALS FROM ZONING, PLANNING, PUBLIC WORKS, ENGINEERING AND FIRE BEFORE PLANS WILL BE REVIEWED AND PERMIT ISSUED.
3. BRING THREE (3) SETS OF CONSTRUCTION PLANS TO FIRE DEPT. FOR APPROVAL (301 PONTIAC AVE. 2<sup>ND</sup> FL.) BEFORE SUBMITTING TO BUILDING DEPT. ONE (1) COMPLETE SET WILL BE KEPT BY FIRE FOR COMMERCIAL PROJECTS.
4. TWO (2) HARDCOPY AND ONE (1) PDF SET OF **SURVEYED SITE PLANS** PREPARED BY A RHODE ISLAND REGISTERED LAND SURVEYOR (IF REQUIRED) AS PER SPECIFICATIONS ON THE BACK OF THIS PAGE (NO LARGER THAN 11" X 17"). ONE (1) SITE PLAN **MUST** BE UPLOADED TO THE BUILDING PERMIT APPLICATION.
5. TWO (2) HARDCOPY AND ONE (1) PDF FULL SET OF **CONSTRUCTION PLANS** NO LARGER THAN 24" X 36". "STAMPED" PLANS ARE REQUIRED IF THERE IS A CHANGE OF USE, ANY STRUCTURAL WORK, OR THE VALUE OF THE BUILDING WORK EXCEEDS \$25,000.00. ONE (1) SET **MUST** BE UPLOADED TO THE BUILDING PERMIT APPLICATION.

**A FULL SET OF PLANS WILL INCLUDE BUT IS NOT LIMITED TO:** LIFE SAFETY / FIRE SAFETY PLANS, FIRE SUPPRESSION PLANS, FIRE ALARM PLANS, ELECTRICAL PLANS, PLUMBING PLANS, MECHANICAL PLANS, FOUNDATION PLANS, STRUCTURAL PLANS, ENERGY COMPLIANCE PLANS WITH CALCULATIONS, ADA ACCESSIBILITY PLANS, STRUCTURAL CALCULATIONS, TRUSS ENGINEERING, WOOD BEAM ENGINEERING, STEEL BEAM ENGINEERING, EXISTING FLOOR PLANS, PROPOSED FLOOR PLANS, DEMOLITION PLANS, EXISTING ELEVATIONS, PROPOSED ELEVATIONS, ALL CROSS SECTION PLANS, REFLECTED CEILING PLANS, DOOR AND DOOR HARDWARE SCHEDULES, WINDOW SCHEDULES, WALL SCHEDULES, AND ROOM FINISHES. PLANS MUST BE TO AN APPROPRIATE SCALE AND PAGES SHALL NOT BE ANY LARGER THAN 36" X 48".

**ALL PLANS SUBMITTED MUST COMPLY WITH THE CURRENT RHODE ISLAND STATE BUILDING CODES. NO "DESIGN-BUILD"! ALL PLANS MUST HAVE A CURRENT CODE REVIEW ON THE TITLE PAGE OF THE BUILDING PLANS. (SEE CODE REVIEW INFORMATION PAGE ENCLOSED).**

6. ONE (1) COPY OF ALL STATE AGENCY APPROVALS (DEM, CRMC, DOT, DOH, DOE, ETC.) AS REQUIRED.
7. A COMPLETED ASBESTOS ABATEMENT AFFIDAVIT.
8. CERTIFICATION OF GROUND WATER ELEVATION AND BASEMENT FLOOR ELEVATION OR A WRITTEN PLAN FOR GROUND WATER MITIGATION (REQUIRED FOR ALL LOTS).
9. A COPY OF THE PROVIDENCE WATER SUPPLY APPROVAL (IF LOT ABUTS A PROVIDENCE WATER SUPPLY PROPERTY).
10. COPY OF ANY ZONING VARIANCE APPROVAL (IF REQUIRED)
11. \$3,000.00 C/O & SURETY FOR PUBLIC IMPROVEMENT BOND. **TO BE POSTED IF THERE IS ANY ROADWAY, CURBING, OR PUBLIC RIGHT OF WAY WORK PERFORMED.** (AS REQUIRED BY CRANSTON CITY CODE 15.04.160).
12. A LETTER OF SUPERVISION AND PROJECT CERTIFICATION. (128 FORM) IF REQUIRED BY THE BUILDING OFFICIAL.

