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MARCH**

*Center Section*

**Last chance to  
exhibit at 2017**

**R.I. Home Show!**

There's just enough time to reserve your exhibit space at the 67<sup>th</sup> Rhode Island Home Show, which now includes the Rhode Island Garden & Flower Show, set to attract thousands of new visitors.

*Page 6*

**Networking  
Night set for  
March 2**

Join your fellow RIBA members, and your non-member colleagues, at RIBA headquarters on March 2<sup>nd</sup> for a fun evening sponsored by The Tile Store.

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**Learn about  
training grants  
available to R.I.  
employers**

If you have Spanish-speaking employees, you can make them safer on the jobsite with free courses.

*Page 19*

**Get your  
education  
credits at RIBA**

RIBA offers the courses to fulfill your state-mandated requirements.

*Page 20*

*Barriers to Building, Part 3*

# Much of R.I. land-use policy: Antiquated and anti-growth

Large-lot zoning, anti-family attitudes in some towns quash building, add to housing costs.

**By Paul F. Eno** *Editor*

Building-permit numbers for 2016, recently released by the U.S. Bureau of the Census, more than hint at barriers to building in Rhode Island, where the number of single-family permits issued last year was 902 out of a total of 1,192 building permits overall – dead last

in New England.

That was slightly better than 2015, when Rhode Island municipalities issued only 841 single-family permits out of a total of 998 permits issued overall.

Our neighbors, by contrast, are ahead of us by a country mile. Out of a whopping 15,407 building permits issued by Massachusetts in 2016, 7,514 were for single-family units. Connecticut was way ahead of us, with 2,395 single-family permits out of 5,341 overall.

Even sleepy Vermont was ahead of Rhode Island, *see BARRIERS ...page 26*



## Cheers for Chariho

*Construction technology students from the Chariho Area Career and Technical Center show off their work at a garage addition, complete with solar panels, on December 23<sup>rd</sup>. At left is Instructor David Bannister. Story on pages 8 and 9.*

*From the Board of Directors*

## Can we simplify permitting?

By Paul F. Eno *Editor*

The continuing goal of reducing regulation and streamlining the permitting process was the theme as Rhode Island Secretary of State Nellie Gorbea addressed the Rhode Island Builders Association's Board of Directors on February 7<sup>th</sup>.

"How do we make government work better, making it easy for businesses to thrive and grow?" asked Ms. Gorbea, a housing advocate for many years and former executive director of HousingWorks RI.

"Things like regulations tend to accumulate in government, and every once in a while someone has to clean the attic," she stated. "That includes regulations. Often, new regulations will be made and they will forget to remove the old ones. So you have



**Rhode Island Secretary of State Nellie Gorbea addresses the Rhode Island Builders Association's Board of Directors on February 7<sup>th</sup>. At left is RIBA President David A. Caldwell Jr.**

five rules instead of one."

Ms. Gorbea cited the state's Administrative Procedures Act, which will be in effect over the next 18 months.

"This will change how regulation is carried out. All the agencies have to rewrite their regulations. Whatever isn't rewritten into a plain English format goes away. People should be able to understand what their government is doing."

The secretary of state emphasized her own connections with contractors.

"I grew up in Puerto Rico, where my father is an electrical engineer. I grew up with

contractors," she recalled. "At one point, I had a job with my father's company and had to do collections. There were millions of dollars outstanding, and it was an eye-opening experience into the roller coaster that is your lives!"

She said she got to know RIBA while serving at HousingWorks, which had several RIBA members on its board.

"If you have difficulties with state agencies, or even local processes, I will help you figure it out," Ms. Gorbea said.

"We want to weed out the inefficiencies."

*see BOARD ...page 27*

### The Rhode Island Builder

Official publication of the  
Rhode Island Builders Association  
since 1951

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### DEADLINES FOR THE APRIL ISSUE

**All copy, ads and photos must be to us by**

## Friday, March 3

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see MEMBERS ...page 28

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## LOOKING AHEAD!

♦ **March 2<sup>nd</sup>: End of Winter Networking Night** - Sponsored by The Tile Shop, RIBA headquarters, East Providence, 4:30 a.m. to 7 p.m. FREE for members and their employees. To register, contact Elise Geddes, [egeddes@ribuilders.org](mailto:egeddes@ribuilders.org), or call (401) 438-7400. *Details on page 14.*

♦ **March 6<sup>th</sup>: 4-Hour Lead-Safe Refresher Class** - RIBA headquarters, East Providence, 7:30 a.m. to 1 p.m. FREE for members and their employees, with a \$40 materials/registration fee. \$75 for non-members, with a \$40 materials/registration fee. You must pre-register for this class. No admittance without pre-registration and payment. To register, contact Sheila McCarthy, [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org), or call (401) 438-7400. *Details on page 19.*

♦ **March 6<sup>th</sup>: RIBA Monthly Board of Directors Meeting** - 4 p.m. networking, 4:30 p.m. business meeting, RIBA headquarters, East Providence. RIBA members are invited to attend for informational purposes. Guest speaker will be Rep. Joseph Shekarchi, House majority leader. For more information and to register, contact Elizabeth Carpenter, [ecarpenter@ribuilders.org](mailto:ecarpenter@ribuilders.org), or call (401) 438-7400.

 ♦ **March 9<sup>th</sup>: State-Mandated Continuing Education for Contractors/Three Credit Hours:** Topic is Starting and Building Your Business. 5-8 p.m., RIBA Headquarters, East Providence. Course is FREE for members with a \$10 materials/registration fee, \$75 for non-members with a \$10 materials/registration fee. No admittance without pre-registration and payment. To register, contact Sheila McCarthy, [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org), or call (401) 438-7400. *Details on page 20.*

 ♦ **March 16<sup>th</sup>: State-Mandated Continuing Education for Contractors/Five Credit Hours:** Topics are jobsite safety rules, fall protection, ladders and scaffolding, and confined spaces. 8 a.m. to 1:30 p.m., RIBA Headquarters, East Providence. Course is FREE for members with a \$15 materials/registration fee, \$150 for non-members with a \$15 materials/registration fee. No admittance without pre-registration and payment. To register, contact Sheila McCarthy, [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org), or call (401) 438-7400. *Details on page 20.*

♦ **March 21<sup>st</sup>: Networking Evening and Presentation** - Sponsored by the Rhode Island Builders Association's Professional Women in Building Council. *Details on page 12.*

♦ **March 30<sup>th</sup>-April 2<sup>nd</sup>: 67<sup>th</sup> Rhode Island Home Show** - Sponsored by the Rhode Island Builders Association. Exhibit space on sale now. *Details on page 6.*

**More information, registration and payment for most  
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♦ Indicates a RIBA-sponsored event.



Designates a course eligible for Rhode Island state-mandated continuing education credits. Contact RIBA for confirmation.

S Class will be taught in Spanish.



David A. Caldwell Jr.

# President's Message

## Prosperity formula: the free market

self-interest.”

-Adam Smith, *An Inquiry into the Nature and Causes of the The Wealth of Nations*, 1776

In 1951, my grandparents, Harry and Ruth Wood, along with their four children, moved from the Bronx, New York, to Rhode Island. My grandfather was a lace weaver and, in 1951, textile jobs offered more opportunity in Rhode Island than in New York.

