

Now being considered by the RIBA Board of Directors

## Complimentary jobsite safety service eyed for members

Existing Builders Insurance Group and planned jobsite safety visits would provide members with one-stop service unprecedented among HBAs.

By Paul F. Eno Editor

Combine the Rhode Island Builders Association's in-house, full-service insurance agency with a proposed, members-only safety service, and you create an unprecedented benefit.

That's exactly the arrangement RIBA is now con-

sidering.

"RIBA already has its own, in-house insurance agency, the Builders Insurance Group (BIG)," said Executive Officer John Marcantonio. "Now, the Board of Directors is considering a members-only safety service to complement it. This would provide jobsite visits one or more times a year to assist with safety issues and OSHA compliance. It could save members tens of thousands of dollars in fines, and it could even save their businesses," Mr. Marcantonio said.

"Between BIG and the proposed safety program, see *SERVICES...*page 29

## In-demand carpentry training launches in northern Rhode Island

Course in Woonsocket complements sister program already under way in Chariho.

By Paul F. Eno Editor

Carpentry students of all ages and many backgrounds converged on Woonsocket High School on November 13<sup>th</sup> for the first session of the Carpentry Career Training Program (CCTP) in northern Rhode Island.

They were welcomed not only by CCTP managers Louis Cotoia Jr. and Cheryl Boyd, along with Woonsocket Area Career and Technical Center (WACTC) Instructor Charles Myers, but by a number of potential employers from the Rhode Island Builders Association.

The 26-week, 200-hour CCTP pre-apprenticeship



**RIBA's Louis Cotoia Jr., at right, welcomes students to the first class of the Carpentry Career Training Program, taking place at Woonsocket High School on November 13<sup>th</sup>.**

course, free to students, is offered by RIBA and its industry partners. Another CCTP session, in southern Rhode Island, began at Chariho Career and Technical Center in Richmond on November 5<sup>th</sup>.

see *CARPENTRY...*page 28

**FEATURED  
PRODUCTS AND  
SERVICES  
FOR JANUARY**  
*Center Section*

### Warwick paves the way for quicker reviews

Warwick Mayor Joseph J. Solomon explains why he ordered expedited fire reviews and how the process will work.

Page 25

### Providence's Everyhome Initiative going strong

The Rhode Island Builder sits down with staffers from Mayor Jorge Elorza's office to find out how RIBA members can get work through the city-wide renovation program.

Page 2

### Get your Home Show exhibit space now!

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

Page 9

### A conversation with DBR

We talk regulation and policy with Julietta Georgakis, the Dept. of Business Regulation's 0 new assistant director.

Page 23

## A work opportunity for members

# Hundreds of Providence properties targeted for rehabilitation

By Paul F. Eno *Editor*

Among the revitalization efforts that aim to increase Rhode Island's supply of affordable housing, and that can provide more work for residential contractors, is Providence's Everyhome Initiative.

Established by Mayor Jorge Elorza, the EveryHome Initiative's goal is to rehab and fill every vacant and abandoned home in the city. *The Rhode Island Builder* recently sat down with two of Mayor Elorza's staffers to see how the program is going.

"The program began in 2015, but it really took off in late 2016, when we received a grant from the attorney general's office," said EveryHome Initiative Program Man-

ager Huddy Grande.

"Since then, we've identified over 800 properties, and we've had over 460 properties re-deeded. We have a number of additional properties on which work has been done, but which are still vacant," Ms. Grande explained.

The Providence Redevelopment Agency (PRA), one of several city departments involved in the EveryHome Initiative, is currently moving a number of properties, according to Samuel Budway, the PRA's deputy director and general counsel.

"As one of its ties to the EveryHome Initiative, the PRA is, through the help of the administration and the City Council, acting on the 2017 Special Redevelopment Plan for Vacant Homes," said Mr. Budway.

"Through this, we have identified 136 properties we can acquire, then work with developers and contractors to redevelop. Of the 136, we have acted upon, or somehow impacted, 56, mostly through foreclosure of tax title," he continued.

"Of those, 15 properties were eventually realized. Seven didn't end in foreclosure because an interested party did or is doing the rehabilitation work. Seven more are being transferred to qualified developers who successfully bid during a request for proposals (RFP) that took place earlier this year."

Mr. Budway also explained how de-



Mayor Jorge Elorza

velopers and contractors can get in on the rehab work.

"One of the easiest ways is to respond to an RFP when it's put out by the PRA," he stated. "We expect the second RFP to be issued with 60 days (*of October 31, when this conversation took place – Editor*), but that will depend on the speed of court proceedings that will give us full title to the property."

Developers and contractors who apply will be asked to explain in detail how they plan to rehab a given property, to demonstrate that they have the financial resources to do so, and what the re-use will be, according to Mr. Budway.

Find RFPs at [Providenceri.gov/planning/providence-redevelopment-agency-pra-2](http://Providenceri.gov/planning/providence-redevelopment-agency-pra-2).

Find more information about the EveryHome Initiative at [Providenceri.gov/everyhome](http://Providenceri.gov/everyhome).

### The Rhode Island Builder

Official publication of the  
Rhode Island Builders Association  
since 1951

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## DEADLINE FOR THE FEBRUARY ISSUE

All copy, ads and photos must be to us by

# Friday, January 4

E-mail material to

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

# RIBA welcomes these new members and thanks their sponsors!

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### **Innovative Pools & Spas Inc.**

295 Main Road, Tiverton, RI 02878

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Glenn Nunez

### **Precision Garage Door Service of Providence**

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Sponsor: Jason DaPonte – Sansiveri, Kimball & Co., LLP



*For RIBA  
membership information  
contact Elise Geddes  
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## LOOKING AHEAD!

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

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

🔧 ♦ **January 9<sup>th</sup>: State-Mandated Continuing Education for Contractors - 5 Credit Hours - Jobsite Safety Rules, Fall Protection, Ladders and Scaffolding, Confined Spaces.** *Details on page 14.*

♦ **January 23<sup>rd</sup> and 24<sup>th</sup>: OSHA 10-Hour Course** - 7:45 a.m. to 2:30 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 20.*

🔧 ♦ **January 25<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 14.*

♦ **February 7<sup>th</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 21.*

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

🔧 ♦ **February 21<sup>st</sup>: State-Mandated Continuing Education for Contractors - 5 Credit Hours - Topics are Confined Spaces, Asbestos Awareness, Mold Awareness.** *Details on page 20.*

♦ **February 28<sup>th</sup>: Winter Networking Night** - 4:30 to 7 p.m., sponsored by Taylor Forest Products. Rhode Island Builders Association Headquarters, East Providence. FREE for members and their guests. *Details on 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 9.*

♦ **June 6<sup>th</sup>: Sixth Annual Networking Barbecue** - 4-7 p.m. at RIBA headquarters. Sponsored by Douglas Lumber, Kitchens & Home Center. FREE for members and non-members thanks to Douglas, but registration is required. For information and to register, contact Elise Geddes at (401) 438-7400 or egeddes@ribuilders.org. *Watch for details.*

**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 22-23), online courses are FREE of tuition charges for members and their employees. Just use your coupon at the online checkout.*

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



Timothy A. Stasiunas

# President's Message

## Where do we go from here?

have been much more effective for the December issue, since the midterm elections would have been only a few weeks in the rear-view mirror. I realized, however, that this message would be much better in January: The beginning of a new year, a time when old things, thoughts and biases are put behind us, just as that election is now history.

