

**FEATURED
PRODUCTS AND
SERVICES
FOR DECEMBER**

Center Section

**Christmas Party
set for Dec. 5**

The Rhode Island Builders Association's 3rd Annual Christmas Party takes place at the Squantum Association, East Providence, on Dec. 5th!

Page 7

**Warwick to
implement
expedited fire
reviews**

By executive order of Warwick Mayor Joseph J. Solomon, the city will implement expedited fire reviews on January 1st.

Page 24

**Home Show
exhibit space
going fast**

Make your exhibit plans for RIBA's 69th Annual Home Show! Members get discounts and design help.

Page 10

**A conversation
with the new
president**

We sit down with Timothy A. Stasiunas, new president of RIBA, to share his vision for the industry.

Page 26

It's a full house for first carpentry training class

RIBA leaders welcome adult students to first session of the Carpentry Career Training Program.

By Paul F. Eno *Editor*

With great fanfare, encouraging advice from industry veterans, and strict ground rules, 21 adult students – a full house – started their journey toward new or better careers in the residential construction industry on November 5th.

The occasion was the very first class of the Carpentry Career Training Program (CCTP) at the Chariho Career and Technical Center in Richmond. This 26-week, 200-hour pre-apprenticeship course, free to students, is now offered at both Chariho and at the Woonsocket Area Career and Technical Center in Woonsocket by the Rhode Island Builders Association and its industry partners.



RIBA's Louis Cotoia Jr., at right, welcomes students to the first class of the Carpentry Career Training Program, taking place at the Chariho Career and Technical Center in Richmond on November 5th.

With the students all assembled for that first session, Louis Cotoia Jr. of RIBA's Workforce Development Oversight Committee offered a welcome and introduction to the course, nailing the industry's colors to the mast right off the bat.

see CAREER TRAINING...page 33

Hoisting regulations in flux: Do you have the right license?

By Paul F. Eno *Editor*

As construction equipment evolves, so do the rules. And that's the case with proposed regulations about hoisting licenses, now on the cusp of approval by the Rhode Island Dept. of labor and Training (DLT).

"Lull® (A division of JLG Industries) came out with a rotating forklift, and that's what sparked this conversation," said David Rodrigues, DLT's chief hoisting engineer.

"Language in the existing regulations had put that equipment in the hydraulic lift category. After some

public input about revisions to the regulations, it was decided to keep it in the 'construction forklift telehandler endorsement' (license) even if it rotates," Mr. Rodrigues said.

"The change is that, if the machine has a winch on it, that all changes. The operator would then need the hydraulic crane endorsement (license)."

No combination license is being contemplated, according to Mr. Rodrigues.

If the operator is performing functions with a winch, he or she needs the additional license. The

see HOISTING...page 32

2018 Fact Book: R.I. housing affordability continues to shrink

State needs 3,500 units a year and is producing 1,000 or less.

By Paul F. Eno Editor

More than 145,000 Rhode Island households—or 35 percent—are housing-cost burdened, spending more than 30 percent of their income on housing. That includes nearly 90 percent of mortgaged households with incomes below \$50,378, and more than half of renters.

Those are among the sobering findings in the 2018 *Housing Fact Book* from HousingWorks RI (HWRI) at Roger Williams University, released on October 19th.

According to the *Fact Book*, there is only one municipality left where a household



Displaying the 2018 Housing Fact Book are RIBA representatives who attended the annual Fact Book Luncheon at the Rhode Island Convention Center on October 19th. From left are President Timothy A. Stasiunas, Local Director Jhonny Leyva and Immediate Past President David A. Caldwell Jr.

with \$50,000 in income can affordably buy: Central Falls. Even at \$70,000, there are only seven (down from 12 in last year's *Fact Book*) where a household can afford to buy: Central Falls, East Providence, Pawtucket, Providence (minus the East Side), Warwick, West Warwick and Woonsocket.

"Rhode Island experienced the fastest home sale price growth in New England at 7 percent, from Q4-2016 to Q4-2017,

making Rhode Island the only state in New England to exceed the national growth rate of 6.3 percent," a statement from HWRI said.

"Renters find themselves in a similar predicament. In 2017, Rhode Island households earning \$50,000 or less could affordably rent in only four municipalities—Central Falls, Burrillville, Woonsocket

see *HOUSING...page 32*

The Rhode Island Builder

Official publication of the
Rhode Island Builders Association
since 1951

Officers of the Rhode Island Builders Association

President David A. Caldwell Jr.
Vice President..... Timothy A. Stasiunas
Treasurer..... Carol O'Donnell
Secretary Louis Cotoia Jr.

The Rhode Island Builder Report

Publishing Director..... John Marcantonio
Editor Paul F. Eno

The Rhode Island Builder Report is published monthly by the R.I. Builders Association, 450 Veterans Memorial Pkwy. #301, East Providence, RI 02914, tel. (401) 438-7400, fax (401) 438-7446, e-mail INFO@RIBUILDERS.ORG. Advertising information is available on the Internet at www.RIBUILDERS.org or from New River Press at (888) 273-1941 (ext. 1). Claims and representations made in advertising are the sole responsibility of the advertiser. The Rhode Island Builder Report and the R.I. Builders Association neither endorse nor guarantee advertiser claims. Readers may submit articles and photographs of interest to the residential building and remodeling industries in Rhode Island, but the publishing director and editor may reject any submission or advertisement. While designed to provide accurate and authoritative information on the subjects covered, The Rhode Island Builder Report and the Rhode Island Builders Association are not engaged in rendering legal, accounting or other professional or technical advice or product support. Accordingly, RIBA cannot warrant the accuracy of all legal or technical information contained herein and disclaims any and all liability which may result from publication or reliance on the information provided. Unless otherwise noted, articles may not be reprinted without the written permission of the publishing director. The Rhode Island Builder Report is edited, designed and produced by New River Press, 645 Fairmount St., Woonsocket, RI 02895, tel. (401) 250-5760 (ext. 1), fax (401) 356-0913, e-mail builder@newriverpress.com.

DEADLINE FOR THE JANUARY ISSUE

All copy, ads and photos must be to us by

Friday, November 30

E-mail material to

builder@newriverpress.com or fax: (401) 356-0913

RIBA welcomes these new members and thanks their sponsors!

Builder/Remodeler

Pedro Correia

Gemini Home Improvement Inc.

57 Robin Hood Dr., Seekonk, MA 02771

Sponsor: Steven Carlino

Douglas Lumber, Kitchens & Home Center

Raymond F. Pouliot

368 Nooseneck Hill Rd., Wyoming, RI 02898

Sponsor: James Deslandes - Deslandes Construction Inc.

Subcontractor

Alicia Doandio

Rhode Island Mulch Inc. Express Blower Services

P.O. Box 36, Narragansett, RI 02882

Sponsor: Carol O'Donnell - CRM Modular Homes

see MEMBERS...page 31



www.ribuilders.org

Construction Loans



- One closing with low closing costs
- Construction and permanent in one loan
- Locked-in rate at application
- Interest only during construction phase
- Up to 90% Loan To Value*
- Loans up to \$1,500,000*
- 1-2 family properties
- Primary or secondary homes



**Pawtucket
Credit Union**

The smarter way to bank

401-729-4060 800-298-2212 pcu.org

As of 11/1/17. Equal Housing Lender.

*Restrictions may apply. Not available on Smart Option mortgages.

LOOKING AHEAD!

♦ **December Ongoing: Carpentry Career Training Program, Southern Rhode Island Session** - FREE, 26-week, pre-apprenticeship carpentry training program continues at Chariho Area Career and Technical Center, 459 Switch Rd., Wood River Junction, RI 02894. *Details on page 1.*

♦ **December Ongoing: Carpentry Career Training Program, Northern Rhode Island Session** - FREE, 26-week, pre-apprenticeship carpentry training program continues at Woonsocket Area Career and Technical Center, 400 Aylsworth Ave, Woonsocket, RI 02895. *Details on page 1.*

♦ **December 5th: Annual RIBA Christmas Party** - Squantum Association, East Providence. Enjoy networking, music, dinner and dancing. *Details on page 7.*

☞ ♦ **December 7th: State-Mandated Continuing Education for Contractors - 5 Credit Hours - Waterproofing Walls, Shingle Design, Common Construction Regulations**
Details on page 22.

♦ **December 14th: Professional Women in Building Holiday Dinner** - 11:30 a.m., combined holiday dinner with the National Association of Women in Construction, Providence Biltmore Hotel. *See pages 8-9.*

February 19th-21st: International Builders Show and National Association of Home Builders Convention - Las Vegas Convention Center, Las Vegas, Nevada. Visit Buildersshow.com for information and to register.

♦ **April - 4th-7th: 69th Annual Rhode Island Home Show, with the Garden & Flower Show** - Rhode Island Convention Center, Providence. *Details on page 10.*

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

♦ Indicates a RIBA-sponsored event.

☞ Designates a course eligible for Rhode Island and/or Massachusetts state-mandated continuing education credits. Contact RIBA for confirmation.

(S) Class will be taught in Spanish.

Take RIBA classes online at RIBAEducat.es.com

Visit RIBAEducat.es.com for access to 24-7 continuing education!

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 onsite courses (see pages 22-23), 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 credit hour. For information about online or on-site courses: Contact Sheila McCarthy smccarthy@ribuilders.org or (401) 438-7400.



Timothy A. Stasiunas

President's Message

The housing headwinds are not letting up

As many already know, Rhode Island has a housing shortage, and it's only getting worse. A study several years ago (Projecting Future Housing Needs in Rhode Island, from Rhode Island Housing and Housing-Works RI at Roger Williams University, released in April 2016) found that we need to create 35,000 new dwelling units by 2025.

That number translates into 3,500 new housing units per year, and we are already two years closer to 2025 than when the study was released. In fact, since that study proclaimed the coming need for housing, we have lost ground: About 10,000 units, to be exact.

At the height of building in Rhode Island, in the 1980s and 1990s, we produced about 2,800 units annually, and we barely break 1,000 now. That means we're 2,500 units a year behind where we need to be.

We've heard a great deal about affordable housing since the 1990s, when comprehensive permitting legislation was passed to encourage its development. The fact is that I, along with many other Rhode Island Builders Association members, were providing affordable housing units long before it became popular.

There was, however, a distinct difference back then. There were less onerous regulations, on the federal, state and municipal levels. Developable land was more available, and there was a more favorable attitude toward housing. Today, it's no secret that regulations and "NIMBY" attitudes have stifled the residential construction industry. The question is: What do we do to solve

the housing shortage?

In the past 10 or so years, legislators and many state entities have recognized that the residential construction industry is key to the state's long-term economic viability. Without adequate and affordable housing, we can't attract new business to the state or even keep our own citizens here for the long term.

We have been working around the edges to try and solve this problem, but in reality we have to get at the heart of the issue, and that's state and local planning and zoning policy. Even the Obama Administration cited local zoning as the biggest roadblock to affordable housing in the nation.

Over the years, well-intentioned people have talked in meaningful ways about the issue, but when it came down to it, they admit the key is at the local level, and "it's hard" to do anything about that.

Well, we have to do something about it, and now is the time. The state needs more housing, and state and local political leaders have to stand up and take control of the housing issue, no matter how hard that might be.

As one person stated it so well, we have a narrow window of time to get this right. That time is now, as the demand for housing gets to a critical point, there isn't much time to waste before the issue severely limits the region.

