

Barriers to Building, Part 7

Housing production in Rhode Island still far from RIH goal set in 2016

Production must triple each year until 2025 to meet projected demand, Rhode Island Housing says.

By Paul F. Eno *Editor*

It has been 15 months since release of a landmark report warning that Rhode Island must triple its current production of affordable housing or face serious price increases and supply shortfalls by 2025.

Judging both from current building-permit figures, and the persistence of the barriers to building *The*

Rhode Island Builder has featured in this series of articles, that production goal remains a dream.

In April, Rhode Island issued only 65 building permits, 62 of those for single-family units, according to figures from the U.S. Census Bureau, making us dead last in the nation. That figure was nearly double in Vermont, a state with roughly half our population. The Green Mountain State issued 123 permits, the second-lowest figure in the nation that month.

Thus far in 2017, Rhode Island had issued only 297 permits as of this writing, 290 of those for single-family units. With 1,192 permits issued in

see **BARRIERS** ...page 24

67th Annual Clambake: August 11

Get your low-priced tickets while they last!

A day of food and fun for only \$35 while sponsorships keep coming in.

Benefit by being a sponsor! Over 600 expected to attend!

WHEN: Friday, August 11th, noon to 8 p.m.
WHERE: Francis Farm, 27 Francis Farm Rd., Rehoboth, MA 02769

COST: \$35 for the first 300 people, \$70 per person after that. Add a steak or lobster for \$15.

DEADLINE TO REGISTER: August 1st.

FOR INFORMATION, FOR

SPONSORSHIPS AND TO REGISTER:

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

Get a real deal on a great day by registering early for the Rhode Island Builders Association's 67th Annual Clambake! Over 400 people are expected to attend, and tickets are only \$35 for the

see **CLAMBAKE**...page 2



Attendees dig in at the end of a fun day at Francis Farm last year as the Rhode Island Builders Association 66th Annual Clambake reached its climax. Over 600 are expected to attend this year's event on August 11th.

FEATURED PRODUCTS AND SERVICES FOR JULY

Center Section

RIBA Golf Classic is October 16

The Rhode Island Builders Association's 27th Annual Golf Classic has been set for Wannamoisett Country Club, Rumford. Watch your mail for more information. To become a sponsor, contact Elizabeth Carpenter at (401) 438-7400 or ecarpenter@ribuilders.org.

Exeter Job Corps students want in on industry

The Rhode Island Builder meets enthusiastic Job Corps students, all of whom want careers in construction.

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Member wins Grow Smart honors

Albert Valliere of Nation Wide Construction has won an Outstanding Smart Growth Leader Award for 2017.

Page 7

Open house for *This Old House* R.I. project

The doors will open to visitors on July 22nd at the "2017 New Idea House" in South Kingstown.

Page 8

"The Clambake is a great day, with a great crowd and great food,"
Don Hamel of Andersen Corp.

CLAMBAKE...from page 1

first 300 people. That includes a whole day of fun, food, drink, contests and networking, for as long as the sponsorships keep coming.

Speaking of sponsorships, see the information on this page. There are five sponsorship levels, with more perks the higher you go! The more sponsors who sign on this year, the more people will be able to enjoy a fabulous day of fun, contests, events, prizes, food and drink. Each ticket includes two free beers.

As always, great food will be featured throughout the day. Beginning at noon, there will be clam cakes and chowder, hot dogs, and little necks on the half shell. The traditional clambake at 5:30 will include steamers, barbecued chicken, brown bread, fish and all the fixings, followed by ice cream. Steak and lobster will be available for an extra charge. Soda, beer and assorted drinks will be available all day. Soda and



The RIBA-invented sport of plywood-throwing is one of many contests at the Clambake.

water are free, and the cash bar will offer \$4 drafts.

Enjoy volleyball, horseshoes, basketball, the football toss, insulation toss, the RIBA-invented sport of plywood throwing, and more! At the end of the day, enjoy awards and many door prizes. Consider making this event, a RIBA tradition since 1950, your company's outing, and please consider a sponsorship!



The Rhode Island Builder

Official publication of the
Rhode Island Builders Association
since 1951

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The Rhode Island Builders Association's
67th Annual Clambake, August 11, Francis Farm, Rehoboth, Mass.

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Presenting: \$5,000 • Premier: \$1,000 • Supporter: \$500 • Patron: \$300 • Friend: \$75

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Presenting Sponsor: This is a custom package that includes giveaways, custom signs, full exposure and a dominant presence at the Clambake. It also includes 10 complimentary tickets, signs at event stations, a banner at dinner, a Rhode Island Builder Report story, a shirt and hat giveaway, and a vendor/exhibit table at clambake.

Premier: Includes five complimentary tickets, a sign at every event station, a banner at dinner, mention in The Rhode Island Builder Report, and a vendor/exhibit table at clambake.

Supporter: Includes two complimentary tickets, a banner at dinner, mention in The Rhode Island Builder Report, and a vendor/exhibit table at clambake.

Patron: Includes a banner at dinner and mention in The Rhode Island Builder Report.

Friend: Includes mention in The Rhode Island Builder Report.

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

RIBA thanks these members who recently renewed!

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Darlington Home Builders Inc.
Fred Flanagan Inc.
K Electric Inc.
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Harvey Building Products
ABCLeads.com
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Fitzgerald Building and Remod.
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Alexander A. Mitchell
Robert E. DeBlois Jr.
Eric T. Nunes
Robert Carbone
Frank Lombardo
Angelo Pelleccione
Richard P. Zompa

see **MEMBERS** ...page 23

CORRECTION

In our June issue, new member Brian Curley's company was listed incorrectly. The correct listing is:

Brian Curley, **C&J Interior/Exterior Builders**
25 Earl St., Lincoln, RI 028645
Sponsor: Carol O'Donnell - CRM Modular Homes

DEADLINES FOR THE AUGUST ISSUE

All copy, ads and photos must be to us by

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LOOKING AHEAD!


