

**FEATURED
PRODUCTS AND
SERVICES FOR
DECEMBER**

Center Section

**Affordable
housing
shortage persists**

Figures in the 2017 *Housing Fact Book* indicate a stubborn housing shortage in Rhode Island and far too little production to meet projected demand.

Page 2

**Home Show
vital to many
companies**

Many RIBA members who exhibit at the Rhode Island Home Show consider the event critical to their annual sales strategies.

Page 10

**RIBA online
courses fully
operational**

Online courses, all of which fulfill state-mandated continuing-education requirements, are available at RIBAEducates.com.

Pages 4, 23 and 24

**RIBA's 2017
Golf Classic**

The foursome from Pawtucket Credit Union captures top honors at RIBA's 27th Annual Golf Classic, held October 16th at Wannamoisett Country Club.

Pages 8 and 9

Statewide permit-fee system potentially fair, predictable

By Paul F. Eno *Editor*

Uncertainty about building-permit fees from town to town, arbitrary increases, and communities using fees for general revenue will soon be things of the past.

That's the news from the Rhode Island Builders Association and other supporters of a uniform statewide standard for building-permit fees, enabled by the General Assembly in 2016 and, as of this writing, in the final stages of approval.

Under the new system, each municipality has a maximum permit fee, determined by a revenue vs. cost analysis already conducted by the Office of the State Building Commissioner (SBC) and vetted by the

Office of Regulatory Reform (ORR). Municipalities may set fees lower than the maximum if they wish, but they can't set higher fees without approval by the SBC, based on a new revenue vs. cost analysis.

"The proposal is a great step forward with accomplishing much needed reform in building permit fees," RIBA said in its written testimony on the proposed standard, sent to the SBC and ORR in November.

see PERMITS ...page 33



Eric Wishart



Affordable housing shortage persists; advocates vow to address barriers to building

Production is nowhere near the projected 35,000 new units needed in the next 10 years.

By Paul F. Eno *Editor*

While Rhode Island is light years away from producing the 35,000 new housing units needed over the next 10 years to accommodate a growing number of smaller households, some barriers to building those homes – such as overregulation and the high cost of construction – haven't yet been widely addressed by housing advocates.

That was one takeaway from an October 11th panel discussion, hosted by Housing-Works RI (HWRI) at Roger Williams University's Providence campus, prior to the re-



Moderator Ed Fitzpatrick of Roger Williams University, at left, makes a point during a panel discussion before release of the 2017 Housing Fact Book on October 11th. Seated, from left, are Will Farrell of William A. Farrell and Associates, Sandi Connors of the United Way of Rhode Island, Chris Barnett of the Rhode Island Foundation, Emily Martineau of Rhode Island Housing, and Karen Jeffreys of the Rhode Island Coalition for the Homeless.

lease of HWRI's 2017 *Housing Fact Book*. Among the subjects discussed were the overall need for 3,500 new housing units a year through 2027, and the importance of a strong, stable housing environment for public health, economic well-being, and the rearing and education of children.

One panelist made the point that the state's \$50 million housing bond issue, passed by voters in 2016, would fund the construction of only 800 homes, a "drop in the bucket."

The Rhode Island Builder posed a question: Had the panelists and their organizations considered overregulation and the high cost of construction when looking at ways to deal with the state's housing crisis? The group seemed surprised.

"No," panelist Chris Barnett of the Rhode Island Foundation replied simply.

"That question will be addressed," stated Brenda Clement, HWRI director and a Rhode Island Builders Association partner familiar with the residential construction industry's issues and concerns.

The panel also discussed training and communication strategies aimed toward officials and the public on housing issues. Along with Mr. Barnett, the group included Emily Martineau of Rhode Island Housing, Sandi Connors of the United Way of Rhode Island, Will Farrell of William A. Farrell and Associates, and Karen Jeffreys of the Rhode Island Coalition for the Homeless. Panel moderator was Ed Fitzpatrick of Roger Williams University, formerly of the *Providence Journal*.

The 2017 *Housing Fact Book* was released later that morning at HWRI's Annual

see *HOUSING ...page 32*

The Rhode Island Builder

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DEADLINES FOR THE JANUARY ISSUE

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see MEMBERS ...page 30

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LOOKING AHEAD!

(S) December 2nd and 9th: OSHA 10-Hour Course in Spanish - Sponsored by Real Jobs Rhode Island. To be held at RIBA headquarters, East Providence. Course is FREE. The course is geared to train employees in OSHA construction standards. It highlights the areas of major safety concerns, with the intent to reduce accidents on the job site. Each person completing the course will receive a copy of the OSHA Standard 29 CFR Part 1926 and an OSHA-10 certification card. For more information, times and to register, contact Betty Bernal, bbernal@ribuilders.org, or call (401) 837-7437.

 **December 8th: State-Mandated Continuing Education for Contractors - 5 Credit Hours** - Topic is Blower Door and Air Leakage Testing, Advanced Framing, Less Material Labor, Frost Protected Shallow Foundations. *Details on page 23.*

December 8th: Holiday Brunch - Joint event with RIBA's Professional Women in Building Council and the National Association of Women in Construction, 12-3 p.m., top floor of the Providence Biltmore. Speaker will be Elizabeth Tanner, newly appointed director of the Dept. of Business Regulation.
Details on page 11.

December 12th: Annual RIBA Christmas Party - Squantum Club, East Providence. Begins 5:30 p.m. *Details on page 22.*

January 9th-11th: International Builders Show and National Association of Home Builders Convention - Orlando, Florida. Visit Buildersshow.com.


 **January 11th: State-Mandated Continuing Education for Contractors - 5 Credit Hours** - Topics are Confined Spaces, Asbestos Awareness, Mold Awareness. *Details on page 23.*

 **January 23rd: State-Mandated Continuing Education for Contractors - 5 Credit Hours** - Topic is OSHA Safety Review. *Details on page 24.*

January 24th: Seminar - The New Sick Leave Law: What You Need to Know - RIBA headquarters, East Providence, 3:30 to 5 p.m. This law mandates that employers give employees a certain amount of sick leave every year. Learn what this means for your business, what it requires, and how you need to prepare. Presented by Attorney Sarah Bratko of the Rhode Island Hospitality Association. *Details in our January issue.*

April 5th-8th: Rhode Island Home Show, with the Garden & Flower Show - Sponsored by the Rhode Island Builders Association. Exhibit space and annual RIBA Directory advertising on sale now. *Details on page 10.*

More information, registration and payment for most RIBA events is available at RIBUILDERS.org.

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(S) Class will be taught in Spanish.