Leadership comes from the top, we are committed to playing our part and will stand with the policy and legislative leaders willing to make a difference!



Land Wanted

Single-Family or Multi-Family

Raw, Approved or Improved

Eastern Mass. and R.I.

10-200 Lots/Units

Contact Alex Mitchell

alex@meridiancustomhomes.com

401.301.3854

MASTERFUL CRAFTSMANSHIP EXPERT IN-HOUSE DESIGN NO FINANCIAL SURPRISES

MERIDIAN
Design | Build

M MERIDIANCUSTOMHOMES.COM
866-455-6806

New state fire marshall vows to work with construction industry

By Paul F. Eno *Editor*

"I'm sure a lot of the problems you have come from receiving different interpretations from local fire officials. One of our priorities is to straighten that out."

That was the message from Timothy P. McLaughlin, the new state fire marshal, as he addressed the Rhode Island Builders Association's Board of Directors on November 6th.

"Our office recently moved to the Dept. of Business Regulation. Now we're right next to (State Building Commissioner) Jack Leyden and his staff. Communication between us and the building officials is ongoing and easy, and it was a fantastic move. We're working together very closely," Mr. McLaughlin said.

In fact, it would be a good idea if every municipality brought their building and fire officials together in the same building, according to Mr. McLaughlin.

"In addition, I think you will see a big difference in how my office is run. We're moving to a business-friendly, customer-oriented environment. I don't tolerate people who don't return phone calls. We're about customer service," he added.

To help building and fire officials work together, and to streamline the process for builders, there's now quarterly, mandatory joint training.

"We're doing this training with the fire inspectors and the building officials, in different parts of the state. We're bringing them together because they have to work together, and they have to work with you," Mr. McLaughlin said.

"You should be able to come in with your applications and go right down the line, and in the same building. I know that time is money for you people."

He urged members to call him directly if they have issues at any level of the application process.

"The local fire officials all work under me," he said.

In other matters, RIBA Executive Offi-



State Fire Marshall Timothy P. McLaughlin addresses the RIBA Board of Directors on November 6th.

cer John Marcantonio reviewed the association's draft business plan for 2019.

Highlights include greater use of social media for RIBA marketing, continuation and expansion of the association's tuition-free classes for members and their employees, and developing a safety service for members.

This would include a safety officer who would visit member jobsites once a year to assist with OSHA compliance.

The plan also features new marketing partnerships for the Home Show, and outlines the 2019 legislative agenda.

President Timothy A. Stasiunas welcomed seven new board members elected

at the Annual Meeting in October.

Mr. Marcantonio and workforce development point man Louis Cotoia Jr. updated the board on the workforce development scene, particularly the carpentry training program now ongoing in different parts of the state.

The program has a waiting list.

RIBA members are invited to attend the public portion of the monthly Board of Directors meetings, which usually take place on the first Tuesday of each month at RIBA's East Providence headquarters. Please contact Elizabeth Carpenter at (401) 438-7400 or ecarpenter@ribuilders.org for more information.

Cabral wins Membership Drive

The 2018 RIBA Membership Drive has a winner: Karen Cabral of M & J Supply Co., Inc.!

The drawing for the Membership Drive was held at RIBA headquarters on September 27th, and the grand prize was \$500.

The purpose of the drive was not only to increase membership, but also to increase participation at our networking events. By all estimates, it was a success!

We at RIBA wish to thank each and every member who sponsored a new member or brought a potential member to a network-

RIBA Director of Operations Elizabeth Carpenter draws the Membership Drive winner on September 27th.



ing event in 2018.

Congratulations, Karen, and keep those sponsorships coming.

-Elise Geddes

Christmas Party set for December 5 at Squantum

WHEN: Wednesday, December 5th, 5:30 p.m.
cash bar, with dinner at 6:30

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

COST: \$40 for the first 100 members, their
employees and spouses, \$50 per person
thereafter. \$50 for non-members. Registration
and pre-payment required.

DEADLINE TO REGISTER AND PRE-PAY:
November 23rd

FOR INFORMATION & TO REGISTER:

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



Attendees toast the season at the Squantum Association during 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.

Once again this year, the venue is the beautiful Squantum Association Clubhouse, overlooking Narragansett Bay in East Providence.

Enjoy a lovely dinner, with a choice of chicken or scrod, and

toast the Christmas season with your fellow members, your family, your business associates and your employees. A DJ will provide dance music.

Everyone is invited! Meeting with your RIBA colleagues at this or any other event is a prime opportunity for networking.

Tickets sold out quickly last year, so please make your reservations early!



Trusted Advisors Since 1800

Construction financing made easy.

**Construction
Lending**

Cynthia Valenti Smith, VP, Mortgage Lending

With a construction loan from Washington Trust, the process is easy and efficient - there's one application, one approval, one closing. For more information, call **Cynthia Valenti Smith** (NMLS #718387) at 401-862-4874 or email her at cmvalenti@washttrust.com.



Professional Women in Building : PWB NEWS



Network with Members in your Industry



We want to give a huge thank you to our October networking event host, Reid's Remodeling! A wonderful networking event and tour at their beautiful farm and workshop. (In photo at left) – Members networking. (In photo below) The farm at Reid's Remodeling.



UPCOMING EVENTS

- December 14: NAWIC Holiday Brunch -Providence Biltmore Hotel
11:45 am – 3pm, Raffles, Prizes, live music!!!
- January 28: 101 on Social Media Marketing with PMC Media
Group 6-8pm RIBA Headquarters

PWB Officers

Carol O'Donnell-President
Linda Bohmbach- Vice President
Sophia Karvunis- Treasurer
Jacqueline Pagel- Secretary

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>

RIBA members invited to PWB's January meeting at PMC Media

PMC Media Group will be the venue for the January meeting of the Rhode Island Builders Association's Professional Women in Building Council (PWB), and all RIBA members are invited to attend.

Enjoy networking with your fellow members, and some great refreshments while you learn about marketing your business from the experts.

PMC Media Group is a leading provider of creative branding, digital marketing, web design and development, social media management and more.

As for the PWB, it's the premier professional organization that provides strategies and solutions for professional women in the

building industry. Through our publications, awards, scholarships, seminars and programs, we provide women in the building industry the professional advantage necessary to excel and succeed. Our members consist of women who belong to RIBA and the National Association of Home Builders.

Our members also receive well-deserved recognition for their contributions to the homebuilding industry and homeownership.

We provide direct service to the general membership through education and training programs that focus on professional and leadership development, networking opportunities and industry related information.

For more information, visit RIBuilders.org.



National Association of Women in Construction
No. One of RI, Chapter 52

Please join us for our

ANNUAL HOLIDAY BRUNCH

Friday, December 14, 2018 11:30am – 3:30p.m.

The Grand Ball Room
Providence Biltmore Hotel

11 Dorrance Street, Providence, RI
Cost: \$55 (Payment in advance is required)
Self Parking or Valet Parking available

Music by Ron Giorgio, back by popular demand

50/50 Raffle, Gift Baskets and MORE
Proceeds go to Youth Construction
Career Activities

Charity: TOYS for TOTS. Please bring an unwrapped children's toy!!

Please RSVP w/Meal Choice & Payment by December 7, 2018

Renee Pineo at: nawicrhodeisland@gmail.com
Please make checks payable to: NAWIC PO Box 10205 Cranston, RI 02910

Pay Pal on our website www.nawicri.org

Home Show booths are selling quickly! Get your exhibit space now

WHEN: Thursday, April 4th, through Sunday, April 7th

WHERE: Rhode Island Convention Center, Providence

FOR INFORMATION & TO EXHIBIT:
Contact Bob Yoffe at (800) 963-3395

Attendance at the Rhode Island Home Show, the Rhode Island Builders Association's biggest event of the year, is now back to historic levels, with some 20,000 visitors keeping those turnstiles turning. The demographics are as strong as in any of the show's 69 years.

So if there's ever a year that you should exhibit, 2019 is it.

That's even more important if you're a contractor, since exit surveys clearly indicate that visitors want to see more contractors at the show, so they can meet them and talk about the new-construction or home-improvement projects they plan.

Get your exhibit space now because it's going fast. Even though exhibits have expanded out into the Convention Center concourse, space is still at a premium.

Show attractions for 2019 include a much larger and more interactive home-technology section. Aging-in-place will be the focus for Rhode Island's career and technical education (CTE) students as they plan their exhibit-construction projects for the show. And the popular Energy Expo will highlight zero-net energy for homes.

In addition, prime attractions will feature outdoor living concepts, and there will be plenty of interactive seminars.

The Flower and Garden Show comes back finer than ever in 2019, with the garden section sponsored by Central Nurseries, and the flower displays sponsored by the Rhode Island Federation of Garden Clubs.

"With nine major features, the Flower and Garden Show promises to exceed even last year's amazing display," said RIBA Executive Officer John Marcantonio.

Visitors want more contractors exhibiting

RIBA members have first opportunity as exhibitors, and they get discounts on exhibit space.

"Take advantage of this while there's still space available. We expect that it will sell out quickly," Mr. Marcantonio said. "Be aware the Home Show visitors consistently tell us they want to see more contractors and suppliers exhibiting."

A number of RIBA members know this first-hand.

"The Home Show has been a consistent winner for us year after year. It always generates business for our home-building company as well as providing an opportunity for past and present clients to



Crowds through the aisles during the 2018 Home Show.

come visit us in a relaxed setting.

"We look forward to participating again in 2019," says Alexander A. Mitchell, a longtime exhibitor.

Another builder, Carol O'Donnell of CRM Modular Homes, agrees, and adds:

"The Home Show is an opportunity to meet prospective customers, exhibit my products, network with my peers and learn about new products."

Joining the chorus of member exhibitors is Linda Bohmbach of Home Healthsmith, which specializes in equipment for residential safety and mobility.

"We started at the Home show a few years ago with a 10' by 10' exhibit space," Ms. Bohmbach tells us. "Now we've grown to a 20' by 30' space!"

The Rhode Island Home Show isn't the only showcase event that Home Healthsmith uses, but...

"This is the largest show we do, and it's the best show we do," Ms. Bohmbach says.

RIBA helps member exhibitors

"RIBA works with us to make the most of our space and to keep it in the same location. Today, people remember where the Home Healthsmith exhibit is."

"Every year, we track what the Home Show brings us in sales. People keep our information and move forward with purchases and rentals. The first day of the 2017 show, we sold an elevator in the first hour!"

Truly, the Home Show is the annual showcase that's been vital for some members of the Rhode Island Builders Association to build their businesses.

So get your exhibit space now. Call Bob Yoffe at (800) 963-3395 today!

Ladd Meyer of Memo Construction

From vaudeville theaters to the jobsite...

By Paul F. Eno *Editor*

He must be the only member of the Rhode Island Builders Association who went from the vaudeville theater to the construction jobsite. His parents, George and Hilda Meyer, were entertainers. Actress Dorothy Lamour was his godmother. Famous actors changed his diapers, and he rubbed elbows with the likes of Frank Sinatra, Dean Martin and Jerry Lewis.

"I remember Bobby Vinton when he was just a kid, on the *Ted Mack Amateur Hour* in Atlantic City in the early 1950s. My father was headlining at the main stage, and brought Bobby on to sing a few songs!" recalls Ladd Meyer Sr., founder of Memo Construction, based in East Providence.

"When I was a kid, I thought life was just an endless trip from one theater to another," he adds.

