

## Stasiunas team takes the helm for 2019



President  
Timothy A. Stasiunas

Vice President  
Carol A. O'Donnell

Treasurer  
Jason M. DaPonte

Secretary  
James Deslandes Sr.

New administration includes first female officer in the Rhode Island Builders Association's 73-year history. Photos on page 6.

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

"A few years ago, the Rhode Island Builders Association, like most of the state, had its challenges: A struggling economy, a state government unconcerned with our industry, unfavorable regulations, and a general lack of knowledge by our legislators of the challenges

that our industry faces. Now we have momentum in our favor!"

So said Timothy A. Stasiunas of The Stasiunas Companies as he took up the reins as RIBA's 37<sup>th</sup> president on October 2<sup>nd</sup>.

The occasion was RIBA's 2018 Annual Meeting, held at Quidnessett Country Club in North Kingstown, where the gavel was passed to Mr. Stasiunas by outgoing president David A. Caldwell Jr. of Caldwell and Johnson Inc. Attending was the largest crowd in a decade.

As in past years, Consolidated Concrete Corp. and

*see ANNUAL MEETING...page 29*

## Challenge for many R.I. communities: Keeping up with inspection demand

For builders to speed the process, have paperwork in order and know the codes, building officials advise.

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

The good economy is back, and building officials around Rhode Island have the double-whammy of more demand for inspections and a shortage of inspectors. In

fact, many municipalities are sharing inspectors. *See the chart on page 25.*

Building officials who spoke with *The Rhode Island Builder* also pointed out that e-permitting, now available in most communities and for key state agencies, only speeds the application process. Spread-thin inspectors still have to go to the sites to inspect.

"I have a two-fold problem hiring people," said Providence Building Official Jeffrey L. Lykins.

*see INSPECTIONS...page 29*

### FEATURED PRODUCTS AND SERVICES FOR NOVEMBER

*Center Section*

#### Home Show to be bigger and better in '19

It's time to make your exhibit plans for RIBA's 69<sup>th</sup> Annual Home Show!

*Page 12*

#### 28th Annual Golf Outing raises funds for Builders Helping Heroes

Over 100 golfers gathered at Wannamoisett Country Club in Rumford to help support RIBA's charity.

*Pages 7-8*

#### Free carpentry training starts in November

RIBA and its industry partners launch free, 26-week carpentry training programs in both northern and southern Rhode Island.

*Page 23*

#### A conversation with the new chief at Statewide Planning

*The Rhode Island Builder* sits down with state native Meredith Brady to talk affordable housing, planning philosophy and infrastructure.

*Page 26*

## Lack of rough carpenters, other subs adding to job times and costs, survey says

*National Association of Home Builders*

Three-fourths of the total cost of building a typical home goes to subcontractors. So, as subs get harder to find, it's getting especially hard for projects to stay on schedule and on budget.

That's the news from the National Association of Home Builders (NAHB), which recently surveyed single-family builders on labor issues. Topping the list of workers most hard to find: Rough carpenters were reported by 90 percent of builders — the highest-ever portion for any occupation in residential construction in the survey's history.

NAHB economist Paul Emrath writes about the findings in *Eye On Housing* ([Eyeonhousing.org/2018/09/reported-shortage-of-rough-carpentry-contractors](http://Eyeonhousing.org/2018/09/reported-shortage-of-rough-carpentry-contractors)).



**Among the many steps the Rhode Island Builders Association and its industry partners are taking to alleviate the skilled-labor shortage in the residential construction industry is the Vocational English as a Second Language (VESL) program. Here, two students cooperate on a project during a VESL class at the Center for Dynamic Learning in Providence.**

### 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  
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#### The Rhode Island Builder Report

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

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hits-record-90-percent) and offers possible explanations.

One is that many workers laid off during the housing downturn ended up starting their own businesses, but have since returned to work for larger companies.

### Slowing construction

Regardless of the reasons, the widespread shortages continue to restrain the pace of construction, further driving up costs, which are increasingly being absorbed by the home buyer, according to an NAHB statement.

However, the shortages are also affecting builders' bottom lines by causing lost or canceled sales, and they are making some projects unprofitable.

"Housing affordability is at a 10-year low, and that means it will become increasingly difficult to pass along higher construction costs to home buyers," NAHB Chief Economist Robert Dietz wrote in the latest

issue of *Eye on the Economy*.

"Builders in many markets may find that supply-related cost increases will slow sales now more than in recent years, due to elevated pricing."

Making matters worse, shortages are likely to intensify in the near term for some markets, particularly those in and around the Carolinas.

"As the impact of Hurricane Florence affects North and South Carolina — home to 9 percent of the nation's single-family construction — and other parts of the Middle Atlantic Region, we can expect increased demand for construction workers and higher building material costs as the region recovers," Dr. Dietz noted.

"As we saw last year in the wake of the storms that devastated portions of Texas and Florida, these impacts will lower production volume while increasing costs for a number of months in and around the affected regions."



## RIBA welcomes these new members and thanks their sponsors!

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Marissa Post

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## **DEADLINE FOR THE DECEMBER ISSUE**

All copy, ads and photos must be to us by

## **Friday, Nov. 2**

E-mail material to

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# LOOKING AHEAD!

♦ **November 5<sup>th</sup>: Carpentry Career Training Program, Southern Rhode Island Session** - Beginning of FREE, 26-week, pre-apprenticeship carpentry training program, 6 to 8:30 p.m., Chariho Area Career and Technical Center, 459 Switch Rd., Wood River Junction, RI 02894. *Details on page 23.*

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

☞ ♦ **November 7<sup>th</sup>: State-Mandated Continuing Education for Contractors - 2 Credit Hours** - Topic is the Design/Build Process. *Details on page 21.*

☞ ♦ **November 8<sup>th</sup>: State-Mandated Continuing Education for Contractors - 5 Credit Hours** - Topics are Working with Building Officials / Understanding the 1&2-Family Building Code. *Details on page 21.*

♦ **November 13<sup>th</sup>: Carpentry Career Training Program, Northern Rhode Island Session** - Beginning of FREE, 26-week, pre-apprenticeship carpentry training program, 6 to 8:30 p.m., Woonsocket Area Career and Technical Center, 400 Aylsworth Ave, Woonsocket, RI 02895. *Details on page 23.*

☞ ♦ **November 20<sup>th</sup>: State-Mandated Continuing Education for Contractors - 5 Credit Hours** - Topic is Deck Codes. *Details on page 22.*

♦ **December 5<sup>th</sup>: Annual RIBA Christmas Party** - Quantum Association, East Providence. Enjoy networking, music, dinner and dancing. *Details on page 11.*

♦ **December 14<sup>th</sup>: 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 page 10.*

♦ **April - 4<sup>th</sup>-7<sup>th</sup>: 69<sup>th</sup> Annual Rhode Island Home Show, with the Garden & Flower Show** - Rhode Island Convention Center, Providence. *Details on page 12.*

*More information, registration and payment for most RIBA events is available at [RIBUILDERS.org](http://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](http://RIBAEducat.es.com)

*Visit [RIBAEducat.es.com](http://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 21-23), 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](mailto:smccarthy@ribuilders.org) or (401) 438-7400.*



Timothy A. Stasiunas

# President's Message

## RIBA has the momentum we need to do great things

Thank you for the opportunity and the honor to serve as president of the Rhode Island Builders Association!