 **July 11th and 27th: State-Mandated Continuing Education for Contractors - 5 Credit Hours** - Topic is OSHA Safety Review. *Details on page 17.*


 **July 19th: State-Mandated Continuing Education for Contractors - 5 Credit Hours** - Topic is Deck Codes, Advanced Framing, Common Construction Regulations. *Details on page 17.*


 **August 9th: State-Mandated Continuing Education for Contractors - 5 Credit Hours** - Topic is Deck Codes, Advanced Framing, Common Construction Regulations. *Details on page 17.*

July 22nd: Open House at *This Old House's* 2017 New Idea House - Noon to dusk at East Matunuck Farm Drive, South Kingstown. *Details on page 8.*

 **August 11th: 67th Annual RIBA Clambake** - Noon to dusk at Francis Farm, Rehoboth, Mass. Watch for more information. To become a sponsor, contact Elizabeth Carpenter at (401) 438-7400 or ecarpenter@ribuilders.org. Premier Sponsors will have exhibit space at the Clambake. *Details on page 2.*

 **August 17th: 67th Professional Women in Building, Monthly Meeting and Tour** - 6 to 8 p.m. at Home Healthsmith, 207 High Point Ave., Unit #2, Portsmouth. Contact Carol O'Donnell at CRMmodularhomes@aol.com. *Details on page 10.*

 **September 5th: RIBA Monthly Board of Directors Meeting** - 4 p.m. networking, 4:30 p.m. business meeting, RIBA headquarters, East Providence. RIBA members are invited to attend for informational purposes. For more information and to register, contact Elizabeth Carpenter, ecarpenter@ribuilders.org, or call (401) 438-7400.

 **October 16th: 27th Annual RIBA Golf Classic** - Wannamoisett Country Club, East Providence. Watch for more information. To become a sponsor, contact Elizabeth Carpenter at (401) 438-7400 or ecarpenter@ribuilders.org. Premier Sponsors will have exhibit space at the event.

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 state-mandated continuing education credits. Contact RIBA for confirmation.

 Class will be taught in Spanish.



David A. Caldwell Jr.

President's Message

July 4th is a reminder that it can be done!

"Facts are stubborn things; and whatever may be our wishes, our inclinations, or the dictates of our passions, they cannot alter the state of facts and evidence."
John Adams, December 1770

July 4th is my favorite holiday. When I was young, it was always the unofficial start of summer after the end of the school year, the best time of year in Rhode Island. But I also developed an interest in history and government, obtaining my undergraduate and graduate degrees in political science. Our country's birthday is always a wonderful opportunity to reflect on the founding principles of our great nation, and how they continue to apply to our work today at the Rhode Island Builders Association.

The July 4th holiday usually occurs after the General Assembly adjourns for the year. RIBA devotes considerable time, energy and resources to educate many different constituencies and interest

groups about the critical role of housing and construction in Rhode Island's economy. We do this patiently, armed with accurate facts and data, in a transparent fashion. RIBA is a strong advocate for our members and the construction industry. More importantly, we work to make sure the link between our industry and the state's economic health is made clear.

As has been documented all too well, Rhode Island remains last in the nation in per capita building permits issued (see page 1), and was mired in the national recession longer than most other states. Furthermore, we bear the unfortunate reputation, which has proven hard to shake, as a state in which it is difficult to do business. But we are starting to do better.

With all that said, I am very pleased to tell you that our efforts have begun to resonate at the state level. That's because of the continual repetition of facts. Sustainable housing policy is a universal benefit to our state and something that can garner support across a wide range of interests.

RIBA is unrelenting and unyielding in our work to improve
see PRESIDENT ...page 24

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Members, guests enjoy quarterly networking breakfast.

It was a great turnout on May 18th as members and guests flocked to an increasingly popular - and free - quarterly happening: the Rhode Island Builders Association's Breakfast, New Member Orientation, Open House and Networking Event.

RIBA headquarters at 450 Veterans Memorial Parkway in East Providence was the scene as participants enjoyed the hot buffet, with eggs, bacon, home fries, fruit, coffee and more.

Members of the RIBA team were on hand to answer questions about the many member benefits and how to use them, and to hear feedback.

Participants had a chance to meet industry peers, network, and learn about their fellow members and what they do. Attendees were able to tour the RIBA offices during the morning.



Members and guests mingle during the Breakfast, New Member Orientation, Open House and Networking Event at RIBA headquarters on May 18th.

Companies are invited to sponsor a breakfast. Sponsors are entitled to a display table at the event. To become a sponsor,

please contact RIBA Marketing Director Cheryl Boyd at (401) 438-7400 and cboyd@ribuilders.org.



RISD student wins Dagata Scholarship



Jessica M. Wilson of Bristol, at right, a landscape architecture master's degree candidate at the Rhode Island School of Design, is with RIBA Executive Director John Marcantonio and Treasurer Carol O'Donnell at the annual Scholarship Luncheon at RISD on May 5th, after receiving the 2017 RIBA/Dagata Scholarship.

Jessica M. Wilson, a candidate for a master's in landscape architecture at the Rhode Island School of Design (RISD) is 2017 winner of the RIBA/Dagata Scholarship.

Jessica, a Bristol resident expected to graduate in 2018, was honored at the annual Scholarship Luncheon at RISD on May 5th.

Administered by the Rhode Island Foundation under the guidance of RIBA's Professional Women in Building Council, the scholarship honors the late Ross Dagata, RIBA's first full-time executive director, who served for 43 years, and his wife, Florence, RIBA's first insurance administrator.

The \$1,000 scholarship is awarded annually to a student from RISD (architecture or landscape architecture), the University of Rhode Island (civil or environmental engineering) or the New England Institute of Technology (building science technology).

