

## FEATURED PRODUCTS AND SERVICES FOR OCTOBER

*Center Section*

### October 2: RIBA's Annual Meeting

Join your fellow members at the beautiful Quiddesett Country Club in North Kingstown for the Rhode Island Builders Association's Annual Meeting and Election of Officers.

*Page 6*

### 2019 Member Directory now in the works

Please update your information and consider advertising!

*Page 9*

### Our next generation of builders

Some younger members are assuming leadership in their family companies, assuring the future of our industry.

*Page 10*

### Codes and inspections in the spotlight

We sit down with Wayne Pimental, president of the Rhode Island Building Officials Association, to talk inspections, codes, wait times, and working with your local building officials.

*Page 28*

## RIBA: An Education Powerhouse for You and Your Workforce

# RIBA now offers R.I./Mass. classes for contractors

The Rhode Island Builders Association now offers classes that fulfill registration/licensing requirements in both Massachusetts and Rhode Island, a great time-saver for contractors who work in both states and a special value for RIBA members and their employees.

"We offer 12 hours of courses, over two days, that can apply to both Rhode Island contractor registration and Massachusetts construction supervisor licensing (CSL)," said RIBA Education Manager Sheila McCarthy.

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

requires five hours for registration renewal. Those who need both Rhode Island and Massachusetts renewals can take the classes for both days they are offered. All courses are tuition-free for RIBA members and their employees. For details, see The Education Pages (23-26).

The first Rhode Island/Massachusetts course, offered at RIBA headquarters September 27<sup>th</sup> and 28<sup>th</sup>, dealt with energy codes. Specifically, the course covered the insulation and stretch code, solar energy and its installation, along with insurance, bonds and workers' compensation. The second

*see EDUCATION...page 33*

# Carpentry training program up and running in October

By Paul F. Eno *Editor*

The Carpentry Career Training Program (CCTP) launches in October, with the first 26-week, pre-apprenticeship carpentry training program slated to begin at the Woonsocket Area Career and Technical Center on October 1<sup>st</sup>. Start date for the same program in the southern part of the state is November 5<sup>th</sup> at Chariho Career and Technical Center.

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  
*see TRAINING...page 32*



**Career and technical education (CTE) instructors from around the state gather at RIBA headquarters in August for training as certified Home Builders Institute (HBI) instructors for the Carpentry Career Training Program. Here they are with RIBA staffers on August 21<sup>st</sup>.**

## State treasurer outlines support for small businesses

By Paul F. Eno *Editor*

“My biggest priority as general treasurer is to find ways to help strengthen Rhode Island’s economy and put people back to work.”

That was the word from Rhode Island General Treasurer Seth Magaziner, who addressed the Rhode Island Builders Association’s Board of Directors at RIBA headquarters on September 4<sup>th</sup>.

“We’ve addressed that priority in a few different ways,” Mr. Magaziner added. “For example, we have moved millions of dollars of the state’s cash to smaller lending institutions to support their small-business lending. This will help the talented entrepreneurs who want to expand their businesses and hire new employees to get the cash to make those investments.”



**Rhode Island General Treasurer Seth Magaziner addresses the Rhode Island Builders Association’s Board of Directors on September 4<sup>th</sup>. At left is RIBA Vice-President Timothy A. Stasiunas. At right is Morgan Giovannucci, Region One field representative for the National Association of Home Builders.**

Mr. Magaziner also discussed investment in school infrastructure, including career and technical education (CTE) facilities. Many of these buildings, he said, aren’t big enough to handle the demand.

“I very much appreciate the role you all play in bringing the state’s economy back,” he concluded

### Training Program

Louis Cotoia Jr., who recently left the position of RIBA secretary to devote more time to workforce development, reported on the new Carpentry Career Training Program (CCTP), which will run two 26-week programs in tandem, one in northern Rhode Island and one in the southern part of the state, beginning October 1<sup>st</sup>. *Related story on page 1.*

“We ask members of the Board and all in RIBA to share this information with other members and with non-members. If any contractor has employees or potential employees who can benefit from this free construction job training program, please take advantage of it,” Mr. Cotoia said.

CCTP students must be 18 years of age or older, and must prove they are in the country legally, he added. He also reviewed the curriculum, which came from the Home Builders Institute, the education arm of the National Association of Home Builders.

RIBA Executive Director John Marcantonio echoed the call.

“If you have a new hire, you send that person to this free training for 26 weeks. You recruit, we train.”

### Victory on lumber

In his own report, Mr. Marcantonio said that new and existing Board members will be instructed in how RIBA functions under the complex system of laws and regulations that governs not-for-profit trade associations. At the same time, he emphasized the value of these trade associations.

“NAHB threatened to sue lumber manufacturers, saying they were using tariffs as an excuse to raise prices, an anti-trust violation. As a result, manufacturers lowered lumber prices an average of 17 percent in a few days.

Mr. Marcantonio also reported that RIBA’s Executive Committee is working on its legislative agenda for the 2019 session.

“We also continue to work with building officials to see how we can help them expedite inspections,” he added.

In addition, the executive director explained the Model Solar Ordinance the Rhode Island Office of Energy Resources (OER) and the Division of Statewide Planning (DSP) are working on for

see **BOARD...page 32**

### The Rhode Island Builder

Official publication of the  
Rhode Island Builders Association  
since 1951

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Vice President..... Timothy A. Stasiunas  
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#### The Rhode Island Builder Report

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

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## RIBA thanks these members who recently renewed!

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Erica Da Silva

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**William Esser**

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Sponsor: Mike Guertin - Michael Guertin Inc.

*see MEMBERS...page 32*

## **DEADLINE FOR THE NOVEMBER ISSUE**

All copy, ads and photos must be to us by

## **Friday, Sept. 28**

E-mail material to

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## LOOKING AHEAD!

♦ **October 1<sup>st</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 1.*

♦ **October 2<sup>nd</sup>: Annual Meeting and Election of Officers of the Rhode Island Builders Association** - Quiddnessett Country Club, North Kingstown, 5:30 p.m. *Details on page 6.*

♦ **October 3<sup>rd</sup>: 8 Hour Lead-Safe Remodeler/Renovator Course** - 7:45 a.m. to 4 p.m., RIBA Headquarters, East Providence. Course is FREE for members with a \$40 materials/registration fee, \$135 for non-members with a \$40 materials/registration fee. *Details on page 25.*

♦ **October 10<sup>th</sup>: Professional Women in Building Monthly Meeting** - Gathering and tour at Reid's Remodeling, 22 Hoxsie Rd., Richmond, 6-8 p.m. FREE for members, \$15 for non-members. To register, contact Linda Bohmbach at linda@homehealthsmith.com. *Related story on page 9.*

☞ ♦ **October 16<sup>th</sup>: State-Mandated Continuing Education for Contractors - 5 Credit Hours** - [Topics are Confined Spaces, Asbestos Awareness, Mold Awareness](#). *Details on page 23.*

♦ **October 17<sup>th</sup> and 18<sup>th</sup>: OSHA 10-Hour Course** - 7:45 a.m. to 1 p.m. each day at RIBA headquarters. Course is FREE for members and their employees with a \$40 materials/registration fee, \$155 for non-members with a \$40 materials/registration fee. For more information and to register, contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *Details on page 25.*

☞ ♦ **October 23<sup>rd</sup>: State-Mandated Continuing Education for Contractors - 5 Credit Hours** - [Topic is Advanced Framing / Air Leakage Testing / Sealing, Frost-Protected Foundations](#). *Details on page 23.*

**October 24<sup>th</sup>-30<sup>th</sup>: 40-Hour Lead Supervisor/24-Hour Worker Initial Course** - 8 a.m. to 4 p.m. at RIBA headquarters. *Details on page 26.*

☞ ♦ **November 7<sup>th</sup>: State-Mandated Continuing Education for Contractors - 2 Credit Hours** - [Topic is the Design/Build Process](#). *Details on page 23.*

☞ ♦ **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 24.*

♦ **December 5<sup>th</sup>: Annual RIBA Christmas Party** - Squantum Association, East Providence. Enjoy networking, music, dinner and dancing. *Watch for more information.*

♦ **December 14<sup>th</sup>: Professional Women in Building Monthly Meeting** - 11:30 a.m., combined holiday meeting and dinner with the National Association of Women in Construction, Providence Biltmore Hotel. *Watch for more information.*

**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 and 22), online courses are **FREE** of tuition charges for members and their employees. **Just use your coupon at the online checkout.**

**NEED A COUPON CODE? CALL RIBA AT (401) 438-7400.** Non-members: \$12 per credit hour. For information about online or on-site courses: Contact Sheila McCarthy [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org) or (401) 438-7400.