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Online courses include Scaffold Safety, Workplace Safety, Confined Spaces, Ladder Safety and more, each worth one credit hour of state-mandated continuing education. Just as with RIBA's on-site courses (see pages 21 and 22), online courses are FREE of tuition charges for members and their employees. Just use your coupon at the online checkout. NEED A COUPON CODE? CALL RIBA AT (401) 438-7400. Non-members:

\$12 per course. For information about online or on-site courses:
Contact Sheila McCarthy smccarthy@ribuilders.org or (401) 438-7400.



David A. Caldwell Jr.

President's Message

Let's raise a glass to a good year!

It's almost hard to believe, but another year has flown by, and the holiday season is fast upon us. It's the time of the year to come together with friends and family, reflect upon the work of the past year, share thoughts for the year ahead, and give thanks for the blessings and opportunities of our great nation.

The year in 2017 was a time of continued growth for the Rhode Island Builders Association. Many, many, people worked very hard on behalf of RIBA. In addition to our members, I thank our staff for all of their hard work throughout the year. Handling all of the events and managing the logistics for RIBA is no small undertaking.

I confess that I'm the first to take for granted the work of our support staff, who always manage our association and its events so seamlessly. This is a testament to their commitment, and the indomitable work of one Liz Carpenter, always present, always ready, always on the watch. Liz would have made an outstanding

Marine, and we are lucky to have her.

Last year, for the first time in many years, RIBA held a member Christmas Party. The attendance and turnout far exceeded expectations.

We are upping the game a little bit for 2017, and I hope to see everyone on December 12th at the Squantum Club. I'm a firm believer in working hard and playing hard. It's time to celebrate a good year, and the future continues to look better for our industry and our association.

In an uncertain and often troubling world, I maintain a deep and abiding faith that the people of the construction community will play a vital role in returning our state and nation to health. And I'm thankful and proud to have a small role in that respect.

So I look forward to seeing our members, spouses and company employees on the 12th of December, and lifting a glass of Christmas cheer to the continued good health of our members and the Rhode Island Builders Association. And for everyone and your families, I wish you a Merry Christmas and a Happy and Prosperous New Year in 2018.

RIBA



Award-Winning Monthly Magazine of The Rhode Island Builders Association

June 2016

Governor addresses RIBA board

Gov. Gina Raimondo, right center, addresses the Rhode Island Builders Association's Board of Directors on May 31. At the same table, from left, are RIBA Executive Director John Macanowski, President Roland J. Fiore, Vice President David A. Caldwell Jr. and Secretary Timothy A. Stasulonis. The governor also listened to residential construction industry concerns. Story on page 6.

Bring a potential member and your appetite

June 9: Pella Windows & Doors to sponsor free Networking BBQ

FEATURED PRODUCTS AND SERVICES FOR JUNE

Center Section

Supreme Court strikes down E.G. impact fees

Rhode Island's High Court has reversed a Superior Court ruling that upheld the impact fees charged by the Narragansett Town of Pawcatuck. Page 2

RIBA Clambake slated for August 5

The Rhode Island Builders Association's 2016 Clambake will take place at Francis Farm. Page 2

Woonsocket CTE students set the pace

is the first in our series of profiles on Rhode Island's career and... Page 2

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Members gather on Nov. 2 to support RIBA advocacy

By Paul F. Eno *Editor*

Nearly 60 members and guests turned out in East Greenwich on Thursday, November 2nd, for the Rhode Island Builders Association's most recent Build-Pac fundraising event of 2017.

"It's very important that we have these fundraisers, especially in these turbulent times," said Roland J. Fiore, past RIBA president and co-chairman (with Steven Carlino of Douglas Lumber, Kitchens and Home Center) of the association's Legislative Committee.

Mr. Fiore introduced Joseph W. Walsh, RIBA's chief government relations advocate, who offered a review of RIBA's legislative agenda, and also the Trump Administration's proposed tax plan.



Turning out on November 2nd to support RIBA's legislative advocacy are, from left, Scot Hallberg of Equity 1, past RIBA President Roland Fiore, Executive Director John Marcantonio, and RIBA's chief government affairs advocate, Joseph Walsh.

"Led by Roland and Steve, the Legislative Committee meets and reviews hundreds of bills on the state level every year. We take a position on the ones most relevant to the residential construction industry. The committee works very hard for you," Mr. Walsh stated.

The Build-Pac is bipartisan and has the goal of supporting pro-housing candidates at the federal and state levels through the voluntary contributions of members. There is also a national Build-Pac, operated by the National Association of Home Builders (NAHB).

"RIBA has been well respected for many years in the political arena," said Mr. Walsh. "But we need the support of every RIBA member in order to be most effective."

He urged members to build relationships with their own lawmakers so that an understanding of residential construction issues can be developed.

"When you have a dialogue with your senator and representative, let us know how we can help, and what information you need. The more members active in our legislative advocacy, the better."

The November 2nd event took place at the Eleven Forty Nine restaurant.

For more information about Build-Pac and RIBA's legislative advocacy program, contact Executive Director John Marcantonio at (401) 438-7400 or jmarcantonio@ribuilders.org.





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RIBA Happenings: Build-Pac Event



The Rhode Island Builders Association held its latest Build-Pac political fundraiser at the Eleven Forty Nine Restaurant in East Greenwich on November 2nd. Among the many who attended were, from left, Thom Marandola of Tomark Construction, Mike McDole of National Building Products, Carol O'Donnell of CRM Modular Homes, and Bill Finnegan of Coventry Lumber.



Also supporting Build-Pac were, from left, Tom Furey of Furey Roofing and Construction, Ken Jones of the Builders Insurance Group, with Dorna Shafae and Dean Martineau of Dean W. Martineau Carpentry & Painting.

Here are RIBA board members Jhonny Leyva of Heroica Construction, left, and Jose Marciano of JM Painting.



It's RIBA's chief government affairs advocate, Joe Walsh, left, and Jack Bentz of the Property Advisory Group, who serves on the association's Legislative Committee.



Doug Sabetti of Newport Solar, left, and Eric Wishart of Civil CADD Services.

From left, Gary Beaune of Cathedral Development is with Dean Brugnoli of Coventry Lumber, Frank Bragantin of Ferland Corp., and Jack Bentz.



PCU team nabs top honors

By Paul F. Eno *Editor*

With a low score of 64, the fearsome foursome from Pawtucket Credit Union (Paul Capello, Mark McLaughlin, Greg Madarosian and John Clarkson) came out on top at the 27th Annual Rhode Island Builders Association Golf Classic on October 16th.

The event, which raised over \$3,500 for RIBA's Builders Helping Heroes charity, took place on a brisk and breezy Monday afternoon at the award-winning Wannamoisett Country Club in Rumford.