Students must be residents of Rhode Island, southeastern Massachusetts, or eastern Connecticut. Immediate family members of RIBA members receive preference.

Information can be found at www.ri-foundation.org.



National Grid offers new energy program

National Grid has launched the National Grid Professional Network (NGPN), a program that will support building designers, engineers, contractors, trade and other professionals in achieving their energy savings goals, the utility announced on May 22nd.

"The National Grid Professional Network offers energy-efficiency expertise, technical support and financial incentives for both new construction and retrofit projects," a statement from National Grid said. "The network will help professionals

deliver added value to their clients by helping them save energy, reduce maintenance costs, decrease equipment and building ownership costs, increase asset value and improve building occupant comfort and employee productivity."

NGPN is meant to be an umbrella program for existing utility-business partnerships, such as Project Expeditor (PEX) and Value Plus Installer (VPI). Anyone not in these programs is also invited to participate in NGPN.

"National Grid is committed to helping professionals involved in energy efficiency grow their businesses," said Terry Sobolewski, chief customer officer, National Grid. "Our Professional Network provides energy-saving solutions that add value to the products and services these professionals offer their clients."

According to National Grid, NGPN includes:

- Online application forms, educational materials, technical manuals, project tools and calculators.
- Industry expertise tailored to projects.
- E-mail alerts on program updates, e-newsletters, webinars and case studies.
- Training and education on new technologies, building codes and National Grid incentive programs.
- Technical support, project reviews and one-on-one consultations for larger projects.
- Access to a key contact from National Grid who specializes in professionals' industry or vertical market.
- There is no cost, obligation, or commitment to join or participate in NGPN. For details, visit ngrid.com/advantages.



GSRI honors Valliere



Albert P. Valliere


Albert P. Valliere Jr., vice president and chairman of Nation Wide Construction, received Grow Smart Rhode Island's (GSRI's) Outstanding Smart Growth Leader Award in ceremonies at the Stadium Theater in Woonsocket on June 6th.

GSRI recognized Mr. Valliere's role in building Nation Wide Construction Inc. and his support for affordable housing in Rhode Island. A longtime member of the Rhode Island Builders Association, Mr. Valliere was described by GSRI as "a revitalization practitioner who's left his mark in many city, town and village centers throughout the Blackstone Valley and

Rhode Island."

"Al Valliere has earned a lifetime reputation for doing well by doing good. In addition to building Nation Wide Construction, Inc. into one of the region's premiere residential and commercial general contractors, Al has taken a particular interest in supporting and building quality housing that's affordable to everyday Rhode Islanders," GSRI Director Scott Wolf said.

"Al has given generously of his time, knowledge and expertise as a strong advocate, sharing his insights as a for-profit developer with state and local policy makers to better understand the challenges to developing affordable housing. Whether adaptive re-use or new construction, you can see evidence of Al's passion, dedication and fine workmanship from the Blackstone Valley to South County."

Mr. Valliere was among eight individuals and organizations honored on June 6th. 

Lead in the right direction



Members and employees get those facemasks on as they take the 4 Hour Lead-Safe Refresher course at RIBA headquarters on May 18th. RIBA classes are free of tuition charges for members and their employees. Call (401) 438-7400 for more information.



**For membership
information
contact Elise Geddes**

**(401) 438-7400 or
egeddes@ribuilders.org**

'This Old House' in Rhode Island 2017-2018

'Idea House' on track for July debut

Open house slated for July 22nd.

By Paul F. Eno *Editor*

Filming began in May for *This Old House*, more specifically the hit PBS show's 2017 New Idea House in Snug Harbor, and construction was on schedule.

That was the news from Jeffrey Sweenor of Sweenor Builders Inc., general contractor for "The Beach House at East Matunuck," a new construction.

Located in the East Matunuck Farms subdivision at Snug Harbor, the 3,200 square-foot, three-story, shingle-style home will be the third annual New Idea House for the Emmy Award-winning television series, now in its 38th season.

The house will feature in several 2017-2018 shows, and it will be highlighted in the October issue of *This Old House* magazine.

Built with weatherproof and energy-efficient materials, the house spotlights outdoor living in this seaside setting: a deck, a wraparound porch, a patio and an outdoor shower. Inside, there's an open floor plan and three bedrooms, including a ground-floor master suite, a game room and a study.

The combination laundry and mudroom even includes a dog-washing station.

Project manager for The Beach House at East Matunuck is Bruce Charleson, a longtime RIBA member and a past director. Also working on the house is Union Studio Architecture & Community Design, along with Denise Enright Interior Design.

Groundbreaking took place in January.

The Rhode Island Builder found Jeff and his crew filming with *This Old House* host Kevin O'Connor at the site on May 12th.

The house will be complete in early July, according to Jeff, and there will be an open house on July 22nd. Jeff maintains ownership of the house and will sell it after the production and promotion are complete.

By September, *This Old House* plans to have an online information center about the house, including a style guide, video




Above, host Kevin O'Connor, at left, makes a point during filming for *This Old House* at the 2017 New Idea House in East Matunuck on May 12th. At right are Jeff Sweenor of Sweenor Builders and his son, Ryan. Below, none other than Don Hamel of Andersen Corp. mans the grill during a cookout for the construction crew at the site on May 23rd. Andersen is the door and window supplier for the project.



tours, photo galleries, and tips from project participants on energy efficiency and universal design.

Among the RIBA member suppliers involved with the project are Andersen Corp. and Arnold Lumber Co. As of this writing, sponsors included Alliance Laundry Systems, American Standard, AZEK,

Caeserstone, GAF Roofing, Clopay, GCP vycor enV-S, Hayneedle.com, House of Antique Hardware, Icynene, LifeSpan, Olympic, Panasonic Ventilation, Select Comfort, Simpson Door Company and Walpole Outdoors.

Watch *The Rhode Island Builder* for information as the project continues. 