I've been a member of RIBA for well over 30 years and, just a short time after joining, I was drafted to serve on the Board of Directors.

Later I became a member of the Environmental Committee. Then it was on to secretary, vice president and now president.

Over the years this position has been held by some of the most dedicated and steadfast members of this association, people who have devoted countless hours to the betterment of the residential construction industry in this state.

So many of our fellow members give of their time, talents and financial resources. But we can't do it alone, and we need the involvement of all our members. You can help by becoming a board member, joining a committee, volunteering at our annual Home Show or attending fundraisers to support our legislative partners.

Everyone can do something to move this association forward!

A few years ago, RIBA, like most of the state, had its challenges: A struggling economy, a state government unconcerned with our industry, unfavorable regulations, and a general lack of knowledge by our legislators of the challenges that our industry faces.

Now we have momentum in our favor!

In the past several years, with a change in administrative leadership, we have come full circle. We now have legislative partners at the State House who understand that the residential construction industry is key to Rhode Island's long-term economic viability. We've had such substantial cooperation on the legislative front that a record number of bills have been passed that are good for our industry:

1. The "notice act," which protects property rights for land owners;
2. The "infrastructure bill," which, when funded, will provide grants for vital drinking-water, sewer and stormwater projects;
3. The "freeboard bill" so that new residential structures can be above the flood elevations;
4. The "surveyors bill," which will make it easier for these vital professionals to work in Rhode Island;
5. The "development timing bill," which requires more expedited review of plans submitted to towns for development projects.

Over the last five to six years, RIBA has become the most active and productive home builders association in the country. All this has been done collaboratively with various organizations and groups throughout the state, and we've worked on a broad focus of

legislation to enhance the business environment of all our members, large and small alike.

Over the years RIBA has also expanded opportunities that benefit its members. These benefits include health insurance, workers' compensation insurance and, most recently, a wide range of contractor and individual insurance options suited to our members.

RIBA offers unparalleled educational opportunities for our members to enhance their business knowledge and to become better informed on construction techniques and jobsite safety. The association offers all the courses required to fulfill the state-mandated continuing-education requirements for contractors. There are even courses that fulfill these requirements for both Rhode Island and Massachusetts registration/license renewals.

Virtually all these courses are free of tuition charge for members.

RIBA has partnered with the state and other trade organizations to advance vital efforts in workforce development, and this is providing much needed, skilled personnel in the building trades. In fact, RIBA has become a model for the National Association of Home Builders (NAHB).

We have accomplished what few other associations have been able to, and we want to keep the drive going. That means we need you to do what you can, when you can. Become involved, volunteer! You'll find it not only rewarding but you'll be surrounded by some of the most dedicated professionals in the building industry.

We've only just started to realize the potential of this organization, and with the commitment and dedication of the RIBA staff and its members, we can keep this momentum strong! Call our executive officer, John Marcantonio, at (401) 438-7400 to find out how you and your talents can help.



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Attended by the largest number of members and guests in a decade, the Rhode Island Builders Association's Annual Meeting took place at the Quidnessett Country Club, North Kingstown, on October 2<sup>nd</sup>. Story on page 1.



◀ Incoming President Timothy A. Stasiunas is sworn in by Immediate Past President Roland J. Fiore. At center is RIBA Director of Operations Elizabeth Carpenter.



▲ Also sworn in were new officers and board members. From left are Vice President Carol A. O'Donnell, Secretary James Deslandes Sr., Treasurer Jason M. DaPonte, along with local directors Dennis Clarke, Peter DiStefano, Jesse Maynard, Eric Wishart and Jose Marciano.



◀ Honored for service to RIBA over the past year were, from left, George Pesce of Consolidated Concrete Corp.; Steven Carlino of Douglas Lumber, Kitchens & Home Center; Kenneth Coury of Riverhead Building Supply; William Dawson of Pawtucket Credit Union; Donald Hamel of Andersen Corp.; Sean, Ryan and William Finnegan of FINETCO/Coventry Lumber; Rob Sousa of Arnold Lumber Co., and Jacqueline Pagel of Pella Windows.



Here are Steven Carlino Jr., left, and Steve Rendine of Presenting Sponsor Douglas Lumber, Kitchens & Home Center.



After unveiling of the traditional commemorative portrait of the outgoing president, Mr. Caldwell is with incoming President Timothy A. Stasiunas, left, and David A. Caldwell Sr.



Event benefits RIBA's charity Builders Helping Heroes

## Anchor Insulation triumphs on the links!

By Paul F. Eno Editor

In a hard-fought battle on the links September 17<sup>th</sup>, the formidable foursome from Anchor Insulation (Tyler Fiske, Dean DiSantis, Bill Ray and John Silveira) captured top honors with a low score of 61. Not far behind was the Pawtucket Credit Union team (Bill Dawson, Mark McLaughlin, Greg Madarosian and Chris Lee), with a score of 62. And tying them for second place was the squad from Webster Bank (Peter Rinaudo, Gary Moukhtarian, Andrew Rodrigues and Keith Rose).

Using the USGA tie-breaking method, second place was awarded to Pawtucket Credit Union.

It was the 28<sup>th</sup> Annual Rhode Island Builders Association Golf Classic to benefit Builders Helping Heroes, held at the award-winning Wannamoisett Country Club in Rumford!

The event, which raised funds for RIBA's Builders Helping Heroes charity, took place on a warm and gentle Monday afternoon at the Donald Ross-designed course.

Over 100 golfers participated.

By day's end, and the delicious buffet dinner, there were plenty of other prize winners.

These included a double victory for Sean Finnegan of FINETCO/Coventry Lumber: Longest drive and Closest to the Hole (#15). Honors for Closest to the Hole (#8) went to Dean Amoroso of TradeSource.

Builders Helping Heroes (BHH) was the real winner for the day. RIBA's charity brings volunteer builders, remodelers and subcontractors together with the families of military personnel killed or wounded in combat since 9/11, to help alleviate their housing needs.

RIBA thanks all the golfers who participated, and the many sponsors and prize donors who made the event possible,



**Headed for a close second place is the team from Pawtucket Credit Union: Chris Lee, Greg Madarosian, Mark McLaughlin and Bill Dawson.**

including Presenting Sponsors Pawtucket Credit Union and Douglas Lumber, Kitchens and Home Center. *See the complete list*

*of sponsors on page 9.*

Watch for news of the 2019 RIBA Golf Classic, and mark your calendar!



### Special thanks to Wickford Appliance



The Rhode Island Builders Association thanks Wickford Appliance & Lighting, along with Miele Ranges, for sponsoring our Fall Networking Night on September 13<sup>th</sup>!