## COMMERCIAL PLAN REQUIREMENTS

### **SHEET SIZE:**

1. A MAXIMUM OF 36'' X 48'' WITH A SCALE OF 1'' = 50' (MAX).

### **REQUIRED INFORMATION:**

#### **TITLE SHEET:**

1. REFERENCED CODES USED INCLUDING ADOPTION DATE.  
SBC-1-2013, INTERNATIONAL BUILDING CODE WITH RI AMENDMENTS ADOPTED 07/01/2013.
2. WIND DESIGN RISK CATEGORY 2: 134 MPH.
3. SNOW LOAD DESIGN (30 PSF).
4. FROST DEPTH DESIGN (3'4'').
5. CLIMATE ZONE (5A).
6. METHOD OF ENERGY COMPLIANCE (PRESCRIPTIVE OR PERFORMANCE)?
7. CONSTRUCTION TYPE
8. OCCUPANCY TYPE
9. BUILDING HEIGHT (35' MAXIMUM).
10. FLOOR LOAD DESIGNS
11. JOB DESCRIPTION.
12. ADDRESS OF JOB
13. DESIGNER'S NAME AND PHONE NUMBER.

#### **TITLE BLOCK:**

1. ASSESSOR'S PLAT AND LOT NUMBER.
2. OWNER'S NAME AND ADDRESS.
3. CONTACT PHONE NUMBER.
4. DATE OF PLAN.
5. PERSON PREPARING PLAN.
6. DRAWING SCALE.
7. RI REGISTERED SURVEYOR'S WET STAMP.

#### **PLAN DETAILS:**

1. PROPERTY LINES WITH DIMENSIONS.
2. CORNER ANGLES.
3. AREA OF PARCEL.
4. ANY AND ALL EASEMENTS AND ABUTTING EASEMENTS.
5. NORTH ARROW.
6. ADJACENT STREET NAMES.
7. SIDEWALKS, WALKWAYS, CURBING, AND CURB OPENINGS (EXISTING AND PROPOSED).
8. EXISTING STRUCTURES AND ACCESSORY STRUCTURES INCLUDING POOLS, SHEDS, GARAGES, ETC.
9. ALL PROPOSED STRUCTURES.
10. PROPERTY LINE SETBACK DIMENSIONS TO ALL EXISTING AND PROPOSED STRUCTURES.
11. LOT COVERAGE PERCENTAGE-EXISTING AND PROPOSED (ALL STRUCTURES INCLUDED).
12. PAVED AREAS.
13. OWTS LOCATIONS.
14. WELL LOCATIONS.
15. LANDSCAPED AREAS.
16. SITE DRAINAGE (IF REQUIRED).
17. DRIVEWAY LOCATIONS AND DIMENSIONS INCLUDING CURB OPENING SIZE (MAXIMUM IS 20' PER CURB OPENING).
18. OFF STREET PARKING LAYOUT INCLUDING DRIVEWAYS, AISLES, TRAFFIC FLOW PATTERNS, AND HANDICAP REQUIRED PARKING SPACES.
19. RETAINING WALL LOCATIONS WITH HEIGHT DIMENSIONS.

**NOTE: UNLESS WAIVED BY THE BUILDING OFFICIAL, THE SITE PLAN MUST BE DRAWN BY A REGISTERED  
LAND SURVEYOR AS PER R.I.S.B.C. 23-27.3-113.6  
COMMERCIAL PLAN DETAIL WORKSHEET**