Nearly 120 golfers were in place at noon for the modified-scramble start.

By day's end, there were plenty of top-tee-ers lined up behind the winning foursome. These included the second-place foursome of Bill and Dave Canning, Jonathan Mark and James Kwon, with a score of 67.

Close behind, with the same score, were Brian Silva, David Farrell, Skip Hingley and Kevin Hundley. The tie was broken according to professional golf rules.

There was another tie, this time for "closest to the hole," between Don Jaillet and Kevin Leamy. Chris Kelly captured the honors for "longest drive."

At the end of the day, golfers gathered at the Wannamoisett Club House for a buffet dinner, awards, door prizes and a slide show of their adventures on the course that day.

Builders Helping Heroes (BHH) was the real winner for the day, and RIBA thanks all the golfers who participated, and the many sponsors and prize donors who made the event possible, including Presenting Sponsor Pawtucket Credit Union, and Premier Sponsors Douglas Lumber, Kitchens and Home Center; National Building Products, and Riverhead Building Supply. *See the complete list of sponsors on page 9.*

Watch for news of the 2018 RIBA Golf Classic, and mark your calendar!



Above, low scorers at RIBA's 27th Annual Golf Classic were Paul Capello, Greg Madarosian, Mark McLaughlin and John Clarkson.



Clockwise from left are the mixed-company foursome of Ally Maloney, Mike McNulty, Kimberly Homs and Gerry D'Amoco. Next is the second-place team, the foursome from Canning Management: Bill and Dave Canning, Jonathan Mark and James Kwon. Finally, not quite singing the blues are two members of the high-scoring team: Chuck Lowe from the Builders Insurance Group, left, and Guido Sarcione from Baystate Financial, who won a case of 'Gansett.

RIBA
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Check them out at
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Networking Night draws over 100

Over 100 members and guests stopped in for the Rhode Island Builders Association's free Networking Night October 12th, generously sponsored by Jim McCarty of Craftsmen CPAs, at RIBA headquarters in East Providence. With Jim, second from left, are Tiffany Cahill, Dylan Cahill and Talia Corrente of Citizens Bank, with Alex Mustafayev of Power Equipment Co. At the event, Jim was available to show attendees what Craftsmen CPAs has to offer.



▲ Networking at Networking Night are, from left, Mark Dorken of Dorken Systems, with Tom Canning of Anchor Insulation and Doug Brownlow of Brownlow Associates.

**For RIBA
membership information
contact Elise Geddes
401-438-7400
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▲ Chris Grace of Wickford Appliance and Lighting chats with Carol O'Donnell of CRM Modular Homes, RIBA's treasurer.

The Rhode Island Builders Association thanks the generous sponsors who helped make our 2017 Golf Classic such a success!

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By Paul F. Eno *Editor*

The Rhode Island Home Show is far more than just a once-a-year marketing opportunity. It's the annual showcase that's been crucial for some members of the Rhode Island Builders Association to build their businesses.

Just ask Steve Elliott of Elco Painting Inc.

"We look forward every year to exhibiting at the Home Show. Even though it's a big commitment to spend four days, the return is fantastic year after year!" Steve says.

"In a typical year, we'll come out of the show with 25 to 30 quality leads. They can be as simple as painting a bathroom, all the way to a complete interior and exterior repaint/remodel or commercial project."



Steve Elliott at the Home Show turns into an appointment!"

An especially nice touch for Steve is the many existing customers who stop by the Elco booth just to say "hello."

"Fifty percent of them will ask us to come out to look at some new project. It's almost a slam dunk!" Steve reports. "The best thing is when we have an old customer at the booth, talking to us, and a potential new customer approaches. The existing customer will tell them how professional we are, and what nice work we do. This usually

turns into an appointment!"

Networking with other exhibitors is another important Home Show benefit for Steve.

"This has always been fruitful. We'll do some work for them, or they will do some for us. Overall, the Home Show is a great experience for us every year!"

Truly, the Home Show is the catalyst for major growth for many companies, and is the engine they use to maintain that growth.

"Seeing us at the Home Show is what puts our brand in front of future clients and keeps it there every year," reports Mary B. Cool of California Closets/Creative Closets.

"Seeing us at the Home Show helps keep us in their radar. Attendees meet designers, see our quality and scope of abilities, and have their questions answered. They can touch and feel our products on neutral territory," Mary adds.

Still time to exhibit

Exhibit space at the Home Show sold out last year, and is expected to do so this year, so move to reserve your space now. The Home Show, now including the Garden and Flower Show, brings in more visitors from all over southeastern New England each year.

Attractions at the 2018 event will include a new Designers Piazza, surrounded by 10 room-design vignettes. There will be a special focus on kitchens and baths. And there will be 10,000 square feet of walkable gardens, as RIBA works with the Rhode Island School of Design, the University of Rhode Island, and the Rhode Island Nursery and Landscape Association. There will even be hanging gardens from the Convention Center ceiling!

Everyone is interested in energy efficiency! The popular Energy Expo is back, and among the features will be a "before and after" structure that illustrates the benefits of good insulation, and much more.

As Paul Bernard of Bernard Modular Homes, another enthusiastic exhibitor, says: "The Home Show is one of the greatest benefits we get as a member of RIBA. See you at the Show!"

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Professional Women in Building: PWB NEWS



In October, we visited the new Pella Windows and Doors showroom in the seaside community of Newport, R.I.! Our own Jacqueline Pagel lead the showroom tour and presentation. A big thank you to Pella Windows & Doors!!



Joint PWB meeting with NAWIC at Pella Windows & Doors, a full showroom!



UPCOMING EVENTS

Please join us for our joint NAWIC Holiday Brunch on December 8th at the top floor of the Providence Biltmore Hotel from 12-3pm, an event you don't want to miss! Speaker will be Elizabeth Tanner, newly appointed director of the Dept. of Business Regulation.



PWB Officers

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Want to learn more about the PWB?

Please visit our site for contact info, up-coming events and news at <http://ribuilders.org/professional-women-in-building>

Lt. Governor, new DBR chief hear concerns, vow support for small business

By Paul F. Eno *Editor*

It was a full agenda on November 7th as both the lieutenant governor of Rhode Island and the newly appointed director of the Dept. of Business Regulation (DBR) addressed the Rhode Island Builders Association's Board of Directors.

Support for small business was the message brought by Lt. Gov. Daniel J. McKee.

"There has to be a level playing field for business in Rhode Island. For example, I visited a microbrewery in Warwick, and they said their kegs are taxed in Rhode Island but not in Massachusetts or Connecticut," said Lt. Gov. McKee, who was mayor of Cumberland for 12 years.