Vaudeville was a form of variety show that got started in France in the 18th century. It became very popular in America in the early and mid-20th century, and consisted of separate, unrelated acts like dancers, trained animals, hand-to-hand jugglers (like the Meyers), magicians, acrobats, singers, weightlifters – you name it. Abbott and Costello, the Three Stooges, Jack Benny, half the cast of *The Wizard of Oz*, not to mention Ladd Meyer's parents, all got their start in vaudeville.

George Meyer (whose stage name was Ladd Lyon) was also a stunt double for heartthrob Alan Ladd in a number of "western" movies. You can even find Ladd Lyon's movie and TV credits on IMDb.

"My mother grew up in East Providence, and my dad was from Wisconsin. They met in New York City during the last years of World War II, were married three days later, then headed for Europe to entertain the troops with the USO. My sister and I were their last chance for a normal life!" Ladd says.

And here's where it gets really interesting: The Meyers come from a long line of Wisconsin Beyers, people who made wooden beer barrels for the state's breweries.

"So, carpentry is in my DNA. In fact, when my dad retired from the stage, he became a remodeler. I cut my teeth in the construction business working with him on kitchens and bathrooms! I was 14 at the time," Ladd reports.

When George died two years later, Ladd stayed in the business.

"I have a colorful past, and I like to be busy. I get great satisfac-



Ladd Meyer Sr., right, and Ladd Meyer Jr.

tion out of completing something," says Ladd, who settled back in Rhode Island and worked for companies like Lyon Construction and New England Drywall for many years. He specialized in sheetrock, metal framing, steel doors and drop ceilings.

In 1988, Ladd founded Memo Construction with partner Eddie Motosso. The company name came from the first two letters of each of their names.

"My philosophy is: Try as hard as you can to do the right thing all the time, because 'messed up' comes all by itself."

Before he knew it, Ladd had 14 men working for him, "and we were sheetrocking and plastering over 300 homes a year. Then I was putting up commercial buildings."

Memo, based in East Providence, works almost entirely in Rhode Island, and the company's handiwork includes the plaza on Route 6 in East Providence that the Lowes, iHop, Medici's Pizza and other popular destinations call home.

Memo is about to start a building for a client on Route 44 in Greenville, where Verizon will locate.

"Today, we've morphed into a management group as well. We manage many of the properties we've built," Ladd says.

But Memo remains a family company, with son Ladd Meyer Jr. taking on more and more responsibilities. Ladd Sr.'s wife, Susan, manages the books.

Memo joined RIBA in 1989.

"I attended every Clambake, and I was very active in health insurance and safety programs," Ladd remembers. "Now that I'm older, my son is taking on more involvement."

"RIBA is a group of small companies. It's amazing what a few people can build and accomplish when they work together! You can go to meetings, sit and talk and have your questions answered," he says. "And the education is amazing, especially with free tuition for members. I've taken every class about eight times! Now my son is taking advantage of them, and it's his turn. RIBA is a great organization!"

Memo Construction

Owner: Ladd Meyer

RIBA member since: 1989

Focus: Residential and Commercial Construction

Serves: Rhode Island

Founded: 1988

Based: East Providence, Rhode Island

Second in a Series

Younger RIBA members step in to bring family companies into the future



By Paul F. Eno *Editor*

It's all about new blood. That shows in the fact that the Rhode Island Builders Association just elected seven new, young board members. It also shows in the fact that a new generation, many of them the sons and daughters of seasoned members of the residential construction industry, are coming to the fore and are preparing to take over dynamic companies.

So, let's meet some more future leaders of our industry.

Sean, Ryan and Evan Finnegan of FINETCO

In the first in our series, we featured a young business owner, the son of a business owner, and two daughters of a business owner. This month, we highlight three sons of a business owner. Meet Sean, Ryan and Evan Finnegan of FINETCO!

"At this point, I'm the one most involved in all aspects of the company," said Sean when asked who would head the team once their dad, Bill Finnegan, retires, even though he has no plans to do so. "With the acquisitions that FINETCO has been involved with, there's no set timeline for that. But I'm involved in closing those deals."

And acquisitions there have been. FINETCO now includes Coventry Lumber in Rhode Island, Waterford Building Supply and West Haven Lumber in Connecticut, and E.L. Morse Lumber in Massachusetts.

Asked about his own role, Ryan replied that he spends much time on the road.

"Right now I'm involved in outside sales," he said. "So I'm traveling to jobsites and building up our customer base, and working with existing customers as well. I'm also working the counter, so I have some face-to-face with homeowners too."

Evan, the youngest Finnegan, is a senior at the University of Rhode Island.

"I'm still going to school, but I'm current working with a large commercial contractor to get some field experience," Ryan explained. "So when I go into the lumber yards, I'll be able to tie into that field experience. And I'm having fun!"

Sean first became involved in the business when the Finnegan Family bought Coventry Lumber "completely and officially, in 2012."

"Before that, I worked in the yard during summers, working with customers at the drive-through," said Sean, a URI alumnus with a general business degree.

"As soon as I graduated in 2014, I got involved in the sales side of the business, working the counter, did some inside sales to support the outside sales team," he added.

"As I grew into that position, I transitioned into the business's operations role. I worked on that side for just under two years. Currently, I'm the comptroller, so I handle all the finances, but I do other day-to-day tasks as well," he said.

Despite these achievements, the building materials industry "wasn't even in my head" until he started college, according to Sean.

"That's when we started to get involved with Coventry Lumber. Once I got my feet wet, I really developed a passion for it!"

Ryan's path has been similar to his older brother's.

"I was in the yard, working with customers at the drive-through, and doing deliveries. Then, for a few summers, I worked with a couple of local contractors. On Saturdays, you could find me at the front counter," Ryan said.

"Once I graduated, I worked the counter full-time. And now I'm in outside sales."



Above, Sean and Ryan Finnegan enjoy the 2018 Rhode Island Builders Association Clambake at Francis Farm with other members of the FINETCO team. Below, younger brother Evan plans to join them in the business.

see *NEXT GENERATION*...page 30

Riverhead Building Supply acquires UBS

Riverhead Building Supply (RBS), a 14-unit, family-owned lumber and building materials dealer with locations in Rhode Island and New York, has acquired the assets of Westerly-based United Builders Supply (UBS), a four-unit, full-service lumber and building-materials dealer.

Both companies are longtime members of the Rhode Island Builders Association.

"This acquisition expands the geographic footprint of Riverhead Building Supply and will enable them to better serve the high-end, quality-oriented customers in and around the Westerly and Richmond, Rhode Island; and Niantic and Waterford, Connecticut, areas, where United Builders Supply has enjoyed a strong presence for years," a statement from RBS said.

Find out more at RBScorp.com.





2019 RIBA Directory: Is your listing accurate?

The Rhode Island Builders Association's 2019 *Membership Directory and Buyer's Guide* is going to press shortly, but there still might be time to update your free member listing.


Several months ago, all members received a survey form by mail to confirm the accuracy of their information. This was to be used both for the printed *Directory* and the online directory at RIBAlist.com.

If for some reason you didn't receive a form, please contact Elizabeth Carpenter at (401) 438-7400. There might still be time to update.

The *Directory* is distributed to thousands of visitors at the annual Rhode Island Home Show, now including the Garden and Flower Show, and is an excellent introduction to your business. It's also distributed all year through RIBA headquarters.

2019 Membership Directory and Buyer's Guide

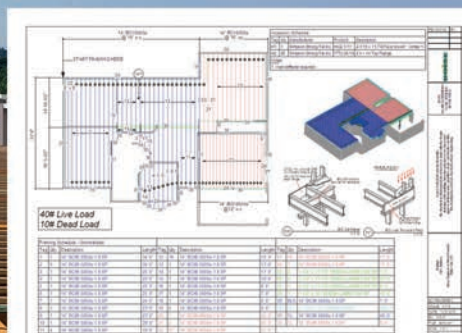


Build More Profitably

RI builders trust us with their building material needs, and rely on us for exceptional value added services.

RAPID FRAME®

Save labor time with Engineered Floor Systems:
Pre-Applied Sub-Floor Adhesive, Inkjet Labeling
of Precision End Trimmed I-Joists, Pre-Cut Holes,
& Insulated Rimboard



Headquarters in Mansfield, MA

**LARGEST INDEPENDENT
IN NEW ENGLAND**

**Call us to make your
job more profitable**

Evan Kerte 401.230.0895

Dennis Levesque 401.280.0253

Jeff Mello 401.408.2932

Dave Sheldon 401.477.2524

Mike Wahl 401.489.0033

Tom Wickham 401.524.2789

Open M-F 6:30AM-5PM

Sat 8AM-12PM

national-bp.com

Exit 10 off Rte 95 | 3356 Post Rd, Parking in Rear | **Warwick (Apponaug)** | **401.921.0400**



Zero Net Energy renovation debuts in Jamestown

A century-old, 1,000-square-foot New England beach cottage in Jamestown underwent extensive renovations, including a two-story addition with a screened-in porch and a small post-and-beam barn behind the original house. The family had three clear goals for their project:

- Increase the square footage to accommodate a family of four.
- Preserve the charm and local characteristics of the home.
- Achieve Zero Net Energy (ZNE), whereby they would produce as much renewable energy as they consume over the course of a year

Project Highlights

The customer enrolled the project in the National Grid Residential New Construction (RNC) Program to benefit from its technical support and incentives. Multiple energy-efficiency measures were included in the building design to achieve ZNE. These included:

- High Performance Envelope (est. incentive \$4,000)
- Use of AeroBarrier® to seal air leaks in the envelope
- Existing foundation and slab were lined with rigid mineral-wool panels and rigid foam panels.
- Basement walls in the new addition were factory-built insulated, reinforced concrete panels installed on-site.
- New stud walls above the new basement were filled with spray foam, with rigid foam applied to the exterior on top of a vapor barrier.
- Existing walls were gutted to open studs and filled with closed cell foam, with rigid foam applied to the exterior on top of a vapor barrier.

In addition, a combination of 2x6s and OSB (oriented strand board) sheathing filled with layers of rigid mineral-wool board was installed on top of both the old and the new rafter systems, and the newly installed roof deck was insulated with closed-cell spray foam.

Windows were triple-glazed, argon-filled, 0.25-0.27 SHGC, and equipment and ventilation carried an estimated incentive of \$1,150.

Included in the project was a 10.45 HSPF mixed ducted/non-ducted air-source VRF split heat pump, with a heat-recovery system that monitors five zones and moves heat from one area to another.



Above, "before" and "after" photos of the Jamestown House involved in the Zero Net Energy renovation. Below, the tour organized by National Grid for builders, architects, code officials and energy specialists.

An energy recovery ventilation system (ERV) captures energy contained in normally exhausted building air and uses the energy to precondition the incoming outdoor ventilation air.

Renewables include a photovoltaic solar array on the barn roof.

AeroBarrier®, an advanced air-sealing technology, was used to seal the home's envelope. Lengths of tubing with spray-nozzle tips are set up inside the home on small tripods, several on each floor. While a blower door pressurizes the house, a compressor pushes an acrylic, glue-like substance through the tubing and out the nozzles. The particles travel toward any air leaks, and collect around the holes to close them up.

This technology, first used in the industry for HVAC ducts, is quick (it took about 60 minutes for the product to seal the home) and is effective for both new and existing homes. Air leakage results: Before sealing, there were four air changes per hour (ACH). After sealing, there was one.