David A. Caldwell Jr.

# President's Message

## Thanks for the opportunity to serve RIBA!

**"I had heard my father say that he never knew a piece of land to run away or break."**

*-John Adams, Autobiography, 1802-1807*

**"The two most powerful warriors are Patience and Time."**

*-Leo Tolstoy, War and Peace, 1867*

This issue marks my final President's Message. It has been a great honor and privilege to hold the office of President of the Rhode Island Builders Association these past two years.

First, I thank the staff at RIBA for everything they do on a daily basis to keep this organization running. I also thank the readers of this column for allowing me to indulge in my thoughts about our industry and my enthusiasm for 18<sup>th</sup> and 19<sup>th</sup> century philosophers, political thinkers and writers.

We will end my tenure with a quote from my favorite: John Adams.

The Adams Family homestead in Quincy, Massachusetts, now operated by the National Park Service, is over 300 years old.

The houses built then would not look out-of-place in New England today – solidly built colonials and salt boxes. In this particular homestead in Quincy, two presidents (John Adams and John Quincy Adams) and a country were born. Much has happened over 300 years, but the land, the houses and the country are still here, and will be here long after everyone reading this column is gone.



John Adams  
2<sup>nd</sup> President of the United States

### ***Property rights central to American life***

Property rights have played a central role in the evolution of our way of life over the last several centuries. Today, however, land has become a constraint on growth. We hear stories almost daily about housing prices in many metropolitan areas escalating far faster than inflation, far faster than wages.

The dream of home ownership is becoming increasingly difficult to fulfill for all but the wealthiest. Silicon Valley is, in fact,

seeing more people leave than arrive, and the main reason is the cost of housing.

Where demand increases, prices rise, and supply should correspondingly rise to meet demand, moderating prices. Where the supply and demand curves are distorted, rendering natural market forces unable to work properly, artificial scarcity occurs, and prices rise much higher than they should.

### ***Unwise regulations***

In this case, the distortion comes from government regulations and policies, aided by NIMBYs and BANANAS (Build Absolutely Nothing Anywhere Near Anything). The result is escalating prices. There's demand, but no corresponding increase in supply. The solution is to incentivize higher-density housing at a price the market will bear, allowing natural supply and demand mechanics to work.

Instead, policy makers and politicians have proposed solutions such as raising taxes on large employers to fund the creation of more affordable housing (Seattle), capping rent increases, rent control, additional fees on housing being built over a certain price point, and various other types of regulations and mandates. None of these has ever worked to solve the problem of increasing supply. They have worked, however, in attracting votes and getting politicians re-elected.

### ***Rhode Island is fortunate***

Actually, Rhode Island is lucky in one respect. Our recession was so deep, and our recovery so slow, that we're lagging many areas of the nation that have seen substantial housing-price appreciation. We're lucky because we have the opportunity to enact policies in Rhode Island that will moderate the distortions in the marketplace, incentivizing housing supply, and keeping the housing bubble from inflating to such an extent that it would be harmful.

Failure to address the issue of housing will lead to undesirable outcomes that will negatively impact our state.

I have greatly enjoyed the privilege of serving the Rhode Island Builders Association. I continue to believe that the health and success of our industry is vital to the economic prosperity and future of our state. RIBA will continue, as it has since 1945, and hopefully for many years into the future, to pursue this mission. It's not an easy task, and it will take time, but it's the right and just course, which is a good place to start.

I'm fortunate to have spent considerable time with our members, young and old, from those in established companies to those in newly-founded small business. Given what I've seen in the character and tenacity of our members, I have every reason to believe that we will ultimately succeed.





## Stasiunas nominated for president as Annual Meeting approaches



*Then-incoming President David A. Caldwell Jr. addresses members and guests at the 2017 Annual Meeting, also held at Quidnessett Country Club.*

**WHEN:** Tuesday, October 2<sup>nd</sup>, 5:30 p.m.

**WHERE:** Quidnessett Country Club, 950 North Quidnessett Rd., North Kingstown 02852

**COST:** \$30 per person for dinner

**DEADLINE TO REGISTER:** Tuesday, September 25<sup>th</sup>

**FOR INFORMATION & TO REGISTER:** Contact Elizabeth Carpenter at (401) 438-7400 or [ecarpenter@ribuilders.org](mailto:ecarpenter@ribuilders.org)



Timothy A. Stasiunas

The Nominating Committee of the Rhode Island Builders Association has tagged 2017-2018 Vice President Timothy A. Stasiunas of The Stasiunas Companies for election as 2018-2019 president. The election and installation will take place at RIBA's Annual Meeting, set for Quidnessett Country Club in North Kingstown on October 2<sup>nd</sup>.

The officers of RIBA's Professional Women in Building Council (PWB) will be installed as well.

The meeting will begin with networking at 5:30 p.m., with an open bar generously sponsored by Consolidated Concrete Corp. and Douglas Lumber, Kitchens & Home Center. Dinner will be at 6:30, followed by the business session.

Nominated for vice president is Carol O'Donnell of CRM Modular Homes, with Jason DaPonte of Restivo Monacelli LLC as treasurer. Nominated for secretary is James Deslandes of Deslandes Construction Inc.

Nominated for election as local directors, with terms expiring in 2022, are: Peter DiStefano of DiStefano Brothers Construction,

Kenneth Jones of Ken Jones Construction Inc., Jose Marciano of JM Painting LLC, Jesse Maynard of Maynard Construction BRC Inc., Michael McDole of National Building Products, Eric Wishart of Civil CADD Services, and David Whitney of Davitt Design Build Inc.

Nominated as national directors are: 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, Donald Hamel of Andersen Corp., Carol O'Donnell of CRM Modular Homes, Jacqueline Pagel of Pella Windows & Doors, and Timothy A. Stasiunas of The Stasiunas Companies.

Nominated as alternate national directors are: 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.

Nominated for reelection as National Association of Home Builders (NAHB) state representative is Robert J. Baldwin of R.B. Homes Inc., with James Deslandes of Deslandes Construction Inc. nominated as alternate state representative.

Nominated as state director is John Bentz of the Property Advisory Group Inc., with Thomas E. McNulty of E.A. McNulty Real Estate nominated as alternate state director.

Anyone nominated for national office at the Annual Meeting will be elected and installed at the International Builders Show, February 19<sup>th</sup> to 21<sup>st</sup> in Las Vegas, Nevada.



## Member Rebate Program brings you quarterly checks

Earn cash back on purchases you make every day through the Rhode Island Builders Association's Member Rebate Program!

"Many builders and remodelers might not be aware of this great member benefit, which is easy and can bring in quarterly checks," said Elise Geddes, RIBA's membership services coordinator.

Among the Rebate Program's users are Sturbridge Home Builders Inc., E.A. McNulty Real Estate, Meehan Builders Inc. and CRM Modular Homes.

To use the Member Rebate Program, you must be a builder or remodeler member. Visit [www.HBAREBATES.com](http://www.HBAREBATES.com) for details or contact Ms. Geddes at (401) 438-7400.