1. EXTERIOR ELEVATIONS
2. INTERIOR ELEVATIONS
3. GLAZING CALCULATIONS AND REQUIRED INSULATION SPECIFICATIONS (COMMCHECK)
4. FOUNDATION PLANS
5. WALL DETAILS AND SECTIONS
6. FLOOR CONSTRUCTION DETAILS
7. ROOF FRAMING PLAN
8. "STAMPED" ROOF TRUSS ENGINEERING
9. FOOTING DETAILS
10. FOUNDATION DETAILS
11. GENERAL NOTES AND DETAILS
12. SLAB DETAILS
13. PLUMBING PLAN
14. MECHANICAL PLANS
15. ELECTRICAL PLAN
16. HVAC PLANS (TO INCLUDE ENERGY CODE REQUIREMENTS) (COMMCHECK)
17. FAN SCHEDULE, AIR DEVICE SCHEDULE AND ROOF TOP UNIT SCHEDULE
18. SPRINKLER PLAN AND SPRINKLER SHOP DRAWINGS WITH CALCULATIONS
19. DETAIL DRAWINGS
20. CEILING HEIGHTS
21. MILLWORK DETAILS
22. DOOR PLAN SCHEDULE WITH HARDWARE DETAILS
23. ROOM SCHEDULE WITH FINISHES
24. FIXTURE PLAN / SCHEDULE
25. DEMOLITION PLANS
26. COVERSHEET WITH CODE DETAILS
27. SURVEYED SITE PLANS
28. REFLECTED CEILING PLAN
29. FLOOR PLANS WITH ROOM AREA NAMES
30. FIRE ALARM PLAN
31. ELECTRICAL SYMBOL SCHEDULE
32. ELECTRICAL PANEL BOARD DETAILS AND LOCATIONS
33. ELECTRICAL LIGHTING PLAN (TO INCLUDE ENERGY CODE REQUIREMENTS) (COMMCHECK)
34. ELECTRICAL POWER PLAN WITH LOAD CALCULATIONS
35. ARCHITECTURAL PLANS
36. ACCESSIBILITY PLANS
37. LANDSCAPE PLANS

**CITY OF CRANSTON  
COMMERCIAL CODE REVIEW**

**CURRENT CODES (AS OF 5/01/2019)**

BUILDING CODE: SBC-1-2019. 2015 INTERNATIONAL BUILDING CODE WITH RI AMENDMENTS (5/1/2019)  
PLUMBING CODE: SBC-3-2019. 2015 INTERNATIONAL PLUMBING CODE WITH RI AMENDMENTS (5/1/2019)  
MECHANICAL CODE: SBC-4-2019. 2015 INTERNATIONAL MECHANICAL CODE WITH RI AMENDMENTS (5/1/2019)  
ELECTRICAL CODE: SBC-5-2019. NEC/NFPA 70 2017 ELECTRICAL CODE (11/1/2019)  
ENERGY CODE: SBC-8-2019. 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH RI AMENDMENTS (5/1/2019)  
FUEL GAS CODE: SBC-19-2019. 2015 INTERNATIONAL FUEL GAS CODE WITH RI AMENDMENTS (5/1/2019)  
ACCESSIBILITY CODE: SBC-1-2019. 2015 INTERNATIONAL BUILDING CODE (INCLUDING ANSI A117.1-2009).  
TO ACCESS THE RHODE ISLAND AMENDMENTS: <http://sos.ri.gov/library/buildingcodes>

REHABILITATION CODE: SRC-1-2002. 2002 RI STATE REHABILITATION BUILDING AND FIRE CODE FOR EXISTING BUILDINGS AND STRUCTURES.

**PLEASE CONTACT THE CRANSTON FIRE DEPARTMENT FOR THE CURRENT R.I. FIRE SAFETY CODE, LIFE SAFETY CODE AND SPRINKLER CODE. PHONE # 401-461-4039**

**PROVIDE THE BELOW INFORMATION ON YOUR PLANS** (IF APPLICABLE)

FROST DEPTH: 40'' BELOW GRADE EAST OF I-295 AND 48'' BELOW GRADE WEST OF I-295  
WIND LOAD DESIGN: (RISK CATEGORY 2): 134 MPH  
GROUND SNOW LOAD DESIGN: 30 PSF AND MINIMUM FLAT ROOF LOAD 30 PSF  
SEISMIC COEFFICIENTS: EAST OF I-295: S<sub>s</sub> 0.232, S<sub>1</sub> 0.060. WEST OF I-295: S<sub>s</sub> 0.231, S<sub>1</sub> 0.061.  
RAINFALL: 2.6'' PER HOUR. 100 YEAR HOURLY RAINFALL RATE