Members and guests visited RIBA headquarters in East Providence that evening to network with Wickford Appliance's Chris Grace, to hobnob with each other and the RIBA staff, and to enjoy pizza with all the fixings.

For details on networking events, call Elise Geddes at (401) 438-7400.





## RIBA Happenings: The 28th Annual Golf Classic



Find that ball! ►

◀ Raising funds for RIBA's charity, Builders Helping Heroes, the 28<sup>th</sup> Annual Golf Classic took place at Wannamoisett Country Club in Rumford on September 17<sup>th</sup>. Here, the threesome of Marc Mirandola, with Jason and Dan DaPonte, are having a good day.



◀ Here's the team from Keough Construction Management: Russ Moran, Mark Fisher, Ray Keough and Curran Keough.



▲ Taking home the beer was a foursome from Canning Management Group, including Carolyn Izzi and Karen Fagundes.



▲ All the way from FINETCO/Coventry Lumber came Trevor Bernadyn, with Ryan, Bill and Sean Finnegan.



▲ New member Steve Bator of Taylor Forest Products went home with a new TV!



***The Rhode Island Builders Association thanks  
the generous sponsors of our 28<sup>th</sup> Annual Golf Classic!***

**Presenting Sponsors**

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***And RIBA's 2018 Annual Meeting!***

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## *Professional Women in Building : PWB NEWS*

### ***New Member Spotlight***

## ***Kristen Longo***

### **Design Engineer**

### **DiStefano Brothers Construction**

#### **What benefits do you find being a member?**

Being a new member this year, I'm excited to take advantage of the camaraderie, networking, training and community events that PWB offers. It's been great getting acquainted with everyone and being a part of this motivating & supportive organization.

#### **What drew you into your career?**

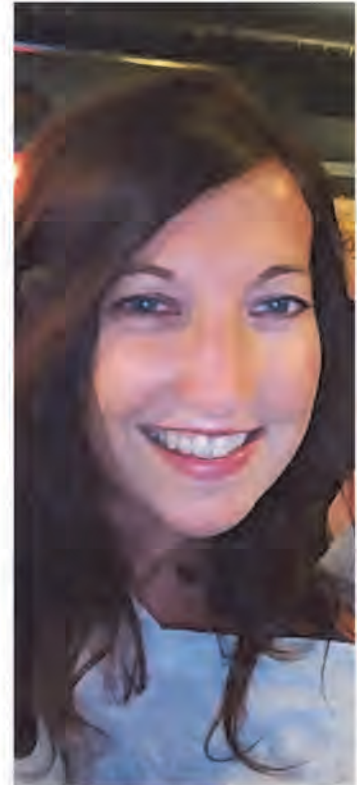
My grandfather was a custom home builder who owned his own business. Growing up I was always fascinated by construction, architecture & design. I guess you can say this career is in my genes. Being the Design Engineer at DBC, I love blending design, special planning, style & functionality, to ensure the clients' wishes and vision are seamlessly executed.

#### **What sets your company apart from others?**

The design-plus-build model that DiStefano Brothers Construction Inc., encompasses, along with the team culture, definitely sets us apart. Having design expertise and skilled craftsmanship all in one allows us to fully control the project. We're one big family, all looking out for the end result for the client.

#### **How do you spend your free time?**

I'm an avid outdoor enthusiast. Running, biking, hiking, paddle boarding, boating, golfing - I'm all about healthy activities outside. Traveling, photography and wine tasting, really just making the most of every moment life has to offer. Of course, time spent with family, friends and my two dogs is my top priority.



**\*\* Please join us for the Annual NAWIC Holiday Brunch December 14 at the Providence Biltmore Hotel!! An event you don't want to miss!! \*\***

**\*\* Members: Please submit your bio and headshots to be included in our member directory \*\***

### ***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>



# Christmas Party slated for December 5

**WHEN:** Wednesday, December 5<sup>th</sup>, 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 23<sup>rd</sup>

**FOR INFORMATION & TO REGISTER:**

Contact Elizabeth Carpenter at (401) 438-7400  
or [ecarpenter@ribuilders.org](mailto: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!

RIBA

## Build More Profitably

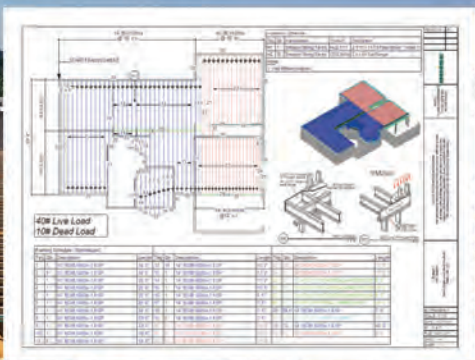
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Exhibit space is on sale now!

# Don't think the Home Show can get better? Wait until 2019!

**WHEN:** Thursday, April 4<sup>th</sup>, through Sunday, April 7<sup>th</sup>  
**WHERE:** Rhode Island Convention Center, Providence  
**FOR INFORMATION & TO EXHIBIT:** Contact Bob Yoffe at (800) 963-3395

Back in the spring, you probably wondered if the Rhode Island Home Show, with the Flower and Garden Show, could get any bigger and better. Just watch.

The 2019 Home Show is the 69<sup>th</sup> since the Rhode Island Builders Association started this great southeastern New England event in 1948. (This should be the 70<sup>th</sup> year but, with water from Hurricane Carol knee-deep on the streets of Providence, the 1954 Home Show had to be cancelled.)

Not so in 2019. The Home Show is still in the final planning

stages, but a much larger and more interactive home-technology section is in the offing. 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.

*see HOME SHOW...page 28*

## 2018 Member Directory: Get your ad before the deadline!

Want to reach virtually everybody – contractors, subs and the public alike, with your product or service?

The Rhode Island Builders Association's 2019 *Membership Directory and Buyer's Guide* is being prepared and, first and foremost, all members have received a survey form by mail to confirm the accuracy of their information for RIBA's use in the printed *Directory* and the online directory at RIBAlist.com.

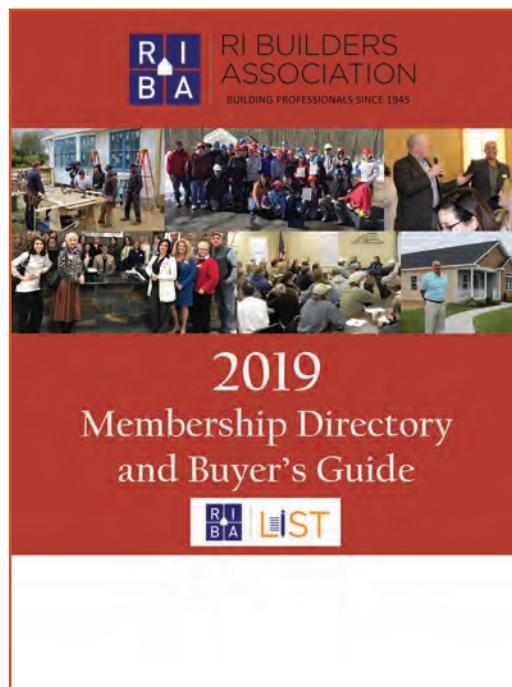
If you have not received a form, please contact Elizabeth Carpenter at (401) 438-7400.