# Build More Profitably

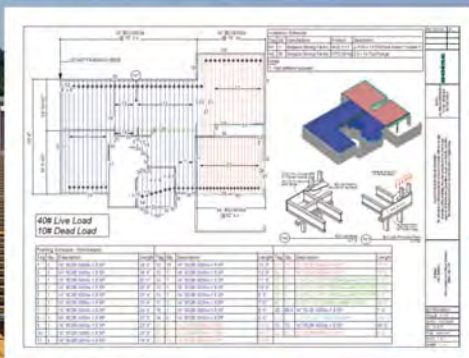
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## Professional Women in Building : PWB NEWS

### New Member Spotlight

## Virginia Bragger-Hucks

### Service Technician

### Team EJ Prescott Inc.



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

*The most important benefit to me is the networking and education opportunities. I have met women who have been in the industry in different facets, and who are a wealth of knowledge. Being able to have a place to freely share information is very important to advancing my career. I am looking forward to attending the many exciting educational seminars scheduled for the upcoming year.*

#### What drew you into your career?

*I enjoy working with my hands, helping find solutions, and thinking out of the box. This is the perfect career for me. Ninety percent of my work is underground water utility work. My customers routinely come across obstacles on the jobsite, and I am happy to help either with providing service, or suggesting material that will solve the problem and save the customer time and money. From one day to the next, I could be on four or five different jobsites. I like meeting new people and having a job that keeps me on the go.*

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

*At Team EJ Prescott, we want our customers to know they are part of the family. We prove that by being there 24/7, offering solutions with material and service that are held to the highest of standards. We have branches from Bangor, Maine, to Indianapolis, Indiana, which gives us the ability to get customers material in a timely manner, and we can transport it from the manufacturer to the jobsite. Our sister company, RedHed, manufactures brass goods for water and sewer right here in Lincoln. Safety is a high priority, "Go home every night injury free" is our motto.*

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

*Free time is so precious. My favorite activity is kayaking, and my husband and I frequent the Wood River. It's beautiful and seemingly untouched. Relaxing around the fire pit, trail walking, spending time with family and DIY home improvements take up most of my free time. My next DIY project is tiling the bathroom floor. I love seeing the before and after. It's such a feeling of accomplishment.*

**\*\* Join us October 10<sup>th</sup> at Reid's Remodeling Networking & Presentation**

**6-8 p.m., 22 Hoxsie Rd, Richmond, R.I. \*\***

### 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>



# 2018 Member Directory in preparation: Consider an ad!

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

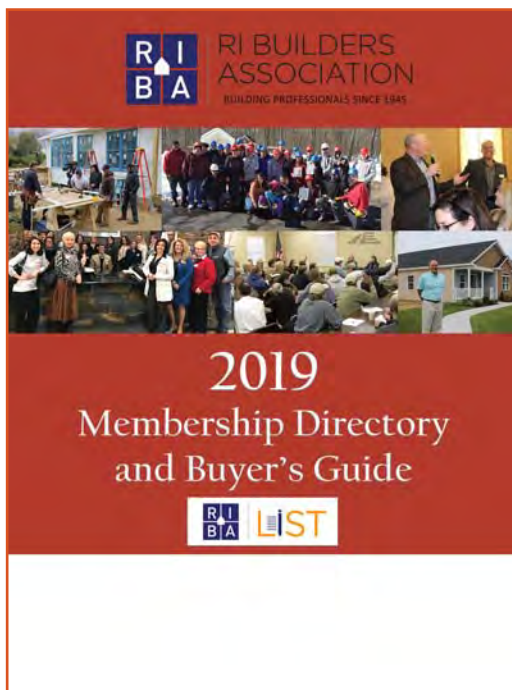
The Rhode Island Builders Association's 2019 *Membership Directory and Buyer's Guide* is being prepared and, first and foremost, all members have received a survey form by mail to confirm the accuracy of their information for RIBA's use in the printed *Directory* and the online directory at RIBAlist.com.

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.

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.



## PWB to meet at Reid's Remodeling

**WHEN:** Wednesday, October 10<sup>th</sup>, 6 to 8 p.m.

**WHERE:** Reid's Remodeling Inc., 22 Hoxsie Rd., Richmond, R.I.

**COST:** FREE for members of the Professional Women in Building Council, \$15 for non-members.

**DEADLINE TO REGISTER:** October 5<sup>th</sup>.

**FOR INFORMATION & TO REGISTER:** Contact Linda Bohmbach at linda@homehealthsmith.com

"Experiential Workshop and Networking" will be the theme as members and guests of the Rhode Island Builders Association's Professional Women in Building Council (PWB) gather at Reid's Remodeling in Richmond.

The evening is "designed to help you and your business move toward what you desire ... with more ease and joy and power," a PWB statement said.

"One of the unique assets of Reid's Remodeling as a residential remodeling company is owner Brian Reid's experience as both a general contractor and a passionate life coach. Together with his

wife and office manager/health coach, Katleen, and their horses, he will walk you through some of the big challenges of today's entrepreneurs in the building industry and help you find your big opportunities."

Drinks and appetizers will be served.

The Professional Women in Building Council (PWB) is the premier professional organization that provides strategies and solutions for professional women in the building industry.

Members consist of women who are RIBA/NAHB members (builders, associates, affiliates) and women who are affiliated with an RIBA/NAHB member (including employees, spouses and extended family). For details, contact Ms. Bohmbach.



Brian Reid and "Brenda"

### First in a Series

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

By Paul F. Eno *Editor*

Turns of phrase like “the torch is passed” and “bringing in new blood” might be overused, but they are important nonetheless. The fact is that, at some point, the older generation must step back and their younger heirs move to the forefront.

In a dynamic industry such as residential construction, this shift isn’t only noteworthy, it’s crucial. These are often second- or third-generation builders and remodelers who started learning the industry as children from their fathers and grandfathers. Many went on to college-level studies in industry-related fields such as architecture, engineering or design. So, let’s meet some of the future leaders of our industry.

**Jesse Maynard, Maynard Construction BRC Inc.**



**Jesse Maynard after a recent kitchen remodel.**

“The homeowner is much more knowledgeable than a generation ago, and there are also many more options and selections of everything,” says Jesse Maynard, whose family business still includes his father, along with his brother and brother-in-law.

“The Internet, HGTV and the like have provided a platform for the homeowner to have a knowledge-base that simply wasn’t there before. We as contractors have to be aware and also very conscientious about all this. Just because something was seen on TV, doesn’t mean it’s a proven product or correct for use for all applications.”

Jesse, who serves on the Rhode Island Builders Association's Board of Directors, also believes that contractors know where to turn when there’s a problem, surrounding themselves with

knowledgeable subcontractors and suppliers, along with the flow of information from RIBA.

Jesse also has concerns about the construction industry’s future workforce.

“The labor force isn’t great right now, and it’s imperative that we as an industry push the limits of what can be done to improve it for the future. Never mind the shortage of skilled labor, the personality and demeanor of the younger generation is also different than it was a generation ago. This is why what RIBA is doing with career and tech education is so important.”

**Lauren Brierley, Calyx Homes Ltd.**



**Lauren Brierley, right, and Julie, with their dad, Bob, attend the RIBA Clambake on August 10<sup>th</sup>.**

Bob and Joanne Brierley founded Calyx Homes in 1986, and now not one, but both of their daughters work for the company and plan to take it into the future.

“I work on the remodeling side and my sister, Julie, works on the insulation side,” reports Lauren Brierley, a 2014 graduate of the University of Rhode Island, where she studied marketing.

“I worked in insurance for three years after college, but the family company was growing, and I decided that I wanted to be part of that,” Lauren says.

Bob and Joanne still run the show, but the girls eventually will move into the leadership positions. Already, Lauren and her sister, Julie, are active in RIBA’s Professional Women in Building

*continued next page...*

[www.ribuilders.org](http://www.ribuilders.org)



...from previous page

Council.