National Grid coordinated a tour of the project, which was hosted by the homeowner, Donald Powers, president of Union Studio Architecture & Community Design. A group of 20 builders, architects, code officials and energy specialists turned out. Earlier in the day, National Grid held a free ZNE presentation at the nearby Jamestown Library.

This Old House

The renovation was documented extensively by *This Old House* for their 40th television season and was heralded as the "Little Green Giant" in the October *This Old House* magazine.

Featured Products & Services

December 2018



**A Rhode Island Builder Report
Special Section**

TRIM



Boral TruExterior™ Trim

Boral TruExterior® Trim is creating an entirely new category of reliable exterior trim that offers phenomenal performance, remarkable workability, and a lasting look without the limitations that plague other exterior trim products. Plus it can be installed using proven woodworking tools and methods.

- Easy to install
- Long-lasting, withstanding nature's elements
- Competitively priced compared to other products in the marketplace

Superior Workability

Boral TruExterior® Trim is creating an entirely new category of reliable exterior trim that offers phenomenal performance, remarkable workability, and a lasting look without the limitations that plague other exterior trim products. Plus it can be installed using proven woodworking tools and methods.

Applications

Designed to be used in non-structural applications, Boral TruExterior® Trim is suited for ground contact, which makes it ideal for exterior trim applications such as:

Corners, soffits, fascia, batten strips, frieze boards, rake boards, garage door casings, window surrounds, door trim and other non-structural exterior trim applications

Boral TruExterior™ Siding's sustainable properties are a result of the use of recycled polymers and highly refined recovered coal combustion products, which are endorsed by the US Green Building Council (USGBC) in the production of construction materials.

Coventry Lumber
2030 Noosneck Hill Rd
Coventry, RI 02816
(401)821-2800
www.coventrylumber.com



E.L. Morse Lumber
2502 Cranberry Hwy.
Wareham, MA 02571
(508)295-1170
www.elmorselumber.com

Waterford Building Supply
7 Industrial Drive
Waterford, CT 06385
(860)443-1167
www.waterfordbuildingsupply.com

West Haven Lumber
741 Washington Ave.
West Haven, CT 06516
(203)933-1641
www.whlumber.com

Quick Facts

- Can be painted any color with exterior grade latex paint
- Easy to cut, rout, drill and fasten
- Can be installed using wood-working tools and methods
- Exceptional durability
- Resistant to rotting, cracking, splitting, and is virtually free from termites
- Maintains a high level of dimensional stability during periods of moisture and temperature change
- Suitable for ground contact



PRO PLUG® SYSTEM for Boral TruExterior Trim



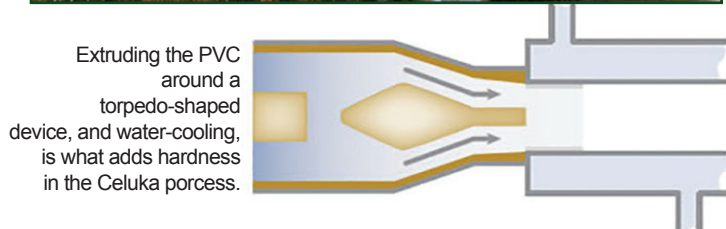
- No Cam-Out Mechanism to prevent stripped screws
- Available in both Epoxy Coated Carbon steel and Stainless Steel
- Plugs are made from Boral TruExterior Trim so the color and grain match perfectly.



At FINETCO: KOMA® Building Products!

KOMA® Building Products feature the unique Celuka extrusion process, which yields the most exacting tolerance and the densest surface of any PVC building product. Because of its hard shell, KOMA can take a beating on the jobsite and still look clean and crisp once installed. It's impervious to moisture and insects and it won't swell, rot, split or delaminate even under harsh weather conditions.

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 expect tenacious paint adhesion when applying a high quality, 100 percent acrylic latex paint in the field. Check out KOMA products at Coventry Lumber and all our other fine affiliates!

Coventry Lumber, Coventry, R.I. • 401-821-2800

E.L. Morse Lumber, Wareham, Mass. • 508-295-1170

Waterford Building Supply, Waterford, Conn.

860-443-1167

West Haven Lumber, West Haven, Conn. • 203-933-1641

www.finetco.net • Previous Page

At Arnold Lumber: AZEK® Building Products!

It's the intersection of science and style! AZEK® engineers the best suite of high-performance building materials available. Their commitment is to innovation, good research and development, and design. That means your clients' homes will look beautiful longer. AZEK is 100% Smarter Than Wood™.

AZEK means inspiring design, with engineers and designers developing high-performance materials that withstand the tests of time and nature with unparalleled beauty.



AZEK products are the best high-performance building materials on the market. They never need to be stained or sanded, meaning your clients will spend more time enjoying their homes and less time maintaining them.

AZEK's materials resist mold, mildew, stains and scratches, meaning you don't have to worry about material defects, splinters, or damage from termites or rot.

Learn more at Douglas Lumber! Find out why it makes smart money-sense to buy your building materials at Douglas!

Arnold Lumber Co., West Kingston, Wakefield, Bristol, Westerly R.I. • 401-783-2266

arnoldlumber.com • Page 21

This special section consists of paid advertising. The Rhode Island Builders Association does not endorse specific products and is not responsible for claims or representations made in advertisements.

Andersen®
ARCHITECTURAL
COLLECTION



Uncompromising style, variety and performance.

.....

The Andersen® Architectural Collection is an innovative approach to windows and doors that's based on the style of home you want to create. Now, it's easier to dream, to understand your options, and to choose the products that not only fit your home, but also your vision. The Architectural Collection. Only from Andersen.

"Andersen" and all other marks where denoted are trademarks of Andersen Corporation and its subsidiary.
©2018 Andersen Corporation. All rights reserved. MS1809_0499



Dartmouth Building Supply

958 Reed Road
North Dartmouth, MA 02747
800.540.2389
dartmouthbuildingsupply.com



At Dartmouth Building Supply: Andersen® Architectural Collection!

The Architectural Collection from Andersen® is a luxury offering dedicated to style, performance and design. But before Andersen even designed this product line, they researched how windows contribute to architectural style.

The result is a series of windows and doors that was carefully designed with authentic architectural style in mind. Every sash, every piece of hardware and every accessory easily comes together to allow you to create the home style your clients are after.



Andersen is the most trusted window brand among builders. The extensive collection of products offers the ability to deliver aesthetics and reliable performance in any climate. And Dartmouth Building Supply (DBS) is there for you, from project design to closing, with industry leading support and service.

Find out more at DBS! Visit our website or, better yet, our showroom at 958 Reed Rd. Dartmouth, MA 02747!

**Dartmouth Building Supply,
Dartmouth, Mass.**

800-540-2389

Dartmouthbuildingsupply.com • [Previous page](#)

BUILD SMARTER. BUILD BETTER.
 CABINETS - WINDOWS - ROOFING - SIDING - DOORS - SIDING - MOULDING - DECKING



FREE SAME DAY DELIVERY

Why shop at a bunch of specialty shops to buy your windows, roofing, siding or decking when you can get it all in one place - Riverhead Building Supply. Call us by 11am with your stock building materials orders of \$200 or more and have it delivered the same day!

Our outside sales and design teams are ready to help

Ask a sales rep to visit your home to help you create a materials list, develop a quote, or arrange a delivery.



**www.rbscorp.com
1-800-874-9500**



At Pella Windows & Doors: Architect Series® Reserve™ Integrated Rolscreen!

In 1925, In Pella® began making stylish wood windows that would withstand the elements for years. Today we're also known for various shapes and sizes of unique, dependable fiberglass and vinyl replacement windows, along with beautifully crafted entry and patio doors. They all provide energy-efficient solutions that meet or exceed ENERGY STAR® certification.

Among our latest innovations is the Integrated Rolscreen retractable screen! This is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

Integrated Rolscreen is available on Pella's Architect Series® Reserve™ products.

With its cutting-edge design, this self-storing screen is



constructed of quality materials, like high-transparency In-View™ screen material – for more natural light and airflow than conventional screen material – and high-strength magnets.

The design has been tested to help deliver performance, and it's easy to use. Just open your window, and the screen appears. Enjoy fresh air while helping keep pests out. Close your window and the

self-closing screen rolls away. It's really that simple!

Find out more at one of our local Pella showrooms, or visit Pella.com.

Pella Windows & Doors

Seekonk, Mass. • 508-336-6890

Newport, R.I. • 401-314-0814

Westerly, R.I. • 401-322-1333

Centerville, Mass. (Cape Cod) 508-771-9730

Corporate Headquarters, Fall River, Mass. • [This Page](#)

Project of the Month



Architect : Ike Kligerman Barclay

Contractor : Dennis Clarke Bldg. Cont., Inc.

This seaside shingle style home features our Architect Series Luxury Edition windows and doors with HurricaneShield in our Eldridge Gray exterior.

Serving all of Rhode Island and Southeastern Massachusetts 401-500-5249

www.gopella.com

“Viewed to be the Best”

SERVING THE RI COMMUNITY SINCE 1911

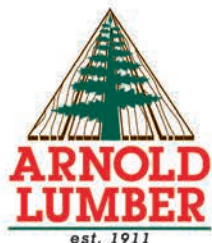
Family Owned and Operated



AZEK
Building Products



BUILDING MATERIALS | DOOR & MILL SHOP | KITCHEN & BATH DESIGN CENTER | MASONRY PRODUCTS



FOUR LOCATIONS SERVING RHODE ISLAND AND NEIGHBORING CONNECTICUT AND MASSACHUSETTS COMMUNITIES

WEST KINGSTON BRANCH
251 Fairgrounds Rd.
West Kingston, RI 02892
(401) 783-2266

WAKEFIELD BRANCH
297 Main St.
Wakefield, RI 02879
(401) 783-3311

BRISTOL BRANCH
545 Metacom Ave.
Bristol, RI 02809
(401) 253-7322

WESTERLY BRANCH
124 Oak St.
Westerly, RI 02891
(401) 596-2806

BUILDING TRUST SINCE 1911 | WWW.ARNOLDLUMBER.COM | VISIT OUR ONLINE SHOWROOM

Continuing Education for Contractors

*Courses headlined in **RED** on the Education Pages qualify for state-mandated continuing education requirements. **EVERY RESIDENTIAL CONTRACTOR** registered to work in Rhode Island must take five hours of continuing education before his or her next renewal date, and must provide class certificates as evidence of completion.*

Five Credit Hours:

*Water Management for Walls - WRBs, Windows and Flashings
Shingle Design • Common Construction Regulations in Rhode Island*

December 7th

WHEN: Friday, Decemberth, 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.

Join instructor Mike Guertin to learn about weather resistive barriers (WRBs), windows and flashings.

All siding installations leak, so you need a properly detailed and flashed WRB to keep water out of the house. Learn what WRB materials comply with code and installation requirements. See

common problem areas to pay extra attention to, and how to flash doors and windows to comply with the building code.

Shingle Design: Learn how creative cedar shingle designs can set your work apart from run-of-the-mill sidewallers. From simple geometric designs to complex images, cedar shingle siding is an unusual and unique art medium. Using a few simple techniques, it's easy to learn.

Common Construction Regulations in R.I.: A quick overview of state and federal regulations you may - or may not - know about and how to comply. From DigSafe™ and sediment control to hoisting licenses and employee classification, see what you need to know (and comply with) to avoid job shut-downs and fines.

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.