**HVAC DESIGN PARAMETERS PER SBC-8 §301.1 AND 302.1**

INTERIOR MAXIMUM: 72°F. HEATING	COOLING DEGREE DAYS: 371
INTERIOR MINIMUM: 75°F. COOLING	HEATING DEGREE DAYS: 6831
EXTERIOR WINTER: 0°F. HEATING (DRYBULB)	CLIMATE ZONE: 5A
EXTERIOR SUMMER: 87°F (DRYBULB), 71°F (WETBULB)	LATITUDE: 41°-4' NORTH

CONSTRUCTION TYPE  
SPRINKLERED?  
OCCUPANCY TYPE  
BUILDING HEIGHT  
OCCUPANCY LOAD  
FLOOD ZONE DESIGN LOCATION  
BUILDING SIZE, GROSS  
BUILDING SIZE, BY USE  
BUILDING SIZE, BY FLOOR  
HEIGHT AND AREA LIMITATION CALCULATION  
EGRESS WIDTHS CALCULATIONS  
TRAVEL DISTANCES

**CITY OF CRANSTON  
COMMERCIAL INSPECTION REQUIREMENTS**

**CALL 401-780-6056 FOR ALL INSPECTIONS**

THE FOLLOWING SHALL APPLY TO ALL CONSTRUCTION PROJECTS:

1. **APPROVED** SITE PLANS AND CONSTRUCTION PLANS **MUST** BE AVAILABLE AT THE BUILDING SITE AT ALL TIMES FOR THE INSPECTOR'S USE.
2. **ALL** PERMIT CARDS **MUST** BE POSTED ON THE BUILDING SITE AT ALL TIMES.
3. SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, MECHANICAL, PLUMBING, AND SEWER INSTALLATIONS.
4. **ANY** CHANGES IN THE APPROVED PLANS **MUST** BE RE-SUBMITTED TO THE BUILDING INSPECTOR FOR FULL REVIEW AND APPROVAL PRIOR TO PERFORMING THE CHANGES.
5. INSPECTION REQUESTS **MUST** BE CALLED IN TO THE INSPECTION HOTLINE AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE. **NO EXCEPTIONS!** YOU **MUST** PROVIDE THE STREET ADDRESS, PERMIT NUMBER, TYPE, AND CONTACT INFORMATION AT THIS TIME OR INSPECTIONS WILL NOT BE SCHEDULED!
6. WORKING WITHOUT A PERMIT: WHENEVER THE SCOPE OR TERMS OF ANY PERMIT IS EXCEEDED OR NEGLECTED, (INCLUDING MISSED REQUIRED INSPECTIONS) **A PENALTY FEE OF \$500.00 WILL BE ASSESSED PER CITY CODE AND WILL REQUIRE DOCUMENTATION FROM A R.I. LICENSED DESIGN PROFESSIONAL!**
7. A \$50.00 RE-INSPECTION FEE **WILL** BE REQUIRED IF **ANY** INSPECTOR IS RECALLED TO **ANY** FAILED INSPECTION.
8. CERTIFICATES OF OCCUPANCY WILL BE ISSUED WITH TEN (10) BUSINESS DAYS AFTER ALL FINAL INSPECTIONS HAVE BEEN APPROVED. **PLAN ACCORDINGLY!!! OCCUPANCY PRIOR TO RECEIVING A C.O. IS ILLEGAL!**
9. ALL PERMITS BECOME NULL AND VOID IF NO INSPECTION IS CALLED FOR WITHIN SIX (6) MONTHS OF ISSUANCE OF THE PERMIT OR SIX (6) MONTHS LAPSE BETWEEN INSPECTIONS.