"I've been working in the company since March 2017, and there's lots of opportunity here because of the improving housing market," Lauren states. "Julie and I both want to stick with it. We're both invested in the company, and eventually we'll take over and bring it forward."

Calyx has grown just in the last few years.

"We added the insulation and retrofit section of the company, and Julie and I plan to take it to the next level. The goal is to become a full-service remodeling company, with in-house designers. That will allow the best quality control. We have big plans!"

**James Deslandes Jr., Deslandes Construction Inc.**



**A few years back, here is Jim Deslandes Jr., at right, with his father, Jim Sr., and Grandfather Joe Deslandes, founder of the company.**

"We're a small company, so we all wear a lot of hats," says Jimmy Deslandes, in line to be the third-generation chief at the company his grandfather, Joe Deslandes, founded in 1956. At this time, Jimmy is operations manager, but he gets out to jobsites for hands-on labor too.

"I've pretty much been involved in the residential construction industry since birth. In fact, when I was 10, my dad bought me my first chain saw! So, I was working with him, cutting trees. Then at 13, I started working with the guys on jobsites during the summer, learning framing and demolition," says Jimmy, who studied construction management at Roger Williams University.

Jimmy has been married for just over a year, but there are pas d'enfants as of yet.

"I'd like to see the company keep growing consistently, and it's done so exponentially for the past five or more years. We've found a good niche in the customized commercial market as well as in residential work. That gives us a chance in competing with larger companies."

Residential-wise, Deslandes has a great reputation, Jimmy

points out.

"I don't see that changing. That's something I want to continue building on."

*To be continued.*



## RCWP offers VESL courses for your employees



**Recently graduated VESL students, with instructors Louis Cotoia, left front, and Chen Chhork, at the Dorcas Institute.**

As one part of the Rhode Island Builders Association's ongoing effort to secure a strong future workforce, the Residential Construction Workforce Partnership (RCWP), with RIBA as its hub, and in conjunction with the Dorcas International Institute of Rhode Island, offers vocational English as a second language (VESL) courses.

These courses are specifically geared to improve your immigrant employees' English skills and grasp of construction terminology, expand their vocabulary, increase their safety on the jobsite, and broaden their knowledge of construction math.

At the same time, the courses guide them toward pre-apprenticeship certification through the Home Builders Institute curriculum.

Courses are taught at the Dorcas Institute, 220 Elmwood Ave., Providence. For details, contact Betty Bernal at (401) 438-7400 or [bbernal@ribuilders.org](mailto:bbernal@ribuilders.org).



**For RIBA  
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401-438-7400  
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## Member Profile: Mike DiBenedetto of DicRis Builders.

# He never wanted to be anything but a builder!

By Paul F. Eno Editor

Did Mike DiBenedetto ever consider working outside the construction industry?

"No," Mike replies, hands-down.

In fact, the son of the founder of DicRis Builders Inc. had construction in mind from a young age because he's a 1993 construction technology graduate of the Cranston Area Career & Technical Center.

"I knew I wanted to go into construction, pretty much from birth! I went to work full-time after graduation," he says.

Mike's dad, Richard DiBenedetto, incorporated DicRis Builders in 1976, and there was much more custom building then than there is now, Mike reports.

"We did a lot of custom home building throughout the years. Now we do a great deal of residential and commercial remodeling. In fact, we have done a lot of dentists' offices."

Mike himself branched out when the Great Recession hit.

"When things got slow during the recession, I opened my own landscaping company, Lot Maintenance by Mike, in addition to working with DicRis," Mike declares. "Then construction work picked back up, and I came back to work with dad full-time."

Mike continued landscaping jobs on the side, but it became too costly to have two insurance policies and two companies.

"So, in 2014, we merged my company into DicRis, so we're all together again, with expanded services."

"DicRis Builders works only in Rhode Island. We work from the South County beaches, all the way up to the Attleboro line. Most of our work is in the central part of the state, in Smithfield, Johnston, Cranston, and North Providence."

Currently, DicRis is primarily Mike and his dad, with part-time help from Mike's brother Niklos.

"Many days, I'm working together with my dad," says Mike. "He likes to do a lot of the finish work himself. Families don't always work well together, but we do!"

Much of the work goes to subcontractors, but the company's size doesn't mean any lack of attention to the quality it provides.

"Back in 1999, we did a big remodel and addition on a house in Providence. During the entire month of September, the *Providence*



Dick, left, and Mike DiBenedetto

*Journal* covered the project in their 'Home' section," Mike recalls.

"They followed the whole job from start to finish. But they waited until the project was finished before running the articles. They wanted to be sure the customer was satisfied!"

And where did the name "DicRis" come from?

"The name came from 1972, when my dad was dating my mom, Crystal. When they divorced 41 years ago, it was cheaper to keep the name, so he bought her out!"

Dick joined the Rhode Island Builders Association in 1976, almost immediately after starting the company. Dick and Mike have especially appreciated the networking opportunities RIBA provides, along with the industry-related information that flows to members.

"We've always taken advantage of the education RIBA offers. We really appreciate the tuition-free classes, especially now that the state mandates continuing education," Mike says. "I'll be taking classes at registration-renewal time for the rest of my life!"

What does the future hold for DicRis Builders?

"Bigger isn't always better," Mike observes. "I don't want to see DicRis grow much bigger than it is. As soon as you grow and have to hire employees, you have to carry the insurance, employment taxes and all that. I'd like to keep it the family business."

Also for the future, Mike sees a growing need for a qualified workforce.

"When I graduated from Cranston West, there was a lot of skilled help available. But many kids today want to go home and play on computers instead of working. That's a tough situation for Rhode Island."

Mike considers RIBA's involvement in workforce development to be crucial.

"It's one of the most valuable things RIBA is doing!"

### **DicRis Builders Inc.**

**Owners:** Richard and Michael DiBenedetto

**RIBA member since:** 1976

**Focus:** Construction and Remodeling

**Serves:** Rhode Island

**Founded:** 1976

**Based:** Johnston, Rhode Island



## Narragansett 'Idea House' opens to huge crowds



***At the This Old House 2018 Idea House on Robinson Street in Narragansett on September 8<sup>th</sup>, an open house saw lines stretch around the block and local police called in for traffic control. The wait to get in was as long as an hour. At right are major players in the project, which will feature in some of the blockbuster TV show's fall episodes. From left are master carpenter and show co-host Kevin O'Connor; Don Hamel of Andersen Corp., a major project sponsor; the builder, Jeff Sweenor of Sweenor Builders Inc.; and This Old House landscaper Roger Cook. This is the second year in a row that Sweenor Builders has been the general contractor for the This Old House Idea House.***

## Be sure that RIBA has your latest contact information

Many people change their e-mail addresses as often as once a year. Maybe they go with new Internet service providers, or they just want to throw off the spammers.

Please check with the Rhode Island Builders Association staff to make sure we have your correct contact information, including your current e-mail, phone numbers and physical addresses.

That's the message from Elise Geddes, the association's member relations coordinator.

"RIBA offers tremendous membership benefits, and these are always growing," Ms. Geddes says. "But we have to be able to keep in regular touch with members if we're to keep you fully

informed! You can take full advantage of your member benefits only if you know about them."

She adds: "Please know that RIBA is mindful that you do not want to be inundated with e-mails, so we limit what we send to those offerings we think you will find the most helpful."

Please call Ms. Geddes when you need to update your contact information: (401) 438-7400 or [egeddes@ribuilders.org](mailto:egeddes@ribuilders.org).