So, where do we go from here?

Never in my lifetime have I seen an electorate more divided than during the past couple of election cycles. We've come to a time when we can't agree on anything, no matter how small. If one side says it's blue, the other side says green. I believe this is more prevalent nationally, but it has also filtered down to the state and local levels as well.

Make no mistake: Both political parties are culpable, in my opinion. Neither is blameless in the unsavory discourse in our country, state or even cities or towns. I approach the issue knowing that people are just not going to agree with me on all issues. I have some strongly-held beliefs, and some others won't see my way.

I know, however, that we can all agree on this: As Rhode Islanders, we all want economic prosperity, safety for our families and a better future for our children. Those topics transcend age, race, ethnicity and gender, and they mirror the makeup of our membership in the Rhode Island Builders Association. We are a very diverse group, and that makes us unique and a force to be reckoned with.

So, as we approach the new year's legislative season, let's call on our elected representatives to do what's right for Rhode Island. We need to build on the successes already achieved over the past several years, so contact them to let them know your concerns. Respectfully demand from them leadership to keep us moving forward.

As citizens of the state and members of RIBA, we have a lot more that binds us together than separates us. I would like to see an economy in this state that doesn't force our children to leave to pursue careers, like mine had to.

We need to establish good jobs, comprehensive educational opportunities, minimize over-burdensome regulation, and provide for attainable housing. These are things we can achieve together with and through our elected officials, regardless which side of the aisle you're on!

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# 3rd Annual RIBA Christmas bash fills Squantum Club



**Attendees toast the Holiday Season at the Squantum Association Clubhouse in east Providence on December 5<sup>th</sup>.**

There wasn't an empty chair in the huge hall at the Squantum Association Clubhouse in East Providence December 5<sup>th</sup> as nearly 170 people gathered for the Rhode Island Builders Association's 3<sup>rd</sup> Annual Christmas Party.

Festivities began with networking and a cash bar at 5:30 p.m., accompanied by contemporary Christmas music from the colorfully-dressed DJ. Dinner, with a choice of chicken or scrod, as enjoyed by a packed house, including many new and young faces.

Before dinner, attendees were welcomed by RIBA President Timothy A. Stasiunas.

Prominent names among the attendees included Rhode Island Secretary of State

Nellie Gorbea, along with Elizabeth Pesce, wife of the late J. Robert Pesce, representing a family that has been a pillar of the association for well over half a century.

Many RIBA member companies were represented by a large number of attendees, including Pawtucket Credit Union, Lehigh Realty Associates, Pella Windows & Doors, J.M. Painting, Home Healthsmith, Deslandes Construction, National Building Products, J.P. Construction, Marcantonio Design Builders, Builders Insurance Group and Blakeley Interior Design.

Past RIBA presidents in attendance included Steven Gianlorenzo (2000-2002), Edgar N. Ladouceur (2004-2006), Robert J. Baldwin (2010-2012), Felix A. Carlone

(2012-2014) and David A. Caldwell Jr. (2016-2018).

Between the main course and dessert, an unusual interlude was provided by past RIBA President Baldwin, assisted by Laura Mitchell of Meridian Custom Homes.

Mr. Baldwin sang an obscure verse from *It's Beginning to Look a Lot Like Christmas*, challenging anyone in the room to come up with the subsequent two lines.

While suggestions from around the room included "pa rum pum pum pum," no-one could answer correctly.

For information on RIBA membership and ongoing networking events throughout the year, contact Elise Geddes at (401) 438-7400 or [egeddes@ribuilders.org](mailto:egeddes@ribuilders.org).



◀ **Elizabeth Pesce and Gene Carlino accompanied the group from Lehigh Realty Associates.**



▲ **JM Painting was well represented. Second from left is RIBA Local Director Jose Marcano.**



# RIBA Happenings: Annual Christmas Party



◀ From Deslandes Construction, with RIBA Secretary Jim Deslandes second from left.



▶ From left: RIBA Executive Officer John Marcantonio, President Tim Stasiunas, and Vice President Carol O'Donnell.



▶ From left are RIBA Local Director Jhonny Leyva, Past President Bob Baldwin, Deborah Baldwin, Past President Felix Carlone, Rhode Island Secretary of State Nellie Gorbea, Iris Carlone, RIBA Latino Outreach Coordinator Betty Bernal and Immediate Past President Dave Caldwell.



▶ Deep in conversation are, from left, Jeanine and Ken Lantini of Lighting and Design by K&K Electric, with Bonnie Saleeba.



▶ Steven and Joanne Carlino of Douglas Lumber.



▶ Doreen Costa and Eric Wishart, with RIBA General Counsel Christine Engustian.



▶ Bill Finnegan, with sons Ryan and Sean, of FINETCO/ Coventry Lumber.

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**Rhode Island Builders Association  
450 Veterans Memorial Pkwy,  
East Providence, RI 02914**



# 2019 is here!

## Get your Home Show exhibit space now

**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

The 69<sup>th</sup> Annual Rhode Island Home Show, the Rhode Island Builders Association's biggest event of the year, is only a few months away and exhibit space is going fast! As a member of the residential construction industry, especially if you are a contractor, and most especially if you have never exhibited before, here are a few things to consider.

- Attendance at the Home Show is now back to historic levels, with some 20,000 visitors keeping those turnstiles whirling. The demographics are as strong as in any of the show's 69 years.

- For years, RIBA's exit surveys have clearly indicated that visitors want to see more contractors exhibiting, so they can meet them and talk with them about construction or remodeling projects they have in mind for the subsequent year.

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

- RIBA works with member exhibitors to design a great booth and to make the most of your space.

- Space is going fast, and it's expected that this show will sell out. Even though exhibits have now expanded out into the Convention Center concourse, space is still at a premium.

### *You can even benefit from the Home Show setup days*

Several days before the Home Show, setup begins. This includes the participation of hundreds of career and technical education (CTE) students from around the state. RIBA members who volunteer as supervisors not only get to work with these dedicated young people who will be the core of our industry's future workforce, but can and do find skilled future employees for their own businesses.