**REQUIRED COMMERCIAL INSPECTIONS**

1. **SITE AND FOUNDATION:** TO BE CALLED FOR PRIOR TO POURING **ANY** CONCRETE. THIS INSPECTION INCLUDES, EROSION CONTROL, FOOTING FORMS, SETBACK AND SOIL COMPACTION APPROVAL / CERTIFICATION. **SOIL EROSION CONTROLS MUST BE IN PLACE PRIOR TO ANY EXCAVATION WORK. FORMS / SETBACKS WILL NOT BE INSPECTED UNTIL SOIL CONTROLS ARE IN PLACE! FAILURE TO PROVIDE CONTROLS WILL RESULT IN A \$50.00 RE-INSPECTION FEE.**
2. **BACKFILL:** TO BE CALLED FOR AFTER DAMP PROOFING AND PERIMETER INSULATION IS INSTALLED BUT PRIOR TO **ANY** BACKFILL BEING PLACED.
3. **DECK FOOTINGS, PIERS, AND PRE-SLAB:** TO BE INSPECTED FOR SIZE, DEPTH, AND SPACING PRIOR TO POURING.
4. **ROUGH PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE:** INSPECTIONS ARE TO BE COMPLETED **AND** APPROVED BY THE RESPECTIVE INSPECTOR PRIOR TO CALLING FOR A STRUCTURAL INSPECTION.
5. **STRUCTURAL / FRAMING:** TO BE CALLED FOR PRIOR TO ANY INSTALLATION OF INSULATION INSIDE THE STRUCTURE, THE STRUCTURAL / FRAMING INSPECTION **MUST** BE APPROVED PRIOR TO ANY INSULATION INSTALLATION.
6. **INSULATION AND DRAFT STOPPING:** TO BE CALLED FOR AND APPROVED BY THE STRUCTURAL INSPECTOR PRIOR TO CLOSING ANY WALLS, CEILINGS, AND INACCESSIBLE AREAS.
7. **FINALS:** TO BE CALLED FOR AT THE COMPLETION OF THE BUILDING BUT **PRIOR TO FURNISHING OR STOCKING.** THIS INCLUDES PLUMBING, MECHANICAL, ELECTRICAL, STRUCTURAL, FIRE DEPARTMENT, ZONING, DEVELOPMENT PLAN REVIEW, HIGHWAY DEPARTMENT AND ANY OTHER FINAL INSPECTIONS AS REQUIRED BY THE CITY.
8. **OTHER PERMITS AND INSPECTIONS:** AS REQUIRED. MAY INCLUDE ALARMS, CURBING, SPRINKLERS, OR ANY OTHER THAT MAY BE REQUIRED FOR A CERTIFICATE OF OCCUPANCY.

**CITY OF CRANSTON  
CERTIFICATE OF OCCUPANCY CHECKLIST**

1. \_\_\_\_\_ FINAL SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR INSPECTION COMPLETED AND APPROVED BY THE FIRE DEPARTMENT?
2. \_\_\_\_\_ FINAL ELECTRICAL INSPECTION COMPLETED AND APPROVED?
3. \_\_\_\_\_ FINAL MECHANICAL INSPECTION COMPLETED AND APPROVED?
4. \_\_\_\_\_ FINAL PLUMBING INSPECTION COMPLETED AND APPROVED?
5. \_\_\_\_\_ FINAL STRUCTURAL INSPECTION COMPLETED AND APPROVED?
6. \_\_\_\_\_ CERTIFICATE OF CONFORMANCE FOR SEPTIC SYSTEM ON FILE? (IF REQUIRED)
7. \_\_\_\_\_ SEWER CONNECTION COMPLETED AND APPROVED? (IF REQUIRED)
8. \_\_\_\_\_ WATER METER INSTALLATION COMPLETED AND APPROVED?
9. \_\_\_\_\_ WESTERN CRANSTON WATER DISTRICT FEE PAID IN FULL? (IF REQUIRED)
10. \_\_\_\_\_ CURB INSPECTION COMPLETED AND APPROVED BY HIGHWAY DEPARTMENT? (LETTER ON FILE)
11. \_\_\_\_\_ LOT PROPERLY GRADED TO PREVENT RUNOFF ONTO ABUTTING PROPERTIES?
12. \_\_\_\_\_ TEMP. C.O. AFFIDAVIT COMPLETED AND NEW BOND ON FILE WITH BUILDING INSPECTOR?
13. \_\_\_\_\_ ALL DISTURBED AREAS ON LOT ARE LANDSCAPED?
14. \_\_\_\_\_ DRIVEWAYS AND WALKWAYS INSTALLED?
15. \_\_\_\_\_ FINAL INSPECTION BY THE BUILDING INSPECTIONS & ZONING DEPARTMENT COMPLETED AND APPROVED?