Harry and Ruth, both 40 years old, had never owned their own home, having rented in the Bronx since their marriage in 1933. Like most Americans, it was their dream to one day own a home of their own. Armed with a small inheritance from Ruth's bachelor uncle, it was their intent to purchase a home in Rhode Island.

In their search, they found the more desirable neighborhoods, like Providence, Woonsocket or Pawtucket, financially out of reach. In 1951, the wealthiest communities in Rhode Island were still those in the urban centers.

Harry and Ruth did have one car, though, so their search expanded into the more modest markets they could afford. They were fortunate to come upon an entrepreneur whose family had owned a farm for generations. The farm had never made much money, but it included a lot of land. The farmer-turned-entrepreneur subdivided lots into quarter-acre parcels, correctly betting that there was a market for modest homes to sell to this new generation of homeowners with automobiles.

Harry and Ruth were fortunate to be able to pay for the land, receive a modest mortgage, and build a 24 x 32 cape with three bedrooms and one bathroom. This was characteristic of the neighborhood and the blue collar working families who could not afford the more expensive neighborhoods in the more urban towns.

To meet their budget, Harry did much of the finish carpentry himself, not uncommon for men of the time. Essentially, it was cheaper to build a new home, albeit in a much more modest town with very low land prices, than buy an existing one in the more

expensive cities.

Their children, especially the teenagers, were not happy with the move, having been forced from the city to live with the “townies” out in the “sticks.” But the modest new neighborhood grew, and the town along with it. The “sticks” became the “suburbs.”

Harry and Ruth neither left nor sold that house at 53 Overfield Road in East Greenwich. They worked hard, raised a family, put three children through college, were active in town, and in their church. My grandfather passed in 1992, and my grandmother in 2011, neither having left that house, which was the lion's share of their financial worth.

Their children, grandchildren and great-grandchildren carry on their legacy and commitment to our state.

The point of our story is simple. Once upon a time, and that time was not so long ago, the free market was able to provide homes to people across the economic spectrum. In our example here, land was cheap in East Greenwich in 1951, but that farmer made more money selling the land than farming. He provided the opportunity for what we would now call workforce housing, and made money doing it.

My grandparents had a home of their own. Everybody won. As far as I know, East Greenwich during this period was very supportive of new construction, new housing and new families. It was the engine of growth that built a prosperous suburban town. The free market worked, and worked well. There is no reason why it cannot work again.

Today, the free market in our state is not working as well as it should be for housing. We are not producing homes at a price point the market requires. Our state suffers significantly because of that very problem.

Fortunately, it's a problem our state can fix. It can once again allow the free market to work, with a combination of regulatory revisions, zoning changes and investments in infrastructure.

Rhode Island can quite easily grow robustly again if the handcuffs are removed from our industry. Absent a market-based solution, we will not solve our housing challenges in Rhode Island, nor will our state ever recover the economic vitality we need to grow and return to prosperity.

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Governor addresses RIBA board

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# Last chance to reserve your exhibit space at the 67th Rhode Island Home Show, now including the R.I. Garden & Flower Show

*Featuring the 12-room Designer Show House, Energy Expo, the Home Technology Experience and more!*

**WHEN:** Thursday-Sunday, March 30<sup>th</sup>-April 2<sup>nd</sup>

**WHERE:** Rhode Island Convention Center, Providence

**FOR MORE INFORMATION AND TO EXHIBIT:**

Contact Bob Yoffe at Yoffe Exposition Services, (800) 963-3395.

The 67<sup>th</sup> Rhode Island Home Show, featuring the Rhode Island Garden and Flower Show, opens at the end of March, but there still may be time to nab your exhibit space.

As of this writing, however, space for the annual event at the Rhode Island Convention Center was almost sold out.

Given all the new features of the 2017 show, thousands of new visitors, many of whom need your products or services, will certainly crowd through the turnstiles.

New, revamped or expanded attractions will include The Home Technology Experience; the Designers Show House, now with 12 rooms instead of seven; five Landscape Solution Centers; a solar-powered greenhouse, to be donated to schools or community

organizations after the show, and even a “solar flower” solar system from Smartflower™ (courtesy of Sunwatt Solar), which follows the sun. There will be a first-time-ever Kitchen and Bath Showcase. These will draw visitors from all over southeastern New England.

The Rhode Island Builders Association invites every member to be part of this exciting, combined event, which will include the Rhode Island Garden and Flower Show as a separate brand within the Home Show.

### Showcasing our future workforce

As an added bonus, you can meet and greet your future employees. Under the eyes of their instructors and trade professionals, hundreds of career and technical education (CTE) students of all trades will once again engage with the show, according to Home Show Committee Chairman Louis Cotoia.

“National Grid, a major supporter of the show, went to the schools and educated them about solar power, and the electrical students will work during setup, and will work during the show to

*see HOME SHOW ...page 26*

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# Members gather for networking breakfast

A steady stream of members and guests came to 450 Veterans Memorial Parkway in East Providence on January 19<sup>th</sup> to enjoy the Rhode Island Builders Association's Breakfast, New Member Orientation, Open House and Networking Event.

The event is free for members and non-members and is held triannually at RIBA headquarters. Breakfast includes a hot buffet with eggs, bacon, home fries, fruit, coffee and more.

Members of the RIBA team are on hand to answer questions about the many member benefits and how to use them, and to hear feedback. Participants also can meet industry peers, network, and learn about their fellow members and what they do. Attendees can tour the RIBA offices.

The next Breakfast, New Member Orientation, Open House and Networking Event will take place on Thursday, May 18<sup>th</sup>, from 7 to 10 a.m.

Companies are invited to sponsor a breakfast. Sponsors are entitled to a display table at the event. To become a sponsor, please contact RIBA Membership and Education Director Cheryl Boyd at (401) 438-7400 and [cboyd@ribuilders.org](mailto:cboyd@ribuilders.org).



**Ed Beauchemin of Energy Geeks Inc. chats with Christine Engustian, the Rhode Island Builders Association's general counsel, during the networking breakfast on January 19<sup>th</sup>.**



**RIBA Latino Outreach Coordinator Betty Bernal explains membership benefits to new members Mario and Jose Diaz of Central Painting.**



**Past RIBA President Felix Carlone, at right, meets up with Larry Cicero of R.I. Solar Solutions, Mike Davis of Your Kitchen & Bath, and Carmine DeLuca of Lynch's Cleaning & Restoration.**

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# Chariho Career & Tech:

## A passion for the construction trade

By Paul F. Eno *Editor*

"My passion is to give back what I got out of this school and the carpenter's trade."

That's the motivation of David Bannister, the sole construction technology instructor at Chariho Area Career and Technical Center (CACTC), the program he himself entered as a sophomore in 1980.

"I pitch the program (to students and parents) as important life skills, and they are," says Mr. Bannister, who worked in the trade for nine years before returning to CACTC as an instructor in the early '90s, teaching with his own original instructor, Ken Bickford.

If first impressions are any indication, Mr. Bannister is in a great environment for passing on his positive message. When *The Rhode Island Builder* visited CACTC on February 7<sup>th</sup>, the whole place seemed charged with a can-do spirit, from the school's director down to each student we spoke with.



**Susan Votto is director of the Chariho Area Career and Technical Center**

Arriving at the CACTC main office bright and early, we found the pleasant director, Susan Votto. Her message echoed that of many administrators, instructors and students in Rhode Island's career and technical education (CTE) programs: Seeing CTE as the only alternative for students who can't, or would prefer not to, do college work is a big mistake.