### *A really Big Show*

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

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

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

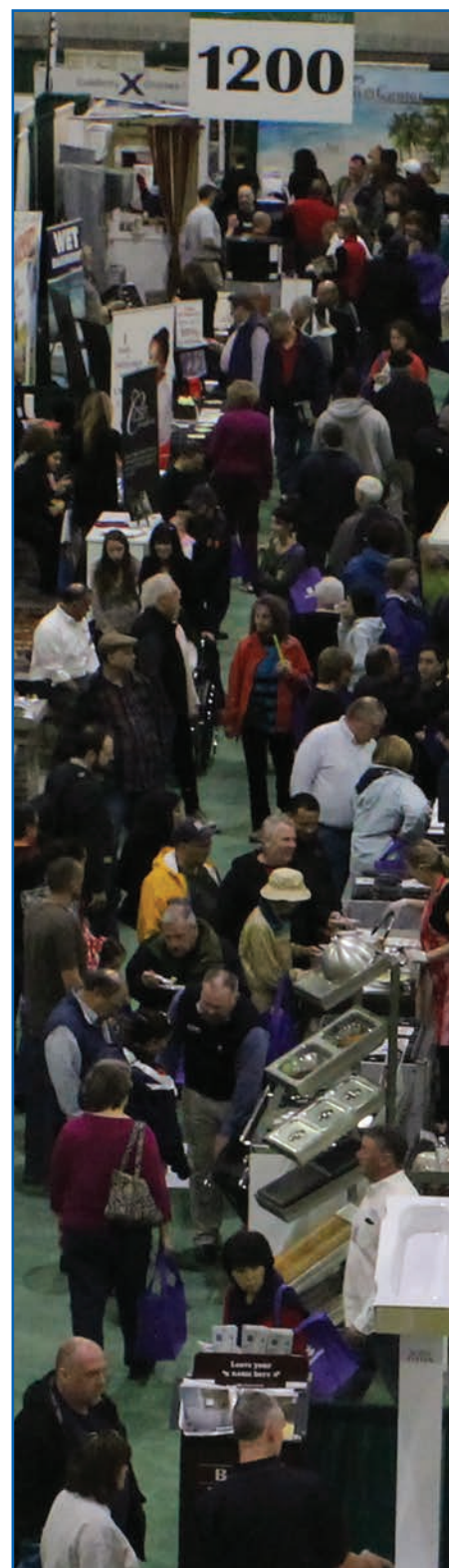
"With nine major features, the Flower and Garden Show promises to exceed even last year's amazing display," said RIBA Executive Officer John Marcantonio.

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

A number of RIBA members know this first-hand, and we've quoted their enthusiastic comments in past articles.

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

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



# RIBA's Winter Networking Night slated for February 28

**WHEN:** Thursday, February 28<sup>th</sup>, 4:30 to 7 p.m.  
**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pkwy. #301, East Providence 02914  
**COST:** FREE for members and their guests  
**FOR INFORMATION & TO REGISTER:** Contact Elise Geddes at [egeddes@ribuilders.org](mailto:egeddes@ribuilders.org), or call (401) 438-7400.

Mark your calendars for the Rhode Island Builders Association's first networking event of 2019, set for Thursday, February 28<sup>th</sup>, at RIBA headquarters! Taylor Forest Products, a new member, has generously offered to sponsor the evening.

Taylor Forest Products is known for fine exterior cedar, fir and mahogany building products. They also distribute a wide variety of supplies such as PVC trim boards and moldings, composite decking and railings, fiber cement siding, and more. Stop by the Networking Night to see some samples, pick up some literature, or just say hello and meet Steve Bator and Len Taylor.

The evening is FREE for members and guests. Stop by anytime



*Attendees were fascinated with a presentation at the 2018 Winter Networking Night.*

between 4:30 and 7 p.m. to relax and network with Steve and Len, fellow RIBA members, and the RIBA staff.

The Networking Night is a perfect opportunity to introduce a non-member to the benefits of RIBA membership. If you plan on attending, or if you have questions, please call Elise at 438-7400 or e-mail [egeddes@ribuilders.org](mailto:egeddes@ribuilders.org).

*-Elise Geddes*

## Deslandes Construction hosts 45 CTE students

Deslandes Construction Inc., in the persons of James R. Deslandes Sr. and James R. Deslandes Jr., hosted over 45 students from the construction program at Burrillville High School at a commercial jobsite in Lincoln on November 20<sup>th</sup>.

Mr. Deslandes Sr. is secretary of the Rhode Island Builders Association, a member of RIBA's Workforce Development Committee, and a great supporter of career and technical education (CTE).

Matt Quider, Deslandes Construction's project manager, arranged for key subcontractors representing several trades to attend the tour, to share their perspectives with the students, and to demonstrate how their trades contributed to the Lincoln project.

Participating subs included Sheridan Electric, EnergyOne, Pierce Fire Protection and Regan Heating & Air Conditioning.

Burrillville High School CTE Instructor Kevin Stockwell led the students.

"Kevin is very active with his students both in the classroom and in forming relationships with companies to give his students the most opportunities to bring his classroom teaching to the job-site experience," commented Louis Cotoia Jr. of the Workforce Development Committee.



*With company founder Joseph Deslandes, center, are son James Deslandes Sr., at left, and grandson James Deslandes Jr.*

"We can only teach them so much in class, but when you get the opportunity to bring what's learned into the real world and witness the jobsite for real, there is no better way for them to learn," Mr. Stockwell said.

"We at Burrillville appreciate companies like Deslandes Construction, which spend so much time and planning to make this jobsite experience possible for our students," he added.



Member Profile: Paul Caromile of Caromile Construction

# From a summer job to a career!

By Paul F. Eno *Editor*

A summer job can have a way of sticking with you. In fact, for Paul Caromile, a summer job became a career.

"I had no idea I'd want to be a carpenter. My dad wasn't a contractor, so I had no background in it. In fact, I was in college, studying liberal arts," says Paul, who attended Roger Williams College and, later, Johnson and Wales University.

"Looking around for a summer job, that's when I thought I'd try carpentry. And I found that I liked it. A lot," Paul adds.

That was in the early 1970s.

Paul's brother, Bruce, liked it too, and a part-time activity started growing into full-time jobs for both Caromiles, thanks to some helpful contractors.

"Before we knew it, Bruce and I were subbing for a few general contractors, mostly doing siding. We learned fast."

Finally, a builder gave the Caromile brothers a chance to frame some houses for him, and that was the real gateway for them into the world of residential builders.

Paul and Bruce had caught the building bug for sure. They founded Caromile Construction as partners in 1975.

Today, mostly using subcontractors, the Bristol-based company works primarily in the East Bay area and nearby Massachusetts. There's a large shop, located in a busy industrial park, but Paul does most of his administrative work out of his home office. The company's meat and potatoes: new construction and remodeling, along with some land development.

"We build spec houses here and there," Paul reports. "But as Bruce and I have gotten older, we're doing more kitchen and bath remodels."

Caromile Construction has had some specialties over the years, as well, including post-and-beam construction, timber framing, and renovations for special-needs clients.

Paul has the same opinions as many longtime builders when it comes to the regulatory scene.



Paul, left, and Bruce Caromile

"It's not an easy industry from that perspective, as all RIBA members know. Pulling building permits used to take a day. Now it can take a month," he says. "There are so many regulations, and applications have to go through so many hands, it can tear a builder apart."

E-permitting, however, has been an improvement, Paul feels.

Caromile Construction joined the Rhode Island Builders Association in 1984.

"At the time, we had four or five employees, and we wanted to provide health insurance for them. We've been members ever since."

In addition to the insurance, Paul and Bruce both enjoy the tuition-free education RIBA offers members and their employees.

"Especially with the continuing-education Rhode Island and Massachusetts both require now, what RIBA offers is a real money-saver," Paul states. "And I read *The Rhode Island Builder* all the time."

RIBA is a solution-finder for Paul.

"Any time I have a problem, I just called Elise Geddes. I called her just the other day for information on the new tax law that makes spec houses tax-exempt until they're sold. RIBA sure helped us by supporting that legislation," Paul says.

"During the recession, I held on to houses for up to two years. I had to pay taxes on them and it hurt us."

As for the future, things look plenty strong for Caromile Construction!