### Advertising campaign

Members also have received full information about advertising in the 2019 *Directory*. There's no better venue to showcase your business to that "everybody" audience. The low advertising rates remain the same as last year.

But the deadline is almost here!

The *Directory* will be printed, and distribution will begin, before the ever-expanding Rhode Island Home Show, now including the



Garden and Flower Show, and will be an excellent introduction to your business, especially if you are a show exhibitor at the 2019 event.

The *Directory* will be distributed to thousands of show visitors as well.

Once again, RIBA will have a drawing for one advertiser to win an additional ad: free, full-page and full-color. Any advertiser who purchases their *Directory* ad by October 26<sup>th</sup> will be eligible for the drawing. The final deadline for *Directory* advertising is November 2<sup>nd</sup>.

### Discounts available

RIBA once again offers advertising "package deals" with the *Directory* and the award-winning *Rhode Island Builder* monthly magazine. Advertisers who opt for both publications will earn a 5 percent discount on their total advertising cost.

Use the advertising information package you received from RIBA. Advertising information also is online at NewRiverPress.com/ribaads, or call Paul Eno at (401) 250-5760, ext. 1.





Member Profile: Mike Gorman of Mike Gorman Roofing

# It's amazing what you can learn on a roof

By Paul F. Eno Editor

"Get this long-haired hippie a job!"

That's what Mike Gorman's dad said to Mike's older brother, Ray, two days after Mike graduated from Central Falls High School. Ray was already in the roofing business, so the "job" part was easy.

"Ray was a union foreman in Boston, and he got me a job working on some buildings in Roxbury," Mike recalls. "It was a dirty job, but something about it just clicked. 'I love this!' I thought!"

That's how Mike's roofing career began, and he's been doing it for 46 years now.

"I loved the work and I loved the people. I was 18 when I started, and I made lifelong friendships with people who were in their 30s."

Ray, 10 years older than Mike, went on his own in the roofing business as soon as he was discharged from the Marine Corps. And Mike was right by his side.

"Ray started the original Gorman Roofing Co.," Mike explains. "I worked with him for 35 years, from 1978 to 2012. Ray retired, and I started Mike Gorman Roofing."

Today, the company does residential and commercial roofing. There are six employees, including Mike's wife, Debbie, who works in the company's Smithfield headquarters. The Mike Gorman Roofing crew can be found anywhere in Rhode Island and nearby Massachusetts, but has ranged as far as Boston and Hartford.

And it's amazing what you can learn on a roof.

"It's been a long career with some very funny moments, along with some sad moments" Mike says. "Some I can't mention, but I remember one time when a homeowner mistakenly thought something was going in crooked. One of crew turned around, crossed his eyes and said, 'Looks good to me!' The homeowner didn't know he was kidding, and he didn't know what to do!"

There has been equipment struck by lightning, and all sorts of other escapades.

"There have been lots of interesting moments, and I've lived through them all, at least so far. I've had a lot of fun roofing!"

To add to their adventures, Mike and Debbie are now raising their twin great-granddaughters, who just turned 3.



Mike Gorman

"Going home to them is the happiest part of my day!" Mike declares.

Gorman Roofing was always a member of the Rhode Island Builders Association, and Mike participated in RIBA events for many years. But when he started his own company, Mike didn't get around to joining right away.

"About five years ago I went to the RIBA Home Show. A beautiful woman by the name of Elise Geddes (RIBA's membership services coordinator) grabbed me and said, 'Why aren't you a member yet?' I figured I'd better join up."

It really was a no-brainer, according to Mike.

"I remembered going to a lot of events at RIBA when we were Gorman Roofing. There were great presentations and networking, and I loved the Clambake."

Mike makes full use of member services.

"I can call the RIBA staff anytime for answers to my questions. And if they don't have the answer, they know where to find it" Mike states. "They have great educational classes, especially now that the state mandates five hours of classes before you renew your registration. And they're tuition free for members and my employees."

What does the future hold for Mike Gorman Roofing? It's a family business, and Mike hopes it will remain so.

"I'll have to maintain things for another 20 years, until the twins graduate. I'm hoping that, when they're 15 or 16, they'll want to learn how to roof so they can help me out!"

No matter what happens, Mike still loves roofing.

"Despite the trouble of dealing with all the regulations, the simple pleasure of going up there and doing a roof is something I still love. The satisfaction of seeing good work done by your own hands is the greatest feeling of satisfaction a human being can have!"

## **Mike Gorman Roofing Inc.**

**Owner:** Michael Gorman

**RIBA member since:** 2015

**Focus:** Residential and Commercial Roofing

**Serves:** Rhode Island, Massachusetts

**Founded:** 2012

**Based:** Smithfield, Rhode Island

# nationalgrid UPDATE

with Laura Rodormer



## Local zero energy leaders attend annual Passive House Conference

Rhode Island was well represented at the annual Passive House Institute US (PHIUS.org) conference in Boston in September. PHIUS is a not-for-profit organization committed to making high-performance passive building the mainstream market standard.

A select group of Rhode Island designers, architects, builders, developers and other industry professionals attended the conference, compliments of the Rhode Island Energy Efficiency New Home Construction Program ([Nationalgridus.com/RI-Home/Energy-Saving-Programs](http://Nationalgridus.com/RI-Home/Energy-Saving-Programs)).

"The Path to Zero Energy" was the conference theme, and the sessions covered a variety of topics, including residential and commercial case studies, building science, financing, insurance, marketing, systems, grids and microgrids, design and construction, and materials. The trade show featured vendors promoting high-performance windows, insulation, heating and cooling equipment, and ventilation products.

Conference feedback included statement like these:

"...What a great day and group of professionals! I really enjoyed picking everyone's brain on major topics from HVAC design for Passive House to innovative technologies currently in development. Some major innovative technologies I found to be really interesting are 3D-printed solar window framing and solar glass. The idea that a building could potentially harness solar energy through its glass exterior could be revolutionary. I'd like to imagine

in the future all buildings will use solar glass / framing to eliminate the need for fossil fuels and inefficient distribution systems..."

"...There is still so much more to learn and research in our industry, especially when it comes to embodied carbon and indoor air quality. It takes conferences like this to go to a deeper level of understanding, to reach truth and actually make the difference we need in our world. We will continue our quest for knowledge and spread the word on the best way to design and build buildings in today's world..."

## *Passive House in Rhode Island – Did You Know?*

There are three certified Passive House projects in Rhode Island – two in Wakefield and one in Warren. A list of certified homes in the U.S. can be found here: [PHIUS.org/phi-us-certification-for-buildings-products/certified-projects-database](http://PHIUS.org/phi-us-certification-for-buildings-products/certified-projects-database).