Member Profile: Cheri Walton of Risk and Safety Management

From electrician to housing, CTE advocate

By Paul F. Eno *Editor*

While other college students were yukking it up on spring break, Cheri Bunner was in southern New England, learning how to keep jobsites safe, at the side of her grandfather, Andy Thompson, founder of Risk and Safety Management (RSM).

"I was working in this business before I could even drive," quips Cheri, married last October, with the new surname Walton. "In fact, I learned to drive taking my grandfather to jobsites in Boston!"

Cheri, a native of Pennsboro, West Virginia, was here every summer and during every school vacation, working for Andy as a safety consultant.

"That's how I became engaged with the trades. I guess it's in my genes!"

She was engaged in more ways than one: She met her new husband, Kyle Walton, on a jobsite.

Cheri comes from an enormous "Brady Bunch" family. Take roll call at her house and you would have come up with her, along with her six sisters and three brothers.

"I'm the youngest, and I'm the only one who showed any interest in the safety business. In fact, I really enjoy it!" Cheri says.

After studying safety technology at Marshall University in Huntington, West Virginia, Cheri came to Rhode Island in 2014 to work at RSM as the CEO. With plenty of experience, and thoroughly groomed by Andy, Cheri became RSM's president in 2016.

She took over a small but vibrant company that helps small businesses comply with OSHA regulations, which can save them big money. RSM does this through training, consulting at jobsites,



Cheri Walton

helping with safety manuals, and responding with help and advice when there has been an OSHA violation.

RSM's four employees can be found at trainings and jobsites around southern New England, and sometimes in New Hampshire. For example, Construction Safety Consultant Scott Asprey is a familiar face at the Rhode Island Builders Association, where he leads frequent safety classes for members.

"Scott does all our RIBA training. He's so lively and he knows his stuff," Cheri says. "I've sat in on his classes multiple times, and he does an excellent job."

On average, RSM deals with 20 companies in any one year, in addition to RIBA, according to Cheri.

"We're still known primarily by word of mouth. A contractor might have an OSHA violation, and calls us for help. They get to know us, we visit their sites,

help them with their manuals, and generally keep them in line," she explains.

"Other times, there might be a subcontractor on site who has trouble with manuals or compliance, and the GC will mention us. We'll get to know the sub as well. We're the 'go-to' people for compliance."

Cheri believes that RSM is ahead of the game on safety, and they often pick up ex-OSHA employees for their staff.

"We relate to each company in what we do. It's not one-size-fits-all."

Personally, Cheri enjoys visiting jobsites that involve historic preservation, particularly at the Newport mansions.

"I enjoy seeing how a job completes," she says. "It's amazing to see what a contractor can accomplish."

RSM joined RIBA early on, in 1996.

"We absolutely value RIBA for the great networking and information," Cheri says.

"I can't say enough about all the classes and training. RIBA really offers everything, including the mandated continuing education that small contractors need – and it's tuition-free for members! That's a big help to any small business."

Find out more about RSM by calling (401) 884-0430.

**Risk & Safety Management****President:** Cheri Walton**RIBA member since:** 1996**Focus:** OSHA training and compliance**Serves:** Southern New England**Founded:** 1995**Based:** East Greenwich, Rhode Island



RHODE ISLAND BUILDERS ASSOCIATION
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PWB News

Planning an active fall and winter!


After taking a break in July, events are already planned through the rest of the summer and into the fall for the Rhode Island Builders Association's Professional Women in Building Council (PWB).

On August 17th, PWB's monthly meeting will take place at Home Healthsmith's facility and showroom at 207 High Point Ave., Unit #2, Portsmouth. There will be a tour, and refreshments will be served. Meeting locations and topics for September and November are still being planned, but the October 19th meeting and program will feature a presentation by Pella Windows and Doors.

Meanwhile, our June meeting and networking evening was to take place on June 22nd at the East Greenwich Yacht Club. On December 1st there will be a holiday brunch with the local chapter of the National Association of Women in Construction (NAWIC). All events take place from 6 to 8 p.m. Unless otherwise noted, the venue will be RIBA headquarters, 450 Veterans Memorial Parkway, East Providence. Watch for more information.

All the best to Lorena

Lorena Voyer, previously with Davitt Design Build, has moved to a new position as controller at Chisholm Chisholm & Kilpatrick LTD in Providence. We wish her the very best and know that she will be missed! She has stepped down as PWB treasurer, and we are pleased to announce that Jackie Pagel of Pella Windows has accepted this office.

PWB consists of owners, contractors, marketing experts, architects, designers, sales personnel and brokers. Every RIBA member should send their women employees our way. For information, contact Carol O'Donnell at CRMmodularhomes@aol.com. 



The showroom at Lighting & Design by J&K Electric in Johnston, where the PWB met on May 18th.

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Andersen Excellence Dealers boost CTE

National Building Products communicates with young people about great careers

By Paul F. Eno *Editor*

"I don't think young people realize what the great job possibilities are in the construction trades!"

That's the motivation for Maria Fratiello, director of human resources and training at National Lumber Co., an Andersen Excellence Dealer that has joined Andersen's campaign to support career and technical education (CTE) in Rhode Island in 2017.

Ms. Fratiello is National's spearhead for the campaign.

"We realized some time ago that young people aren't entering the industry in the numbers we need, whether we're talking about the contractors' end or the suppliers' end," Ms. Fratiello said.

"So, National started out by participating in every job fair we could, and that's what we're still doing," she added.

It soon became apparent that she needed to reach not only college and high-school job candidates, but even young potential

see CAREERS ...page 22



Maria Fratiello, director of human resources and training at National Lumber Co., an Andersen Excellence Dealer, talks with young people about careers in the residential construction industry during a recent job fair.

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Exeter Job Corps students have huge commitment to the industry

By Paul F. Eno *Editor*

“Construction is deep. It gives you a lot of knowledge about a lot of things.”