**NOTES:**

1. Do not furnish this building until a certificate of occupancy is issued or until you receive approval from the Building Official.
2. All trades people must call in their own final inspections at 780-6056.
3. Mandatory \$50.00 re-inspection fee for any failed inspection.
4. R.I.G.L. §23-27.3-120.6 allows the building inspector ten (10) business days after all final approvals to issue a certificate of occupancy. **Plan accordingly!!!** **No exceptions!!!**

# City of Cranston Energy Certificate

As required per RISBC-2-2013 / RISBC-8-2013

Street Address: \_\_\_\_\_

Plat: \_\_\_\_\_ Lot: \_\_\_\_\_ Permit #: \_\_\_\_\_

Type of Improvement: \_\_\_\_\_

<b>Predominant Values:</b>		<b>Insulation Type:</b>
Ceiling / Roof	R value _____	_____
Above-grade Walls	R value _____	_____
Basement Walls	R value _____	_____
Under Floor	R value _____	_____
Under Slab	R value _____	_____
Duct Work	R value _____	(located in unconditioned space)
Fenestration	U factor _____	(windows and doors)
Skylights	U factor _____	
Fenestration	SHGC _____	Not Required
Type of Heating System:	_____	Efficiency Rating: _____
Type of Cooling System:	_____	Efficiency Rating: _____
Type of Service Water:	_____	Efficiency Rating: _____
Gas-fired unvented room heater(s)	yes      no	
Baseboard electric heat	yes      no	
Electric furnace	yes      no	

Certificate completed by: \_\_\_\_\_ (print name)

Circle one:          Builder          Registered design professional

**This certificate must be attached to or near the electrical panel**

# CITY OF CRANSTON

## PUBLIC IMPROVEMENT BOND RECEIPT AND AFFIDAVIT

(TO BE COMPLETED IF THERE IS ANY ROADWAY, CURBING, OR PUBLIC RIGHT OF WAY WORK PERFORMED)

### SURETY FOR PUBLIC IMPROVEMENTS IN THE AMOUNT OF \$3,000.00

PROPERTY LOCATION: \_\_\_\_\_

PLAT: \_\_\_\_\_ LOT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: CRANSTON STATE: RHODE ISLAND ZIP CODE: \_\_\_\_\_

CONTACT NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

IT IS MY UNDERSTANDING THAT THE CRANSTON BUILDING INSPECTOR WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL ALL THE REQUIRED IMPROVEMENTS AS MANDATED BY THE CRANSTON CITY CODE, §§12.04.040, 12.04.050, AND 15.04.160 ARE COMPLETED AND APPROVED BY THE BUILDING INSPECTOR. (SEE THE BACK OF THIS PAGE TO REFERENCE THE ABOVE MENTIONED CITY CODE SECTIONS.)

THESE ITEMS INCLUDE BUT ARE NOT LIMITED TO PRECAST CONCRETE CURBING INSTALLATION, ROADWAY PAVING PERTINENT TO THE CURBING INSTALLATION AND UTILITY INSTALLATION, LANDSCAPING OF ALL DISTURBED AREAS (LOAM AND SEED) AND SIDEWALK INSTALLATION.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