Passive House is an acceptable pathway to meet requirements of the newly released Rhode Island Residential Stretch Code ([Energy.ri.gov/documents/leadbyexample/stretch-code/RIRSC%20FINAL%2002-14-18.pdf](http://Energy.ri.gov/documents/leadbyexample/stretch-code/RIRSC%20FINAL%2002-14-18.pdf)). Several other local Passive House projects are currently in the planning and design phases, and they will open for tours over the next year.

National Grid now offers additional incentives for homes that meet Passive House standards. For more information, email Rachel.Pinnons@clearesult.com.



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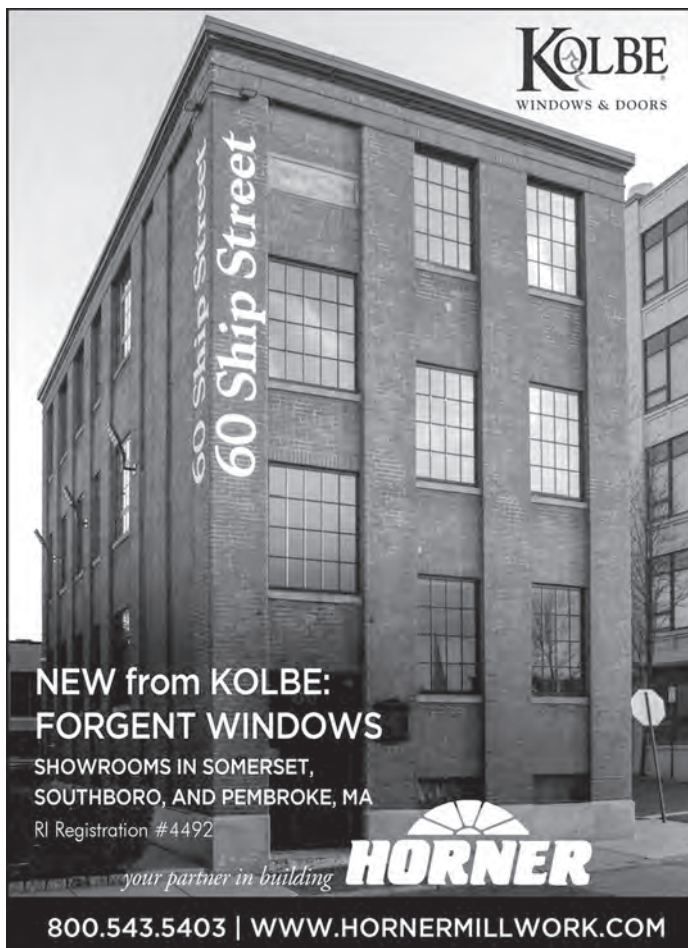
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# Featured Products and Services for November 2018





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In the KOMA Celuka process, special extrusion tooling allows for the cooling of the outer surface of the material while creating an intended cavity inside the profile. This cavity allows inward expansion of the cellular material, resulting in a trim board with a hard, smooth outer surface and a strong cellular core.

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- You'll notice an immediate difference upon delivery with no mars, dents or scratches on the product. Builders also love the KOMA difference as they nail, glue, drill, rout, and cut our PVC trim boards using regular tools.
- KOMA PVC trim board won't swell, rot, split, delaminate or cup, even under the harshest of conditions. The secret is Celuka extrusion process that delivers the hardest surface in the industry, and the most exacting thicknesses ever manufactured.
- While KOMA exterior PVC trim products are UV-resistant and do not require paint for protection, best practices would include painting to help clean-up installation marks and improve mildew and dirt resistance. The special proprietary sanded surface of KOMA Trim provides excellent adhesion for high quality 100% acrylic latex paints.



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#### E.L. Morse Lumber

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(508)295-1170

#### Waterford Building Supply

7 Industrial Dr.  
Waterford, CT 06385  
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#### West Haven Lumber

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- Easy to nail, glue, rout or cut
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For details on LP SmartSide products, visit Coventry Lumber! At FINETCO, "one simple call does it all!"

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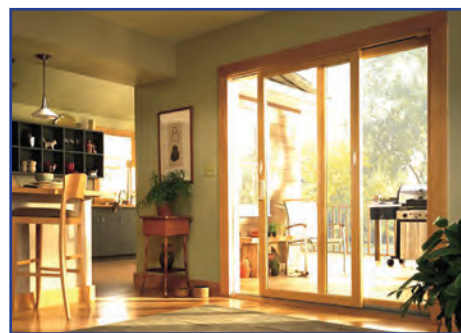
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\*Hanley Wood Builder Brand Use Study 1998-2017, Windows – Wood & Clad-Wood Category.

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# 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:

Working With Building Officials / Understanding the 1&2 Family Building Code

November 8<sup>th</sup>

**WHEN:** Thursday, November 8<sup>th</sup>, 7:45 a.m. to 1 p.m.

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

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

**DEADLINE TO REGISTER:** One week before class

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

This course focuses on Rhode Island's One- and Two-Family Dwelling Code.

You will learn how the code is structured, and there will be emphasis on chapters one and three, along with the importance of these subjects:

- Chapter 23-27.3, State Building Code - Construction (100.3), Ordinary Repairs (101.1 & 102.0), Owner's Responsibility (104.1), and Change of Use (105.2).

- The risk contractors expose themselves to when "Working Without a Permit" or creating an "Illegal Change of Use."

- The difference between "prescriptive" and "performance" based codes.

- Which situations demand that you look at the "intent" of the code.

- Properly using registered design professionals (residential vs. commercial), and who is responsible for what.

- Understanding and using the various tables in the Residential Code.

- Reviewing the top 10 code violations and the specific sections of the Building Code they are linked to, or associated with.

- Reasons why inspections fail and buildings fail prematurely. Lunch is included.

RIBA

## Two Credit Hours: The Design/Build Process

November 7<sup>th</sup>

**WHEN:** Wednesday, November 7<sup>th</sup>, 5 to 7 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. \$50 for non-members, with a \$15 materials/registration fee.

**DEADLINE TO REGISTER:** One week before class

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

This course will cover the design/build process, a valuable store of knowledge for all builders and remodelers.

Learn:

- The benefits of design/build;

- Who is involved, and what their responsibilities are;
- The four steps of the design/build process.

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 Rhode Island Builders Association member company for the class to be free.

Pizza will be served before class.

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## The Education Pages

### Five Credit Hours: Deck Construction Codes *November 20<sup>th</sup>*

**WHEN:** Tuesday, November 20<sup>th</sup>, 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](mailto:smccarthy@ribuilders.org), or call (401)  
438-7400.

This course will cover: "Deck Construction Codes: Sorting Out  
Codes and Solutions." Included will be a review of jobsite safety  
rules, fall protection, ladders and scaffolding, and confined spaces.

With more and more homeowners loving their backyards and  
looking for outdoor living solutions, decks are becoming an impor-  
tant part of an increasing number of homes. So it's more important  
than ever for contractors to know about the codes relating to deck  
construction.