That’s the word from Travis Laroche, one of the dedicated carpentry students at the Exeter Job Corps Academy (EJCA). Travis plans on a career as a carpenter.

The Rhode Island Builder spent some time with Travis, eight of his classmates, Instructor David Perry, EJCA Outreach and Career Transition Supervisor Arthur Berriman, and two regional representatives of the Home Builders Institute (HBI) at EJCA on May 23rd.

“This is a two-year program, and our students range in age from 16-25,” explained Mr. Perry, now in his second year of teaching at EJCA, which opened 13 years ago and is partnered with HBI, an arm of the National Association of Home Builders (NAHB) that provides training, curriculum development and job-placement services for the residential construction industry.

Under HBI rules, EJCA has places for 12 students in its Carpentry Program.

Small numbers, big enthusiasm

The EJCA Carpentry Program currently has only nine students enrolled, but their enthusiasm for the construction trades makes up for their numbers: Every one of them wants to build a career in the industry.

One is Daniel Decena. “I’ve learned a lot here, and I want to be a master carpenter,” Daniel told us.

Also visiting EJCA on May 23rd were John Rodgers, regional program manager for HBI’s Region 1, and Mark Martin, HBI’s regional placement coordinator.

“HBI is Job Corps’ largest national training contractor, and our job placement for graduates is over 80 percent,” said Mr. Rodgers.

Under contract with the U.S. Dept. of Labor, HBI, now in its 50th year, serves 151 programs at 74 Job Corps Centers across the nation, including EJCA, which opened 13 years ago.

Nationally, HBI programs include brick masonry; carpentry; electrical wiring; facilities maintenance; heating, ventilation, air conditioning and refrigeration (HVACR); landscaping; painting; plumbing; solar installation, and weatherization, not all of which are offered at EJCA.

Carpentry one of seven programs

“Carpentry is one of seven programs offered here,” said Mr. Perry. “HBI Job Corps training combines technical and employability skills with basic academics. Here they learn not only job skills, but also leadership, a sense of responsibility, time management, teamwork and how to effectively communicate.”

Hands-on learning is central to the curriculum at EJCA, ac-

see JOB CORPS ...page 24



The team at the Exeter Job Corps Academy (EJCA) is just as enthusiastic as the students, seen in the top photo with Carpentry Program Instructor Dave Perry. Above are, from left, Home Builders Institute (HBI) Regional Placement Coordinator Mark Martin, Mr. Perry, HBI Regional Program Manager John Rodgers, and EJCA Outreach and Career Transition Supervisor Arthur Y. Berriman.

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RIBOA presents scholarships to 18 CTE students



The Rhode Island Building Officials Association presented 18 Tools of the Trades Scholarships to students from the Warwick Area Career and Technical Center, the Woonsocket Area Career and Technical Center, and the Regional Career and Technical Center at Coventry High School on June 7th at Warwick City Hall, recognizing their successful completion of the International Code Council (ICC) High School Residential Code Class. Netcoh Tool Sales and DeWalt partnered with RIBOA for this event.



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Continuing Education for Contractors

Courses headlined in **RED** on the Education Pages qualify for state-mandated continuing education requirements for contractors. All contractors in Rhode Island must take five credit hours of continuing education within 24 months of their next renewal date.

Five Credit Hours: OSHA

Safety Review

July 11th and July 27th

WHEN: Tuesday, July 11th and Thursday, July 27th, 8 a.m. to 1:30 p.m.

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

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

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

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

Join instructor Scott Asprey for an "OSHA Safety Review" to improve your knowledge and compliance, and avoid accidents and costly fines.

Subjects will include a review of jobsite safety rules, fall protection, ladders and scaffolding, and confined spaces. You must pre-register for this course. There will be no admittance without pre-registration. Payment is due upon registration. Participants must provide proof of employment with a member company for the class to be free. Lunch is included.



Five Credit Hours: Deck Codes, Advanced Framing, Construction Regulations

July 19th and August 9th

WHEN: Wednesday, July 19th and Wednesday, August 9th, 8 a.m.-1:30 p.m.

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

COST: FREE for members and their employees, with a \$15 materials/registration fee. \$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.

Learn about mandated blower-door and air-leakage testing, along with advanced framing techniques that will use less material and require less labor. Also included will be instruction about frost protection for shallow foundations.

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



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Governor addresses RIBA board



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We're working to boost housing production



Steven Carlino

Anyone involved in the residential construction industry knows the many challenges we face, but two of these stand out, and they are related.

One is the dire need to triple housing production in Rhode Island, as has been brought home so well by Rhode Island Housing since publication of the *Projecting Future Housing Needs Report* from HousingWorks RI at Roger Williams University last year. The Report's main message: We need to produce at least 3,400 new housing units a year between now and 2025. That's not as far away as it sounds. *Related story on page 1.*

You might have heard objections to this reasoning. Some might say, "Rhode Island is so small, and the population is stagnant or even shrinking. How could we need so many new units?"

That's an easy objection to answer once you know the facts. The demographic trend in the state is toward smaller households, many

of just one or two people. In that scenario, we have a growing demand for housing that isn't being driven by a growing population.

Unless we increase the housing supply, only the most affluent will be able to buy or even rent homes here, and we will force more young and even middle-aged adults to continue to live with their parents.

The second issue comes from the first. Namely: We need to upgrade and expand our sewer, water and stormwater infrastructure if we are to support housing growth, and certainly if we are to have the greater densities required in areas that are appropriate for that kind of growth.

These two issues are priorities for our Legislative Committee even as the 2017 session of the General Assembly comes down to the wire. For more information on these or any other legislative issues, and to find out how you can help, contact RIBA Executive Director John Marcantonio at (401) 438-7400.