## ***Caromile Construction Inc.***

***Partners: Paul and Bruce Caromile***

***RIBA member since: 1984***

***Focus: Residential Building and Remodeling***

***Serves: East Bay Area, Rhode Island***

***Founded: 1975***

***Based: Bristol, Rhode Island***

*Third in a Series*

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

By Paul F. Eno *Editor*

In this series, we continue to meet the up-and-coming generation of young business people now becoming leaders in the residential construction industry. One thing that's clear: They've prepared themselves well for the task ahead.

## **Steven Carlino Jr.**

### ***Douglas Lumber, Kitchens & Home Center***

"Before I went to work for Douglas full-time, I wanted real-world experience, working outside the business and outside the family," says Steven Carlino Jr., son of Douglas Lumber, Kitchens & Home Center Principal and President Steven Carlino Sr.



Steven Carlino Jr.

"I worked in the business my whole life, through high school and college. The first thing I did at Douglas was working out in the yard, filling orders, and I worked in shipping and helped with routing the trucks," Steven recalls.

"I attended High Point University, High Point, North Carolina, but I still came home and worked at Douglas during the summers. I got a good handle on the operation."

After graduating in 2014, Steven headed to California to gain that "real-world experience."

"I attended graduate school at Chapman University in Orange, California, to get my MBA, and I focused heavily on analytics and digital marketing," Steven says. "I took full advantage of the program there."

That's an understatement. Steven was director of marketing for the MBA Association at Chapman, a graduate assistant at the Career Center, and he did an internship at Pacific Sunwear of California (PacSun®), where he helped put together and launch a CRM (customer relationship management) program.

After earning that MBA in 2016, Steven went to work for the Veritone® advertising agency, where he was a digital analyst, doing social media buying for a handful of clients.

With all that experience under his belt, Steven returned to Rhode Island just this past September to take up full-time responsibilities at Douglas Lumber.

"Now, using skills I learned in California, combined with what

I learned working here in past years, I'm now a part of the management team and helping improve the systems at Douglas" says Steven, who works purchasing, operations and IT.

"My dad has put forward a great plan for me to learn everything about the business. In fact, I think I've learned more in the last three months than I have in the last 28 years."

Steven's vision for Douglas: "To continue expanding, learning and adapting. The construction industry has seen tremendous growth since the recession. In fact, the industry is always changing. We want to offer a great culture for our employees and for the contractors who do business with us," he says.

"We're not a small company and not a big company...we are just the right-sized company, so we can turn and adapt on a dime but compete with the big regional players just fine. I want to keep us nimble."

Steven adds that the residential construction industry is still "a people business."

"Relationships really matter, especially in such a small state. I like talking with people and developing relationships."

Steven, whose family has been a pillar of the Rhode Island Builders Association for generations, also had praise for RIBA.

"RIBA is always a great resource for us, and now that I'm back, I'm getting more involved. RIBA provides the venue for all of us to come together for our common goal."

## **Ryan Jones**

### ***Ken Jones Construction Inc.***

If anyone thinks the younger generation always balks at hard work, they don't know Ryan Jones, older son of Ken Jones, founder of Ken Jones Construction Inc.

"I was always around the jobsite growing up. It made me accustomed to working hard, showing up on time, and working late," Ryan declares. "That shocks some people when they first get into construction, but it never bothered me. People are used to working an eight-hour day.

When 3:30 or 4:00 comes, that's when you're done. But in construction, you're done when the day is done."



Ryan Jones

see *NEXT GENERATION*...page 26



## nationalgrid UPDATE

with Laura Rodormer



### Zero Net Energy renovation debuts in Jamestown

Along with efforts to construct zero-energy and zero-energy-ready homes in Rhode Island is the ever-growing need to provide high-efficiency heat for existing homes. With the Northeast highly dependent on fossil fuels for residential space heating, air source heat pumps (ASHPs) designed for cold climates have been making big gains in the HVAC market over the past few years.

In October 2018, National Grid launched a high-efficiency electric heat program for AHSPs to encourage the replacement or displacement of high-CO2 heating fuels. These ASHPs provide retrofit customers with energy-efficient space heating (and cooling) solutions.

In addition, pairing an ASHP with integrated controls can help to effectively and efficiently prioritize the use of the ASHP as the primary heating source, only running the oil or propane systems in place as back-ups.

Historically, ASHP incentives have been offered for cooling, and this new rebate adds additional incentives for customers to displace or replace oil, propane or electric-resistance heat. Eligibility requirements for this incentive are:

- Homes that heat with oil, propane, or electric resistance
- Homes that have completed an energy assessment
- Homes that have completed weatherization

Incentives are:

- \$1,000/ton for 18 SEER/10 HSPF
- Up to \$2,000 for installation of approved integrated controls
- 0 percent financing up to \$15,000 over seven years

With a goal of 45 Rhode Island ASHP installations in 2018 (25 electric and 20 oil/propane) and 85 in 2019 (40 electric and 45 oil/propane), National Grid identified qualifying households and sent out a direct mailing to approximately 1,600 customers who met the following criteria:

- National Grid residential electric account
- Electric resistance, oil or propane as primary heating source
- Completed EnergyWise assessment and weatherization measures

For 2018, a group of four Rhode Island-based HVAC contractors were elected to launch this initiative. Each of the following installers attended training focused on the technical elements of this measure, including proper equipment sizing and selection, installation guidelines, integrated control specifications and homeowner education. The 2018 contractors are Carjon Air Conditioning & Heating, Continental Engineering, Lawrence Air Systems and Valley Heating & Cooling.

In 2019, National Grid will expand this offering up to all HVAC installers. For more information, call (844) 615-8315 or e-mail HVAC@CLEAResult.com. Be sure to visit NGRID.com/riheat-pump to stay up to date on incentive criteria for 2019.



### Fields named to national post

Rhode Island Housing (RIH) Executive Director Barbara Fields has been elected secretary/treasurer of the National Council of State Housing Agencies (NCSHA), RIH announced October 24<sup>th</sup>.

Ms. Fields began her one-year term on the NCHSA Executive Board at its annual meeting that month.

"Today, Rhode Island and the nation are facing a housing crisis," said Ms. Fields.

"I am honored to serve on the board of the National Council of State Housing Finance Agencies, and have the opportunity



Barbara Fields

to work with them to create and execute policies that will help address that crisis," she said.

"The housing finance agencies (HFAs) that make up the NCHSA are a strong and vibrant network that can deliver federal resources and leverage private resources to meet the current crisis."

NCSHA is a not-for-profit, nonpartisan organization created by the nation's HFAs more than 40 years ago. Its mission is to advance, through advocacy and education, the efforts of the nation's state HFAs and their partners.



### Pagel is new NAWIC chapter president

Jacqueline Pagel, architectural consultant at Pel-la Windows and Doors of Southern New England, and secretary of the Rhode Island Builders Association's Professional Women in Building Council, has been

elected president of Rhode Island Chapter of the National Association of Woman in Construction (NAWIC).

Ms. Pagel was installed during the NAWIC Rhode Island Chapter installation event in September.



Jacqueline Pagel





## 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:

*Jobsite Safety Rule Review • Fall Protection • Ladders and Scaffolding • Confined Spaces*

*January 9<sup>th</sup>*

**WHEN:** Wednesday, January 9<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.

an "OSHA Safety Review" to improve your knowledge and compliance, and avoid accidents and costly fines.

Subjects will include:

- A review of jobsite safety rules,
- Fall protection,
- Ladders and scaffolding,
- and confined spaces.

You must pre-register for this course.