You must pre-register for this course. There will be no admit-  
tance 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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# Free carpentry training under way in Nov.

The Carpentry Career Training Program (CCTP) launches in November, with the first 26-week, pre-apprenticeship carpentry training program slated to begin at the Chariho Career and Technical Center on November 5<sup>th</sup>. Startup for the same program in the northern part of the state is at Woonsocket Area Career and Technical Center on November 13<sup>th</sup>.

This carpentry career training in residential construction is free. 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 RCW-PJobs.com or through other employment resources within the industry.

The free training course is a \$5,200 value for each student, according to Program Manager Cheryl Boyd.

The CCTP is a cooperative effort by the Rhode Island Builders Association, the Residential Construction Workforce Partnership (RCWP), Real Jobs Rhode Island and the Home Builders Institute (HBI), the education arm of the National Association of Home Builders (NAHB). It is funded through the Rhode Island Dept. of Labor and Training and the U.S. Dept. of Labor.

Classes meet from 6 to 8:30 p.m. on Mondays, Tuesdays and Thursdays. The HBI training curriculum is being used, and CCTP instructors were HBI certified in August.

Successful students will graduate with a nationally recognized HBI Pre-Apprenticeship Certificate and 144 hours of the HBI construction curriculum under their belts. The course includes:

- OSHA 10 Certification
  - 8 Hour Lead-Safe RRP training
  - 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.
- Potential CCTP students, along with employers wishing to place potential students, should contact Elise Geddes at RIBA, (401) 438-7400 or [egeddes@ribuilders.org](mailto:egeddes@ribuilders.org).
- Also contact Ms. Geddes for general information about the CCTP program and other member benefits.



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# Affordable housing lending off to a strong start for '19

As the first quarter of the 2019 fiscal year ended September 30<sup>th</sup>, MassHousing had already closed more than \$456.8 million in financing to create or preserve affordable housing opportunities for 2,590 Massachusetts households, a statement from the agency announced.

MassHousing's 2019 fiscal year runs from July 1, 2018, to June 30, 2019.

Driven by the agency's new down-payment assistance program,

homeownership lending to date is \$256.3 million for 1,411 loans to help Massachusetts residents purchase, refinance or repair their homes.

In addition, MassHousing has insured 74 affordable, non-MassHousing loans for \$16 million.

"By using MassHousing's insurance, those homebuyers benefit from the protection of MassHousing's MI Plus, which helps them repay their mortgage in case of job loss," the statement said.

MassHousing said it has also closed \$184.4 million to preserve affordability and support improvements at six apartment communities with 1,105 rental housing units.

A number of other rental transactions are expected to close before the end of calendar year 2018.

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## 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](http://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](http://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](http://MassHousing.com).



## Lots of fixer-uppers available in Bay State

Massachusetts has a sizable number of older homes, and plenty of properties that could be characterized as fixer-uppers.

That's the word from MassHousing, which has financing options for developers or individuals who want to take on the projects.

"Homebuyers are sometimes left wondering how to finance a home in need of some upgrades at the time of purchase," a MassHousing statement said.

"A solution could be a MassHousing Mortgage. Qualified buyers can borrow funds for both the purchase of the home as well as upgrades to the property."

If you or someone you know has their eye on a fixer-upper, contact a MassHousing-approved lender.

Find a list at [Masshousing.com/portal/server.pt/community/lenders/229/masshousing\\_mortgage\\_lenders](http://Masshousing.com/portal/server.pt/community/lenders/229/masshousing_mortgage_lenders).

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*From page 1....*

# Building officials struggle with staff shortages

CODE INSPECTIONS IN R.I. - STAFFING BY CITY AND TOWN			
HAS A FULL-TIME BUILDING OFFICIAL YES (Is also plumbing/mechanical inspector)	HAS PART-TIME INSPECTORS YES (electrical)	SHARES INSPECTORS WITH OTHER TOWNS YES (Electrical inspector shared with Warren)	TYPICAL INSPECTION TIMES
YES	YES (plumbing, mechanical, electrical)	NO	24 hours
YES	YES (plumbing, mechanical, electrical)	YES (With Gloucester on an as-needed basis)	24-48 hours
YES	YES	NO	24 hours
NO, shared with W. Warwick and Hopkinton	YES	YES	24-48 hours
YES	NO	NO	24-48 hours
YES	YES	NO	24-48 hours
YES	YES (electrical and plumbing/mechanical)	YES (electrical with E. Providence, plumbing/mechanical with N. Kingstown, West Warwick and Warwick as needed)	24-48 hours
YES	YES	YES	24-48
NO	YES (all inspectors)	YES (plumbing/mechanical shared with Richmond & Jamestown)	24 hours (including weekends)
NO	YES	NO	24-48 hours
YES	NO	YES (With Burrillville on an as-needed basis)	24-48 hours
NO, shared with Coventry and W. Warwick	YES	YES	24-48 hours
YES	YES (plumbing, mechanical, electrical)	YES (plumbing/mechanical shared with Richmond & Exeter)	24 Hours
YES but shared with Scituate and N. Providence	YES	YES	24-48 hours
YES	Yes (plumbing, mechanical, electrical)	NO	24 hours
YES	YES (electrical)	NO	12-24 hours
YES	YES	NO	24-48 hours
YES	YES (plumbing, mechanical, electrical)	YES	24 hours
YES	YES	NO	24-48 hours
YES	NO (RD does all inspections)	NO	48 hours
YES	YES	YES	24-48 hours
NO, shared with Scituate and Johnston	YES	YES	24-48 hours
YES	YES	NO	24-48 hours
YES	YES	NO	24-48
YES	Staff of 42, but short 9 as of Sept. 24	NO	24-48 hours
NO, shared with West Greenwich	YES	YES (plumbing/mechanical shared with Exeter & Jamestown)	24-48 hours
NO, shared with N. Providence and Johnston	YES	YES	24-48 hours
YES	YES (plumbing, mechanical, electrical)	NO	24 hours. Tries to do "just" jobs the same day.
YES	YES (electrical, plumbing)	NO	24 hours
Vacant	YES	NO	24-48 hours
YES	YES (plumbing, electrical, mechanical)	YES (Electrical inspector shared with Barrington)	24 Hours
YES	YES (plumbing, electrical)	YES	24-48 hours
YES	YES	YES	"No wait. ASAP"
YES, but shared with Coventry and Hopkinton	YES	YES	24-48 hours
YES	YES (plumbing, mechanical, electrical)	YES (Electrical inspector shared with Hopkinton)	24-48 hours
YES	YES (plumbing, mechanical only)	Occasionally "as a courtesy" to other towns	"ASAP"

SOURCE: LOCAL BUILDING DEPARTMENTS. THIS INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. ACCURACY OF THIS CHART IS NOT GUARANTEED. CORRECTIONS SHOULD BE REPORTED TO PAUL F. ENG AT BUILDER@NEWRIVERPRESS.COM.