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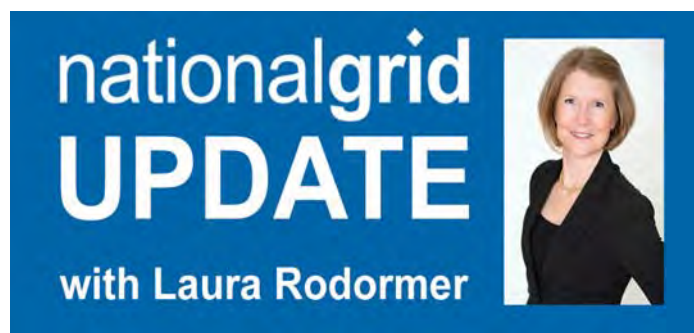
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## New advisory group of builders will encourage zero-energy homes

To support the construction of zero-energy and zero-energy-ready homes in Rhode Island, National Grid has assembled the Rhode Island Zero Energy Advisory Group, a panel of builders and designers who are driven to create homes that are recognized as truly efficient and valuable.

A group of eight Rhode Island construction professionals were selected through a competitive application process. The group consists of a mix of established zero-energy builders who already use



**The Rhode Island Zero Energy Advisory Group meets at National Grid's Energy Innovation Hub in Providence on August 31<sup>st</sup>.**

zero-energy construction techniques, and other advanced builders who aspire to offer zero-energy ready homes to their customers.

The members selected for this group, almost all of whom belong to the Rhode Island Builders Association, are:

- Christian Belden, Church Community Housing Corporation (CCHC)
- Stephen C. DeMetrick, DeMetrick Housewrights
- Hugh A. Fisher, H. A. Fisher Homes
- Peter Gill Case, Truth Box Inc.
- Mike Guertin, Builder
- Joe Haskett, Union Studio Architecture & Community Design
- Harry Oakley, Rhode Island Housing
- Craig Sutton, Stand Corp.

A spirit of collaboration will be the hallmark of the group as they strive to create momentum in the zero-energy and zero-energy-ready markets. Members will meet periodically over the next year to refine best practices and marketing opportunities.

The group is committed to demonstrating the value of extremely low-energy homes to the broader community of professionals and home buyers. Members will receive technical guidance and certification services for their projects, marketing support, and professional certification and education opportunities, including invitations to the upcoming PHIUS conference in Boston.

A celebratory kickoff meeting was held on Friday, August 31<sup>st</sup>, at National Grid's Energy Innovation Hub, located at 1 LaSalle Square, Providence, (401) 572-3560, e-mail: [EnergyInnovation-Hub@nationalgrid.com](mailto:EnergyInnovation-Hub@nationalgrid.com).

### Save the Date!

On Wednesday October 17<sup>th</sup>, tour the Zero Energy Home in Jamestown. From the inside, see this exciting project that will be featured on *This Old House* in September. Find out how a revolutionary technology was employed to tackle air leaks from the inside out to help turn the 100-year-old bungalow renovation into an energy-conscious, net-zero home.

Find out more at <https://jamestown-ze-tour-and-training.eventbrite.com>.



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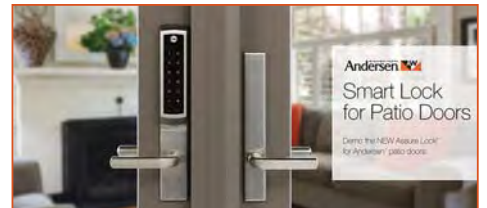
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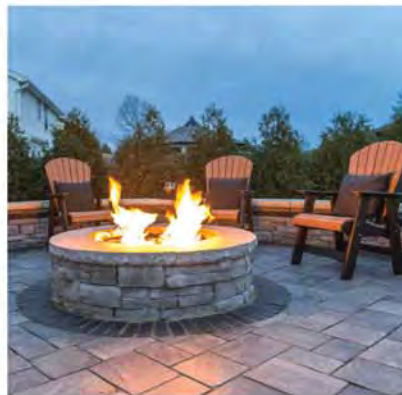


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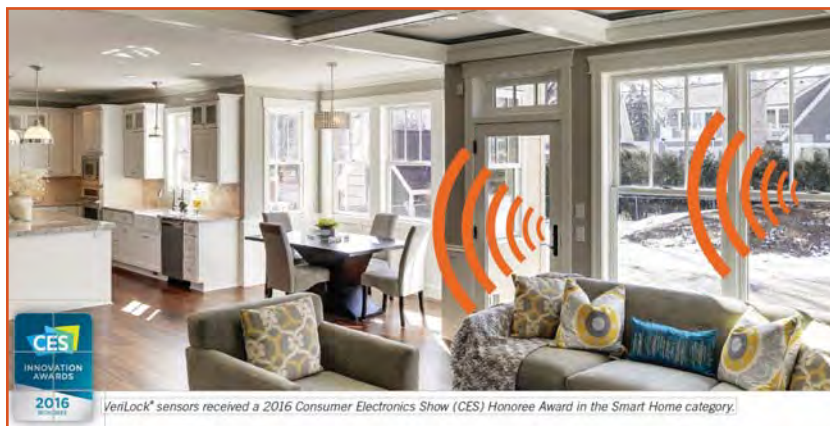
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## Continuing Education for Contractors

*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: Confined Spaces, Asbestos, Mold

October 16<sup>th</sup>

**WHEN:** Tuesday, October 16<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. A \$150 charge for non-members and a \$15 materials/registration fee.

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

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

This course will cover:

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

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



### Five Credit Hours:

Advanced Framing: Codes and Practices  
Air Leakage Testing / Blower Door and Air Sealing Strategies  
Frost-Protected Shallow Foundations

October 23<sup>rd</sup>

**WHEN:** Tuesday, October 23<sup>rd</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 will cover several topics, including blower-door and air-leakage testing. This testing has been an Energy Code requirement in Rhode Island for some time, but soon the test results will matter when you apply for a certificate of occupancy anywhere in the state.

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

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



## 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. 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.

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## The Education Pages

### Five Credit Hours:

Working With Building Officials /  
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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](mailto: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.



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**or contact Elise at**

**(401) 438-7400**

**[egeddes@ribuilders.org](mailto:egeddes@ribuilders.org)**



# 8 Hour Lead Safe Remodeler/ Renovator Course

October 3<sup>rd</sup>

**WHEN:** Wednesday, October 3<sup>rd</sup>, 7:45 a.m. to 4 p.m.  
**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pky #301, East Providence 02914  
**COST:** FREE for members and their employees, with \$40 materials/registration fee. \$135 for non-members, with \$40 materials/registration fee. Lunch is included.  
**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.

Learn everything you need to know to comply with the EPA's Renovation, Repair and Painting (RRP) Rule (Lead Paint Removal Training Classes).

This course is required to obtain or renew a Lead Safe Remodelers/Renovator certification, which is necessary for work in all pre-1978 buildings. This course covers the EPA's Renovation, Repair and Painting (RRP) requirements in Rhode Island and Massachusetts.

A written exam is given at the end of the course. A passing grade allows attendees to apply for certification through the Rhode Island Dept. of Health and the federal Environmental Protection Agency (EPA).

Pre-registration and a photo are required for your certificate. This must be a head shot only. E-mail it to smccarthy@ribuilders.org at least five days before the class.

No admittance without pre-registration and the photo. 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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# OSHA-10 Course

October 17<sup>th</sup>-18<sup>th</sup>

**WHEN:** Wednesday and Thursday, October 17<sup>th</sup> and 18<sup>th</sup>, 7:45 a.m. to 1 p.m. each day.  
**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pkwy. #301, East Providence 02914  
**COST:** FREE for members and their employees with a \$40 materials/registration fee, \$155 for non-members with a \$40 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 is a 10-hour class, held over two days.

The course is geared to train safety directors, job foremen and field employees in OSHA construction standards. It highlights the areas of major safety concerns, with the intent to reduce accidents on the job site, saving time and money.

Each person completing the course will receive a copy of the OSHA Standard 29 CFR Part 1926 and an OSHA-10 certification card.