Every Year
Thousands
Save Millions

Put Your NAHB Membership to Work Now.

Money-saving discounts that benefit you,
your business and your family

nahb.org/MA



Classes required by Massachusetts to be offered as well

Members and their employees get tuition-free classes at RIBA

If you work in Massachusetts as well as Rhode Island, you can save six hours by taking courses that meet requirements for both states. And the courses are tuition-free for members of the Rhode Island Builders Association and their employees.

That's the news from RIBA Membership Relations Coordinator Elise Geddes and Education Manager Sheila McCarthy. These dual-credit class offerings began in September and will be offered for most months in 2019.

"While there might be a nominal charge for course materials, classes are free of tuition charges for members and their employees," Ms. McCarthy said.

"Especially given the continuing education for contractors mandated by Rhode Island, this can save you thousands of dollars as an employer. Even if it's just you, the free tuition will more than cover the cost of your RIBA membership dues," she added.

Bringing in classes recognized by both Massachusetts and Rhode Island will help contractors who work in both states "kill two birds with one stone," as the saying goes.

"There are 12 hours of courses, over two days, that can apply to both Rhode Island contractor registration and Massachusetts construction supervisor licensing (CSL)," said Ms. McCarthy.

"This will save six hours for contractors who need both."

Massachusetts requires 12 hours of continuing education for CSL renewal, while Rhode Island requires five hours for registration renewal.

Those who need both Rhode Island and Massachusetts renewals can take the classes for both days they will be offered. Those who need just Rhode Island renewal can take the appropriate classes for one day.

"That extra hour can only help increase your knowledge!" Ms. McCarthy says.

Massachusetts has a separate registration layer for home improvement contractors,



Instructor Mike Guertin teaches a recent class at RIBA headquarters.

but does not require courses for it. See page 20 for more information.

Through the RIBAEducates.com website, anyone can take advantage of 24-7 continuing education.

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 onsite courses (see pages 4, 13 and 14), online courses are free

of tuition charges for members and their employees.

Members can contact RIBA for a special coupon to get the free tuition for online courses. Just use your coupon code at the online checkout.

For non-members, the tuition charge is \$12 per credit hour.

Contact Ms. McCarthy at smccarthy@ribuilders.org, or call during normal business hours: (401) 438-7400.



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.

***For information, contact Sheila McCarthy
(401) 438-7400 or smccarthy@ribuilders.org***

As an added benefit to RIBA's Education Program, our instructors are happy to speak with class attendees by phone, after class, if they have additional questions or issues to discuss.

***For more information, contact Sheila McCarthy at RIBA
(401) 438-7400
or smccarthy@ribuilders.org***

Warwick to implement expedited fire reviews

Warwick Mayor Joseph J. Solomon has ordered the development and implementation of an expedited fire review process in the city by January 1st.

How? By allowing third-party engineering firms to do some plan reviews.

"It has become apparent that the city's fire marshal does not have the capacity to conduct timely plan review of engineered designs," the mayor stated in an executive order dated November 14th.

"Some plan reviews are taking upwards of two months to complete and are hindering the remainder of the city's streamlined

e-permitting process."

The mayor cited lengthy wait times for reviews as an impediment to growth.

"These delays have and will continue to jeopardize project development and stymie job growth and expansion of the city's commercial tax base if the issue is not addressed."

The process to be implemented in January 1st will "allow qualified and licensed consulting engineering firms to provide fire life safety plan review services, at the option of the developer."

Firms will have to be licensed "in the

appropriate discipline" and conform with local and state regulations.

Applicants themselves would have to pay for the third-party reviews, but the city would compensate by reducing the permit fee by the amount usually applied to the fire review cost, according to the executive order.

"Mitigating...delays...will further the City's efforts to create new jobs and strengthen economic development," the mayor said.

Watch for more information.

-Paul Eno

Chief of Army Corps of Engineers visits R.I.



Photo Courtesy Office of Sen. Whitehouse

Assistant Secretary of the Army for Civil Works R.D. James, at left, head of the Army Corps of Engineers, visited Rhode Island on October 31st. With him are, center Sen. Sheldon Whitehouse (D-RI) and Dr. Bruce H. Corliss, dean of the University of Rhode Island Graduate School of Oceanography.

The Fox Point Hurricane Barrier, the University of Rhode Island's Graduate School of Oceanography, and the South Kingstown Town Beach were among the stops as Assistant Secretary of the Army for Civil Works R.D. James, head of the U.S. Army Corps of Engineers, visited Rhode Island on October 31st.

Accompanying Mr. James was U.S. Sen. Sheldon Whitehouse (D-R.I.), a senior member of the Senate Environment and Public Works (EPW) Committee who has called for more resilient coastal infrastructure in the face of storm surges, erosion and sea level rise.

In the course of the day, Mr. James and Sen. Whitehouse met with state and local officials, environmental leaders, and top ocean and coastal researchers to discuss some of Rhode Island's infrastructure needs.

"Rhode Islanders rely on safe, resilient water and coastal

infrastructure to defend us from threats like sea level rise and hurricanes. That's why the Army Corps of Engineers' mission is so important for us," said Sen. Whitehouse.

The Corps works with coastal states to maintain ports and waterways, and fortify key infrastructure like the Fox Point Hurricane Barrier.

R
I
B
A

WINDSORONE
CRAFTSMANSHIP MATS

TRUSTILE

HORNER

IT'S ALL
IN THE DETAILS

SHOWROOMS IN SOMERSET, SOUTHBORO, AND PEMBROKE, MA

800.543.5403 | WWW.HORNERMILLWORK.COM

RI Registration #4492

Baker Administration announces \$5 Million in awards through housing choice initiative

The Baker-Polito Administration has announced \$5 million in awards to 31 Massachusetts communities to help them pursue high-impact local projects to increase capacity for growth and enhance services for residents.

Specifically, two new grant programs, announced in October under the governor's Housing Choice Initiative (HCI), will support creation of 135,000 new workforce housing units by 2025. The HCI's intent is to provide "incentives, rewards and technical assistance reform to encourage and empower municipalities to

plan and build the diverse housing stock that the Commonwealth needs to continue to thrive," according to a statement from Gov. Charlie Baker's office.

The administration awarded \$4 million to 19 communities through the Housing Choice Capital Grant Program, and nearly \$1 million to 12 communities through the Housing Choice Small Town Grant Program.

"Our administration is focused on developing a healthy housing market for Massachusetts' long-term success, with diverse housing options that are affordable for families and residents across the income spectrum," said Gov. Baker.

Push began this summer

In July, the administration announced the two new, competitive grant programs to provide resources to communities pursuing high-impact housing and economic development projects. The Housing Choice Capital Grant Program is available for cities and towns designated as Housing Choice Communities, and the Housing Choice Small Town Capital Grant Program is available for towns with populations of less than 7,000 people.

In May, Gov. Baker signed a \$1.8 billion affordable housing bill to ensure long-term support for comprehensive efforts to increase the production of affordable housing, diversify the state's housing portfolio, modernize public housing, preserve the affordability of existing housing, and invest in new, innovative solutions to address Massachusetts' rising demand for housing. With the addition of the FY19 capital plan, Massachusetts will have dedicated \$884 million to housing from FY16 to FY19, an increase of \$100 million over the previous four years' capital plans.

Additionally, the highly effective MassWorks Infrastructure Program continues to be a key catalyst for housing production, supporting the creation of more than 3,000 housing units. The Open for Business Initiative will drive the production of more than 2,200 units of housing on state land. MassHousing's \$100 million Workforce Housing Initiative has advanced the development of 2,309 housing units across a range of incomes, including 616 workforce housing units. And the administration reformed the Housing Development Incentive Program, which is on track to facilitate more than 900 new units in Gateway Cities.

Full details on the two competitive grant programs, including deadlines and applications can be found here. <https://www.mass.gov/news/baker-polito-administration-announces-new-housing-choice-initiative>.



Resources

for RIBA members who work in Massachusetts

The Rhode Island Builder covers Massachusetts news relevant to members of the Rhode Island Builders Association who work in our neighbor to the north and east.

Here are some sources of regulatory information and forms for contractors who work in the Bay State, or who plan to. For education purposes, RIBA will shortly expand its education programs to include courses required for work in Massachusetts.

Building Permits: Massachusetts has a statewide formula for building permits. Application forms may vary a little by municipality, but standard forms and information may be found at the Office of Consumer Affairs & Business Regulation (OCABR) website: Mass.gov/ocabr.

Contractor Registration and Licensing: Massachusetts has licensing for construction supervisors and registration for home improvement contractors. Find the details at Mass.gov/topics/building-trades.

Also find information about trade licensing at this site.

MassHousing: Similar to Rhode Island Housing, MassHousing is an independent, quasi-public agency that provides financing for affordable housing in Massachusetts.

Created in 1966, MassHousing raises capital by selling bonds, and lends the proceeds to low- and moderate-income homebuyers and homeowners, and to developers who build or preserve affordable and/or mixed-income rental housing. Since its inception, MassHousing has provided more than \$20 billion for affordable housing. Find out more at MassHousing.com.



**For RIBA
membership information
contact Elise Geddes
401-438-7400
or egeddes@ribuilders.org**

Timothy A. Stasiunas

President, Rhode Island Builders Association

Timothy A. Stasiunas was elected president of the Rhode Island Builders Association on October 2nd, having served as vice president since 2016. Originally from Waterbury, Connecticut, Mr. Stasiunas moved to Charlestown when he was 13. He became a career and technical education (CTE) student at Chariho High School, moving on to the Community College of Rhode Island to study mechanical engineering. He worked in carpentry, establishing The Stasiunas Companies in 1978. Two years later, he partnered with a friend to found Wakefield Floor Covering. In 1999, Mr. Stasiunas went into construction full-time. Today, The Stasiunas Companies specialize in new construction, advanced wastewater technologies and site development. He has built such developments as the 56-unit Village Farm in Charlestown. Joining RIBA in 1981, he has been an active member ever since, serving on the Board of Directors in many capacities and, among other committee positions, co-chairing the Environmental Committee for many years.



as they did. We've all had the same goal: To see RIBA and the residential construction industry move forward.

THE BUILDER: Tell us about your community involvement, especially the charity you work with in Haiti.

STASIUNAS: I try to be involved with the community, especially through our church, to help those who might need my expertise, sometimes elderly people, sometimes younger people. We try to help in a cost-effective manner for them, or maybe *pro bono*, depending on the situation.

I was involved in the Charlestown Chamber of Commerce for over 10 years, including serving on the board and as president. I've volunteered at the annual Seafood Festival they sponsor for almost 30 years now.

Through my church, I started going to Haiti in 2011. There was a terrible earthquake there in 2010, and the church was involved with Partners with Haiti, a Barrington-based organization, back into the '90s. Now I go there two or three times a year. I've probably been back and forth 18 or 20 times. Five years ago, Helping Haiti's Orphans was started to directly help the Centre of Loving Hands Orphanage, along with the transitional home for young adults, Hope House.

One hundred percent of the money this charity collects goes to helping the children. I hope people will visit the website at Helpinghaitisorphans.org.

THE BUILDER: Tell us about your journey from member to president.

STASIUNAS: Back in 1981, small companies couldn't get health insurance, so the insurance program was my original reason for joining RIBA. Joe Frisella of Frisella Engineering, a longtime RIBA member, was in my area, and he saw to it that I became active, and he convinced me to take a position on the Board of Directors, about 1983. I've been active in RIBA leadership ever since.