## Meredith E. Brady

Associate Director, R.I. Division of Statewide Planning

*Meredith E. Brady is a native Rhode Islander who grew up in North Kingstown. She holds a bachelor's degree in geography and political science from the University of Connecticut and a master's in community planning (MCP) from the University of Rhode Island. Named a Rhode Island Senate Fellow in 1994, Ms. Brady has worked in government at a regional level (Metropolitan Area Planning Council, Boston), a local level (Town Planner in Bourne, Massachusetts), and a state level (Rhode Island Senate for 11 years and the state Dept. of Transportation for seven years), before being named to her current position at Statewide Planning.*



we can use while dealing with coastal development and inland flood plains. We have the Greenhouse Gas Emissions Plan, which has a threshold out to 2050. And we have to consider plans from other agencies.

**THE BUILDER:** Rhode Island is certainly distinct in its size. What other distinct characteristics do you see here when it comes to planning?

**BRADY:** I don't want to say that Rhode Island is unique, because that really isn't fair. Each community is its own unique place, but that helps make Rhode Island such an interesting place to work and live. It's quality of life that brings people here from all over the country. It creates some of the success we're having.

**THE BUILDER:** What is your overall view of planning in Rhode Island as you settle into your new position?

**BRADY:** So, having this conversation on September 24th, I'm starting my 10th week here at Statewide Planning, and it's been a very interesting challenge. I'm fortunate because I grew up in Rhode Island, and I've been involved in planning here since the early 1990s. Overall, Rhode Island is full of positive change, in terms of lower unemployment, in terms of being able to get a plan in place. On the transportation side, this means solving the issue of deficient bridges.

In terms of technology, planning applications have become easier. We're seeing a lot of commercial construction. We're also seeing a lot of independent-thinking communities, with people who want to be locally involved. I think those things are very positive.

In terms of planning itself, we want to reach out more to communities. There are a lot of plans happening, all at the same time. Many this year are transportation-related, and we do have our state long-range transportation plan, and the transit master plan.

Many elements of the State Guide Plan need to be refreshed as the state shows positive growth, and can be used to educate the cities and towns.

**THE BUILDER:** What particular elements of the Guide Plan need "refreshing"?

**BRADY:** A number of them have come up over the last few years. We're looking at where we can combine elements of the Guide Plan. For example, our Water 2035 combines several elements. We also hope to combine and update several historic-preservation elements, and we will update the Land Use 2025. In fact, I plan to reach out for Land Use 2050.

In addition, we have other plans that need to be incorporated, including the Resilient Rhode Island Plan, which came out since Land Use 2025 was published, and has a lot of good information

for all 39 cities and towns. We also have many people in Rhode Island who are interested in participating in government. They want transparency, and access to the information they want from government.

Rhode Island is one of the most urban states in the country, second only to New Jersey. With that comes the aging infrastructure we're dealing with, but we're putting some plans in place to deal with that. At the same time, every community has characteristics worth preserving.

For example, I live near Wickford, a village with its own unique characteristics and 300 years of history. There are certain components you don't want to sacrifice to encourage development. On the other hand, it's a fine balance. When I was in planning school, we did a studio project in Jamestown. It's something common to most Rhode Island communities: Everyone wants to expand business, but everyone wants to preserve a community's rural character also. How we balance that statewide is really the challenge.

**THE BUILDER:** Residential builders, and housing advocates as well, see the cost of construction in Rhode Island as a serious impediment to affordability. Among the reasons for these high costs are low density requirements locally, excessive regulation in general, cumbersome permitting and long wait times, inconsistent code enforcement, and local officials who are sometimes uninformed. Realizing that some of these problems are outside the purview of your division, what can Statewide Planning do to ease at least some of these conditions?

**BRADY:** The best thing Statewide Planning can do is continue to work with the cities and towns to educate the local staffs and local decision-makers. One thing that happens in Rhode Island is

see *INTERVIEW...next page*



## ***INTERVIEW...from previous page***

that every few years you get changes at the local level (elections). So, you have to make sure everyone is on the same page.

We can continue to provide assistance with local comprehensive plans, on ordinances, technical assistance where possible to ensure that communities have the information necessary to inform their own boards and commissions. Or we will come to the communities as requested and provide that information, about the implications of their decisions and how they're interrelated.

If they want to grow business in one area, they should know that they need to consider the housing implications, and what they need to do to grow housing. And if they want, for example, to preserve a local street with historic structures, they should consider how growth will affect businesses and residents in that area.

Local communities need to understand that everything is interconnected, including the 39 cities and towns themselves. That's never clearer than when realizing the policies that need to be in place to encourage affordable housing. People need to understand that affordable housing doesn't mean shoddy workmanship. It doesn't mean that it brings problems.

Statewide Planning can partner with the universities and other agencies in providing education to the communities on this.

**THE BUILDER: Rhode Island is last in the nation for per capita housing starts. Can you speak more specifically about what steps Statewide Planning can take to address this?**

**BRADY:** We do feel this is incredibly important. We've had a real building boom in Rhode Island in the last few years, and it has focused very much on the commercial side. But we really need to look more at housing issues and affordable housing in particular.

I believe the focus needs to be on housing almost by default over the next few years. As we get people wanting to move to Rhode Island, we'll need to provide housing. Housing in the center-city areas, market-priced, is fine for people moving here specifically for a job, and with specific resources. But there are others who are and have been in desperate need of housing they can afford.

HousingWorks RI at Roger Williams University releases its Housing Fact Book every year, with the status of our affordable-housing stock, what changes have taken place, and how much you have to make to afford this or that housing unit.

So, in conjunction with housing agencies and advocates like this, it will be important for us to remind cities and towns that housing has to be in the conversation.

**THE BUILDER: A critical underlying problem in Rhode Island is sewer and drinking-water infrastructure, which needs to be upgraded and expanded to accommodate any future residential growth. Now that the Infrastructure Grant Program has been passed (though not yet funded), what can Statewide Planning do to encourage infrastructure projects?**

**BRADY:** I've spent a great deal of time on this subject since I've been here because the Water Resources Board is within the purview of Statewide Planning, and is concerned with the drinking-water infrastructure. Wastewater infrastructure is more centered in local communities and regional authorities.

I agree that both areas need investment, along with many other areas. The Infrastructure Grant Program will be a source for these investments, including water, sewer and stormwater, all the way to transportation and telecommunications.

Many of those are tied together in the same projects, and it's important to coordinate them to make them as affordable as possible. As it is, the Water Resources Board is looking at a water-infrastructure asset management plan, so we can look at the individual water district system-management plans and see where there are gaps, and where there are opportunities for grants or loans.

We'll work closely with the existing Rhode Island Infrastructure Bank, which offers loans for local communities. But the communities have to plan for what needs to be replaced first or expanded. We're certainly willing to work hand-in-hand with them to provide the answers they need.

Again, that all goes back to data. What do we actually have? Where is it located? Are the sewer and water lines under the road? What road construction is going on in that vicinity? Would it be easy enough to replace some of that infrastructure at the same time as road work is taking place?