Roland J. Fiore

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DEM offers OWTS documents online

Two new online services allow contractors and members of the public to view and print certain onsite wastewater treatment system (OWTS) records, the Dept. of Environmental Management's (DEM's) Office of Water Resources announced on May 26th.

"These new features eliminate the need for customers to visit the Providence DEM office in person to access these records," a statement from the agency said.

OWTS records available online include certificates of conformance for OWTS conformed after 1990, which users can generate and print. Certifying that an OWTS has been permitted, properly installed and is approved for use, this document is required before a certificate of occupancy can be granted, or before closing on a property transfer for any existing structure.

Roughly 1,500 systems are conformed per year, according to DEM.

Also available online are all contents of files for OWTS conformed before 1990. Previously, these were available only on microfilm. Roughly 55,400 files for OWTS located in all 39 cities and towns are available, DEM said.

For more information, contact Jennifer Ryan at jennifer.l.ryan@dem.ri.gov.



Three more communities adopt e-permitting

By Paul F. Eno *Editor*

Woonsocket, Newport and Westerly have become the latest Rhode Island municipalities to offer e-permitting, joining eight other communities and two state agencies. Applicants may apply for building, demolition, electrical, mechanical and plumbing permits.

The online "permitting portal" is located at <http://permits.ri.gov>.

"E-Permitting modernizes the city's building permit application system by making it available online and removing the hassle of paper forms and in-person filing at City Hall," Woonsocket Mayor Lisa Baldelli-Hunt was quoted as saying.

The e-permitting system is voluntary and, where it's offered, applicants may still apply for permits in person at city and town halls. While Rhode Island Builders Association members have reported some glitches while using the system, RIBA has been a longtime advocate of e-permitting.

Elizabeth M. Tanner, executive vice president for client services

see *E-PERMITTING ...page 25*

NAHB praises joint employer, independent contractor redefine


National Association of Home Builders

The National Association of Home Builders (NAHB) has praised action by the U.S. Dept. of Labor (DOL) to rescind two Obama-era guidance documents that redefined joint employer and independent contractor status.

"We commend Labor Secretary Alexander Acosta for taking steps to rescind Obama-era guidance documents that made the standard for 'joint employment' so broad and vague that it placed undue burdens on home builders and other employers," said Granger MacDonald, NAHB chairman.

On June 7th, DOL announced withdrawal of Interpretation No. 2015-1: That most independent contractors qualify as employees and are entitled to minimum wages and overtime pay. DOL also withdrew Interpretation No. 2016-01, which allowed more workers to claim they were due wages by more than one company.






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Robert J. Baldwin

Chairman, CTE Subcommittee on Implementation Roadblocks

Bob is familiar to any active member of the Rhode Island Builders Association. President of RIBA from 2010-2012, he is president of Lincoln-based R.B. Homes. For over 20 years, Bob has been a key leader in supporting career and technical education (CTE) in Rhode Island. He helped craft the state's 2014 CTE reform legislation and is now helping to implement it as a member of the Rhode Island Board of Trustees on Career and Technical Education, and as chairman of its CTE Subcommittee on Implementation Roadblocks for the construction and marine trades sector.



THE BUILDER: The 2014 CTE reform legislation set the goal of unifying the state's career and technical education (CTE) programs, with ambitious plans for public-private partnerships, expansion, curriculum improvement and more. How is that going?

BALDWIN: If we continue our hard work with our coalition of employers, educators and government, Rhode Island will have a unified, statewide, K-to-14 CTE system, second to none in the world, on a par with, or better than, programs in Germany, South Korea or any U.S. state.

That's an ambitious goal, but we intend to achieve it.

THE BUILDER: The CTE Subcommittee on Implementation Roadblocks (SIR); that's a mouthful. Presumably it's meant to remove roadblocks to implementing the 2014 legislation.

BALDWIN: Exactly. The committee's job is the next step in implementation, and the first meeting took place on May 31st at the New England Institute of Technology.

Attending that meeting were an eye-opening list of decision-makers, including representatives of Gov. Gina Raimondo, Sen. Jack Reed and Congressman Jim Langevin, along with Rhode Island Commissioner of Education Ken Wagner, and representatives of House Speaker Nicholas Matiello and the Senate Policy Office. The governor herself spoke to the committee via video.

All the better to clear away the "roadblocks" the panel's name

refers to. Those roadblocks are anything that gets in the way of smoothly implementing the legislation, which sets the stage for unifying the state's multiple CTE programs, then funding them through partnerships with private and corporate sources, and creating internships, apprenticeship programs, voluntary work relationships, and other arrangements to facilitate education and provide skilled workers for Rhode Island business and industry.

SIR represents all sectors, and it includes representatives from industry sectors, CTE teachers and administrators, and representatives from government.

Since 2016, common curricula were created for most industry sectors in the state. They have been approved by the Rhode Island Dept.

of Education (RIDE). The final five were to be approved by the end of June.

When taught to that level, this will result in a 12th grade graduate who will be educated for entry-level employment, with certificate(s) in hand and on-the-job training experience to prove it.

Now our committee's job is to deal with the details and the implementation, which includes clearing the roadblocks.

THE BUILDER: Why are the construction and marine trades considered to be in the same sector?

BALDWIN: The marine trades also use carpentry, electrical, plumbing, pipefitting, steamfitting and HVACR. So CTE students who want careers there, and students who want to work in our industry, start with the same curriculum.

When they get to the shipbuilding component, they branch off to their own curriculum.

THE BUILDER: So what are some of these roadblocks?

BALDWIN: As pointed out at the May 31st meeting, those roadblocks include transportation so students can get to important CTE and career-enhancing activities. One of the questions is who picks up the costs of this transportation?

There's the matter of insurance for off-site activities so that students, contractors and schools are all protected during school-

to-work, hands-on projects, which are very important for their professional development. This is a concern for our members too, who have to have liability protection for students who might want to work on their jobsites as interns.