REC'D BY: \_\_\_\_\_ DATE: \_\_\_\_\_



#### **12.04.040 Official street map – Certain street improvements required prior to issuance of building permits.**

No permit for the erection of any building shall be issued unless the entire frontage of the building lot abuts a street which has been placed on the official map giving access to the proposed structure, and before a permit shall be issued, such street shall be certified to be suitably improved, or such suitable improvements shall have been assured by means of a performance guarantee, in accordance with rules and regulations duly adopted. Where the enforcement of this section would entail practical difficulty or unnecessary hardship, or where the circumstances of the case do not require the structure to be related to the street, the board may, in a specific case and after a public hearing for which reasonable notice has been given to all interested parties and at which parties in interest and others shall have an opportunity to be heard, in accordance with the rules of the board, make reasonable exceptions and issue a permit subject to conditions that will assure adequate access for firefighting equipment, ambulances and other emergency vehicles necessary for the protection of public health and safety that will protect any future street layout shown on the official map. (Prior code §27-21)

#### **12.04.050 Issuance of a permit of occupancy.**

No permit for the occupancy of any building shall be issued unless the entire frontage of the building lot shall be suitably improved in accordance with city road construction standards, including but not limited to sidewalks, curbing, pavement, and such other utilities as may be available.

Where the enforcement of this section would entail practical difficulty or unnecessary hardship, the building inspector, with the approval of the director of public works, may in a specific case make reasonable exceptions. (Prior code §27-21.1)

#### **15.04.160 Certificate of occupancy and surety for public improvements.**

At the time of issuance of a building permit, the building inspector shall require the owner of the property to post surety in the amount of three-thousand dollars (\$3,000). Said surety shall be in the form of a bond, treasurer's or cashier's check and shall remain in full force and effect until such time as a certificate of occupancy is issued by the building inspector. Said surety shall be posted to assure that all improvements: i.e. curbing, sidewalks, driveway aprons, drains, sewers, erosion control measures, street cleaning and sweeping, debris removal, on site landscaping and drainage etc. are properly installed and have not been damaged during the construction of said structure. Prior to the issuance of a certificate of occupancy, the building inspector shall inspect the property in question to determine if all construction meets with the building code of the city. At the discretion of the building inspector, he or she may request such other city departments to assist in the inspection to assure that all regulations and requirements of the city have been met.

Where the enforcement of this section would entail practical difficulty or unnecessary hardship, the building inspector, with the approval of the director of public works, may in a specific case make reasonable exceptions. (Prior code §5-13)

# PROJECT CERTIFICATION

PROPERTY OWNER OF RECORD: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT TITLE: \_\_\_\_\_ PLAT: \_\_\_\_\_ LOT: \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_

NAME OF BUILDING: \_\_\_\_\_

SCOPE OF PROJECT: \_\_\_\_\_

**In accordance with Section 23-27.3-128.0 et al of the Rhode Island State Building Code.**

I, \_\_\_\_\_ RI reg. # \_\_\_\_\_, being a registered professional Architect/Engineer hereby certifies that on behalf of the owner, I shall be responsible for the following as per RIGL 23-27.3-128.2.2:

**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 section 23-27.3-128.4 and Chapter 35 of the RI SBC-1- \_\_\_\_\_. The engineer or architect shall notify the owner, building official and contractor of the results of all tests and 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 Chapter 35 of the RI 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.

**I shall be responsible for the below indicated discipline(s):**

_____ PLUMBING	_____ ARCHITECTURAL	_____ ENERGY CONSERVATION
_____ MECHANICAL	_____ CIVIL / SITE	_____ ACCESSIBILITY
_____ FUEL GAS	_____ STRUCTURAL	_____ FIRE PROTECTION
_____ ELECTRICAL	_____ OTHER (specify)	_____ ENTIRE PROJECT

**§ 23-27.3-128.2.3 Reporting.** – The professional engineer or registered architect shall submit periodically, in a form at regular construction inspection intervals acceptable to the building official, a progress report together with pertinent comments. At the completion of construction, the engineer or architect shall submit to the building official a report as to the satisfactory completion and the readiness of the project for occupancy (excepting any items not endangering the occupancy or operation and listing pertinent deviations from the approved permit documents).