At the same time, communities need to find innovative ways to replace their local infrastructure, and we encourage them to look at our transportation asset management plan (as a model) for use in their own communities. If we can get each city and town to do their own asset management plan, incorporating not just roads but all other infrastructure, it would be easier to get all that data together and see where the gaps are.

**THE BUILDER: Would Statewide Planning coordinate all these efforts with the municipalities and other state agencies, such as the Dept. of Health, which has jurisdiction over drinking water?**

**BRADY:** We're working with stakeholders to put together regulations for the Infrastructure Grant Program before it's funded. But even if we had a \$50 million grant program, we're looking at 39 cities and towns. So even that amount wouldn't provide very much for what the local needs are.

There is no statewide wastewater authority. But the Rhode Island Clean Water Finance Agency has provided funding for some of the local wastewater-management projects. It would make sense that Statewide Planning, in conjunction with the Infrastructure Bank, would help review, rate, rank the projects communities want to do.

So, I go back to the first step: assessing the needs. What are the needs and the risks? Do we have all the data? Statewide Planning should advise communities on that in pretty much all cases.

**THE BUILDER: What message would you like to convey to the residential construction industry?**

**BRADY:** Builders, whether residential or commercial, are valued stakeholders. Whether we're looking at drinking water, wastewater, transportation, air quality – all the projects we're working on, we want to make sure everyone is at the table. As we work together to assemble the data, I hope we will provide useful plans instead of guesses.

## ***HOME SHOW...from page 12***

### ***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."

### ***Their marketing event of the year***

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 come visit us in a relaxed setting. We look forward to participating again in 2019."

That's the report from 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 works with us, especially (Marketing Director) Cheryl Boyd, 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 much more than just a once-a-year marketing opportunity. It's 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!



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## INSPECTIONS...from page 1

"One is the good economy. People can make more money in the private sector than I can pay them."

Qualified inspectors are virtually worth their weight in gold, Mr. Lykins indicated.

"I've advertised for building inspectors, and in 12 months I've had one new employee out of all those ads. That was a lucky find because he had a degree in architecture, had worked for contractors, and had already passed the ICC (International Code Council) exam for building inspectors."

## ANNUAL MEETING...from page 1

Douglas Lumber, Kitchens & Home Center, sponsored an open bar.

### Also elected....

Also elected and installed at the meeting were Vice President Carol A. O'Donnell of CRM Modular Homes, Secretary James Deslandes Sr. of Deslandes Construction, and Treasurer Jason M. DaPonte of Sansiveri, Kimball & Co., LLP.

Elected as local directors, with terms expiring in 2022, were: Daniel Clarke of Dennis Clarke Building Contractor, Peter DiStefano of DiStefano Brothers Construction, Kenneth Jones of Ken Jones Construction, Jose Marcano of JM Painting, Jesse Maynard of Maynard Construction BRC, Michael McDole of National Building Products, Matt Semonik of Arnold Lumber Co., Jordan Stone of The Peregrine Group and Eric Wishart of Civil CADD Services.

Approved for nomination as national directors were: John Bentz of The Property Advisory Group, David A. Caldwell Jr. of Caldwell and Johnson Inc., Felix A. Carlone of F.A. Carlone & Sons, Thomas E. D'Angelo of Terry Lane Co./Progressive Realty Group, Roland J. Fiore of South County Sand & Gravel Co., Donald Hamel of Andersen Corp., Carrol O'Donnell of CRM Modular Homes, Jacqueline Pagel of Pella Windows & Doors, and Timothy A. Stasiunas of The Stasiunas Companies.

Approved for nomination as alternate national directors were: Michael Artesani Jr. of W. Artesani & Sons Inc., Kenneth Coury of Riverhead Building Supply, Matthew Davitt of Davitt Design Build Inc., Scott Grace of Overhead Door Garage Headquarters, Vincent Marcantonio Jr. of ProProducts Web Design, Nicholas Reuter of Picerne Real Estate Group, and Ronald J. Smith of Ron Smith Homes LLC.

Approved for nomination as National Association of Home Builders (NAHB) state representative was Robert J. Baldwin of R.B. Homes Inc., with James Deslandes of Deslandes Construction Inc. as alternate state representative.

Approved for nomination as state director was John Bentz of The Property Advisory Group Inc., with Thomas E. McNulty of E.A. McNulty Real Estate as alternate state director.

Anyone approved for nomination for national office at the RIBA Annual Meeting will be elected and installed at the International Builders Show and National Association of Home Builders Convention, scheduled for February 19 to 21, 2019, in Las Vegas, Nevada.



Another hiring hurdle is the state's tough requirements for inspectors, according to Mr. Lykins.

"The state requires commercial inspectors to have (the ICC's) B1 and B2 (building-inspector exams) under their belts when they take the job. They can't get it later. Many people don't know that's required, and it wouldn't occur to many qualified candidates to go get those certifications first, then look for a job in a building department."

When Mr. Lykins took his current job, his degree in architecture qualified him. Not so anymore, under those state requirements.

Despite the staff issues, Mr. Lykins joined building officials around the state in assuring *The Rhode Island Builder* that wait times for inspections rarely exceed 48 hours. That's despite the fact that a majority of communities share their electrical, mechanical and/or plumbing inspectors. And at least seven communities report sharing their building officials.

When it comes to speeding the process, suggestions to contractors from Mr. Lykins and other building officials can be summed up as, first, have your paperwork in order, and know the codes as well as you can.

On that last point, Mr. Lykins and others said that, while the state-mandated continuing education for contractors is fine, more code classes for contractors would be even better. Ideally, contractors should take the same semester-long course the state offers inspectors once a year, they said.

"The first half of the course deals with the residential code, the second half with the commercial code," Mr. Lykins explained. "Then they would know the codes, and it would be helpful to contractors in dealing with us."

When *The Rhode Island Builder* pointed out that contractors often deal with different code interpretations in different communities, Mr. Lykins maintained his position.

"That shouldn't be. Individual inspectors might have their personal bent or their pet peeves, but they still have to be able to point to the code book. If builders knew the codes better, the whole process would be smoother in any case."



Jeffrey Lykins

## 2019 IBS: Register now

The National Association of Home Builders (NAHB) continues online registration for the 2019 NAHB International Builders' Show® (IBS), the largest annual light construction trade show in the world.

Celebrating its 75<sup>th</sup> anniversary, the show will return to the Las Vegas Convention Center February 19<sup>th</sup>-21<sup>st</sup>, after a two-year stint in Orlando, Fla.

The 2019 IBS will again co-locate with the National Kitchen & Bath Association's (NKBA) Kitchen & Bath Industry Show® (KBIS) for the 6<sup>th</sup> annual Design & Construction Week® (DCW). Attendees with full conference registration will have access to over 130 educational sessions led by renowned experts on a wide range of industry topics. Register at [BuildersShow.com](http://BuildersShow.com).



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