"We need to reach out to parents as well as potential students, to assure them that it's okay to come here because they can still take the higher-level academics, and at the same time have a trade where they can make a good living," Ms. Votto said.

The construction technology shop at CACTC is impressive, large enough to more than accommodate the 40 students in the program.

"There is interest in the program," Mr. Bannister said. "In fact, next year we're expanding to a four-year program, and we're just about filled up. My overall idea is to expose students to the trade, then encourage them to join."

It's a step-by-step process, he explained.

"The first year, I teach them how to use the machines. It's practice, practice, practice! They have to use every piece of equipment in the shop, and they have to be proficient."

The second year, it's on to construction.

"They use different woods, learn joining, assembly, reading

plans, and finishing."

The third year, students might actually be working in the trades, like senior Alex Holzinger of Charlestown, who has an internship with Charlestown-based Schneidenbach Quality Homes, and plans to make carpentry his life's work.

"I'm already working in the trade because of my internship," said Alex, whose dad is a carpenter. "I've been on jobsites since I was 3 years old!"

"The program here is a great opportunity for kids to get real skills under their belts. It's a great baseline," he added.

Former CACTC students who are now contractors like to hire current students, according to Mr. Bannister.

"They're always checking in to see who's available," he said.

"We look for input from all of them so we can be sure the students have the entry-level construction skills they need."

In fact, several of these former students serve on CACTC's Craft Committee in order to provide this input.

Beyond internships, students are very active outside the classroom.

"We try to do one big, off-site project a year, as well as community service," said Mr. Bannister.

Students recently finished building an addition to a garage their predecessors built six years ago. The addition allowed solar panels to be installed on the garage roof.

"We expose students to all the possibilities for renewable energy as well," Mr. Bannister noted.

Last year, students built a playhouse for a disabled child, a statewide project for Make A Wish of Rhode Island, coordinated through Bryant University. Another playhouse project is planned this spring.

"The drafting and design students here at CACTC design the playhouse, and we build it," said Mr. Bannister. "We've also done handicapped ramps, garages and small additions."

Students also are active in Skills USA.

Naturally, CACTC students will join hundreds of their CTE compatriots from around Rhode Island to participate in the 67<sup>th</sup> Rhode Island Home Show, March 30<sup>th</sup> through April 2<sup>nd</sup> at the Rhode Island Convention Center, Providence. *Related story on page 6.*



Alex Holzinger





David Bannister, the construction technology instructor at the Chariho Area Career and Technical Center, shows off the program's large and well-equipped shop.

Students practice building a floor.



Proud students after they built a garage addition.



Mr. Bannister shows off some of the woodworking products produced by his first-year students as an introduction to carpentry and the construction trades.





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## Our Future Workforce

# Jobs Bank: 198 job candidates so far

Site reaches new high; 534 employers seek workers.

The online Jobs Bank at [www.RCWPJobs.com](http://www.RCWPJobs.com), continues to advance toward the goal of helping the residential construction industry solve its own labor shortage.

As of February 8<sup>th</sup>, 534 employers and 198 job candidates had signed up for free accounts at [www.RCWPJobs.com](http://www.RCWPJobs.com). There were 60 jobs posted, as opposed to 65 a month before. There were 52 resumés online, three more than a month prior.

So jobs are being filled through the Jobs Bank, a tool created by the Residential Construction Workforce Partnership (RCWP), with the Rhode Island Builders Association as its hub.

"The Jobs Bank is clearly working," said Cheryl Boyd, RIBA's director of membership and education. "But the number of jobs open, compared with the number of candidates available, shows how much we need to concentrate on job training, career and technical education, and to attracting young people to choose our industry for building a career," she added.

Whether you're an employer or a job seeker, sign up for a free account at [RCWPJobs.com](http://RCWPJobs.com). For more information, contact Ms. Boyd at (401) 438-7400 or [cboyd@ribuilders.org](mailto:cboyd@ribuilders.org).



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## Member Profile: Bill Dawson of Pawtucket Credit Union

# An unlikely path to 'giving'

By Paul F. Eno *Editor*

"It is better to give than to receive," runs a common saying that's actually a quote from the New Testament's Acts of the Apostles. While Bill Dawson of Pawtucket Credit Union (PCU) might not be numbered among the apostles anytime soon, he certainly lives by that saying.

"I like being on the giving end," says Bill, vice president of mortgage origination at the Pawtucket-based institution. "As my wife says, I'm a pen-in-hand man. I'm good at numbers, and I like helping people buy homes."

Born in Salem, Mass., Bill spent most of his life in Riverside, R.I., where he attended St. Brendan's School. Then it was on to Riverside Junior High School, LaSalle Academy and...the U.S. Army.

"I must say I advanced pretty rapidly," says Bill, who was stationed at Homestead Air Force Base in Florida. Yes, soldiers are sometimes stationed at Air Force installations under joint basing programs.

"At the end of my three years, I was an E5."

That's a sergeant. The Army offered him officer candidate school, but Bill had his eye on nearby Miami Dade Community College and work toward a degree in political science. That brought him to Florida International University.

Then life intervened. Bill got a job with a private sewer/water company, and he was soon married, with two little girls. Things didn't work out, however, and he found himself back home in Rhode Island.

"Banking wasn't on my mind," Bill says. "But when I moved back here, I was told I should get into real estate or banking because it was in my genes."

Indeed it was. Bill's dad, Harry B. Dawson, had been in real es-



Bill Dawson

tate for decades and was president of the Providence Board of Realtors®. Bill's mom, Claire, was a branch manager for Industrial (later Fleet) National Bank.

So, encouraged by a friend who was in real estate too, Bill took the plunge or, more accurately, the classes for what interested him: mortgage origination. And there he has been since 1982.

That not only changed his career, it changed his life.

"The day after Thanksgiving 1982, a day I usually took off, I came in as a favor to a Realtor friend," says Bill. "There were three sisters filling out a mortgage application. I ended up marrying one of them the following year!"

Yes, you can find romance at the bank. Now Bill and Evelyn, between them, have five children and 11 grandchildren.

Bill has been at PCU for nearly 20

years, and knows all about its history.

"PCU was founded in 1928 as state-chartered community credit union. Because it was patronized by so many French-Canadian mill workers, most people called it the 'French credit union,'" he says. "It gave them a place to save their money, buy cars and, eventually, homes."

From one tiny branch then to 15 branches today, PCU now has 90,000 members and, within the next year, will exceed \$2 billion in assets, according to Bill.

"There is a commercial mortgage department that works with developers, but I work with home buyers, many of them sent directly to us by builders," Bill explains.

He has worked with some members of the Rhode Island Builders Association for many years. One is Alex Mitchell of Meridian Custom Homes, who was Bill's sponsor when he joined RIBA in 2015.

"I do a ton with RIBA, and we're doing business with many members."

Thanks to Bill, PCU is a prominent sponsor at many RIBA events.

"We see many benefits to being members, especially the exposure and the networking opportunities. That's valuable because we're really expanding our construction loans. Our commercial side is expanding too."

If you attended the 2016 RIBA Annual Meeting in October, you saw not only Bill Dawson but PCU President George J. Charette and people from the commercial mortgage side also.