There will be no admittance without pre-registration. Payment is due upon registration.

Participants must provide proof of employment with a member company for the class to be free.

Lunch is included.



Join instructor Scott Asprey of Risk & Safety Management for

### Five Credit Hours:

*Working With Building Officials • Understanding the 1&2 Family Building Code*

*January 25<sup>th</sup>*

**WHEN:** Friday, January 25<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.

When it is necessary to use registered design professionals.

How to understand and use the various tables in the Residential Code.

A review of common code violations and where to find them in the code book.

There will be sufficient time for the attendees to expand upon the topics, ask questions and discuss issues relevant to the topics outlined as well as their own particular situations.

Be prepared for interactive discussions and bring your code questions!

Lunch is included.



This class includes a review of specific sections of Rhode Island's SBC-2 including Chapters One and Three, and will specifically touch on critical portions of the fire code.

It also will focus on understanding the role and responsibilities of the contractor and the impact other parties have on that role. Highlights of the class include:

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.

Situations that require a look at the intent of the code.

**For RIBA**

**membership information**

**contact Elise Geddes**

**401-438-7400**

**or egeddes@ribuilders.org**



# Featured Products & Services for January 2019

**A Rhode Island Builder Magazine Special Section**







## Designed to fit with Mother Nature, yet withstand the test of Father Time.

When it comes to life outdoors, nothing outperforms the world's #1 decking brand. Only Trex® is engineered to eliminate time - consuming maintenance while providing superior scratch, fade and stain resistance. So when the time comes to build the next deck, make sure it's Trex®. To learn more about how Trex® is making the most in outdoor living, contact a Finetco® representative at a location listed below.

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[www.coventrylumber.com](http://www.coventrylumber.com)

**E.L. Morse Lumber**  
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Wareham, MA  
(508)295-1170  
[www.elmorselumber.com](http://www.elmorselumber.com)

**Waterford Building Supply**  
7 Industrial Drive  
Waterford, CT  
(860)443-1167  
[www.waterfordbuildingsupply.com](http://www.waterfordbuildingsupply.com)

**West Haven Lumber**  
741 Washington Ave.  
West Haven, CT  
(203)933-1641  
[www.whlumber.com](http://www.whlumber.com)



# These great products will help make it a HAPPY NEW YEAR!

## At FINETCO: Boral TruExterior™ Siding & Trim!

**B**oral has created an entirely new category of exterior products with its Boral TruExterior™ Siding & Trim, offering phenomenal performance, remarkable workability and a lasting look in any environment.



The Bevel Profile is a recent addition to Boral TruExterior Siding – the first manmade siding profiles to genuinely replicate the natural aesthetic of real wood while maintaining a high

level of dimensional stability.

Recreating the look and character of traditional clapboard or beveled lap siding, Boral TruExterior Siding's Bevel Profile offers the true taper and shadow line effect historically seen with cedar and redwood siding, without the moisture-related issues that commonly plague wood.

Meanwhile, Boral Craftsman Collection Siding offers a variety of authentic, full-thickness profiles with bold, defined shapes and the natural aesthetic of real wood siding. Check out Boral products at Coventry Lumber and all our affiliates!

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

**Waterford Building Supply, Waterford, Conn.**

**860-443-1167**

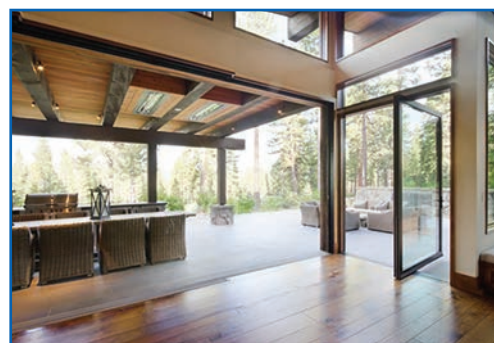
**West Haven Lumber, West Haven, Conn. • 203-933-1641**

**www.finetco.net • [Previous Page](#)**

## At DBS: Andersen® Architectural Collection!

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

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



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

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**Dartmouth, Mass.**

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

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

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

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



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

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

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

Find out more at one of our local Pella showrooms, or visit [Pella.com](http://Pella.com).

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### Project of the Month



Contractor: Ron Smith Homes

Designer : JWF Design

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[www.gopella.com](http://www.gopella.com)

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## Five Credit Hours: Confined Spaces, Asbestos, Mold

February 21<sup>st</sup>

**WHEN:** Thursday, February 21<sup>st</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](mailto: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.



***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)***

## OSHA-10 Course

January 23<sup>rd</sup>-24<sup>th</sup>

**WHEN:** Wednesday and Thursday, January 23<sup>rd</sup> and 24<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](mailto: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. Classes might run over because of breaks and lunch.



***If there is a class you would like RIBA to offer, contact Sheila McCarthy at (401) 438-7400 or [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org)***



# 8 Hour Lead Safe Remodeler/Renovator Course

February 7<sup>th</sup>

**WHEN:** Thursday, February 7<sup>th</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](mailto: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](mailto: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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# ACEEE names Mass. first in nation for energy efficiency for seventh year

Massachusetts has been named the most energy-efficient state in the nation by the American Council for an Energy-Efficient Economy (ACEEE) for the seventh consecutive year.

"The Bay State continues to receive top marks for its energy-efficiency policies and programs, particularly the...programs offered by the Commonwealth's utilities under the Mass Save® brand and for promoting smart growth development in cities and towns," said a statement from Gov. Charlie Baker's office.

Rhode Island's performance wasn't too shabby, either, coming

in second in New England and third in the nation, after California. Vermont was fourth in the nation and Connecticut fifth. Maine came in 14<sup>th</sup> and New Hampshire was far down the list, at 24<sup>th</sup>.

The ACEEE Scorecard (available at <https://aceee.org/state-policy/scorecard>) measures states on six categories of energy-efficiency policy and programs, including utility programs, transportation, energy codes, combined heat and power, state government policies, and appliance standards.

"Key to Massachusetts' ongoing leadership is its utility-run, nation-leading energy-efficiency programs. The Commonwealth's current 2016-2018 Three-Year Energy Efficiency Plan, approved in 2016, sets nation-leading goals for energy savings, with goals of 2.94 percent of electric sales and 1.24 percent of gas sales, with an estimated \$8 billion in savings," Gov. Baker said.

In April, the governor announced \$10 million in funding for six new programs aimed at increasing affordable access to clean energy and energy-efficiency programs, part of the administration's \$15 million Affordable Access to Clean and Efficient Energy (AACEE) Initiative.

Additionally, the Massachusetts Dept. of Energy Resources (DOER) recently announced over \$4.6 million in grants to 9 innovative peak demand reduction projects seeking to demonstrate business models that include both geographically targeted reductions to avoid and delay electric transmission and distribution investments, and broader strategies in electricity and gas peak load reduction.

The Massachusetts Clean Energy Center's 2016 Massachusetts Clean Energy Industry Report found that the energy-efficiency industry currently employs over 52,000 people in Massachusetts, representing half of all clean energy jobs, according to Gov. Baker.

Last December, the administration and regional planners launched the \$11.4 million Rapid LED Streetlight Conversion Program to convert over 100,000 municipally-owned, traditional streetlights to high-efficiency LEDs.