"That's the sort of thing that discourages business here, and that's the sort of thing we have to fix. That's why I'm here today."

He discussed pending legislation to help business, notably in the area of utilities.



Addressing the RIBA Board of Directors on November 7th are, at left, Lt. Gov. Daniel J. McKee and, at right, Elizabeth Tanner of the Rhode Island Commerce Corp., newly appointed to head the Dept. of Business Regulation.

"We'll need support on that from your industry. You should feel free to call me and to testify when the time comes. Lawmakers need to hear your stories."

Several board members shared stories of long wait times for utility hookups, and called for streamlined approvals.

"As a former mayor, you know the problems our industry faces from the anti-development mentality," commented RIBA Executive Director John Marcanto-

nio. "When we've spoken before, you've mentioned a goal of 2 percent growth. Do you still feel that way?"

"Yes, in fact we should have a population-growth strategy in Rhode Island," Lt. Gov. McKee responded.

"The growth in the 65-plus population over the next 10 years will be staggering. That could be an opportunity for the building trades, but if I were you, I'd be looking

see BOARD ...page 33

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Input Committee has first meeting to hear new member views

By Elise Geddes *RIBA Member Services*

The first meeting of the Rhode Island Builders Association's Input Committee, a panel of members who have belonged to RIBA for two years or less, was held on November 1st at the association's headquarters.



Dean Martineau
Chairman

Executive Director John Marcantonio opened the meeting by explaining what RIBA is all about: advocacy, information, education, workforce development, networking, consumer outreach and insurance. He also talked about RIBA's various committees, and that involvement is a great way to strengthen the association.

Since the purpose of the Input Committee is to research ideas to encourage new

membership and retain existing members, the conversation turned to the fact that RIBA's education program was probably the most important factor in their decision to join.

There was also some discussion of ways to expand our educational offerings.

Committee Chairman Dean Martineau took over from there and asked everyone

to introduce themselves and say something about their business. Again, the topic came back to suggestions for ways to inform and educate the membership of RIBA.

The next meeting will take place in January, with a date to be determined. Any new member interested in participating should contact Elise Geddes at (401) 438-7400 or egeddes@ribuilders.org.



Arnold Lumber's Gabriele honored

Denise Gabriele of Arnold Lumber Co., also treasurer of the Rhode Island Lumber and Building Materials Dealers Association (RILBMDA), has been named Lumber Person of the Year by that organization, all of whose members belong to the Rhode Island Builders Association.

Lumber Person of the Year is an annual



Denise Gabriele

honor awarded by RILBMDA. Ms. Gabriele received her award at the association's annual holiday party on November 17th.

"This is the first time I have received this honor, and it was a big surprise when they announced it!" she told *The Rhode Island Builder*. "I'm honored and humbled to receive this award."



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Member Profile: Paul Bernard of Bernard Modular Homes

His grandmother's advice really paid off!



Paul Bernard

By Paul F. Eno Editor

"Two, three or four people: wonderful. Five people: start worrying. Six or more: forget it!"

That's a prime lesson that Paul Bernard learned from his grandmother, and one reason he got involved with modular homes. It's not that Paul doesn't like people. He just likes keeping things simple.

"Home building is a complicated job. With fewer people having to be involved at my end, it all becomes less complicated," Paul says.

Paul started in modular homes way back in 1970. He runs three companies, but Newport-based Bernard Modular Homes, which represents New Hampshire-based New England Homes, is his pride and joy.

"I was a real estate broker, then I started getting interested in the home-building end of it. I started stick-building homes in 1965," Paul recalls.

Residential construction hasn't been his only path through life,

though. Early on, Paul became a justice of the peace in Massachusetts, and made himself useful.

"I performed a lot of weddings over the years," he remembers. "I must have married 500 couples in that gazebo on the town common in Assonet!"

Assonet is one of two villages that makes up Freetown, Mass.

Meanwhile, in his business life, Paul first encountered modular homes through a company that no longer exists, but it was love at first sight.

"Many people don't understand what a modular home is. The big difference is that, with a stick-built house, you build it from the outside in, because of the weather. A modular home is built from the inside out, indoors, in a factory."

In the modular market, Paul Bernard had certainly found his niche.

"It mushroomed into what my company is now," he says. "In 1970, I put up my first modular home, on Highland Avenue in Fall River."

It's been steady ever since, and Paul recently put up homes in Freetown, Mass., with more coming in Tiverton, East Providence, and Rochester and Swansea, Mass.

"When the house is delivered, it's all wrapped and it's 85 percent done. The 15 percent left to do includes stairs to the basement, decks and the exterior siding," Paul explains. "We do the exterior ourselves because I want it to be perfect."

Bernard Modular Homes ranges throughout southern New England, and it's very much a family business. Paul's son Steven takes care of the 15 percent of work that needs to be done after a delivery, and Paul's wife and daughter-in-law work in the business too.

"My own real specialty is taking down tired old houses from the '50s and '60s and replacing them with new, energy-efficient modular homes," states Paul, a Fall River native.

Lovin' the Rhode Island Home Show

Bernard Modular Homes joined the Rhode Island Builders Association in 2012, and has been a fixture at the Rhode Island Home Show ever since.

"I do very well at the Home Show, and it's a great RIBA member benefit. I get a lot of good leads, and I look forward to being there every year," Paul declares.

"I also love the RIBA networking and social events. That's how I meet and talk with the subs we do use," he adds. "And that Annual Clambake – is that wonderful or what? I get a lobster every year!"

Paul also loves the RIBA Christmas Party.

"RIBA and the Home Show have really helped grow my business over the years."

Bernard Modular Homes

Owner: Paul Bernard

RIBA member since: 2012

Focus: Energy-efficient modular homes

Serves: Southern New England

Founded: 1970

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"We had to be nominated to be eligible to host the Katz Road Show," said Coventry Lumber owner Bill Finnegan. "They only did three shows in New England this year."

Over 140 contractors attended the clinic. "We had a lot of enthusiasm and great feedback," Bill reported.

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Join us on December 12th!

RIBA Christmas Party slated for the Squantum Club

WHEN: Tuesday, December 12th, 5:30 p.m. to whenever

WHERE: Squantum Association, 947 Veterans Memorial Pkwy., Riverside, RI 02915

COST: \$35 for the first 100 members, their employees and spouses, \$50 per person thereafter. Registration and pre-payment required.

DEADLINE TO REGISTER AND PRE-PAY:

December 1st

FOR INFORMATION & TO REGISTER:

Contact Elizabeth Carpenter at (401) 438-7400 or ecarpenter@ribuilders.org.