"The market is steady, and I'm hopeful for the future," says Bill. To find out more, visit [www.PCU.org](http://www.PCU.org).

### ***Pawtucket Credit Union***

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## Member News

# PWB event has insurance theme

**WHEN:** Tuesday, March 21<sup>st</sup>, 6 p.m.

**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pkwy. #301, East Providence 02914

**COST:** FREE for members, \$10 for non-members

**DEADLINE TO REGISTER:** March 20<sup>th</sup>

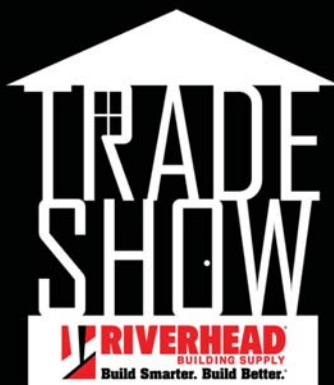
**FOR INFORMATION & TO REGISTER:** Contact Lorena Voyer at [Lvoyer@davittdesignbuild.com](mailto:Lvoyer@davittdesignbuild.com)

Join the members and guests of the Rhode Island Builders Association's Professional Women in Building Council (PWB) for a networking evening and presentation on "How To Get the Most Out of Your Auto and Home Insurance."

Beverages and appetizers will be served.

All are invited to come and network at PWB events. Our members play an important role in the residential construction industry as business owners, designers, administrators, attorneys, real estate professionals and more.

PWB offers many networking opportunities both informative and beneficial for women who want to grow professionally. Join us to learn more about PWB and how to become a member.



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## Grants available for employee training

In addition to the free education available to you and your employees through the Rhode Island Builders Association, members should be aware of Real Jobs Rhode Island grants for Rhode Island employers.

These grants offer training opportunities to Spanish-speaking workers to help them communicate and learn construction terminology, work safely, and obtain Lead Safe RRP training. These grants are meant to help anyone working, or hoping to work, in residential construction.

Training opportunities include:

- ESL – English as a second language with construction terminology
- Lead Safe Renovate/Repair and Painting

- OSHA 10-Hour Safety Course

If you, or anyone you know is interested, please reach out to Betty Bernal, [bbernal@ribuilders.org](mailto:bbernal@ribuilders.org) or 401.438.7400 Ext. 112.

-Cheryl Boyd

## Andersen to sponsor CTE work-based learning in 2017

Andersen Corp. and its Excellence Dealers will be the official career and technical education (CTE) sponsor for the Rhode Island Builders Association's efforts to support work-based learning in our state's schools.

That's the word from Don Hamel, Andersen's territory sales representative.

"We want to see more opportunities created within our state's schools," Mr. Hamel said. "We will work in collaboration with RIBA, the Residential Construction Workforce Partnership, the schools, and our Andersen Excellence dealers."

Work-based learning opportunities will include the 67<sup>th</sup> Annual Rhode Island Home Show, now including the Rhode Island Garden and Flower Show. *Story on page 6.*

Watch *The Rhode Island Builder* for in-depth feature stories on the dealers and the work-based learning projects as the year unfolds.



## The Tile Shop sponsors networking night at RIBA

**WHEN:** Thursday, March 2<sup>nd</sup>, 4:30 to 7 p.m.

**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pkwy. #301, East Providence 02914

**COST:** FREE for members and non-members

**DEADLINE TO REGISTER:** ASAP

**FOR INFORMATION & TO REGISTER:** Contact Elise Geddes at RIBA, (401) 438-7400 or [egeddes@ribuilders.org](mailto:egeddes@ribuilders.org)

Join us at Rhode Island Builders Association headquarters for our End-of-Winter Networking Night, generously sponsored by The Tile Shop.

Stop by RIBA after work on March 2<sup>nd</sup> for sandwiches and salads by Panera Bread, wine and beer. Bring a friend and plenty of business cards for free giveaways! Network with fellow RIBA members and meet the RIBA staff and representatives of The Tile Shop in Warwick to see a sample of the many products they have to offer.

This is a free event for RIBA members and their guests.

In order to plan for refreshments, we ask that you please call (401) 438-7400 or e-mail [egeddes@ribuilders.org](mailto:egeddes@ribuilders.org) for reservations.




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**For membership information contact Cheryl Boyd or Elise Geddes**  
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# *Featured Products and Services for March 2017*



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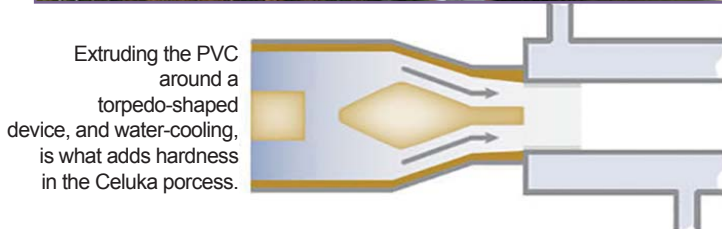




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KOMA products look, feel and work just like wood, and because they're factory sanded, they don't have a typical PVC sheen to them. You can also expect tenacious paint adhesion when applying a high quality, 100 percent acrylic latex paint in the field. Check out KOMA products at Coventry Lumber!

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## At UBS: The Andersen® Architectural Collection!

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\*Please see Boral TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at [www.boraltruexterior.com](http://www.boraltruexterior.com). Always follow local building codes and construction best practices. See the complete installation guidelines for Boral TruExterior® Siding & Trim at [www.boraltruexterior.com](http://www.boraltruexterior.com).



(401) 821-2800





# Four-hour lead certification refresher course


March 6<sup>th</sup>

**WHEN:** Monday, March 6<sup>th</sup>, 7:30 a.m. to 12 p.m.  
**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pky #301, East Providence 02914  
**COST:** FREE for members and their employees, with a \$40 materials/registration fee. A \$75 charge for non-members and a \$40 materials/registration fee.  
**DEADLINE TO REGISTER:** One week before class. No admittance without pre-registration and payment.  
**FOR INFORMATION AND TO REGISTER:** Contact Sheila McCarthy at smccarthy@ribuilders.org, or call (401) 438-7400.

This is a four-hour Renovation, Repair and Painting (RRP) Rule refresher class with Scott Asprey of Risk & Safety Management, for contractors who have their lead renovator/remodeler certification and whose certificate is up for renewal.

The class will review lead-hazard controls and update attendees on any changes to state or federal regulations. You must pre-register for this class. In addition, a photo is required for your certificate. Please send a head shot only, similar to a passport photo.

E-mail the photo smccarthy@ribuilders.org at least five days before class to allow for processing. There will be no admittance to the class without pre-registration, this pre-registration photo and payment.

Participants must provide proof of employment with member company upon registration for class to be free. 

***RIBA reserves the right to limit the number of attendees from a single company at courses taught on-site.***

***For all courses, employees must provide proof of employment with a member company upon registration for class to be free of tuition charges.***

# Course offerings growing at RIBA

FREE training opportunities for Rhode Island Builders Association members continue to grow, with online education being offered starting in February.

The online course is designed to qualify for the five credit hours of continuing-education for contractors as required by the Contractors' Registration and Licensing Board (CRLB).

The online offerings include fall protection, scaffold safety, workplace safety, confined spaces and ladder safety. Courses are FREE for RIBA members. For non-members, the cost is \$30 per class hour.