I got on the Environmental Committee when Joe chaired that. In 2011, Joe passed away, and Tom D'Angelo of The Terry Lane Co. and I became co-chairs. It was Tom who convinced me to become a RIBA officer, and I was elected secretary in 2014, in the administration of President Roland Fiore.

THE BUILDER: How are you adapting to your new role as president of the Rhode Island Builders Association?

STASIUNAS: So far, I think I'm fitting in. (RIBA Executive Officer) John Marcantonio meets with me regularly and helps in every way. He does his job and he does it well. It helps that there has been a great group of presidents before me, certainly Roland and, just before me, Dave Caldwell, all the way back to Bob Baldwin and before.

They have all been capable and involved, and have been great resources for me. I benefit from the great job they all have done for RIBA and its membership. I hope I can fill those shoes as well

THE BUILDER: What are the major issues the residential construction industry faces in Rhode Island, and how do you see those playing out during your administration?

STASIUNAS: The background is that RIBA is in pretty good shape. The Home Show in recent years has been great, and it's on a great trajectory for 2019. I have to give the lion's share of the credit for this to the many RIBA members who help with the planning and execution, to the staff and to John Marcantonio. And John is really pulling the association in a great direction.

So, I'm fortunate to take office at a time when RIBA is strong because of the many members who dedicate so much of their time and effort to the growth and strength of the association and our industry. They make RIBA run like a finely-tuned clock.

That being said, there are "headwinds" facing our industry, as I point out in the President's Message in this issue (see page 5). That's because of over-regulation, the cost of construction, zoning

see *INTERVIEW...next page*

INTERVIEW...from previous page

and planning policies, and other factors. I think those are the major issues RIBA, and the construction industry in general, will face.

We're fighting an uphill battle from a regulatory perspective, on the level of local planning and zoning. We're even facing that on the state level because of wetlands and setbacks. Those are some of our big challenges over the next year or two.

We need to come together as a state and realize that we have to do something about the housing situation. I think state officials get it, that the residential construction industry is key to our economic health and vitality. Are the decision-makers willing to stand up and commit to making changes in how we do business on the local level, making more buildable land available, easing the regulatory burden and increasing densities?

RIBA's ongoing workforce-development programs, with the local career and technical education (CTE) programs and the new Carpentry Career Training Program (CCTP - see page 1), are national models, and we should all be proud. But these newly-skilled students and adults we're preparing will have to have something to build, or they'll just leave the state as so many have done in the past.

I see the answer as continued partnership with the state not only for training but on development issues as well.

THE BUILDER: You've started to address this already, but can you expand on how RIBA and its industry partners can help mitigate this shortage of housing in Rhode Island?

STASIUNAS: To narrow it down, I emphasize that it's all about local zoning. That's where the key lies, because that's where the brakes on housing are being applied. It's just a question of how we get there, but it needs to be done soon, hopefully in the 2019 General Assembly session.

THE BUILDER: Especially in an improving economy, what role do trade associations play in general, and RIBA in particular?

STASIUNAS: The economy is improving, but that could come to a halt pretty quickly. Again, we might have nowhere to expand. A thousand new dwelling units a year is not exactly stellar. The leadership on this has to come from the top because these issues we're talking about are all intertwined.

We've been stifled by regulation on every level, and all that adds to the cost of building, selling and buying a home. Some of the answer to that problem would be higher densities. Since most communities object to higher densities, we as builders and developers often find ourselves stuck.

Most RIBA members were building affordable homes up until 10 or 15 years ago, when the most restrictive zoning and codes kicked in, along with the critical resource areas, wind zones and all the rest. All these little pieces of the pie add up. Before you know it, homes are unaffordable.

Density can break the logjam, and trade associations like RIBA can point out new ideas to, and educate, legislators and local officials. We can communicate that density in appropriate areas isn't a bad thing, that it can help solve the housing crisis, preserve open space and give new life to village centers, all at the same time.

RIBA can help stimulate thinking on a grander scale, sending the message that apartments and condominiums in the right places can be good things too. We've already seen the momentum we can build when we work with other partners among industry groups and housing advocates.

So if RIBA gets behind an idea, and Grow Smart Rhode Island joins us, and HousingWorks RI gets behind it, and other groups, we can all work to convince the governor and the legislature that this idea is good for Rhode Island. Then it's a large group of respected organizations working together for affordable housing, and convincing our leaders that they must act.

Let's face it, we've all been jawboning about the issues that led up to this problem for the last 20 to 30 years, and it really hasn't gotten us where we need to be.

THE BUILDER: What are RIBA's major challenges as a trade association?

STASIUNAS: One of the major challenges can be some push-back from fellow Rhode Islanders who don't agree with our goals. Many of the smaller communities in the state don't want to see development. Some see us as exploiters of the environment and the economy, and as people who don't care about their communities. And we have to help them see that this isn't true at all. We care about the environment – everyone should! And we care about their communities because we and our families live here too, sometimes in those very communities.

They need to understand that we're providing for a need that's been growing for years. If we can't provide good, adequate, healthy housing, we'll never be able to provide a place for companies to settle and employ our people. A good, vibrant economy must have available housing that working people can afford.

That's what RIBA is working for. We know that major companies like Fidelity Investments and Citizens Bank need housing nearby for their workers.

If a company needs to bring in 500 or 1,000 people, and there's nowhere for them to live because housing is too pricey, they'll go somewhere else. As it is, "nearby" often means Massachusetts or Connecticut for many existing Rhode Island companies. So those states get the economic benefits of those residents.

To sum up, our biggest challenges over the next few years will include finding and training a skilled workforce, and we're doing that. But we have to be sure they have work to keep them here in Rhode Island to help our economy and not some other state's. That means convincing communities to allow higher densities, and to revise 1950s ideas of large-lot zoning, which gobbles up two, three or five acres for one house.

Frankly, in the 21st century, these old ideas are bizarre, and they help nobody.

RIBA is strong in passing on this message, but we'd get even stronger if builders, suppliers and professionals associated with the residential construction industry would get off the sidelines, join their trade association, and add their voices to the important goal's we've set.

As several of our past presidents said, we can accomplish far more together than we even can alone!

Demand is there, but affordability issues keep new home sales down

National Association of Home Builders

Sales of newly built, single-family homes fell to a seasonally adjusted annual rate of 553,000 units after downwardly revised August, July and June reports, according to newly released data by the U.S. Dept. of Housing and Urban Development and the U.S. Census Bureau, released October 24th.

This is the lowest sales pace since December 2016. However, on a year-to-date basis, sales are up 3.5 percent from this time in 2017.

“New home sales activity has slowed this summer as housing affordability remains a serious issue,” said Randy Noel, chairman of the National Association of Home Builders (NAHB) and a custom home builder from LaPlace, La. “However, sales are up from this time last year, and builders continue to report consumer interest in housing.”

NAHB Chief Economist Robert Dietz explained further.

“Home price gains and rising interest rates are slowing the housing market, particularly in high-cost areas and among entry-level buyers who are sensitive to price increases,” Dr. Dietz said.

“Builders need to provide homes at different price points to address these affordability concerns. Meanwhile, overall job and economic growth should help support the housing market in the months ahead as it adjusts to higher mortgage interest rates.”

Nationally, the median sales price in September was \$320,000, down \$11,500

from September 2017 as the market has shifted to lower-cost homes.

Regionally, new home sales rose 6.9 percent in the Midwest. Sales fell 1.5 percent in the South, 12 percent in the West and 40.6 percent in the Northeast. On a year-to-date

basis, home sales are higher in all regions expect the Northeast, which has registered a 16.5 percent decrease in sales volume.

For more information, contact Liz Thompson at NAHB: (202) 266-8495 or ethompson@nabh.org.



The Midterms: What do they mean for housing?

National Association of Home Builders

The 2018 midterm elections delivered a split decision: Republicans expanded their Senate majority and Democrats flipped the House.

So what does this mean for housing?

NAHB Chief Lobbyist Jim Tobin provides the following analysis:

As the smoke settles on Election Day, party intensity, electoral history and the map combined to deliver majority control of the House of Representatives to the Democrats for the first time since 2010, while expanding the Republican Senate majority.

The storyline for the 2018 midterm elections started with President Trump’s general election victory in 2016. Democrats’ disappointment, alleged meddling by Russia, and Mr. Trump’s brash, take-no-prisoners style fueled a steep rise in energy in the Democratic base.

A large number of retiring GOP incumbents, many in swing districts and in heavily Democratic states, forced House Republicans to defend close to 100 seats. House Democrats had only 13 “toss-up” seats to defend.

However, the news wasn’t all bad for the GOP. Justice Kavanaugh’s confirmation hearings in September rallied the GOP base and provided energy in advance of the elections. And the pre-election map in the Senate favored Republicans, who were able to play offense.

Senate Democrats had to defend 26 seats in the 2018 cycle, including 10 held by

incumbents trying to win in states that Mr. Trump carried in 2016. The Senate GOP had to defend only nine seats.

Senate Republicans expanded their majority by picking up seats in North Dakota, Indiana and Missouri and losing only one seat, Sen. Dean Heller’s seat in Nevada. Races in Arizona and Florida remained too close to call. The GOP could control as many as 54 seats when the 116th Congress convenes in 2019.

Going forward, NAHB looks to find common ground with the new Congress. Many of the members-elect and returning members who will take office in January as part of the new Democratic House majority come from swing districts or have supported NAHB in the past. The large membership of the pro-business New Democrat Coalition will be an important bloc for NAHB to engage with on policy issues.

When the 116th Congress is seated in January, we expect the new House majority to exercise its oversight authority to police the administration. Regardless, NAHB will continue its focus on workforce development, lowering the cost of regulation, investing in infrastructure, and refining tax policy and enhancing the Low Income Housing Tax Credit.

The next two years give NAHB an opportunity to forge a new bipartisan coalition among housing advocates in the House and Senate to drive housing affordability, both ownership and rental, to the top of the national agenda.

Visit <https://www.nahb.org/2018electionsummary> for details.




For RIBA
membership information
contact Elise Geddes
401-438-7400
or egeddes@ribuilders.org

Housing starts up in Northeast but down nationally

Combined single-family and multifamily housing starts rose 29 percent in the Northeast in September. But, led by a drop in multifamily production, total housing starts nationally that month fell 5.3 percent to a seasonally adjusted annual rate of 1.2 million units.

That's according to data released October 17th by the U.S. Dept of Housing and

Urban Development and the Commerce Dept.

The September reading of 1.2 million is the number of housing units builders would start if they maintained this pace for the next 12 months. Within this overall number, single-family starts edged down 0.9 percent to 871,000 units. Meanwhile, multifamily starts, which includes apartment buildings

and condos, fell 15.2 percent, to 330,000.

Overall permits, an indicator of future housing production, dropped 0.6 percent in September, also due to multifamily softening. Multifamily permits decreased 7.6 percent to a 390,000 unit pace, while single-family permits rose 2.9 percent to an annualized rate of 851,000.

-National Association of Home Builders

CUSTOM RESIDENTIAL ELEVATORS

- Installation • Service
- Inspections

207 High Point Road, #2
Portsmouth, RI
401-293-0415
www.homehealthsmith.com

SHAWMUT METAL PRODUCTS

STEEL SALES . FABRICATION . INSTALLATION

TEL: 508.379.0803 INFO@SHAWMUTMETAL.COM CONTACT US TODAY!