Every person working on a municipal or state construction project with a total project cost of \$100,000 or more must have card certifying their completion of an OSHA 10-Hour training program on their person at all times while work is being performed.

According to the requirement, the rule applies to "any private person or entity bound by a contractual agreement to provide goods or services to a contractor/developer who must physically enter the place where work is being performed or business is being conducted."

This does not apply to sales representatives, vendors, or to those delivering building materials and supplies/products to a construction site. (Fines can range from \$250 to \$950 per offense, on each day in which a violation occurs.)

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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## OSHA 40-Hour Lead Supervisor/ 24-Hour Worker Initial Course

October 24<sup>th</sup>-30<sup>th</sup>

**WHEN:** 40-Hour Course - Wednesday, October 24<sup>th</sup>-Friday, October 26<sup>th</sup> and Monday, October 29<sup>th</sup> and Tuesday, October 30<sup>th</sup>, 8 a.m. to 4 p.m. all days. 24-Hour Course – October 24<sup>th</sup>-26<sup>th</sup> only.

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

**COST:** \$550 for 40-Hour Course, \$450 for 24-Hour Course

**DEADLINE TO REGISTER:** One week before courses begin.

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

The OSHA 40-Hour Lead Supervisor and the 24-Hour Worker Initial Course will be available at RIBA headquarters in October. Since the class is being offered by a third party, members will be liable for the tuition cost.


The course includes lectures, demonstrations, eight hours of

hands-on training, a hands-on skills assessment, and a written examination. The course includes instruction on:

- Background information on lead and its adverse health effects;
- Background information on federal, state, and local regulations and guidance that pertain to lead-based paint abatement;
- Legal and insurance issues relating to lead-based paint abatement;
- Development of a pre-abatement work plan;
- Hazard recognition and control;
- Respiratory protection and protective clothing;
- Lead-paint abatement or lead-hazard reduction, including prohibited methods;
- Interior dust abatement/cleanup or lead-hazard reduction;
- Soil and exterior dust abatement or lead-hazard reduction;
- Clearance standards and testing;
- Cleanup and waste disposal;
- The community-relations process;
- Recordkeeping;
- The role and responsibilities of a supervisor/worker;
- Liability and insurance issues relating to lead-based paint abatement;
- Risk assessment and inspection-report interpretation;
- Development and implementation of an occupant-protection plan and abatement report.

The 24-hour class is three days, the third day being the hands-on portion. The additional two days are required for the supervisor certification.






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***RIBA reserves the right to limit the number of attendees from a single company at courses taught on-site. For all courses, employees must provide proof of employment with a member company upon registration for class to be free of tuition charges. For information, contact Sheila McCarthy (401) 438-7400 or [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org)***

***As an added benefit to RIBA's Education Program, our instructors are happy to speak with class attendees by phone, after class, if they have additional questions or issues to discuss. For more information, contact Sheila McCarthy at RIBA (401) 438-7400 or [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org)***



# State to tax short-term rentals to aid affordable housing

By Paul F. Eno *Editor*

The Bay State is trying a novel approach to funding more affordable housing amid a persistent shortage of it: Taxing short-term rental housing such as Airbnb®.

As of January 1<sup>st</sup>, the state hotel tax will apply to these short-term rentals, and the law will require that at least 35 percent of separate, local “impact taxes” on those rentals will fund investments in affordable housing or infrastructure. Municipalities will be able to levy their own taxes on short-term rentals.

Rep. Aaron Michlewitz (D-Boston), who championed the bill, said the rise in short-term rental services has “created a whole new industry that, at the moment, is completely unregulated, has created drastic inequities in the overall lodging market, and has added to the housing crisis in some of our biggest cities.”

Indeed, lawmakers say they fear that more and more landlords are exacerbating the rental-housing shortage, especially in Massachusetts cities, by taking their properties off the long-term market because they can make more money in short-term rentals.

In fact, short-term rentals seem to drive nearby long-term rents higher. According to a 2016 study by the University of Massachusetts, parts of Boston with the most Airbnb listings had higher rents by an average of \$93 a month.

Gov. Charlie Baker has added amendments that would exempt property owners who casually rent their houses or apartments, for two weeks or less per year.

While some cities and states tax the short-term rental industry, few funnel any of that revenue to affordable housing or related services. In fact, only four major cities do so: New Orleans, Seattle (as of January), Miami and Chicago.

The Massachusetts bill requires the state's Office of Housing and Economic Development to develop a public registry of all rentals, each of which must obtain a certificate of registration from the state. Half the local tax collected from professionally managed hosts would need to be dedicated to “programs addressing either local infrastructure needs or low- and moderate-income housing programs,” according to the bill.

While all this is “nice,” what good it would do the housing market is questionable, according to George McCarthy, president and CEO of the Lincoln Institute of Land Policy, based in Cambridge.

“What it costs to produce affordable housing units is pretty substantial,” Mr. McCarthy said, noting that per-unit costs can run as high as \$1 million in major cities.

“When you match that up to the affordable housing needs, it’s not enough to move the needle.”

In Massachusetts, no one views the new tax as a cure for affordable housing woes. It’s expected to generate roughly \$25 million in local tax revenue per year -- that is, if cities vote to apply an

impact tax to short-term rentals. The legislation also allows them to earmark that new revenue for affordable housing or infrastructure.

“All that won’t make it easy to reach that goal of having a town say, ‘We’re going to add that fee and dedicate it to affordable housing,’” said Eric Shupin, director of public policy for the Boston-based Citizens’ Housing & Planning Association, which advocated for the bill. “We’re realistic about the amount of money it will raise.”



## 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).



# Wayne Pimental

President, Rhode Island Building Officials Association

Wayne Pimental is president of the Rhode Island Building Officials Association and has served as South Kingstown's building official and zoning enforcement officer since March. Previously, Mr. Pimental served as the building official in East Greenwich since 2004, and he has nearly 30 years of experience in the building and code fields. Certified by the International Code Council (ICC), he also is certified by the State of Rhode Island and is a national certified floodplain manager. Mr. Pimental serves on the ICC Exam Development Committee for Certified Building Officials, the Rhode Island Building Code Standards Committee and the Rhode Island Rehabilitation Code Board of Appeals. In addition, he chairs the Rhode Island Building Inspector Certification Committee.



couple of years ago with the staff and members of the Rhode Island Builders Association, along with our members and the commissioner, to open lines of communication between both parties. We want to know mutually what our organizations are doing correctly and where we can improve. That has been an effective communication tool.

We also have instituted that same level of communication with the trade associations of engineers, architects, landscape architects and land surveyors. It has been a positive step forward in getting all of us together to see how we can better communicate to help everyone.

We are also jointly producing a guide that can be used by all parties. This will answer a lot of the questions we get. I thank all of those involved for making a positive step forward!

**THE BUILDER:** How is statewide e-permitting being received by local building officials?

**PIMENTAL:** Based on my conversations with building officials who are using it, they are receptive to the e-permitting process. They feel it expedites the submission, review and communication with contractors and homeowners. The learning curve among users has been surprisingly quick and smooth.

**THE BUILDER:** How is statewide training going for municipal code officials? Do you feel there is more consistency in code interpretations?

**PIMENTAL:** Statewide training has been continuing through the state building commissioner's office, spearheaded by Building Commissioner John P. Leyden.

The classes are mandatory, so we get all the building officials and inspectors to attend. This provides consistent training to everyone. The main goal of our (building officials') association has been consistency in code interpretation and enforcement. And the training is geared toward areas in which there have been gaps in interpretation.

The state has offered classes in special inspections, IRC building planning, FEMA flood zone review, residential plan review, property maintenance, report writing, and we recently offered a first-ever permit tech training, which was attended by over 60 permit techs throughout the state. We have always felt they are the first in line dealing with contractors and homeowners, and getting them trained helps everyone. It was a great success.