"Streetlights operate early morning and late afternoon during the winter, hours of peak demand, and high demand for natural gas for both electric generation and home heating during these hours leads to higher energy prices. Converting streetlights to LED technology, which uses up to 60 percent less energy, can decrease demand and lead to lower energy prices," the governor's office said.

In 2016, the Massachusetts Board of Building Regulations and Standards voted unanimously to adopt the latest International Energy Code from the International Code Council (ICC), together with a streamlined update to the Massachusetts Stretch Energy Code. This update alone helped the state achieve an edge in this ACEEE Scorecard category, as well as offering towns and cities the opportunity to adopt a stretch energy code. To date, 205 municipalities have adopted the Stretch Energy Code, a key component of receiving a Green Communities designation.

-Courtesy Mass. Consumer Affairs Blog

## 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).





# Julietta T. Georgakis

Deputy Director, R.I. Dept. of Business Regulation

*Julietta T. Georgakis has held her current post at the Dept. of Business Regulation (DBR), where she oversees the Division of Building, Design and Fire Professionals, since August. Previously, she was vice president for government relations and policy at the Rhode Island Commerce Corp., since August 2017. Other posts have included economic and policy analyst at the European company Expert AS. Ms. Georgakis holds a master of science degree from the London School of Economics and a master's in economics from the University of Georgia. Her undergraduate work was at the University of Athens, Greece, where she majored in economics.*



**THE BUILDER: What is your job description at the Dept. of Business Regulation (DBR)?**

**GEORGAKIS:** With the passage of the fiscal year 2019 Budget, the General Assembly created the Division of Building, Design and Fire Professionals under the DBR. The new division consists of the Building Code Commission (BCC), the Office of the State Fire Marshal, the Contractors' Registration and Licensing Board (CRLB), the Rhode Island Fire Safety Code Board of Appeal & Review, and the Design Professionals.

I'm deputy director of DBR, with oversight over this new division.

**THE BUILDER: Can you sum up the changes at DBR that are of interest to the residential construction community?**

**GEORGAKIS:** Being administratively under one state agency facilitates a closer cooperation between previously separate entities that are all relevant to the construction industry.

What does this new cooperation look like so far? Among other things:

Through extensive outreach, we've been able to pinpoint differences between the fire and building codes. Currently, the unwritten rule-of-thumb is: Where the fire and building codes differ, the more restrictive of the two requirements is to be followed. However, it's not always clear which is more restrictive.

An example of this, often brought up by stakeholders, is that of "handrails." The 2012 Building Code requires a "minimum" of 1½" clearance, and the 2012 Life Safety Code requires "not less than" 2¼" clearance. We've reconciled this discrepancy in the

2015 code by modifying the Fire Safety Code to require handrails to have a minimum of 1½" clearance, exactly what's required in the building code.

Likewise, several requirements in the 2012 Building Code we removed from the 2015 code, to eliminate any confusion.

Also, beginning in January, the Division of Building, Design and Fire Professionals will conduct mandatory, joint training sessions of all municipal building and fire inspectors. We want to promote a closer cooperation and help facilitate uniformity of inspections across the state.

In another change, the Building Code Commission and the Office of the State Fire Marshal are already online with e-permitting. We're working with Viewpoint® Software to put all CRLB forms online, beginning with the first quarter of 2019.

Additionally, we're working with stakeholders to begin licensing seven more professions: home inspectors,

associate home inspectors, commercial roofers, well-drilling contractors, pump installers, residential water filtration/treatment system contractors, and residential water filtration/treatment system installers.

We expect to promulgate the rules and regulations for each license during the first quarter of 2019 and begin licensing directly thereafter.

Also at the Division of Building, Design and Fire Professionals, we're cross-training some of our employees to be able to assist customers across the whole division in order to provide better customer service.

We're looking into offering flex schedules for employees, so we can increase the hours the division is open to serve the public.

**THE BUILDER: How is CRLB doing without an executive director, and what was the reason for not replacing George Whalen when he retired?**

**GEORGAKIS:** While, traditionally, the CRLB and BCC have operated separately, in law they are actually one agency. By creating this new division, the General Assembly has asked us to work collaboratively to provide better services to professionals working in the construction industry and to homeowners across the state.

One major change that has already been instituted is the CRLB

see *INTERVIEW...next page*

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

now works much more closely with the BCC. That close cooperation has allowed us to share responsibilities both at the managerial level, as well as through the ranks.

I'm a proponent of performance metrics, and they show that by working together we are responding much faster to homeowners when they file a claim with the CRLB. We are also sending out registration certificates to contractors faster.

Another great outcome of this close cooperation is tapping into the institutional knowledge and skills of employees throughout the division. Doing so has helped us create the regulations needed to move forward with licensing the seven professions mentioned, many of which should have been licensed many years ago. All these great things are happening despite the loss of three employees, and the executive director's retirement in fiscal year 2018.

If offered to us, we certainly wouldn't turn down a few more positions. There's always good work to be done! But there's no plan to hire an executive director.

### **THE BUILDER: What's the status of the statewide permitting formula?**

**GEORGAKIS:** Of Rhode Island's 39 municipalities, 12 requested, and were granted, permission to use their existing fee schedules. These 12 communities have agreed to provide the Building Code Standards Committee (BCSC) with relevant data that will be analyzed to create an equitable fee schedule for them to begin using July 1, 2020.

Any of those 12 that fail to supply the BCSC with the requested data by the end of 2018 will have to use the fee schedule already promulgated for them, beginning July 1, 2019. (This interview took place in November 2018 – Editor.)

### **THE BUILDER: How about e-permitting? How many towns still don't have it, and what's the result in those that do?**

**GEORGAKIS:** As of today, 28 municipalities offer e-permitting and two additional municipalities have a signed contract to "go live" very soon. Communities not yet online are: Burrillville, Charlestown, Coventry, Foster, Glocester, Jamestown, Johnston, Scituate and West Greenwich.

From a consumer standpoint, this initiative has been a huge success. Online permitting is easy and fast; no driving to Town Hall, no waiting in lines, and no walking paperwork from one department to another. Inspections are scheduled through the online system, and communication is done through e-mail, saving time for everyone involved in the process.

From a municipal point of view, the feedback has been mostly very favorable. I say "mostly" because change, even positive change, is not always easy. There's a learning curve associated with any new process, particularly one that involves moving from a completely manual, paper-based system to one that requires some computer skills.

Once employees become comfortable with the system, it's viewed in a positive light. Is it a perfect system? It isn't, but consensus is that it is a much better system than what existed previously, for municipalities and for those pulling permits.

### **THE BUILDER: What's the overall progress at the Office of Regulatory Reform (ORR)?**

**GEORGAKIS:** I'm very happy to report that the cost/benefit analysis of both the fire and building codes is complete. Everyone involved in this process is keenly aware that there's great anticipation for these codes to be adopted.

As soon as both the Building Code Standards Committee and the Fire Code Safety Board of Appeal and Review approve the analysis, which (was to be) presented to both boards in December, we will begin the process of promulgation. If approval of the cost/benefit analysis goes smoothly, as is expected, we should have new building and fire codes by spring.

Soon thereafter, both boards will be asked to begin the process of reviewing the 2018 cycle of (International Code Commission) codes. We are hopeful for a much timelier adoption next time around.