Visit [www.RIBAeducates.com](http://www.RIBAeducates.com) for further details or contact RIBA at (401) 438-7400 or [cboyd@ribuilders.org](mailto:cboyd@ribuilders.org).

## *For on-site courses, visit [ribuilders.org](http://ribuilders.org)*

For on-site classes offered by RIBA, visit the education page at [RIBUILDERS.org](http://RIBUILDERS.org). Please send us your suggestions for any courses you would like to see offered. Contact Cheryl Boyd or Sheila McCarthy at (401) 438-7400 for more information.

"One of the most powerful tools you have is your professional knowledge," said Ms. Boyd, RIBA's director of membership and education.

RIBA continues to offer on-site courses at the association's East Providence headquarters as well, also free of tuition charge for members and their employees. See pages 4, 19 and 20 for information.

For the continuing-education requirement, credits must be earned within 24 months of your registration renewal date. 



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## Continuing Education for Contractors

Courses below qualify for state-mandated continuing education requirements for contractors. All contractors in Rhode Island must take five credit hours of continuing education within 24 months of their next renewal date.

### Three Credit Hours: Starting and Building Your Business

March 9<sup>th</sup>

**WHEN:** Thursday, March 9<sup>th</sup>, 5 to 8 p.m.

**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pky #301, East Providence 02914

**COST:** FREE for members and their employees, with a \$10 materials/registration fee. A \$75 charge for non-members and a \$10 materials/registration fee.

**DEADLINE TO REGISTER:** One week before class. No admittance without pre-registration and payment.

**FOR INFORMATION AND TO REGISTER:** Contact Sheila McCarthy at smccarthy@ribuilders.org, or call (401) 438-7400.

Join instructor John E. Anderson for "Starting and Building Your Business" as the Rhode Island Builders Association presents three credit hours of state-mandated continuing education for contractors.

Any contractor registered in Rhode Island must fulfill the requirement for five credit hours of continuing education within 24 months of his or her registration renewal date.

Subjects to be covered in this course will include the basics of starting and running a building and remodeling business:

- Writing a business plan
- Incorporating
- Finances
- Sales and marketing
- Management and leadership
- Employees
- Building a winning team

You must pre-register for this course. There will be no admittance without pre-registration. Payment is due upon registration. Participants must provide proof of employment with a member company for the class to be free.

For complete details on Rhode Island's continuing education requirements, see page 2 of our January 2017 issue.

### Five Credit Hours: OSHA Safety Review

March 16<sup>th</sup>

**WHEN:** Thursday, March 16<sup>th</sup>, 8 a.m. to 1:30 p.m.

**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pky #301, East Providence 02914

**COST:** FREE for members and their employees, with a \$15 materials/registration fee. A \$150 charge for non-members and a \$15 materials/registration fee.

**DEADLINE TO REGISTER:** One week before class. No admittance without pre-registration and payment.

**FOR INFORMATION AND TO REGISTER:** Contact Sheila McCarthy at smccarthy@ribuilders.org, or call (401) 438-7400.

Join instructor Scott Asprey for an "OSHA Safety Review" to improve your knowledge and compliance, and avoid accidents and costly fines, as the Rhode Island Builders Association presents five credit hours of state-mandated continuing education for contractors.

Any contractor registered in Rhode Island must fulfill the requirement for five credit hours of continuing education within 24 months of his or her registration renewal date.

Subjects to be covered in this course will include the basics of starting and running a building and remodeling business:

- A review of jobsite safety rules
- Fall protection
- Ladders and scaffolding
- Confined spaces

You must pre-register for this course. There will be no admittance without pre-registration. Payment is due upon registration. Participants must provide proof of employment with a member company for the class to be free.

Lunch is included.

For complete details on Rhode Island's continuing education requirements, see page 2 of our January 2017 issue.



# RIBA members serve your community, but high truck taxes hurt them



**Steven Carlino**

We direct this column not only to our members but to the many public officials and regulators who read *The Rhode Island Builder* each month.

Our message is simple: The Rhode Island Builders Association has members in every town and city in Rhode Island. RIBA is made up of your local contractors.

Not only are we your neighbors, but we're in your community, providing places for people to live, and adding value to your existing homes.

At the same time, members are paying sky-high municipal taxes on one of their most important tools: their pickup trucks. They are paying sky-high sales taxes too, to the point that many contractors put off buying new trucks.

That's because, under current state law, they can't credit the trade-in value of their commercial trucks to the sales tax when

they buy a new one.

This isn't fair.

Shortly, RIBA will submit legislation to correct this, allowing the trade-in value to be credited to the sales tax on light-duty trucks up to 14,000 lbs.

To our members: This and the other legislative advocacy RIBA carries out on your behalf will help you, and it will help the state economy because people will have an incentive to buy new trucks.

RIBA advocates for every member, big and small, and this is an example. But beyond that, the entire construction industry has come together to advocate for this change. Let's work together to make and keep our industry and Rhode Island strong.

Find out how you can help. Contact RIBA Executive Director John Marcantonio at (401) 438-7400.



**Roland J. Fiore**

## RIBA's Legislative Committee

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## 45% of residential inspections fail

# What are the top 10 code violations?

By Paul F. Eno Editor

Roughly 45 percent of residential inspections result in a code violation.

So says the most recent Common Code Violations Survey, released by the International Code Council (ICC) and the National Association of Home Builders (NAHB). Respondents, code officials from across the nation, cited the violations most likely to be nailed by inspectors.

While the survey found that home builders in general are failing fewer inspections than they used to, there are still problem areas, especially when it comes to guardrails, stairs, and foundation anchor bolts.

Nevertheless, the improving inspection scene, and the resulting cost savings, could be credited to better code education for builders.

“The educational requirements...have helped a lot,” Vaughn Wicker, ICC’s vice president for state and local government relations, was quoted as saying. “A lot of states now require training to get or keep a license, so builders in general have better code knowledge than in the past.”

Last year, Rhode Island mandated pre-registration classes for new contractors, and continuing for existing contractors. *Related story on page 20.*

Here are the top 10 code violations listed in the survey, and confirmed by a subsequent follow-up by the *Journal of Light Construction*. Any one violation could result in a failed inspection.

### 1. Missing Documentation

Not being able to produce all necessary documents during an inspection is the most common cause for a failure. As survey respondents pointed out, however, this also is the easiest and cheapest violation to remedy.

Simply keeping your paperwork in order and at the jobsite can avoid the problem.

### 2. Improperly Placed Foundation Anchor Bolts

Respondents cited this as the second most common violation. The survey noted that it is becoming more common, especially in placing bolts where they don’t work with mudsill joints.

### 3. Mistakes in Braced Walls

Here’s a violation where code education can make all the difference because the ICC requirements are relatively new (2012 Code) and very detailed. Respondents mentioned overdriven nails as a common factor in this violation.

### 4. Weakened Joists and Beams

Here’s a violation that can bite remodelers as well as builders. The issue is using beams that aren’t sized for the load. This needs special attention when you cut through an exterior wall to expand living space, or to add windows or doors.

Respondents pinpointed gaps at the joist ends (which should be no more than 1/8-inch in most cases) or trusses improperly supported by hangers.

### 5. Deck Ledgers and Braces

Decks, very popular in Rhode Island, can be a major source for violations and failed inspections. Respondents emphasized the need for correct flashing and fastening of the ledger to the house, along with carefully abiding by shear-bracing requirements.