During a Christmas Season Past, RIBA members and guests enjoy a gathering at the historic and picturesque Squantum Association Clubhouse, overlooking Narragansett Bay in Riverside, venue for the 2017 RIBA Christmas Party.

Join your fellow members for a fun evening of dining, dancing and networking as the Rhode Island Builders Association welcomes you to a very special social event: The Annual Christmas Party.

Menu choices are Chicken Marsala or Filet Mignon. A DJ will provide dance music.

The venue this year is the beautiful and historic Squantum Association Clubhouse, overlooking Narragansett Bay in East Providence.

Meeting with your RIBA colleagues at this or any other association event is a prime opportunity for networking, and for simply having fun. Bring your significant other, and your employees too.

The Christmas Party will run from 6:30 p.m. on into the evening!



Arnold Lumber trade show helps 'build the pipeline'



Supporting career and technical education (CTE) and "building the pipeline" to attract qualified young people to the residential construction industry, Arnold Lumber Company's Annual Contractor Appreciation Night, held at Rhodes on the Pawtuxet, Cranston, on October 26th, attracted over 450 people, students, teachers and contractors alike. At left, Carlos Ferman of the Providence Career and Technical Academy

expands his knowledge with Cleary Millwork. Carlos aspires to a career as an architect. At right are, from left, CTE teachers Freddy Gill, project director for the New England Institute of Technology and the R.I. Dept of Education; and Steve Martin of Ponaganset High School. With them is Joe Mazzone Sr. of Mazzone Home Improvement, with Joe Mazzone Jr., a CTE educator at Ponaganset High School.

Continuing Education for Contractors

*Courses headlined in **RED** on the Education Pages qualify for state-mandated continuing education requirements.
See the chart below to find out when you must fulfill your continuing education requirements.*

WHEN DO YOU HAVE TO HAVE YOUR CONTINUING EDUCATION CREDITS?

Your most recent contractor registration

Credit hours required

Date required by

New contractor - registered in July 2015	5	All 2017 and future renewals
Registered before July 2015	5	2019 renewal
April 2016 through December 2016	5	2018 renewal
*January 2016 - March 2016	5	2020 renewal

*Education credits won't meet the requirements if they are obtained *more than 30 months* prior to your registration renewal.

Five Credit Hours:

Blower Door and Air Leakage Testing,
Advanced Framing, Less Material Labor,
Frost Protected Shallow Foundations

December 8th

WHEN: Friday, December 8th, 7:45 a.m. to 1 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. \$150 for non-members,
with a \$15 materials/registration fee.

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

This course will cover several topics, including blower-door and air-leakage testing. This testing has been an Energy Code requirement in Rhode Island for some time, but soon the test results will matter when you apply for a certificate of occupancy anywhere in the state.

Other subjects will be advanced framing, using less material and labor, and frost-protected shallow foundations.

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.



Five Credit Hours: Confined Spaces, Asbestos, Mold

January 11th

WHEN: Thursday, January 11th, 7:45 a.m. to 1 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.

This course will cover:

- Confined spaces,
- Asbestos awareness, and
- Mold awareness.

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.



Five Credit Hours: OSHA Safety Review

January 23th

WHEN: Tuesday, January 23rd, 7:45 a.m. to 1 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.

Subjects will include a review of jobsite safety rules, fall protection, ladders and scaffolding, and 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.



National Grid offers free HERS training

National Grid is offering no-cost Home Energy Rating System (HERS) training in preparation for opening the HERS rater market for its Residential New Construction (RNC) program.

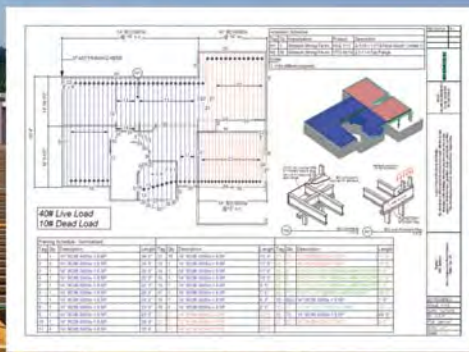
There will be a six – day training program, with classroom and field training, and a final HERS Rater exam, a \$2,500 value. Raters must purchase approved modelling software (e.g. REM/Rate), and they must purchase and maintain their own HERS equipment. There must be 18 hours of accredited professional development every three years.

For full information, contact Rachel Pinnons at clearesult.com or Ishaga.Diagana at nationalgrid.com



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Look for Massachusetts news here starting next month



Steven Carlino

The Rhode Island Builders Association has many members who work in Massachusetts, and many who are based there. So, as of the January issue of *The Rhode Island Builder*, this page will be dedicated to coverage of industry news in the Bay State.

We also will keep members informed about Massachusetts educational requirements, and classes RIBA will offer to fulfill them. We will, as always, keep members fully informed about Rhode Island legislative, regulatory and industry matters as well,

in the form of regular news stories.

Meanwhile, as the 2018 session of our own General Assembly begins, RIBA continues to work for measures to reduce the high cost of construction, which are a prime factor in our inability to come anywhere near the state's affordable-housing production needs projected over the next 10 years. *Related story on page 2.*

Central to expanding the housing supply is the availability of clean drinking water, along with non-polluting sewer and stormwater systems. This means maintaining and upgrading our drinking-

water and sewer infrastructure, much of which is ancient, especially in urban areas.

Gov. Gina Raimondo's administration has already established an Infrastructure Bank, and that's great. Its main emphasis is on repairing and upgrading roads and bridges, also a critical priority.

A model for Rhode Island

Speaking of Massachusetts, to care for our drinking-water and sewer infrastructure, along with housing, RIBA will continue to advocate for a program like MassWorks. Municipalities and public entities can apply to MassWorks for grants that fund public infrastructure projects, including water and sewer systems, in support of specific private development or housing creation within Massachusetts. On average, MassWorks has roughly \$75 million each year in capital funding, distributed through those grants.

To share your needs or concerns with those who guide RIBA's advocacy, contact Executive Director John Marcantonio at (401) 438-7400 or jmarcantonio@ribuilders.org.