Another concern is fragmentation in the current CTE system in Rhode Island. Administrators and instructors are paying full attention to their own programs and students. That's fine, but it can create communication issues when we're all trying to work together.

People in one program sometimes don't know what's going on in other programs.

There's also a CTE teacher shortages, and there are issues with the certification process that have to be worked out.

And an overall concern for our industry and the economy in general is how to get the students to stay and work in Rhode Island once they're job-ready.

THE BUILDER: So how do you plan to remove those roadblocks?

BALDWIN: At the May 31st meeting, we began taking input from members as to the number-one problems they themselves face. That was step one. At each succeeding meeting, we'll take input from each specific group: the employers, CTE directors, school superintendents, school committees.... We'll identify the problems and come up with the solutions.

(The next meeting was to take place on June 19th.)

So we're moving forward. The level of participation is extreme.

THE BUILDER: One issue that has come up in the past is the need to expand CTE beyond high school, and to provide college career paths for those who want careers in areas of the construction industry where that would be necessary. What's happening on that front?

BALDWIN: Yes, there's a definite need to look beyond high school, to fully expand CTE education and certification beyond the 12th grade.

Our goal is to create a world-class, second-to-none CTE state-wide system as good as, or better than, Germany's, South Korea's, or the best in America. In that context, it has to be a kindergarten-through-14 system.

As I said, students graduate from 12th grade career-ready for an entry-level job, but then they can go into a junior college system, as

they do in other states and countries, to advance into CTE-related fields, such as architecture, engineering or design.

With this goal in mind, the Community College of Rhode Island (CCRI) already has representation on SIR in the person of Vice President for Academic Affairs Rosemary Castigan.

We're now taking input and creating solutions. We'll report on these this fall, and we plan to find solutions by the end of the 2018-2019 school year.

We have some great people involved, and it's a group that can get this done. My co-chairs on SIR are Maura Dunn, vice president for human resources and administration at General Dynamics Electric Boat; and North Smithfield Town Administrator Gary Ezovski, former chairman of the Rhode Island Small Business Coalition who helped write 2014 CTE reform legislation.

John Bentz of Property Advisory Group and RIBA is the vice chairman.

Along with Dr. Wagner of RIDE and Dr. Castigan of CCRI, SIR members include RIBTCTE Board Chairman Al T. Lubrano, past president of the Rhode Island Manufacturers Association; John Simmons of the Rhode Island Public Expenditure Council; Steve Osborn and Paul McConnell of RIDE; Timothy Duffy of the Rhode Island Association of School Committees; School Superintendents Jeanine Nota-Masse of Cranston, Michael Barnes of Foster-Glocester, and Chris Maher of Providence; CTE Directors William McCaffrey of Warwick, Lori Ferguson of Coventry; CTE Instructors Charles Myers of Woonsocket, John Valetta of Warwick; Daniel Sutton of the Rhode Island Commerce Corp.; David Chenevert of the Rhode Island Manufacturers Association; Leslie Taito of Hope Global; Heather Singleton of the Rhode Island Hospitality Association; Linda Larson of the Southeastern New England Defense Industry Alliance; and Jason Machan of Lifespan.


Sen. Reed and Congressman Langevin are honorary members.

The importance of what we're doing can't be underestimated, and it dovetails with the Rhode Island Builders Association's other efforts to improve the state's economy by raising the housing market.

It all goes together: Housing, jobs, training a skilled workforce and matching them with employers.

One issue we mentioned was getting the workers with the skills to stay in Rhode Island once they're trained.

Employers need them, there's no question, but the workers themselves need affordable places to live.

So you can see how all our issues go together. SIR is working on CTE issues, but these are just parts of a much greater whole. 



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Jobs Bank continues to expand, but still not enough skilled workers

It looks like they're being hired, but there aren't nearly enough job candidates to meet the demand.

That's the message in the most recent numbers at the online Jobs Bank at www.RCWPJobs.com, where there seem to be far more employers looking for skilled workers than there are workers available.

As of June 7th, 554 employers (up from 548 in May, 545 in April and 537 in March) and 265 job candidates (up from 249 in May, 235 in April and 217 in March) had signed up for free accounts at www.RCWPJobs.com. There were 54 jobs posted (down from 55 in May, 59 in April and 58 in March), indicating that some job candidates who are available are being hired. There were 66 job seekers' resumes posted on the site.

The Jobs Bank is a tool created by the Residential Construction Workforce Partnership (RCWP), with the Rhode Island Builders Association as its hub.

"The Jobs Bank is clearly working," said Cheryl Boyd, RIBA's director of membership and education. "But the number of jobs



open, compared with the number of candidates available, shows how much we need to concentrate on job training, career and technical education, and to attracting young people to choose our industry for building a career," she added.

"Members interested in hiring students don't want to miss out and should quickly post jobs and/or search the resumes for entry-level candidates," she added.

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



CAREERS...from page 11

employees, still in middle school.

"I don't think they realize what the job possibilities are and how many different avenues you can take in this industry," Ms. Fratiello continued. "Many of the suppliers have 'lumber' in our store names, so they think it's all about plywood, studs and things like that."

Many jobs to choose from

One of her top messages to the students: "There are design jobs and engineering jobs. Truck drivers are in high demand, and they actually get a very good paycheck. Most suppliers and many contractors have accounting and marketing departments."

That's by no means the limit, she indicated.

"We have turnkey framing, kitchen design. They can become project managers and go run a whole construction site."

National's biggest CTE relationship is with the New England Institute of Technology.

"The construction program there goes nicely with our design department," Ms. Fratiello commented.

She also observed that Rhode Island's CTE programs need to work on their communication.

"Too often, I find that people in one program aren't aware of what their counterparts are doing in another. Better communication makes for stronger CTE."

National was a major player in the October 2016 Treehouse Rebuild at the Boys and Girls Club of Providence, in which hundreds of CTE students participated, donating use of a hydraulic lifter for five days.