### **THE BUILDER: What further new developments can we expect at DBR?**

**GEORGAKIS:** As mentioned earlier, with the creation of this new division, previously separate entities with a history of minimal cooperation are now under the same roof, working collaboratively, under common leadership that's business-friendly and that places a high value on excellent customer service.

In an effort to tear down barriers that led to oftentimes inefficient and ineffective outcomes, every aspect of how this group functions is being scrutinized. When long-standing processes and procedures are questioned, the usual "we've always done it that way" answer is no longer acceptable! We're empowering employees to question the status quo and work together to streamline tasks.

We're trying to look at old processes with fresh eyes, a new perspective, and institute changes that will make employees work more efficiently and provide a better experience for our customers.

In this spirit, we're tapping into each employee's skillset and expertise, across the division, and not just within each entity. That has already led to some much-needed reform.

We are very aware that we still have a lot of hard work to do and, given time, I'm certain the construction industry will feel, and appreciate, all our efforts!



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# Warwick to implement expedited fire reviews

By Paul F. Eno *Editor*

"I'm doing this to spark economic development and building, whether it be homes or commercial buildings. That's what will expand our tax base."

That's how Warwick Mayor Joseph J. Solomon responded when asked the reason for his ground-breaking November 14<sup>th</sup> executive order for city officials to prepare a plan to expedite fire reviews for development projects.

City planners, building and fire officials, working together, had until December 21<sup>st</sup> to come up with a plan to expedite the reviews, with the plan to be implemented by January 1<sup>st</sup>.

This is believed to be the first time a Rhode Island municipal chief executive has used an executive order to expedite permitting.

"As to why I took this action specifically, I'll give you a perfect example from today (December 10<sup>th</sup>). There's a developer representing a large international automotive firm that's coming into Warwick, which will be their only territory in Rhode Island,"



Mayor Joseph J. Solomon

Mayor Solomon said.

"They want to move this along, as I do. But they were told that approvals would take a minimum eight to 10 weeks. That's not conducive to positive economic development," he added.

"I've had other developers who haven't faced the delays they face here. My platform always has been and always will be economic development within the community. Those delays are counter to my beliefs and where I want to see the community go."

The heart of the plan to expedite is to allow qualified third-party firms, rather than city personnel, to do the fire reviews. This would be entirely at the choice of the developer, who would have to pay the firm. The city, however, would reduce municipal fees accordingly.

"As a business person, I know that time is money. If I'm going to tie up \$1 million or more in a project for three months in Warwick when I can do that for less time in another community, I'll go to the other community. We don't want that to happen, and we want them to choose Warwick."

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## **NEXT GENERATION...***from page 12*

Ryan picked up good habits early, thanks to training at the CTE (career and technical education) program at West Bay Vocational High School (now the Coventry Regional Career and Technical Center).

"At the time, I spent half the year at my own high school and half the year at West Bay. I graduated in 2001, and that was the last year the school year was broken up that way," Ryan recalls.

"At West Bay, we actually built houses. We would start at the foundation, all the way to framing and vinyling the house. We would stop at sheet-rocking," he added.

Other construction projects included the garage behind the Coventry Police Station.

"That was a lot of experience. There was a lot of hands-on, early-on. In fact, that's what made me want to go to school every day."

All along, Ryan was working for his dad.

"I worked all through high school, every day after school and during vacations," Ryan says.

Earning a degree in business from Dean College in Franklin, Massachusetts, in 2003, Ryan then went to work full-time at Ken Jones Construction.

Today, he's the jobsite superintendent for the company, which now has 10 employees.

"We're general contractors, but we still do lots of the work ourselves, including framing, drywall, drop ceilings, plastering, and concrete work," he says.

The company's work is 75 percent commercial, and residential work is done primarily for people the company knows, according to Ryan.

"I enjoy the emotional connection you get with people when you work on a house," he states. "You almost become part of the family, especially when all goes well. You don't always get that in the commercial end."

Asked how he sees the future of the construction industry, Ryan says that his opinions are always developing.

"Predicting the future is difficult, but it's a conversation my dad and I have all the time. I'm still learning. I like to experience something before making a judgment."

Ryan always returns to the theme of hard work and doing a job right.

"I was taught the safety rules and OSHA regulations right off the bat. We wear hard hats every day on the job, no matter what," Ryan stresses.

"Because I learned the rules from day one, I never had to un-learn bad jobsite habits. I enjoy doing the difficult things because it separates me from someone else."

What does Ryan see as the future of his family company?

"We'd like to continue assembling young team members who share our vision for working hard, being profitable and doing it right. We take great pride in a perfect safety record," he replies.

"I loved team sports growing up, so some of my love for this work is based on cultivating the team spirit among our people at Ken Jones Construction. My younger brother, David, is also involved in company and shares that vision. I think the future looks bright for us!"

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# 'Recodified' stormwater rules now in effect

The “recodified” Stormwater Management, Design, and Installation Rules (250-RICR-150-10-8) are now in effect, the Dept. of Environmental Management (DEM) announced November 21<sup>st</sup>.

The stated purpose of these 2018 Rules is to recodify the *Rhode Island Stormwater Design and Installation Standards Manual* into the state’s Code of Regulations format, as required by amendments to the Administrative Procedures Act (§ 42-35-5). This recodification followed a standard format used for all state regulations.

“The stormwater manual was adopted in December 2010 following the standard rule-making process used by DEM and the Coastal Resources Management Council (CRMC). However, the manual was not written in typical rule format, and a great deal of the manual is not regulatory and, in fact, acts as guidance,” a DEM state-

ment said.

“Only those parts of the original Manual that are regulatory are included in the recodified stormwater rules.”

“Regulatory language” (as opposed to the “guidance”) describes actions that the regulated public must or must not do. As a result, background information, diagrams, photos, and most of the appendices are not included in the recodified Stormwater Rules, according to DEM.

“In recodifying the manual, the depart-

ment preserved the full intent of the original manual requirement, such that there will be no difference in how a stormwater system is designed and installed under the recodified Stormwater Rules. The *Stormwater Design and Installation Standards Manual* will be maintained as guidance and can still be used to design stormwater systems.”

If you have questions on the stormwater rules or the stormwater manual, please contact Ernie Panciera at [ernie.panciera@dem.ri.gov](mailto:ernie.panciera@dem.ri.gov).



## RIBA seeks member input on legislative agenda

As the 2019 session of the General Assembly begins, the Rhode Island Builders Association will monitor hundreds of bills of concern to the construction industry.

Subjects of interest include siting of solar farms, inspections and permitting,

process issues in the course of development, freshwater wetlands rules, sales tax issues and infrastructure grant funding.

If you have your own concerns, contact RIBA Executive Officer John Marcantonio at (401) 438-7400.



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**CARPENTRY**...from page 1

"I'm here to be upskilled," said Victor Anger of North Smithfield, one of the first students to arrive.

"I'm already working in residential construction. I've always loved the work, and I want to improve," said Victor, who attended Bryant College and has worked in the insurance industry.

Also looking to better his skills through CTPP was Jon Murphy, currently working for B&T Construction in North Providence.

"I want to take my skills to the next level," Jon said.



Victor Anger

Jon Murphy

Josh Norton

Tammara Olivos

Joining him at the class was Josh Norton of North Smithfield, also from B&T, and a former student of Mr. Myers at WACTC, graduating in 2012.

"I'm here to be upskilled too. I want to be as good as I can at my work!" said Josh.