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Andersen® Excellence Dealers support CTE students

Coventry Lumber: There's a critical need for skilled workers

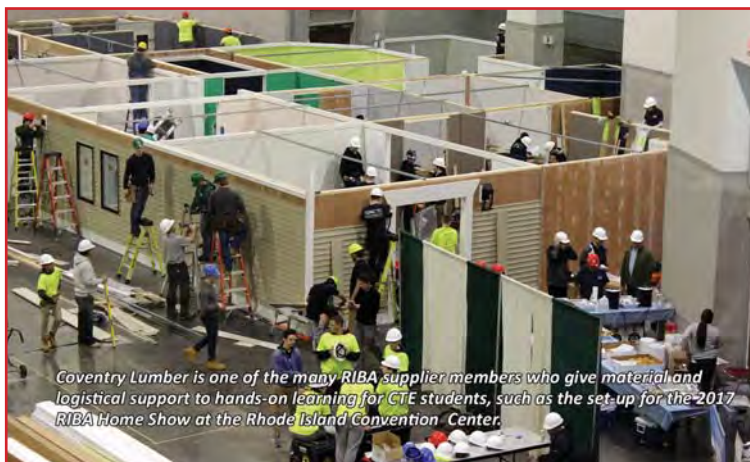
“We’ve tried to expand the number of employees we hire out of career and technical (CTE) programs, but there just aren’t enough of them.”

That’s the verdict from William Finnegan, owner of Coventry Lumber Co., a longtime and very supportive member of the Rhode Island Builders Association, and an Andersen® Excellence Dealer.

“That’s why we believe very strongly in supporting CTE. In fact, we had a student here in Coventry who actually entered a CTE carpentry program after we hired him. We thought it made sense to hire a person like that, who was entering a program to gain understanding of materials and what we do. He’s still on board with us.”

CTE schools around the state are cooperating with lumberyards to get the word out about what strong career potential the industry provides both on the contractor and supply sides, according to Mr. Finnegan and many other supplier members.

“Especially with so many older members of the industry retiring, it’s a career that offers firm growth, stability and an opportunity to advance. We’re trying to get that message out as consistently as we



Coventry Lumber is one of the many RIBA supplier members who give material and logistical support to hands-on learning for CTE students, such as the set-up for the 2017 RIBA Home Show at the Rhode Island Convention Center.

can. It’s a good long-term career decision,” he added.

Coventry Lumber supports CTE schools in Rhode Island and Connecticut because the company has locations in both states. The company also supports hands-on student activities, such as at the annual Rhode Island Home Show.

The Rhode Island Builders Association thanks these Andersen® Excellence Dealers for being prime sponsors of our support for career and technical education in Rhode Island in 2017. Watch The Rhode Island Builder for continuing coverage of what these fine suppliers are doing to support and train the residential construction industry’s workforce.

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Enthusiasm, work ethic mark Newport CTE students

By Paul F. Eno *Editor*

"Build your goal piece by piece. If you persist, you'll reach it!"

That's the advice from Brian Ferreira, instructor in the Construction Technology Program at the Newport Area Career and Technical Center (NACTC). And, from the enthusiasm evident in his students, Mr. Ferreira's opinion is shared.

"My dad, his brothers and my grandfather were all carpenters. It's great training to have, and I enjoy it a lot. It's a wonderful school!" says student Patrick Kirwin.

Classmate Jason Andre agrees.

"I'd like to go into construction as a career, and start my own business. I love the hands-on learning, and I was really excited about the shed project we worked on," says Jason.

Hands-on is where it's at if you're a student at NACTC. Every year, Mr. Ferreira, who holds a degree in business, and his students are called upon to do special projects. Last year, students took on the construction of new stairs at St. Augustin's Church in Newport. This year came the ambitious shed project Jason mentioned.

"Such projects are an essential part of the program, providing students with practical application opportunities required for NC-CER (National Center for Construction Education & Research) certification," said NACTC Director Robert Young, now rounding out his second year at the school.

"Like the students, what drew me here was the hands-on instruction. I always wanted to head a CTE program, and now I have that privilege," Mr. Young stated.

Assisting Mr. Ferreira with carpentry instruction is Technical Assistant Charles Woodward, who shares the feelings of his colleagues and students,

"I worked for myself as a contractor, but I love being a technology educator where there's so much hands-on learning," Mr. Woodward said.

Teamwork at the Home Show

As a group, the students were excited about helping to prepare the Rhode Island Builders Association's 2017 Home Show at the Rhode Island Convention Center, and they look forward to the 2018 event.

The consensus: Working as a team with students from other CTE programs, doing hands-on projects under the eye of real contractors, and learning from the interior designers is invaluable.

"It's like an actual job, working under a real foreman," one student said.

Their advice for other students who are thinking about careers in construction: "If you're serious about it, don't give up. It's great to see and feel the results of your own work!"

Find out more about NACTC at <https://www.npsri.net/domain/593>.



Above, carpentry students and their instructors at the Newport Area Career and Technical Center include, from left, Billy Levigueur, Riley Cranson, NACTC Director Rogert Young, Patrick Kirwin, Technical Assistant Charles Woodward, Jason Andre, Aaron Moreira, Logan Ratcliff, Zachary Levesque, Dylan Stahl and Instructor Brian Ferreira. Below, Mr. Woodward, left, supervises a project in NACTC's state-of-the-art workshop.



Jobs Bank brings together employers, employees

As of November 10th at the online Jobs Bank at RCWPJobs.com, there were 291 job candidates (compared with 290 in October and 287 in September). There were 584 employers registered (as opposed to 579 in October and 578 in September). Forty-three jobs were posted, a big drop from 52 in October, indicating that candidates are finding jobs.

There were 74 job-seekers' resumes posted as of this writing, up from 72 in October.

For more information, contact Cheryl Boyd at (401) 255-5910

see **JOBS BANK ...page 33**

Rep. Shelby Maldonado

Chairwoman, Special Legislative Commission to Study the Low and Moderate Income Housing Act

Rep. Maldonado (D-Central Falls) was elected in November 2014. Along with chairing the Special Legislative Commission to Study the Low and Moderate Income Housing Act since 2016, she is second vice-chairwoman of the Committee on Municipal Government and is a member of the House Committee on Health, Education and Welfare. She also co-chairs the Legislative Black and Latino Caucus. A native of Central Falls, Rep. Maldonado served on the City Council there before her election to the House. She holds a degree in political science and communication studies from the University of Rhode Island.



THE BUILDER: Rhode Island Housing, HousingWorks RI and other advocacy groups say that we need 35,000 new housing units over the next 10 years just to meet projected demand. What's your overview of the affordable housing situation right now?

MALDONADO: If I had to use letters, "A" being great and "F" being horrible, Rhode Island is ranked "F." That's right from a report by the Corporation for Enterprise Development.*

I'm a single millennial, and I just bought my first home this year. It took about two years because there's just not enough housing. Secondly, the cost is excessive, and I had to save the money for a down-payment on a home that my mom and family had never had.

We want people to stay in Rhode Island and invest in our state, but it's a major burden to most people.

THE BUILDER: So what's the 14-member Special Legislative Commission to Study the Low and Moderate Income Housing Act all about?