"We still do as many job fairs as we can. The schools approach us," Ms. Fratiello said. "It's worked, and we're going to keep up our efforts!"





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BARRIERS...from page 1

2016, Rhode Island was far short of the 3,400 new housing units per year called for in the *Future Housing Needs Report from HousingWorks RI at Roger Williams University*, released by RIH in April 2016.

"These stark figures alone should bring home the economic threat posed by the barriers to building that have been pointed out in this series of articles since January," said President David A. Caldwell of the Rhode Island Builders Association.

Projecting Future Housing Needs spelled out that threat, stating in no uncertain terms that affordable-housing production in Rhode Island must triple by 2025 if supply is to keep up with demand.

"By 2025, the statewide number of households is projected to increase by 12 to 13 percent (an increase of 47,441 to 52,853), and household size is projected to decline.... Accommodating those new households is projected to create a demand for 34,600 new housing units by 2025...." the report stated.

"That means we need about 3,400 new housing units per year over the next 10 years," said RIH Executive Director Barbara Fields during a press briefing at RIH headquarters in Providence when the report was released in April 2016. "We know that output is quite high, but we have achieved that in the past, notably in the 1980s, when we produced up to 6,000 units per year at times," she added.

High cost of construction

The report pointed out some of the same barriers to building cited in this series of articles, notably the high cost of construction in Rhode Island, exacerbated by prices for land, labor and materials, excessive regulation, and local opposition to higher densities.

"We have a lack of supply for both single-family and multi-family units," Ms. Fields said.

The report estimated that many Rhode Islanders already pay more than 30 percent of their income for housing, and that more than half the increase from 2000 to 2012 hit households earning more than \$57,700 annually.

Ironically, the National Association of Home Builders (NAHB) recently an-

nounced that the housing market is back on track nationally, at least according to the First American Leading Markets Index (LMI).

"Based on current price, permit and employment data, markets nationwide are running at an average of 100 percent normal economic and housing activity," NAHB announced on May 4th.

Here in Rhode Island, however, Mr. Caldwell called for immediate action.

"Rhode Island Housing has promulgated sound economic data that our state requires 3,400 units of housing per year just to maintain the status quo. Yet, we're still below

1,000 annual unit building permits," Mr. Caldwell said.

"The root cause of the crisis remains the inherent tension between municipal and state governments. While state leaders desperately seek growth, the municipalities perceive that growth results in costs borne by municipalities, while the gains accrue to the state. The result is insufficient development, lack of supply and, now, rapidly increasing prices. We are, in effect, inflating the next housing bubble right now," he added.

"The state, municipalities and business must come together in support of reas-

JOB CORPS...from page 12

cording to Mr. Perry.

"HBI uses a competency-based curriculum that provides 750 to 1,000 hours of training, with the primary focus being hands-on learning. Students learn their craft by working on realistic training stations and actual building projects," he emphasized.

"Through this experience, students can grasp the knowledge of the many fundamental tasks, and develop the skill sets necessary to meet the needs of industry."

EJCA students also attend classes to strengthen their math and reading-comprehension skills," he said.

Linking students with contractors

The HBI program often links students with contractors so they can get hands-on experience at an actual job. HBI training is grounded in the building industry's National Construction Skills Standards and the American National Standards Institute (ANSI)-approved National Green Building Standard™, taught through HBI's Residential Construction Academy Series textbooks and instructional aides.

HBI also trains veterans, transitioning military personnel, at-risk youth and adults, and displaced workers.

"We offer hands-on career and technical training as well as academic training. We also help students get their GED or high school diploma," Mr. Perry added. "We want Rhode Island's residential construction industry to know that we are a resource for their future workforce."

For more information, visit EXETER.jobcorps.gov.

PRESIDENT...from page 5

the climate for housing in our state. And I believe with great confidence that our state's leaders truly want that housing climate improved. RIBA will continue to be a tireless advocate toward that end.

John Adams was one of our great Founding Fathers. Great changes took place over his lifetime that changed the course of history. Nothing came either quickly or easily in the late 18th century, any more than it does now. But the tenacious, committed and focused pursuit of that ideal was so critically important over time. Interestingly enough, both John Adams and Thomas Jefferson died on July 4th, 1826, exactly 50 years from the Declaration of Independence.

Similarly, RIBA remains focused on our goal over the long term, and I'm confident we will succeed. The July 4th holiday marks the end of the legislative season, but also signals that the planning for the next session will shortly begin. The facts will continue to speak for themselves. They are, after all, much like builders, "stubborn things."

E-PERMITTING...from page 19

at the Rhode Island Commerce Corp., addressed the RIBA Board of Directors on January 3rd, asking specifically for member reactions to using the e-permitting system, receiving mixed reviews.

"It's better that we know this now, so we'll be able to fix the glitches as towns come online," Ms. Tanner said.

More recently, positive comment has come from several RIBA members.

"South Kingstown is involved in it. I love it - makes it very convenient," Jeff Sweenor of Sweenor Builders said in June.

Ronald Smith of Ron Smith Homes likes the system, but said it takes a little getting used to.

"I just used it for the first time in North Kingstown last week. It was a little confusing at first, but I'm willing to give it a try," Mr. Smith said.

"Most towns, Narragansett, South Kingstown and Charlestown, ask that you send plans electronically, as well as a hard copy on their own system. Those are confusing because they are all different," he added.

"I think the statewide system that North Kingstown is on will work fine once builders get the hang of it. I have another permit to be done on it in Warwick in the next two weeks."

North Kingstown, Warwick, North Providence, Providence, Cranston, Pawtucket, North Smithfield and West Warwick, along with the State Building Commission and the State Fire Marshall, now participate in the e-permitting system.

Gov. Lincoln Chafee first announced the e-permitting initiative in 2014.



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