### 6. Mistakes on the Stairs

Mistakes in stair rises and runs are another major source of violations, respondents said, especially when there isn’t adequate space, including headroom, for the stairs.

### 7. Stair Handrails and Guardrails

A second problem in stair inspections: Handrails and guardrails often are the wrong height as measured from the tread. According to the ICC code, they must be a minimum of 34 inches, and no more than 38 inches, high.

In addition, some builders fail to terminate the railing correctly. It has to run back into the wall or post so that it doesn’t catch on clothing or carried items, causing falls.

### 8. Missing or Improper Fire Blocking

The code requires that fire blocking be installed at certain locations in concealed spaces, such as soffits, inside walls and in suspended ceilings.

In fact, fire blocking is meant to conceal draft openings between all vertical and horizontal cavities in order to prevent the spread of fire.

Failing to install fire blocking, along with neglecting to use fire-rated caulking, will cause a violation.

### 9. Gaps in Air Barriers

Energy codes are now a basic consideration for contractors, and improper thermal envelopes will invite violations. Barriers must be properly installed behind fireplace devices, in knee walls and in HVAC chases.

### 10. Exposed Kraft-Faced Insulation

Following from common violation number 9, many contractors make mistakes when it comes to kraft-faced insulation batts, which have to be covered. The paper cannot be left exposed.

The running joke about men is that “guys don’t read the instruction manual.” But whether you’re a male or female contractor, you can avoid many a failed inspection simply by reading the manufacturer’s instructions for the product you’re using, along with any documentation that comes with the building permit.

The Common Code Violations Survey is conducted roughly every six years. The most recent was published in 2013.

See the latest survey at [www.NAHB.org](http://www.NAHB.org).



# IBS 2017 wows RIBA member

By Paul F. Eno Editor

"The show was fantastic, and the exhibits were amazing!"

That was the news from Carol O'Donnell of Johnston-based CRM Modular Homes, one of 80,000 attendees at the National Association of Home Builders (NAHB) 2017 International Builders' Show® (IBS) in Orlando, Florida., in January.

"The events that were lined up were enjoyable and informative, and there were many educational classes to inform builders of new products or to fulfill education-credit requirements," Ms. O'Donnell added.

"Exhibiting with the Kitchen & Bath Show is a plus. There were two shows in one great place."

The tens of thousands of participating building professionals, including some from RIBA, came to IBS from all over the world as part of Design & Construction Week®.

"There they discovered a variety of products and innovative concepts that are sure to enhance their businesses moving forward," an NAHB statement said.

Here are a few of the highlights, as reported by NAHB:

- Thousands of building professionals attended more than

160 education sessions in eight tracks that covered the breadth of the building industry.

- The IBS exhibits spanned over 569,000 net square feet, with more than 1,500 manufacturers and suppliers represented.

- Many programs, events and education sessions provided opportunities for attendees to network with colleagues and have a lot of fun.

- There were new experiences at IBS, including more hands-on, interactive learning experiences from the new Builder Clinics and Tech Bytes sessions, the CEDIA Smart Home Pavilion, the NAHB Meeting of the Members and an inside look at how high-performance works at the new Building Performance Lab.

"If you've never been to an IBS before, you owe it to yourself to attend next year's," Ms. O'Donnell said.

The IBS will be in Orlando once again in 2018: January 9<sup>th</sup>-11<sup>th</sup>. For more information, visit [www.BUILDERSSHOW.com](http://www.BUILDERSSHOW.com).



Carol O'Donnell

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# Carol Grant

## Commissioner, R.I. Office of Energy Resources

*Carol Grant assumed her current post at the Office of Energy Resources (OER) in June 2016 after more than 20 years in operations, strategic human resources, policy, law and communications related to the energy industry. As OER commissioner, Ms. Grant leads policy and planning for Rhode Island's clean-energy programs. Previously, Ms. Grant was a senior vice president at both SunEdison® and First Wind, which recently merged with SunEdison. She also held top executive positions at Textron and NYNEX. She holds a law degree from the University of Michigan.*



we came out with great rankings on our efficiency program: Number four in overall efficiency and number one in electricity efficiency.

**THE BUILDER: How is the Solarize Rhode Island effort going? How many communities have participated?**

**GRANT:** It's going well. Thirteen cities and towns have participated in the program over the last three years, and nearly 500 customers have signed contracts.

So we're launching the 2017 Solarize Rhode Island Program this spring, and our website ([www.ENERGY.ri.gov](http://www.ENERGY.ri.gov)) has the details. Anyone interested can contact our office.

**THE BUILDER: What percentage of Rhode Island's energy, both residential and commercial, will be**

**THE BUILDER: What energy legislation is pending in the General Assembly this year?**

**GRANT:** We're quite active legislatively this year. OER is supporting legislation to extend the Renewable Energy Growth Program. And we expect there will be statewide legislation for solar permitting authority for cities and towns.

In addition, Gov. Gina Raimondo has placed the Electric Vehicle Rebate Program in her 2018 budget. But it's still a little early to know the full picture.

**THE BUILDER: Any update on the Statewide Energy Plan (SEP)?**

**GRANT:** Since our interview last September, I can report that the SEP hasn't stayed on the shelf. It's been extremely helpful in keeping us focused on priorities. We're determined to use that plan as the framework for accelerating renewable-energy use, and to make sure we continue to have Rhode Island be a national leader in energy efficiency.

The SEP is a good, living document. It's also helps us lead by example, placing renewables on properties around the state, and leading in efficiency by using LED lights and so on.

**THE BUILDER: How does Rhode Island rank with other states when it comes to the success of its solar and renewable programs?**

**GRANT:** As you know, we've established a stable and predictable set of programs over the last few years, and the General Assembly has allowed us to put together a really good portfolio.

On two fronts, Rhode Island ranks extremely well nationally. Recently we were ranked third in a report by the U.S. Solar Power Rankings for strong solar power payment programs. And in 2016

**provided by renewable sources in 2017 and beyond?**

**GRANT:** The legislature put forward a goal last year that, by 2035, we will have 38.5 percent renewable energy. As of last year, our measures indicate that roughly 7 percent of the total annual electricity used in Rhode Island is from renewable sources. That's a very good start.

**THE BUILDER: Are residential contractors catching on to the opportunities in renewable energy?**

**GRANT:** Absolutely. We've seen a large increase in solar installations over the last few years, and we're seeing a great take by contractors on the programs that are under way.

What we're really excited about is that the construction industry has been so helpful in driving efficiency, and now it's driving solar installations as well.

**THE BUILDER: What percentage of new homes are being built with solar installed?**

**GRANT:** We don't have that information, but if the Rhode Island Builders Association finds out from its members, we'd love to know!

**THE BUILDER: How feasible is solar in multi-family housing, especially condos?**

**GRANT:** We just put in place new programs for multi-family housing, owners and renters. Those programs are through the Re-

see *INTERVIEW...* page 29

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*The Trump Effect: The New HUD Secretary*

# Ben Carson expresses support for residential construction

By Paul F. Eno *Editor*

Many members of the residential construction industry have been watching the new Trump Administration for signs of housing policy over the next four years. Many points made by Dr. Ben Carson, the new secretary of housing and urban development, during his confirmation hearing on January 24<sup>th</sup>, give us an indication.