MALDONADO: I represent a small town, Central Falls, which has a population of about 17,000. Our housing stock is outdated, which is typical for many of the urban areas in Rhode Island. That's especially true for areas like Providence, Pawtucket, Woonsocket and Newport, which typically provide more than the 10 percent affordable-housing stock mandated by the Low and Moderate Income Housing Act, which was passed well over 20 years ago.

So our commission was created to look at this whole situation, and to discover what challenges the cities and towns are having. Why, after all this time, are only five communities meeting that 10 percent mandate?*

The challenge is that affordable housing brings a cost with it. A community may be taking in families with social and economic issues. And all that filters into our school departments. There might be larger class sizes, and students with more needs. The communi-

ties don't receive any specific assistance to deal with this.

So the commission has representatives from cities and towns with populations under 35,000, such as Glocester and other suburban towns. There are two members from communities with populations of 35,000 or more. Then we have Rhode Island Housing and the construction trades represented.

Overall, we want to give all parties a chance to voice their concerns. Glocester, for example, has been vocal about their challenges when it comes to affordable-housing growth. Their water supply is limited, and

they don't have access to major transportation sources.

So do we need to change the definition of affordable housing? The current definition is very broad. What issues can we tackle now, such as water supplies and transportation?

Educating officials and the public about affordable housing, especially in suburban areas, is also a challenge. I'm talking with United Way of Rhode Island on this, and there may be plans for a grant-funded campaign to address public information.

People's typical conception is that they'll be taking poor blacks and Latinos into their towns, and that's not necessarily so. We developed some gorgeous one- and two-family housing in Central Falls, with people looking for stable homes, rents they can afford and good schools, like any family would want.

Too many parents have to choose: Do I go to the doctor or do I go to work because I have to put food on the table? I grew up witnessing that with my own mom.

THE BUILDER: One of the prime roadblocks to producing affordable housing is the cost of construction. Will the commission tackle this issue?

MALDONADO: The commission hasn't yet focused on reducing construction costs. Those costs are substantial, from receiving the permit, getting applications through the cities and towns, to actually building a structure.

President Dave Caldwell of the Rhode Island Builders Association serves on the commission, and he has given us an overview of the construction-cost situation. One of our goals is to look at that in more depth.

* The Corporation for Enterprise Development, now known as Prosperity Now, is a national nonprofit based in Washington, DC dedicated to expanding economic opportunity for low-income families and communities in the United States

** The communities that current meet the 10 percent affordable-housing benchmark are Woonsocket, Central Falls, New Shoreham, Pawtucket and Newport.

Expert: Lumber prices have peaked

By Paul F. Eno *Editor*

Why are lumber prices rising, how far will they go, and when can contractors expect relief?

"Why they went up is a simple issue of supply and demand," stated Marc Osborne, vice president for purchasing at Mansfield, Mass.-based National Building Products.

"The overriding factor was the severity of the forest fires in British Columbia (B.C.) over the summer, which wasn't really accounted for by anyone in the supply chain. In fact, all hell broke loose in B.C. Individual players in the lumber industry might have understood it, but they didn't put all the pieces together," Mr. Osborne explained.

Fires in the Pacific Coast Canadian province, a major North American lumber supplier, consumed over 3 million acres and caused at least \$127 million in damage. A number of critical lumber mills were shut down for weeks. This was especially rough for the hardwood market because the East is heavily dependent on the West for these species.

"On top of the supply issue was the countervailing duty (on lumber imports) imposed by the Dept. of Commerce in June. That was scheduled to expire at the end of August, and we expected that this would help reduce prices."

Mr. Osborne also explained a concurrent factor: the yearly closing, for retooling and vacations, of Quebec lumber mills during late July and early August.

"So, we expected that, by Labor Day, with the mills back in operation, there would be more lumber back on the market. But the after-effects of the situation in Canada became manifest to us in September. It was almost a perfect storm. Prices went up because supply was down."

Speaking of storms, then came Hurricanes Harvey and Irma.

"Those didn't affect the supply of lumber so much as it did the demand, and it took trucking out of the industry here to work down south. Even Canadian truckers were going down there and setting up shop. This is still happening, and the truckers are making top dollar."

The good news....

"I think prices have topped out," Mr. Osborne said. "In the last few weeks, I've noticed some more liquidity in the system. Trucks are showing up. We still have hardwood supply issues, but everyday lumber for two-by-fours through two-by-tens is more available. Prices haven't started reacting yet, but I don't see how high prices can be sustained going into winter."

Committee eyes residential fire sprinklers

The controversial issue of residential fire sprinklers is back under discussion

The Rhode Island Fire Sprinkler Coalition is bringing together fire and building-code officials, some planners, and construction industry representatives to discuss, among other things, giving builders the option of installing fire sprinklers in new homes.

"It is understood that the Rhode Island Builders Association makes no commitment to a position on this issue, and is simply there to represent the views of its members," said RIBA Treasurer Carol O'Donnell, who will represent the association at quarterly meetings of the coalition.

Watch *The Rhode Island Builder* as this issue develops.

-Paul Eno



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HOUSING...from page 2

Fact Book Luncheon at the Rhode Island Convention Center. RIBA President David A. Caldwell and several other members attended.

The *Fact Book's* findings are sobering, demonstrating the stubbornness of the state's housing-affordability problem. Along with a low inventory of affordable housing, the *Fact Book* states that more than one in three Rhode Island homeowners with mortgages, and more than half of all renters, are paying too much for housing, spending more than 30 percent of their income on it.

In addition, some 90 percent of low-income mortgage-holders – more than 32,000 of them – are cost-burdened, according to the numbers. For renters, the percentage of cost-burdened households is also high, some 70 percent.

“Not only do we continue to see an increase of housing cost-burden across renters and homeowners, we see a persistently high percentage of severe cost-burden, which means households are spending more than 50 percent of their income on housing,” said Ms. Clement.

“For those 41-57 percent of lowest-income Rhode Islanders who experience severe cost-burdens, access to other basic needs, such as food, transportation or healthcare, may be out of reach.”

Increased housing prices and rents in Rhode Island have meant a substantial decrease in the number of municipalities where buyers and renters with incomes under \$50,000 may expect to find homes they can afford. Only two of Rhode Island's 39 cities and towns, Central Falls and Providence (without the East Side), offer homes for sale that fit a household budget of under \$50,000.

At higher income levels, the range of affordable options has also shrunk considerably, according to the *Fact Book*. Home buyers with an income of \$70,000 saw the number of municipalities with median home prices they can afford decrease from 16 in 2015 to 12 in 2016.