Newer to the residential construction industry is Tammara Olivos of Johnston, who completed the Building Futures commercial construction program, which referred her to CTPP.

"I've been working in the trades since summer. I'm just starting out and want to learn more, and get into residential construction," Tammara said.

Altogether, 25 students are enrolled in the class.

Mr. Cotoia welcomed students with a call to consider this class "the first day of work."

"We have a huge mix of many kinds of students here, and you're all investing in your future over the next 26 weeks," he added.

Attending to support and encourage the students were educators and employers, including members of RIBA's Education and Workforce Development Committee. Among the visitors were Vincent J. Marcantonio of Marcantonio Design Builders, Robert A. Sherwood of CLEAResult, Joseph A. Cracco of Modern Yankee Builders, James Deslandes of Deslandes Construction, Ronald J. Caniglia of Stand Corp., and Jesse Maynard of Maynard Construction BRC. Also stopping by were Keith Murray of the Rhode Island Dept. of Labor and Training, and WACTC Director William Webb.

Mr. Cotoia reviewed what the course would cover.

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

Each student receives a set of basic carpentry tools to use dur-

**RIBA/Dagata Scholarship awarded**

**Stephen Rumble (center), a civil engineering student at the New England Institute of Technology (NEIT), was the recipient of the 2018 \$1,000 RIBA/Dagata Scholarship, which is awarded each year by the association's Professional Women in Building Council through the Rhode Island Foundation (RIF). With Stephen, from left, are Philip Marks and Douglas Sherman of NEIT, Kelly Riley of RIF and RIBA Vice President Carol O'Donnell.**

ing training and to keep upon successful completion of the course.

The CTPP, funded by a grant from the Rhode Island Dept. of Labor and Training, provides roughly \$5,400 worth of educational services to each student.

The curriculum comes from the Home Builders Institute (HBI), the educational arm of the National Association of Home Builders (NAHB), and the 16 instructors, drawn mostly from the ranks of faculty from CTE programs around the state, have been HBI certified.

Since there are over 50 students on a waiting list for the CTPP as of this writing, there are plans to offer the course at additional sites, according to Mr. Cotoia.

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

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

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

Potential CTPP 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.



## SERVICES...from page 1

we are looking at member services that are unprecedented in any home builders association in America," he added.

BIG, a subsidiary of RIBA, is a full-service insurance agency with a highly experienced staff, offering all forms of insurance to the public. Naturally, there are products specially tailored for residential contractors, who do not have to be RIBA members to take advantage.

"If you haven't moved your insurance over to BIG, it's time to explore it," said Mr. Marcantonio.

RIBA members who have done so agree. Among them are Joseph and Amy Cracco of Cumberland-based Modern Yankee Builders.

"The staff at BIG is very responsive to any and all needs of ours. They've been willing to take and respond immediately to every question about any of our policies, saving us a pile of time." Ms. Cracco told *The Rhode Island Builder*.

"Unlike other companies we've had in the past, when we need our certificate of insurance issued to various folks who need it (such as the Contractors' Registration and Licensing Board, Massachusetts building departments, and more), BIG issues the certificate within hours, often within minutes. Other companies take days," she said.

Mr. Cracco is enthusiastic too.

"BIG has been able to simplify my life by offering all the insurance products I need, personally and for my business. The one-stop shopping saves me time and hassle," Mr. Cracco said.

"When I need anything, insurance agent Michelle (Soares) is right there to get me answers. 'Can I get glass coverage for my truck?', 'I'm at the trailer dealership and I'm about to drive off with a new trailer...can you issue an insurance certificate right now?' The answer was yes, and she did," he continued.

"Compare that against anyone else's insurance company and see how they stack up. The service BIG delivers is worth its weight in gold."

David A. Caldwell Jr. of North Kingstown-based Caldwell and Johnson Inc. agrees.

"We moved all our insurance over to BIG starting in 2016, and that included all of our companies," Mr. Caldwell said. "Their service has been great, better than what we used to have. These are people who know the residential construction industry!"

## Safety Service

RIBA's proposed safety program would dovetail with BIG's insurance services.

"The fact is that a little safety education up front can save your company a lot of trouble and money, not only when it comes to insurance but in potential OSHA fines," Mr. Marcantonio said.

"Coupled with the tuition-free education for members and their employees that RIBA offers, these insurance and safety services will provide an unheard-of value for your member dues. They certainly make joining RIBA a true value."

RIBA seeks feedback from members on the proposed safety program. Please contact Elise Geddes at Member Relations (401) 438-7400 or [egeddes@ribuilders.org](mailto:egeddes@ribuilders.org).

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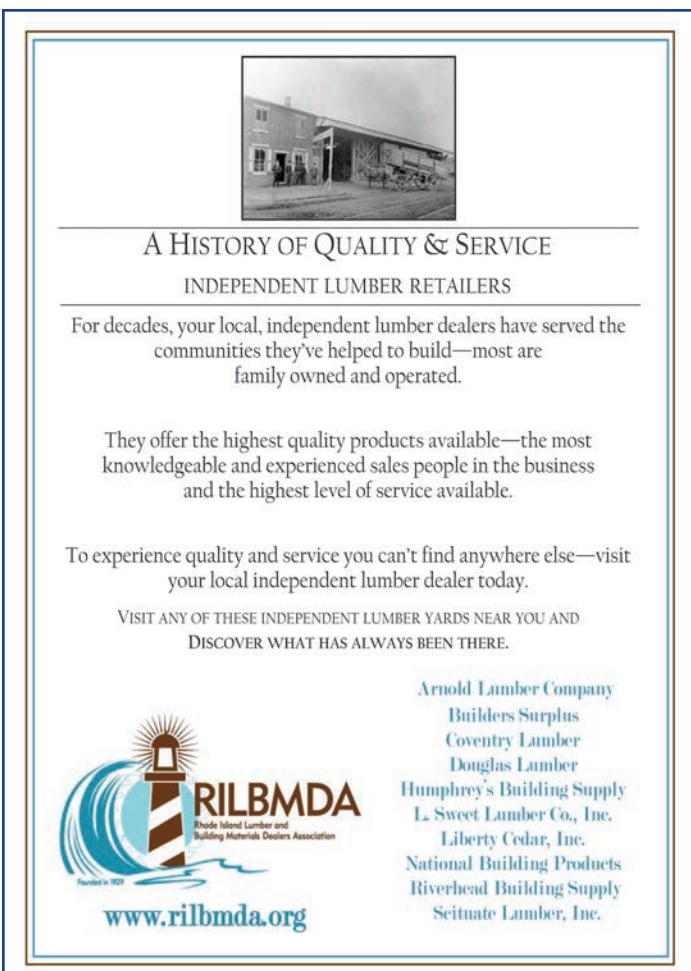
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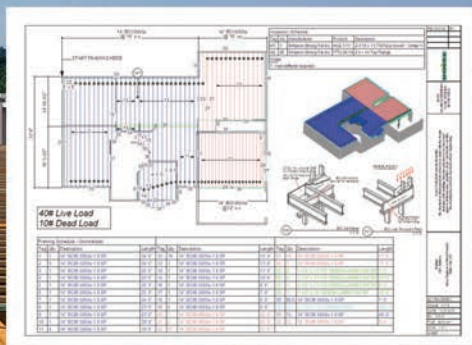
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