LOCATED JUST ONE MILE OFF RT. 195 ON RT. 6
1914 G.A.R. Highway Swansea, MA 02777 VISIT US AT: WWW.SHAWMUTMETAL.COM

1 2 6 BARE FEET

3 0 YEARS GUARANTEED

0 DAYS STAINING OR SEALING

1 0 0 % SMARTER THAN WOOD™

DOUGLAS

LUMBER • KITCHENS • HOME CENTER

125 Douglas Pike, Smithfield, RI
(401) 231-6800
www.douglaslumber.com

AZEK®
Building Products

AZEK.com/BestDecks

There's more than one reason why people who know choose AZEK® Building Products. No splinters, low-maintenance, incredible styles and industry-leading warranties for guaranteed durability. Ask for the best decks. Ask for AZEK® or TimberTech®. **ENGINEERED TO LAST BEAUTIFULLY.**

ATTENTION BUILDERS & FLIPPERS

Construction Loans Made Easy!



EMCAP

**We are New England's premier
private real estate lender
serving RI, MA & NH.**

WHO BORROWS FROM EMCAP?

Builders • Flippers • Real Estate Investors

WHY BORROW FROM EMCAP?

24hr Approval • No Appraisal • 7 Day Close

WHAT DOES EMCAP LEND ON?

Residential (new construction or flips)
and Commercial Real Estate

HOW MUCH CAN YOU BORROW?

\$150,000 - \$3,000,000

**We're ready to customize a loan for you.
Call EMCAP today.**

MICHAEL CHADWICK

mchadwick@emcaplending.com

401-261-0922 • EMCAPLending.com

EMCAP Lending • 1140 Reservoir Ave • Cranston, RI 02920
a Procaccianti Company

NEXT GENERATION...from page 12

All this has inspired Evan.

"Almost like Sean, I started out in the warehouse, and doing some deliveries during summers, then worked behind the counter during school breaks," he said.

"Then I worked with a contractor to get some field experience for a few years, and now, as I said, I'm working with a commercial contractor. Once I graduate, I'll work in the family company so I can get some more experience."

A company vision

The Rhode Island Builder asked each young man about his vision for FINETCO and for the residential construction industry.

"As for FINETCO, we want to be the leader in different markets. We're well known in Rhode Island, but we're fairly new to Connecticut and Massachusetts. We want to take the lead by continuing to improve processes and procedures. If we can help our customers' businesses grow, that will help our business grow."

The economy is on the upswing and the residential construction industry is stronger, Sean indicated.

"If everything goes in the direction we see it going, it's really promising."

The three Finnegan Boys certainly have the bit between their teeth!

RU
BIA



A HISTORY OF QUALITY & SERVICE

INDEPENDENT LUMBER RETAILERS

For decades, your local, independent lumber dealers have served the communities they've helped to build—most are family owned and operated.

They offer the highest quality products available—the most knowledgeable and experienced sales people in the business and the highest level of service available.

To experience quality and service you can't find anywhere else—visit your local independent lumber dealer today.

VISIT ANY OF THESE INDEPENDENT LUMBER YARDS NEAR YOU AND
DISCOVER WHAT HAS ALWAYS BEEN THERE.



Arnold Lumber Company
Builders Surplus
Coventry Lumber
Douglas Lumber
Humphrey's Building Supply
L. Sweet Lumber Co., Inc.
Liberty Cedar, Inc.
National Building Products
Riverhead Building Supply
Scituate Lumber, Inc.

MEMBERS...from page 3

Supplier

Angelin Paquette

Crown Point Cabinetry

462 River Rd., Claremont, NH 03743

Sponsor: Timothy A. Stasiunas

The Stasiunas Companies

Professional

Robin Garceau

Robin Garceau Interiors LLC

37 Tulip Circle, Cranston, RI 02920

Sponsor: ?

**RIBA thanks
these members
who recently renewed!**

A&D Realty Inc.

Advanced Building Concepts

Affiliated Insurance Managers Inc.

American Engineering

Automatic Temperature Controls

B & T Interiors Inc

B.R. Arnold Construction Co. Inc.

Ballou Builders LLC

Baud Builders Inc.

Bilodeau Property Mgmt. Inc.

Black Goose Antiques

Blount Bennett Architects Ltd.

Blue Line Management

Boscia & Sons Inc.

Broden Millworks LLC

Brownlow Associates Inc

Butera Building LLC

Byron Devcomm Inc.

California Closets/Creative Closets

Capstone Properties

Case Construction Company

Century 21 Access America

Charles E. Millard Inc.

Chris Electric Ltd.

CNS

Coastal Electric Inc.

Coventry Lumber Inc.

Custom Concept

Custom Seamless Gutters

D. Feole Masonry Inc.

Dandelion Contracting LLC

DeMelo Construction

Dennis Talbot Inc.

Deslandes Construction Inc.

Don Jestings & Sons LLC

Doug Michel Construction Inc.

Driscoll Construction Inc.

Durastone Corporation

Durkin Cottage Realty

E.A. McNulty Real Estate

Edgewood Arms Inc.

F&S Electric Inc.

Ferreira Home Remodeling Inc.

Fortin Place LLC

H.J. Parker Inc.

Hardwood Design Inc.

Hawkes Plumbing/Heating Co. Inc.

Holland Electric Inc.

Home Loan Investment Bank FSB

Indeglia & Associates

Island Home Services LLC

J&M Transfer Inc

J. DiCenzo Construction Co. Inc.

JM Painting LLC

John C. Carter & Company

John F. Nilan Plastering

Johnson Brothers Property Management

Josh's Construction Inc.

Kay-Cor Contractors Inc.

KJ Maul Construction LLC

Law Offices of Jane E. Sullivan

Lawrence Air Systems Inc.

Lehigh Realty LLC

Lincoln Energy Mechanical Services Inc.

Lucena Brothers Inc.

M&B Tile Company Inc.

M&J Supply Co. Inc.

Mansolillo & Company

Marshall Building & Remodeling Co.

Memo Construction Inc.

Meridian Custom Homes Inc.

Miceli Roofing & Construction

Michael Realty

Moran Properties LLC

Morton Buildings Inc.

Mt. Hope Builders Inc.

Nathan Clark & Associates

neal estate llc

NEK Contracting LLC

New England Building Co. Inc.

New England Water Conditioning

New River Press

Non Member Event Registration

Northeast Flooring Inc.

Omega Financial Corporation

Oracle Homes LLC

Osterman Propane

Paul's Water Works Inc.

Perry's Construction Inc.

Peter Greifer Enterprises Inc

Picus Woodrights

PMC Media Group

Propane Plus

Quatro Concrete Construction Inc.

Radio-Phone Communications Inc.

RCL Construction Inc.

Read's Landscape Construction Inc.

REPM INC.

Residential Renovations & Repair

Rhode Island Sheet Metal LLC

Riggs & Gallagher Inc.

Rite Glass Inc.

Robert M. Eaton Jr.

Rosa Restoration

Shamrock Electric Inc.

Sheridan Electric Inc.

Sorensen & McCuin Contractors

Stateside Vinyl Siding Company

Superior Electric Co. Inc.

Superior Walls of the

Northeast by Weaver LLC

Taylor Forest Products Inc

Tegan & Company Inc.

Thomas J. Principe & Son Inc.

Turgeon Home Improvement

Valente Construction

Village at Wordens Pond LLC

Viti Mercedes-Benz Sprinter

Water Treatment Solutions Inc.

William Esser

William J. Canning Management Co.

Wm. J. Lamar & Sons Inc.

Woodstock Financial LLC




The Rhode Island builder

Award-Winning Monthly Magazine of The Rhode Island Builders Association

Please patronize our advertisers, and tell them you saw their ads in this magazine!

HOUSING...from page 2

and Pawtucket—and households earning \$30,000 or less could not affordably rent an average two-bedroom apartment in any Rhode Island city or town.”

As every member of the Rhode Island Builders Association knows, slow housing production is a major part of the problem.

“The production of housing that is affordable to low- and moderate-income Rhode Islanders struggles to keep pace with these affordability challenges,” the *Fact Book* states.

While there were some gains in some municipalities, “Only 209 long-term affordable homes were added to the state’s inventory in 2017: 189 rentals and 20 owner-occupied homes.”

HWRI Advisory Board Chair and former President of the Rhode Island Association of Realtors Stephen Antoni remarked, “We are simply not building enough. We need more types of housing choices—the ‘missing middle,’ if you will—to meet the needs of today’s Rhode Island’s households, especially those new to the market and those older households wishing to downsize.”

HOISTING...from page 1

regulatory changes have been vetted, have gone through public hearing, and were in the final stages of approval in early November, Mr. Rodrigues indicated.

His advice: “If you’re a general contractor, be sure any operator on your jobsite, and any subcontractor’s operator, has the proper licenses. Fine for a first violation (unwilful) is \$1,500. Any further violation is assumed to be willful and will bring a fine of \$2,000,” Mr. Rodrigues said.

James Deslandes Sr. of the Rhode Island Builders Association has been a point man on the proposed revisions to the hoisting regulations.

“When you use a Lull with a winch, you cross the line into crane application, and that’s where the other license is required,” Mr. Deslandes told *The Rhode Island Builder*.

“If you own a Lull, you’re using it on the jobsite for what it was designed to do: picking up material, setting it on one place. Then you’re fine with the hoisting license (technically the construction forklift telehandler endorsement). You’re okay with the attachments, except for the winch. If you use that, you need a crane operator license,” he added.

“If you’re not in compliance, especially if there’s an accident, you will be seriously fined.”

Mr. Deslandes echoed Mr. Rodrigues’s advice: Verify that any operator on your jobsite has the right kind of license for the lifting work being done. Verify contractor registration and insurance as you would those of any other sub as well.

“RIBA members need to pay attention to what license is needed to operate this equipment and make sure their subs have them.”

The proposed regulations (RICR 260, Chapter 30, Subchapter 15, Part 8) are available and searchable, and language changes are highlighted, at Rules.sos.ri.gov/regulations/part/260-30-15-8. Click the “View Details” box for the proposed rule changes.

If you have questions, contact Mr. Rodrigues at (401) 462-8580, option #3.

New building permits decreased 6 percent in 2017, according to the *Fact Book*.

“Especially troubling was a 44 percent decrease in multifamily permits. In Q4-2017, Providence’s rental market was labeled ‘tight’ with a 3 percent vacancy rate, a full 1 percent decrease from 2016. Low vacancy rates increase competition in the market, inflate rents and push lower- and moderate-income households out. At \$1,385, the average two-bedroom rent in 2017, is affordable to incomes at \$55,400 and above. By contrast, the median renter income is \$31,519.”


HWRI Director Brenda Clement explained, “We need all the stakeholders of Rhode Island’s real estate and development community to have the funding and tools they need to create the variety of homes needed to properly house all Rhode Islanders. From private and non-profit sector developers to municipal planners and state decision-makers, Rhode Island is woefully behind our New England neighbors in elevating and funding affordable homes for all. Not including the latest Building Homes Rhode Island Bond passed in 2016, our state’s per capita contribution is only \$5.21—compared to Massachusetts and Connecticut at \$100.12 and \$85.70 respectively,” Ms. Clement said.

“While we applaud this year’s funding award of nearly \$17 million that will provide for the addition of 479 long-term affordable homes, there is a gap of nearly 13,000 to achieving the state’s goal.”

The *Fact Book* breaks down inventory and affordability by municipality and region.