Renters don't fare much better, The *Fact Book* says. In 2016, Rhode Island households earning \$50,000 or less could affordably rent in only six municipalities, and households earning \$30,000 or less could not affordably rent an average two-bedroom apartment in any Rhode Island city or town.

The *Fact Book* also cites the need for more housing production. More than 27,000 of the nearly 35,000 units needed over the next 10 years should be multifamily, based on anticipated demand, “and able to serve households with incomes less than 80 percent of area median income.”

New to the *Housing Fact Book* this year is a regional overview of the state, which builds on the annual analysis of affordability indicators in each of the 39 cities and towns. The regional overview contextualizes municipalities in relation to geography, transportation, jobs and quality of life.

In other statistics in the *Fact Book*, the analysis of foreclosures shows a 4.53 percent decline since 2012.

“However, the last five years have seen ups and downs. In 2016, there was a 32 percent increase over 2015. Within the 1,561 foreclosure deeds issued, 311 were for multifamily homes, representing a loss of 750-900 homes. Rhode Island's rate of seriously delinquent loans is still among the highest in the United States....”

The 2017 *Housing Fact Book* may be downloaded at <https://www.Housingworksri.org>. Print copies are available.

Where Cities and Towns Stand on Their 10% Affordable Housing Goals

Municipality	% LMIH	BHRI I & II
Barrington	2.66%	61
Bristol	5.93%	19
Burrillville	8.81%	139
Central Falls	11.19%	30
Charlestown	2.86%	32
Coventry	5.35%	52
Cranston	5.43%	0
Cumberland	6.17%	56
East Greenwich	4.68%	10
East Providence	9.82%	6
Exeter	2.36%	27
Foster	2.05%	0
Glocester	2.23%	0
Hopkinton	7.12%	20
Jamestown	4.39%	3
Johnston	8.05%	7
Lincoln	6.53%	2
Little Compton	0.56%	7
Middletown	5.44%	0
Narragansett	3.75%	2
Newport	15.32%	171
New Shoreham	10.63%	11
North Kingstown	8.06%	67
North Providence	6.94%	0
North Smithfield	8.18%	65
Pawtucket	8.90%	106
Portsmouth	2.83%	0
Providence	14.88%	744
Richmond	1.89%	0
Scituate	0.85%	0
Smithfield	5.09%	5
South Kingstown	5.61%	24
Tiverton	5.09%	128
Warren	4.49%	3
Warwick	5.39%	31
Westerly	5.22%	15
West Greenwich	1.41%	0
West Warwick	8.17%	3
Woonsocket	15.90%	97
Rhode Island	8.29%	1,943

Chart courtesy Housing Works RI at RWU

www.ribuilders.org

BOARD...from page 12

at the data on what that means. Where will the families live?"

The lieutenant governor had high praise for the other speaker that evening, Elizabeth Tanner, who is moving from the Rhode Island Commerce Corp. (RICC) to head DBR.

"We've had an 'F' in small-business friendliness for years, but we're moving up," Lt. Gov. McKee said.

"What Liz did back at Commerce to remedy this was extraordinary. With her as head of DBR, you'll see a renewed energy in helping small business."

Ms. Tanner, RICC's executive vice president for client services, stressed to the board that RICC is interested in helping Rhode Island small businesses, not just large or out-of state businesses.

"The bulk of people Commerce talks to are small Rhode Island businesses," she said. "We want to hear about problems you're having or that your clients are having, whether it be unresponsive state agencies, long wait times or whatever it might be. State agencies are required to respond to questions from RICC within 24 hours."

On municipal issues, RICC "may or may not" be able to resolve problems," Ms. Tanner indicated. However, she reported that e-permitting, increasingly popular with RIBA members, was in 17 municipalities as of that date.


"If you're having trouble with e-permitting, we need to know."

Contact Lt. Gov. McKee at (401) 222-2371. Ms. Tanner was still with RICC as of this writing, and her office can be contacted at (401) 278-9100.

In other matters...

Executive Director John Marcantonio reminded the board that RIBA is changing its fiscal year to January 1st, and shared a projected budget for 2018. He also presented RIBA's business plan for 2018, and he reviewed overall proposals to expand RIBA member services, including a workforce training school and a new safety group.

Mr. Marcantonio also reviewed RIBA's legislative priorities for the coming year. He also announced that *The Rhode Island Builder magazine* will begin covering more Massachusetts news in 2018, out of consideration for members who work on both sides of the state line.

The annual drawing for a free, full-color advertisement in the *RIBA Membership Directory and Buyer's Guide* took place. Warwick-based Hareld Glass was the winner. 

JOBS BANK...from page 27

or cboyd@ribuilders.org.

"Whether you need skilled workers now or in the future, you can benefit from the Residential Construction Workforce Partnership (RCWP) Jobs Bank at RCWPjobs.com right now," Ms. Boyd said.

"When your company posts a job opening, it will be personally managed. That's because, as soon as it's posted, I receive an immediate e-mail," Ms. Boyd added. "I know who you are and what you're looking for."

It's the same process when a job candidate posts a resume.

"I pay personal attention," she said. 

PERMITS...from page 1

"The formula recognizes the economy of scale with a downward adjustable multiplier at reasonable and realistic breakpoints."

The testimony also noted that "the formula preserves essential income for the municipalities with little to no reduction in revenue in the first tier; where for the most part, 95 percent of construction activity occurs...(preserving) the basis for the maximum fees a municipality may charge."

Further suggestions

RIBA also advocates creating construction-cost categories within the standard, to differentiate between construction and remodeling/renovation costs and the different levels of inspection required. RIBA also urges that there be someone at the state level "capable of assessing and editing the formulas" who can monitor municipal compliance year by year, along with a regular re-evaluation of the standard, especially as building codes change.

"This is an extraordinarily positive step for the residential construction industry," said Eric Wishart of Civil CADD Services, a member of RIBA's Board of Directors who studied this issue and wrote the testimony.


"For the first time ever, the state will have authority to oversee local permit fees. By law, building-permit fees are supposed to support a given community's building department. They are not to be used to support other departments or go into general revenue," Mr. Wishart explained. "Fees also have to reflect the economic scale of a project, with a reduction in cost-rate for larger projects."

Praise for ORR

Depending on income vs. expenses for their building departments, some communities' fees may be up, others down. But the fees should be fair and predictable, according to Mr. Wishart. He had high praise for ORR officials. "They did a thorough and excellent job in pinning down the numbers."

The new system is expected to solve another problem, according to RIBA Executive Director John Marcantonio.

"In the past, RIBA had to provide oversight on the permit issue. Now the state is responsible for that. This should help solve problems," Mr. Marcantonio said.

A public hearing on the permit-fee system took place on October 26th, with final comments accepted until November 17th. 

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