"There is a strong connection between housing and health, which is, of course, my background," Dr. Carson told the Senate Committee on Banking, Housing and Urban Affairs, chaired by Sen. Mike Crapo (R-Idaho).

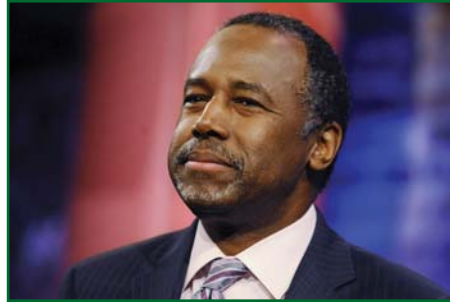
"Housing (and housing discrimination) is a 'social determinant' of health. Substandard housing conditions such as pest infestation, the presence of lead paint, faulty plumbing and overcrowding, which disproportionately affect low-income and minority families, lead to health problems such as asthma, lead poisoning, heart disease and neurological disorders," Dr. Carson said.

"There are other important issues for HUD as well. President-Elect Trump has talked about the importance of deregulation. That applies to housing as well. Overly burdensome housing regulations are bad for everyone and are increasing income inequality," he added.

"Research by Harvard professors found that, by reducing the ability of people to move around within an economy and between different economies, strict land-use regulations are reversing 100 years of income convergence across U.S. states."

Dr. Carson stressed that high housing prices deter workers from living in those areas.

"...When land use for local housing supply is less regulated, workers of all skill types will choose to move to the productive locations."



Dr. Ben Carson

He also said that over-regulation has perpetuated segregation.

"Many forms of land-use regulation have perpetuated segregation. Complex webs of covenants and zoning ordinances across U.S. cities -- in particular for low-density development superimposed on already highly-segregated neighborhoods -- have slowed integration. When there are wide economic gaps by race, as we have in the U.S., exclusionary land-use policies based on families' economic circumstances entrench racial segregation."

Regulations are costly, Dr. Carson said.

"They increase the average price of a new home by over 24 percent, according to the National Association of Home Builders. Those costs price out many young, first-time homebuyers. Buying a home is the best way to build up an asset, and to live the American Dream. Housing dollars act as multipliers throughout the broader economy. In the 1990s, single-family home construction accounted for 2 percent of GDP; today, it's half that."

Dr. Carson also called for strengthening the nation's housing-finance sector.

"HUD plays a crucial role in the housing-finance system through FHA and Ginnie Mae...but credit to purchase a house has been constricted since the 2008 crash, and many younger households have been held back from buying that first home. With the Fed raising rates recently, mortgages are likely to get more expensive."

The committee voted unanimously to approve Dr. Carson as HUD secretary, and the full Senate confirmed his appointment on January 26<sup>th</sup>.



## Obituary

# Americo Caveiro, 51, president of AMC Construction

Americo Mack Craveiro Jr, age 51, of Freetown, Massachusetts, and a member of the Rhode Island Builders Association, passed away suddenly on Sunday, January 1<sup>st</sup>. He was the husband of Jori A. (MacKenzie) Craveiro, to whom he had been married for 29 years.

Born in Fall River, the son of the late Americo and Maria (Silva) Craveiro, he was a graduate of Diman Regional Vocational High School in Fall River and later graduated from the New England Institute of Technology with an associate's degree in construction technology.

Mr. Craveiro was the president of AMC Construction Co., Inc., for over 25 years. Along with RIBA, he belonged to the Freetown Conservation Commission.

In addition to his wife, he is survived by two children, Kelsey Craveiro of Johnston, Rhode Island, and Cody Craveiro of Freetown, along with a sister.

Contributions in his memory may be made to a local animal shelter of your choice. Online condolences may be offered at [www.rock-funeralhome.com](http://www.rock-funeralhome.com).



## **BARRIERS...from page 1**

with 1,214 single-family permits issued, out of 1,832 permits overall.

### ***The land-use issue***

Along with sometimes long and unpredictable approval and permitting wait times, Rhode Island home builders cite land-use policy and practice as a major barrier to building. And one key factor in this issue is large-lot zoning. In fact, while official statistics are sparse, Rhode Island is believed to have, on average, among the largest minimum lot-size requirements in the country.

"In my opinion, these large lot sizes are meant to stop growth," commented Thomas E. McNulty of Cumberland-based E.A. McNulty Realty, a past president of the Rhode Island Builders Association.

"When you have huge lot sizes, and you have to chew up from two to five acres just to build one house, it takes many buildable lots off the market," Mr. McNulty added.

"Municipalities did this under the guise that the area is rural in nature, we're protecting wetlands buffers and the environment. It all gets stuck in the zoning maps, and that's what we have to adhere to."

Standing in contrast to large-lot zoning are Smart Growth<sup>SM</sup> ideas such as "village centers" and "conservation development," (sometimes called "conservation design"). The former involves further, appropriate "mixed use" residential and commercial development of already-developed areas. The latter method develops clustered housing units in a village-like setting, surrounded by green space, as in Reynolds Farm, developed in North Kingstown by RIBA member Hugh Fisher of H.A. Fisher Homes.

In the eyes of many municipalities, however, the problem with Smart Growth ideas can be summed up in one word: density.

"They don't want growth," said Mr. McNulty. "Much of that goes back to fear of school-age children and the expense of public education. That doesn't hold water anymore because the school-age population is plummeting in many areas. Some cities and towns are closing schools."

In 2015, Cumberland Town Solicitor Thomas E. Heffner admitted to *The Rhode Island Builder Report* that his town's policy was to use zoning to discourage families with children from moving in.

Asked if Cumberland viewed families with children as a liability, Mr. Heffner said, "Yes, absolutely. Most of the development proposals...provide expert testimony or reports that say this type

of program will only produce X number of children. Education is a major expense, and we're not the only town looking at development this way."

A study commissioned by RIBA, and released in May 2015 by the Center for Global and Regional Economic Studies at Bryant University, demonstrated that this municipal policy is extraordinarily unwise.

"Spending among households with school-age children has a significant impact on economic activity, and it generates significant tax revenues for cities and towns in Rhode Island," said the study, *The Economic Impact of School-Age Population Loss on Rhode Island's Economy*, co-authored by Bryant University economists Edinaldo Tebaldi and Jongsung Kim.

The study noted that the declining student population actually costs municipalities more money per student by making school districts less efficient.

"This ill-considered and antiquated policy is still driving much of the zoning and land-use policy in Rhode Island. What it's really doing is creating barriers to building, and driving up housing costs," Mr. McNulty observed.

### ***What's the solution?***

"If I were king, I would identify parcels in each municipality that could be structured to have appropriate, well-designed, high-density developments," Mr. McNulty suggested. "I would also identify meaningful open-space areas."

While there is little official information about minimum required lot sizes, there is plenty about median lot sizes, at least regionally.

"While the nation's lots are getting smaller on average, the regional differences in lot sizes persist," wrote National Association of Home Builders (NAHB) economist Robert Dietz.

"The median lot size in New England exceeds half an acre. This is 2.6 times larger than the national median lot," Dr. Dietz noted.

"New England is known for strict local zoning regulations that often require very low densities. Therefore, it is not surprising that more than half of single-family spec homes started in New England are built on some of the largest lots in the nation, with more than half of the lots exceeding half an acre."