So, we continue to offer training to our RIBOA members to help close that gap. As you know, we also began meeting a

**THE BUILDER:** What percentage of municipalities would you say have shortages of staffing and resources?

**PIMENTAL:** I think the staffing shortage is still a big problem that doesn't seem to go away. We've been hit with a strong construction economy, lack of qualified inspectors and compensation for these highly trained, certified individuals.

The building officials and inspectors play a crucial role in the construction economy, and with the continuing complexity of codes, it's imperative that they have the knowledge and qualifications to implement that service.

RIBOA is a huge supporter of the high school career and technical education (CTE) programs, to encourage students to pursue the building trades. We started a building education Expo a few years ago to promote the trades, and use the funds raised to provide "Tools of the Trades" scholarships to students who participate in the ICC residential code training.

It provides students with valuable training in the building codes, and we reward each student with over \$350 worth of tools. We've partnered with NETCOH Sales, DeWalt® tools and Simpson Strongtie® in this very successful program.

I want to mention a key person who was instrumental in this program, and that was Peter Scorpio II, who passed away suddenly last year. We also started a scholarship last year in Peter's honor, for a student at the New England Institute of Technology who is involved in the building trades. So, we are doing whatever we can to close that gap and make a difference.

see INTERVIEW...next page

[www.ribuilders.org](http://www.ribuilders.org)



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

**THE BUILDER:** How is the staffing shortage affecting inspection times?

**PIMENTAL:** Having less staff does have an impact not only on inspection times, but also plan reviews. Hopefully, we can make progress on this in the future. We certainly don't want to be a sticky cog in the wheel of progress.

**THE BUILDER:** Are building officials subject to political pressure in towns where housing is not a priority, or where there might even be anti-growth feeling?

**PIMENTAL:** I'm not aware of any political pressure in any particular city or town. Some have addressed that with the implementation of impact fees to offset that growth. I know that affordable housing is still an area that most cities and towns are still addressing.

**THE BUILDER:** What are the most common violations found during a local inspection?

**PIMENTAL:** Some of the more common building code violations are somewhat simple to address. We see safety glazing near tubs and showers, and adjacent to doors as a miss on many plans. Handrail and guardrail requirements, the requirements for blower-door and duct testing, shear wall construction in wind zones and deck construction are also noticed.

**THE BUILDER:** What can contractors do to make your lives easier?

**PIMENTAL:** I believe one of the most important factors is communication. Never feel like you can't ask a code official a question, no matter how minor or insignificant you may think it is.

Having an open line of communication with your code official works to both parties' benefit. And when both are familiar with one another and not afraid to ask a question, it does make for a smooth project. So, communication is key.

**THE BUILDER:** Some builders don't want to complain about service in a given municipality for fear of repercussions. Is this justified?

**PIMENTAL:** Unfortunately, this may be the case in some municipalities, and it's very unfortunate.

The majority of building officials take great pride in their integrity, and their goal is to help contractors and homeowners. When they don't do this, it reflects on everyone in a negative way, and we certainly want to put an end to that type of behavior.

Feel free to reach out to the building commissioner or myself, and we will do our best to work out the conflict. You also always have the option of contacting the mayor or town manager of that municipality.

**THE BUILDER:** What's happening ICC-wise?

**PIMENTAL:** ICC (International Code Council) has just instituted a new code certification option called "Pronto." It enables individuals to take the ICC certification exams from their homes, making it a convenient option to become certified. This is another

step toward making it easier to get certified code officials into the workforce.

RIBOA provides our members with the instructional manuals to take the testing, again helping in any way we can to promote getting more code officials.

**THE BUILDER:** What's your overall message to the state's builders and remodelers?

**PIMENTAL:** It's been a very busy year, and we want to work together to keep the ball rolling. Sometimes it takes a little patience, and I again stress the communication aspect, which I think is very important.

We want builders to succeed, and we're here as a resource and service for them to stay successful. Talk to us, call us. We're here to help make this a smooth process for everyone.



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# Tax law offers new business income deduction

## National Association of Home Builders

The Tax Cuts and Jobs Act signed into law late last year created a new section of the tax code that provides a 20 percent deduction for “qualified business income” generated by pass-through entities such as LLCs, partnerships and S-corporations.

The law went a long way to help small business owners compete, but left a bevy of unanswered questions.

The IRS, however, provided significant clarity in August when it published proposed regulations and a related notice regarding the 20 percent pass-through deduction.

In a recent Eye on Housing blog post, tax economist David Logan highlights key sections on some of the most important IRS updates. Dr. Logan’s analysis covers:

- What to account for when determining qualified business income;

- The treatment of investment income;
- Compensation for services;
- The definition of “trade or business” and rental income;
- Deduction disallowed for income derived from a “specified service trade or business;”
- Limitations on high-income earners; and
- The depreciable property test and like-kind

exchanges.

Read the *Eye on Housing* blog post at [Eyeonhousing.org/2018/08/a-closer-look-at-the-20-pass-thru-deduction-and-proposed-regulations](http://Eyeonhousing.org/2018/08/a-closer-look-at-the-20-pass-thru-deduction-and-proposed-regulations).

For additional information, contact David Logan at (800) 368-5242 ext. 8448 or [dlogan@nahb.org](mailto:dlogan@nahb.org).

## 2019 IBS registration now open

The National Association of Home Builders (NAHB) officially opened online registration in September 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 a full conference registration will also have access to more than 130 educational sessions led by renowned experts on a wide range of industry topics. Building industry professionals and their affiliates are invited to register by visiting the show’s website at [www.BuildersShow.com](http://www.BuildersShow.com).

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# OER sets public meetings for R.I. draft solar ordinance

The Office of Energy Resources (OER) and the Division of Statewide Planning (DSP) have been hosting a series of public meetings to develop guidance for communities to consider when adopting solar ordinances.

These meetings will continue into October, with the process itself continuing into November.

The schedule of meetings is subject to change, so please check the OER website ([Energy.ri.gov](http://Energy.ri.gov)) for the most up-to-date information.

The public is welcome to attend any meeting, and public comment will be solicited, or can be submitted electronically to Christopher Kearns at [christopher.kearns@energy.ri.gov](mailto:christopher.kearns@energy.ri.gov) or Nancy Hess at [nancy.hess@doa.ri.gov](mailto:nancy.hess@doa.ri.gov) until October 18<sup>th</sup>.

Important dates in the progress of the proposed ordinance, along with remaining public meetings, are included here:

**October 5<sup>th</sup>** - Third draft of Solar Siting Information and Model Ordinance, and second draft of Model Solar and Taxation Ordinances Template are released.

**October 11<sup>th</sup>** - Public meeting at North Beach Clubhouse, 79 Boston Neck Road, Narragansett, 6-7:30 p.m.

There will be a presentation and public comments. Draft Solar Siting Information and Preliminary Model Ordinance templates will be discussed.

**October 16<sup>th</sup>** - Public meeting at the Dept. of Environmental Management (Foundry Building), 235 Promenade St. Providence, Room 300, 5-7 p.m.

There will be a presentation and public comments. Solar Siting Information and Preliminary Model Ordinance templates will be discussed.

**October 18<sup>th</sup>** - This is the deadline for public comments on the third draft Solar Siting Information and Model Ordinance and second draft of the Model Solar and Taxation Ordinances.

**October 26<sup>th</sup>** - Final versions of Solar Siting Information and Model Ordinance, and the Solar Model and Taxation Ord-

nances Template, along with a brief summary report, will be released.

**November 2018 – June 2019:** OER and DSP will provide technical assistance and

meet with any municipality that requests assistance in updating their existing, or adopted for the first time, respective solar siting ordinances.



## An FAQ on the new Silica Rule

*National Association of Home Builders*

The Occupational Safety and Health Administration (OSHA) in August released a set of 53 frequently asked questions – and their answers – to provide guidance to employers and employees on its respirable crystalline silica standard for construction.