(Over)

## PROJECT CERTIFICATION (CONT.)

Pursuant to Section 23-27.3-128.2.3, I shall submit project inspection reports, as determined by the Building Official, together with pertinent comments to the Building Official. Prior to the issuance of a Certificate of Occupancy or any final approval granted by the Building Official, I shall submit a final report as to the satisfactory completion and readiness of the project for occupancy.

\_\_\_\_\_ Firm name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone # \_\_\_\_\_

\_\_\_\_\_  
(Stamp)

\_\_\_\_\_  
(Signature of Architect / Engineer)

**§ 23-27.3-128.1.1 Owner's responsibilities.** – (a) The owner shall be responsible for providing the services as required in § 23-27.3-128.3(1) – (3). The contractual rights of the owner shall be preserved in that he or she will still be able to assign the duties for which he or she is responsible to whatever person he or she desires, so long as the person so assigned qualifies to fulfill the requirements of this section of the code.

(b) When the owner retains, or is required by the building official to retain, the services of an architect or engineer, the architect or engineer shall provide the services as required in § 23-27.3-128.2.2.

(c) The building official shall require the owner to certify to the requirements of subsection (a) or (b) prior to the issuance of a permit to the owner or his or her agent.

**I hereby acknowledge the above and agree to notify the Building Official of any changes to the above agreement.**

\_\_\_\_\_  
(Signature of Owner)

## ASBESTOS ABATEMENT AFFIDAVIT

Rhode Island state law requires all buildings that are to be renovated or demolished other than a private residence to be inspected for the presence of asbestos containing materials and unless subject to exemptions, the appropriate response actions to be undertaken (See §23-24.5 of the RIGL). The form below shall be completed by all applicants for building or demolition permits to renovate or demolish a building or structure. This form must be signed by the owner or an authorized agent of the owner and **one of the applicable boxes must be checked**.

- The building permit for the original construction of the building listed above was issued after January 1, 1985; therefore, the building is not subject to asbestos certification requirements.
- The above building is a private residence and is designated within the Rhode Island State Building Code as an R3 or R4 use occupancy, and is, therefore, exempt from asbestos inspection requirements.
- The combined amount of regulated asbestos-containing material involved in the renovation or demolition is less than the amount designated as a "spot repair", and is therefore exempt from asbestos inspection requirements.
- The affected portions of the above building have been inspected for the presence of asbestos by an individual licensed to perform such inspections pursuant to RIGL §23-24.5 and that no asbestos-containing materials were found. (Please attached a certified copy of the report.)
- The affected portions of the above building have been inspected for the presence of asbestos by an individual licensed to perform such inspections pursuant to RIGL §23-24.5 and that the appropriate response actions will be undertaken with the requirements of said law. (Please attach a certified copy of the approved abatement plan).

**RIGL §23-24.5-12:** No building or demolition permit involving asbestos abatement shall be issued by any municipal or state official unless the application for the permit includes a certified copy of an approved abatement plan and a certified copy of the license of the Asbestos Contractor who shall undertake the work.

(Approved means: by the Rhode Island Department of Health)

Owner Name: \_\_\_\_\_

Owner Address: \_\_\_\_\_

Address Where Work Is to Be Performed: \_\_\_\_\_

Plat: \_\_\_\_\_ Lot#: \_\_\_\_\_

---

**Signature of Owner or Agent**

### **DEFINITIONS:**

**Demolition** – The wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations or the intentional burning of any facility. (See also: Structural member).

**Private Residence** – Any structure which is designated within National Building Code Use Groups R3 or R4.

**Spot Repair** – Any removal, repair, encapsulation, enclosure or other disturbance which encompasses: (1) up to ten (10) linear feet of asbestos from piping and/or (2) up to twenty-five (25) square feet of asbestos from any surfaces other than pipes. Large project divided into smaller segments are not spot repairs.

**Structural Component** – Any pipe, duct, boiler, tank, reactor, turbine, or furnace at or in a facility or any structural member of a facility. (See also: Structural Member).

**Structural Member** – Any load-supporting member of a facility, such as beams, and load-supporting walls or any non-load-supporting member, such as a ceilings and non-load-supporting walls.

**Structure** – A whole facility, building or a major portion thereof, such as a building wing.