HWRI released the *2018 Housing Fact Book* at its annual luncheon at the Rhode Island Convention Center. It was attended by RIBA President Timothy A. Stasiunas, Immediate Past President David A. Caldwell Jr. and Local Director Jhonny Leyva.



For more information, visit Housingworksri.org.



Central Nurseries

Quality & Service Since 1936

1155 Atwood Ave. Johnston, RI 02919 Tel: 401-942-7511
55 Victory Hwy. (Rt 102) Chepachet, RI 02814 Tel: 401-568-1880

Garden Center & Nursery


Landscape Design & Installation

Exterior Maintenance

Interiorscapes

Irrigation & Landscape Lighting

www.centralnurseries.com



info@centralnurseries.com

CAREER TRAINING...from page 1

"What we need most in the residential construction industry is what we're going to reinforce in this course," Mr. Cotoia said.

"The first words I hear on every jobsite are: 'Lou, find me an employee. But find me someone who wants to come to work every single day, someone who wants to learn, someone I can teach or send to training.'"

He outlined the course of study.

- OSHA 10 Certification and 8 Hour Lead-Safe RRP training
- 148 hours of Home Builders Institute Pre-Apprenticeship Certificate Training (PACT)
- Basic First Aid
- 7.5 hours of coaching on soft skills, team-building, professionalism and success in the workplace
- 7.5 hours of jobsite visits
- 5 hours on building codes
- 13 hours of manufacturer visits for expert installation training, techniques and tips

Each student receives a set of basic carpentry tools to use during training and to keep upon successful completion of the course.

Enthusiastic students

Early arrival James Forte of West Warwick, a graduate of West Warwick High School who holds an EMT certificate, told *The Rhode Island Builder* that he was happy to be at the class, and he looks forward to a career in residential construction.

"I like construction, and I think this course is a good start for me," he said.

Mitchell Tidswell of West Greenwich, a 2017 Exeter-West Greenwich Regional High School graduate, is already employed by Deslandes Construction Inc. Owner James Deslandes, who stopped by on November 5th to wish students well, sent Mitchell to the course so he could be "upskilled."



James Forte

"Jim thought I should take the course, and I also heard about it from an old wrestling coach of mine, so I thought it must be a good bet," said Mitchell, who believes residential construction offers "a promising career."

Among the students were two brothers from Charlestown, Joe and Anthony Morris, who have already worked for DiStefano Brothers Construction Inc. for several years and are Chariho High School graduates.



Mitchell Tidswell

Joe graduated from the career and tech program in 2005, was "stuck in a culinary career" then decided it was "time for a change."

Andrew Graves of Coventry is making a career change to residential construction to "build a brighter future for myself."

"Right now, I'm a glorified cab driver, but I know that tradespeople are in high demand. My girlfriend found out about this program through one of her friends, then recommended it to me."

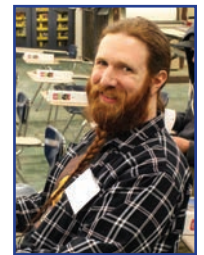
Several prominent people from RIBA and the career and technical education (CTE) community stopped in to offer encouragement

and advice to the students. These included several employers: James and Jill Deslandes of Deslandes Construction, along with RIBA President Timothy A. Stasiunas of The Stasiunas Companies, and contractor Chen Chhork. Also present was Ronald J. Caniglia of Stand Corp., who chairs the Workforce Development Oversight Committee; RIBA Executive Officer John Marcantonio, RIBA Program Manager Cheryl Boyd, and CTE instructors David Bannister of Chariho and Michael Haynes of the Warwick Area Career and Technical Center.



Anthony and Joe Morris

"There's no better way to show these students that they matter than having these industry leaders present to encourage them," Ms. Boyd said. "It shows that RIBA and the industry are behind them, and they won't forget that."



Andrew Graves

There is huge interest from building officials, code officials and suppliers to come to the training sessions to share their expertise.

The CCTP, funded by a grant from the Rhode Island Dept. of Labor and Training, provides roughly \$5,400 worth of educational services to each student. The curriculum comes from the Home Builders Institute (HBI), the educational arm of the National Association of Home Builders (NAHB), and the 16 instructors, drawn mostly from the ranks of faculty from CTE programs around the state, have been HBI certified.

The first class in Woonsocket took place on November 13th. However, since there were 54 students on a waiting list for the program as of November 5th, there are plans to expand the CCTP to additional sites, according to Mr. Cotoia.

Employers may send current employees to be upskilled, or may send candidates for employment if they commit to a wage increase or employment upon the candidate's successful completion of the course. Job seekers may take the training course if they demonstrate a commitment to start a career in residential construction and actively seek employment through RCWPJobs.com or through other employment resources within the industry.

The CCTP is a cooperative effort by the Rhode Island Builders Association, the Residential Construction Workforce Partnership (RCWP) and HBI. Classes meet from 6 to 8:30 p.m. on Mondays, Tuesdays and Thursdays.

Successful students will graduate with a nationally recognized HBI Pre-Apprenticeship Certificate, along with their Lead Safe RRP Certificate. Applicants undergo interviews, and proof of identity and work authorization are required. A sponsor/employer is recommended for each candidate. Candidates may enroll without a sponsor, but they must first "demonstrate passion, motivation, desire and a commitment to complete training to enter the residential construction field," Ms. Boyd said.

Potential CCTP students, along with employers wishing to place potential students, should contact Elise Geddes at RIBA, (401) 438-7400 or egeddes@ribuilders.org. Also contact Ms. Geddes for general information about the program.

great rates -
experienced service
(401) 284-3078

Two Choices:
33 ton 127' boom crane
30 ton 110' boom crane



**SKY
HOOK**
CRANE SERVICE
www.skyhookcrane.net
info@skyhookcrane.net

THE LEADING WATER TREATMENT SPECIALISTS



- WELL DRILLING
- WATER TREATMENT SYSTEMS
- WELL AND BOOSTER PUMPS
- PRESSURE TANKS
- SERVICE & INSTALLATION
- WATER TESTING
- 24 HOUR EMERGENCY SERVICE

800-767-8731
www.aquascience.net

AquaSCIENCE est. 1985
WD/PI License #73

301 NOOSENECK HILL RD, WYOMING, RI 02898



765 Washington Street,
Pembroke Ma 02359
Office: (781) 829-2121 or (800)
837-7480 Fax: (781) 826-4220
taylorforest.com

We Specialize in:

Interior Wood Flooring
Wooden Sidewall Shingles
Railing Systems
PVC Trim boards

Custom Millwork
Exterior Composite Decking
PVC Mouldings
Wooden Clapboards
Exterior Wood Decking
Exterior Wood Trim

Place your order by 3pm today and we will deliver by
noon tomorrow!

**CRM MODULAR
HOMES**

**EMERALD
RECONSTRUCTION LLC** Reg. #7871

401-339-4903 ★ 401-934-1650

ALL ASPECTS OF CONSTRUCTION
Insurance Repairs & Estimates



ROOFING · SIDING
DECKING · TRIM
TIMBERS · PATTERNS
FLOORING
PERGOLAS

325 Liberty Lane • West Kingston, RI 02892
800.88CEDAR/401.789.6626 • Fax 401.789.0320

LIBERTYCEDAR.COM

AMERICA'S GREEN INSULATOR

Delivering solutions that save money
and help conserve our environment.

INSULATION
FIREPLACES
AIR SEALING
FOUNDATION WATERPROOFING

SHELVING
GUTTERS
ENERGY AUDITS

**ANCHOR
INSULATION**
"America's Green Insulator"

www.anchorinsulation.com 888-438-9612

RI 18227

L. SWEET LUMBER

— EST. 1885 —

QUALITY LUMBER & BUILDING MATERIALS ~ PROFESSIONAL SERVICES

FRAMING, PLYWOOD, ENGINEERED

WINDOWS & DOORS

ON-TIME DELIVERY

ROOFING, SIDING, DECKING

MOULDING & MILLWORK

EXPERIENCED STAFF

DRYWALL, INSULATION, CEILING

SOFTWOODS & HARDWOODS

CUSTOM MILLING

STEEL, FIRE-RATED, MASONRY

HARDWARE, TOOLS, COATINGS

SPECIAL ORDERS

401-521-3800



LSWEETLUMBER.COM

Wood & Wire

FENCE COING

FOR QUICK SERVICE CALL
TOLL FREE

BEST PRICE
IN TOWN!

Temporary Fence Division
1-888-966-3947

R.I. # 401-312-0338

Fax # 401-312-0339

www.woodwirefence.com

CONTRACTORS:

Storage containers are
also available

R.I. Reg. #1894



6' Panels - 6' & 8' Pounded

M.B.E./S.O.M.B.A Certified
Hazmat Certified



Call on us for Saturday Delivery!

Consider concrete blocks for all your landscaping and building needs.

Using the highest quality concrete, Consolidated Concrete makes all of its concrete landscaping blocks on-site in a variety of styles with custom sizes available on request. Blocks have counter-sunk lifter hooks and are paintable and stainable, most with interlocking connections for easy assembly, increased strength and a secure fit.

LARGEST SELECTION

of retaining wall and landscaping blocks in stock in the area



2' x 1' x 4' Interlocking Cap, 1100 lbs.
2' x 2' x 4' Interlocking Stone Faced Block, 2200 lbs.



2' x 2' x 4' Interlocking Landscaping Block, 2200 lbs.



2' x 1' x 4' Interlocking Cap, 1100 lbs.
2' x 2' x 4' Interlocking Plain Block, 2200 lbs.

USE OUR
CONCRETE BLOCKS
FOR:



LANDSCAPING



RETAINING WALLS



TEMPORARY STRUCTURES

Open Saturdays

ALL MAJOR CREDIT CARDS ACCEPTED



Nós falamos Português

Call for pricing and
delivery options



SERVICING
RHODE ISLAND
&
SOUTHEASTERN
MASSACHUSETTS
SINCE
1957

**CONSOLIDATED
CONCRETE**

QUALITY CONCRETE
IMPECCABLE SERVICE

We earn our stripes. Every day.

EAST PROVIDENCE
(401) 438-4700

COVENTRY
(401) 828-4700

MASSACHUSETTS
(508) 673-4700

SEE US ON THE BACK COVER OF RIBA'S 2017 DIRECTORY

www.CONSolidatedCONCRETE.com



Rhode Island Builders Association
450 Veterans Memorial Parkway, #301
East Providence, RI 02914

PRSRT STD
U.S. POSTAGE
PAID
NEWPORT, RI
Permit No. 286

DECEMBER

Supply
NEW ENGLAND
Where the pros go

Supply New England is now
offering Sure Comfort HVAC.

COMFORT IS IN STORE.
SURE COMFORT.®

***Buy any complete Sure
Comfort System between
12/1/18-12/31/18 and be
entered into a drawing to
win a complete Sure
Comfort system!**



New from Rheem® comes Sure Comfort®, an HVAC brand that takes pride in putting people first. From easy-service features and a variety of capacities to exclusive training and marketing tools—Sure Comfort makes it hassle-free to provide a dependable comfort system that's right for any customer.



FOR MORE INFORMATION, GO TO: supplynewengland.com

SURE
COMFORT
Real People. Real Savings. Real Fast.®
Manufactured by Rheem®

Branches located in RI, MA, CT. Call (774) 203-1555 to find a branch near you.

***Go to www.supplynewengland.com and click on News & Promotions tab for detailed information**