Find the FAQ at [OSHA.gov/dsg/topics/silicacrystalline/construction\\_info\\_silica.html](http://OSHA.gov/dsg/topics/silicacrystalline/construction_info_silica.html)

Through the Construction Industry Safety Coalition, the National Association of Home Builders (NAHB) was an important contributor to the formulation of this FAQ. The development stemmed from litigation filed against OSHA by numerous construction industry trade associations challenging the legality of the new silica rule.

NAHB will continue to look for ways to work with OSHA to improve the workability of this significant rule.

The FAQ is extensive and organized by topic. A short introductory paragraph is included for each group of questions; the answers appear in an expanded box when each question is clicked.

Importantly, the FAQ clarifies that many common construction tasks are likely to be outside the scope of the standard. This includes mixing small amounts of mortar; mixing small amounts of concrete; mixing bagged, silica-free drywall compound; mixing bagged exterior insulation finishing system base and finish coat; and removing concrete formwork.

In addition, tasks in which employees are working with silica products that are handled while wet are likely to generate exposures outside of the scope of the standard, including finishing and hand-wiping block walls to remove excess wet mortar, pouring concrete, and grouting floor and wall tiles. The FAQ also states that many silica-generating tasks performed for 15 minutes or less a day will fall outside the scope of the standard.

Other clarifications in the FAQ highlighted by NAHB staff include:

- In Table 1, The requirement that employers “[o]perate and maintain” tools “in accordance with manufacturer’s instructions to minimize dust emissions,” applies only to manufacturer instructions that are related to dust control.

Other information in these instructions, including recommended respiratory protection, do not have to be followed for purposes of the standard. OSHA also has agreed to issue a Request for Information on Table 1 to revise the table to improve its utility.

- Regarding the Written Exposure Control Plan, the standard does not require employers to develop a new written plan for each job or worksite. It requires only that employers have a written exposure-control plan applicable to each worksite. Employers may develop a single, comprehensive, written exposure-control plan that covers all required aspects of the plan for all work activities at all worksites.

Also, the standard does not preclude employees from entering work areas where silica-generating tasks are occurring when it is necessary for them to do so. Rather, the rule calls only for minimizing the number of employees in the relevant work areas.

All home builders should carefully review the new FAQ. For additional information, contact Rob Matuga at (800) 368-5242 ext. 8507 or e-mail [rmatuga@nahb.org](mailto:rmatuga@nahb.org). Or contact Felicia Watson at [fwatson@nahb.org](mailto:fwatson@nahb.org) or (800) 368-5242 ext. 8229.



## **MEMBERS...from page 3**

Justin Rosa

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

municipal use. Among its guidelines are steering solar-farm development away from open areas that could be used for housing.

## **2019 Home Show**

Mr. Marcantonio also reported on plans for the 2019 Home Show, RIBA's new educational offerings that fulfill both Rhode Island and Massachusetts continuing-education requirements, progress of the Builders Insurance Group, the RIBA dental program, and planning with the Providence Preservation Society for a special designation for remodelers of historic homes.

Further, the Board discussed proposed new hoisting regulations from the Dept. of Labor and Training. There was a review of upcoming RIBA events and the Annual Meeting, and the Board approved the proposed slate of officers for 2018-2019 (*See page 6*).

## **NAHB represented at meeting**

NAHB Region One Field Representative Morgan Giovannucci was on hand with greetings from the national association. She encouraged RIBA members to serve on NAHB committees and national council boards of trustees. She also urged members to attend the International Builders Show, set for February 19<sup>th</sup>-21<sup>st</sup> in Las Vegas. *Related story on page 30.*

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



## **TRAINING...from page 1**

they demonstrate a commitment to start a career in residential construction and actively seek employment through RCWPJobs.com or through other employment resources within the industry.

The 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.

## **Caniglia heads committee**

RIBA's new Workforce Development Oversight Committee, chaired by Ronald J. Caniglia of the Stand Corp., will supervise the CCTP. In fact, there are ambitious plans to expand the program "down the road" to include other trades, such as HVAC, plumbing and electrical.

## **First class filling fast**

CCTP enrollment is now open and, as of mid-September, "an influx of applications" was being received, according to Ms. Boyd. In fact, the first class was filling fast. Apply without delay!

Applicants undergo interviews, and proof of identity and work authorization are required. A sponsor/employer is recommended for each candidate.

Candidates may enroll without a sponsor, but they must first "demonstrate passion, motivation, desire and a commitment to complete training to enter the residential construction field," Ms. Boyd said.

"This program will be vervaluable not just for job applicants but for employers who want to upskill certain employees," she added.

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 program.





# Excessive regulation stifles housing, NAHB tells Congress

## National Association of Home Builders

Layers of excessive regulation translate into higher rents, reduced affordability and, on average, account for almost one-third of a multifamily project's development and building costs, the National Association of Home Builders (NAHB) told Congress on September 5th.

Testifying on behalf of NAHB before the House Financial Services Subcommittee on Housing and Insurance, Steve Lawson, chairman of The Lawson Companies, based in Virginia, said that overregulation of the housing industry is felt at every phase of the building process.

"It results from local, state and federal mandates," said Mr. Lawson. "It includes the cost of applying for zoning and subdivision approval, environmental mitigation, and permit, hook-up, impact and other government fees paid by the builder. In many cases, these projects become financially infeasible and, therefore, are not built."

The congressional hearing on regulatory burdens on multifamily housing development was spurred in large part by a new study by NAHB and the National Multifamily Housing Council: Multifamily Cost of Regulation, which details how regulatory costs account for 32 percent of the expense in developing new multifamily properties.

## Affects 90% of developers

The new research shows that well over 90 percent of multifamily developers typically incur the hard costs of fees paid to local governments, both when applying for zoning approval, and again when local jurisdictions authorize the construction of buildings.

Further, state and federal governments are increasingly involved in the process and layering on additional levels of fees and regulations, Mr. Lawson indicated.

"Multifamily builders and developers are seeing strong demand, but there are headwinds that have impacted further development," he pointed out. "Some developers have had difficulty getting projects off the ground due to regulatory burdens and neighborhood opposition in certain parts of the country."

To help ease regulatory burdens and improve housing affordability, NAHB is urging policymakers to:

- Consider the cumulative effects of regulatory requirements to determine whether a new mandate is necessary to protect the health and safety of the public, or if it is simply a means to achieve a policy goal;
- Remove barriers to production of multifamily housing;
- Ensure that energy codes and standard are cost-effective, affordable and have a reasonable payback period of 10 years;
- Enact common sense updates to Davis-Bacon wage determination policies to help builders construct more affordable housing;
- Call on the Trump administration to resolve issues related to lumber and steel tariffs, which have needlessly raised the price of building materials; and
- Maintain and properly fund federal rental assistance and

multifamily production programs to serve very low- and extremely low-income Americans.

For more information, visit [NAHB.org](http://NAHB.org).



## EDUCATION...from page 1

day covered lead awareness, renovations, deleading, OSHA, and general containment of dust.

More Massachusetts/Rhode Island courses are being planned, so watch *The Rhode Island Builder* and [RIBuilders.org](http://RIBuilders.org) for scheduling.

Other classes applicable to Rhode Island registration renewals also are being offered this fall.

- Confined Spaces, Asbestos Awareness and Mold Awareness on October 16<sup>th</sup>;
- The OSHA 10-Hour Certification Course on October 17<sup>th</sup> and 18<sup>th</sup>;
- Blower Door and Air Leakage Testing, Advanced Framing, Less Material Labor, Frost Protected Shallow Foundations on October 23<sup>rd</sup>;
- Working with Building Officials and Understanding the One- and Two-Family Building Code on November 8<sup>th</sup>.

For information on all courses, contact Ms. McCarthy at [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org), or call during normal business hours: (401) 438-7400.



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