Mr. McNulty said that only coordination between the state, municipalities and the residential construction industry can lift some of these barriers to building in Rhode Island.

"The state, the municipalities, the industry – we all have to be singing from the same sheet of music," he stated.



## **HOME SHOW...from page 6**

educate visitors," Mr. Cotoia said.

Construction students will design and build a "Main Street USA" feature, the 12-room Designers Show House and other exhibits.

"We have asked every school to choose a business or institution from their own communities that they would like to reproduce in this exhibit, where show visitors can

actually purchase products. This can be a bakery, a flower shop, a general store.... One school even wants to do Wright's Dairy Farm, the famous North Smithfield farm and bakery," he explained.

"Students will build the storefronts, accenting their own talents. CAD students will design the structures, art students will decorate them, culinary students can make food products, and students will sell the goods. The list goes on and on."

Each school will be offered exhibit space to sell their own CTE programs as part of an ongoing campaign to attract more students to the residential construction industry. *Related story on page 8.*

Get your exhibit space now. RIBA provides full guidance, and there is a special arrangement if you don't want to exhibit for all four days. Contact Bob Yoffe at Yoffe Exposition Services, (800) 963-3395, to reserve your exhibit space now.





## **BOARD...from page 2**

Ms. Gorbea cited plans for an option to register deeds online. She also praised RIBA for its ongoing outreach to Latino contractors.

Burdensome requirements for letters of good standing from the Division of Taxation was one issue that came up when the floor was opened for questions.

"We are working to simplify those requirements. Rhode Island requires more letters of good standing than any other New England state," she commented.

Another board member pointed out the issue of staffing at regulatory agencies.

"One thing that hurts us is having to go to a municipality or an agency, looking for a signature, and that person isn't there and doesn't have a designee. Nobody knows when the person will be back.

"That inability to conduct business on any given day for any given process makes things very cumbersome for us. We should be able to conduct business with any government agency during business hours."


Regionalizing that function of government might be an option, according to Ms. Gorbea, who pointed out that many municipalities have staff shortages.

"I will think about who can best deal with that," she responded.

## ***In other matters....***

RIBA Executive Director John Marcantonio presented a leg-

islative update and noted the progress on a statewide formula for permit fees. He also reported that the 2017 Home Show exhibit space was nearly sold out. *Related story on page 6.*

Mr. Marcantonio also presented the plan for continuing the Residential Construction Workforce Partnership (RCWP) grant relationship with the Real Jobs Rhode Island program. 

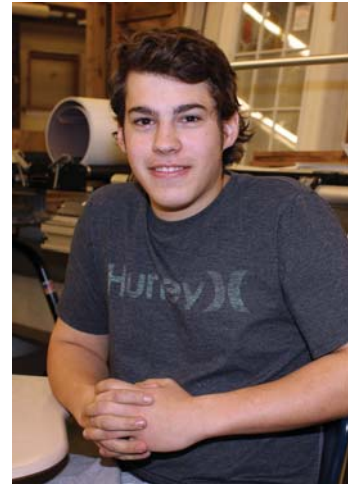
## **CHARIHO...from page 8**

"For the Home Show, it looks like we'll build a historic storefront for the Main Street America exhibit," Mr. Bannister stated.

Along with Alex Holzinger, Mike DiSalvo of Richmond, another senior, will be there.

"I'm looking forward to working on the Home Show again this year," Mike said, adding that he loves the construction technology program because "we have fun every day!"

"Everyone in the program has a close relationship. We're all good friends," Mike stated. "We've been through many projects together. We learn new things every day, and when we make mistakes, we learn from them too."



Mike DiSalvo

Mike's uncle is a contractor, and Mike plans to work for him.

To supply and continually improve the program, CACTC has a number of liaisons not only with contractors but also with suppliers. United Builders Supply (UBS) provides a great deal of materials and offers reduced costs, according to Mr. Bannister.


"Representatives of UBS and Liberty Cedar serve on our Craft Committee. In fact, one of them has a son in the construction technology program."


Arnold Lumber Co. also is a supporter.

And CACTC's construction technology program is being noticed.

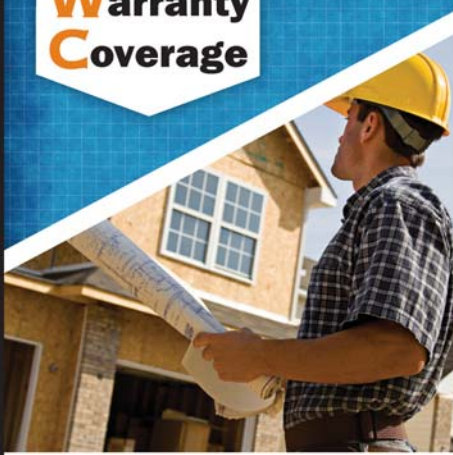

During our visit, a school staffer stopped by to say that some visitors from the state's Office of Innovation, led by Education Director Daniela Fairchild, would visit CACTC that afternoon and hoped to see the construction students in action.

"Susan (Votto) does a lot of work with outreach to recruit students for the 11 programs CACTC offers," said Mr. Bannister.

"Our success is when young people and their parents come in and like what they see." 



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*see RENEWALS...next page*



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## **INTERVIEW...from page 24**

newable Energy Growth Program at National Grid, and the details should be out within the next few months. Under those programs, all residential customers will be eligible to participate, including those in multi-family housing and condos.

### **THE BUILDER: If you were a homeowner, would you buy or lease your solar array?**

**GRANT:** I get this question all the time, and the trouble is there's not a one-size-fits-all answer. Every home and every family has different needs. My house, for example, doesn't have great sun exposure. So my options are different from someone who lives in a different place with different circumstances.

So I advise everyone to get multiple bids, then figure out what's best for them. I know that's not a great answer, but we're now developing a residential guide book on solar, and we'll have it before the 2017 RIBA Home Show, and this will help people figure out their own needs. We plan to have the book online too.

### **THE BUILDER: What financial aid is available to homeowners?**

**GRANT:** At the moment, there's a 30 percent federal tax credit. There's also the Renewable Energy Fund Program at the Rhode Island Commerce Corp. and the Renewable Energy Growth Program at National Grid.

People can actually compare the benefits of each program. And we believe these programs point to great strength in Rhode Island when it comes to giving people choices.

### **THE BUILDER: What is the Commercial Property Assessed Clean Energy Program?**

**GRANT:** That's CPACE. It was put in place through the Rhode Island Infrastructure Bank about six months ago. It's a financing program that's showing a lot of promise, and the Infrastructure Bank has trained more than 100 energy-efficiency and renewable-energy developers on the CPACE program.

Thirteen municipalities have opted into CPACE, and more are considering it. It basically allows business owners to get no-money-down, 100 percent financing when they solarize their own facilities.

### **THE BUILDER: What's going on with all the clean-energy jobs we've heard will be available?**

**GRANT:** The 2016 report shows 14,000 jobs, and in 2017 we want to make sure we make good jobs for this growing industry in Rhode Island.

### **THE BUILDER: What can we expect to see in the next few years when it comes to improving technology for renewable energy?**

**GRANT:** We'll continue to see increases in productivity from renewable energy technology. It's also clear that emerging trends in improved energy-storage ability in support of renewable technology is starting to hit the market. It will be interesting to see what positive effects that has for homeowners and businesses, and for the energy grid overall.

So it's still a work in progress.



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