

**FEATURED
PRODUCTS AND
SERVICES
FOR JULY**

Middle Section

**RIBA MEMBER
BENEFIT GUIDE**

Pull-Out Section at Center

**Observing a
blower door test**

New codes take effect August 1st and they have tighter rules for blower-door testing. Check it out!

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**RIBA has member
benefits you
might not know
about**

Member-to-Member and Member Solution Services are extremely valuable in building your business.

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**Update: RIBA
Safety Service**

RIBA members are loving the new, complimentary Safety Service, calling it easy, smooth and a way to avoid costly fines.

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**RIBA Golf
Classic slated for
September**

The 29th Annual Golf Classic tees off at the Wannamoisett Country Club on Sept. 16 to benefit Builders Helping Heroes!

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Expert ties homeownership to R.I. keeping 2nd seat in Congress

Whether the state loses a quarter of its representation after next year's census depends on participation, and homeowners participate at the highest level.

United States
Census
2020

That's the message from Kimball Brace, a nationally recognized expert on redistricting, election administration and the census who has helped draw legislative and congressional districts in Rhode Island since the early 1980s.

By Paul F. Eno *Editor*

"The key determinant in participation, whether people turn out to vote or whether they fill out the census form next year, is homeownership."

"If you look at the history of whether or not people participate, and at the U.S. Census Bureau's own studies, which they do every two years with each election, you find that the main factor in participation isn't race, income or education. It is, in fact, homeownership."

see HOMEOWNERS...page 33

Save money: Get your Clambake tickets now!

WHEN: Friday, Aug. 9th, 12 to 8 p.m.
WHERE: Francis Farm, Rehoboth, MA 02769

COST: \$40 for the first 300 members and their employees, \$86 after that and for non-members. All tickets must be paid when making reservations. RIBA reserves the right to limit the total number of discounted tickets allotted to each member company.

DEADLINE TO REGISTER: Aug. 1st.
FOR SPONSORSHIPS AND TO REGISTER: Contact Elizabeth Carpenter at (401) 438-7400.



Nearly 600 members and guests enjoy RIBA's 2018 Clambake.

Register early and get a genuine bargain on the Rhode Island Builders Association's biggest social and networking event of the year: The 69th Annual

see CLAMBAKE...page 33

**RIBA's 69th Annual Clambake • Friday, August 9
Francis Farm • Rehoboth, Mass.**

BE A SPONSOR!

Presenting: \$5,000 • Premier: \$1,000 • Supporting: \$500

Supporting: Sign in the clambake pavilion, option to exhibit, complimentary ticket, thank-you in the Rhode Island Builder Magazine

Premier: All of the above, plus a custom sign in the pavilion, 3 complimentary tickets; photo, mention in story, and thank-you in the magazine.

Presenting: All the benefits of Premier Sponsorship, plus 7 complimentary tickets; special photo, story and thank-you in the magazine.

**Contact Elizabeth Carpenter at the RIBA Office:
(401) 438-7400 • ecarpenter@ribuilders.org**

RIBA brings you peace of mind

Member-to member contacts and Member Solutions are vital services

“We are here so you are not alone.”

That’s the message from Executive Officer John Marcantonio, who points out that some of the most valuable benefits available to members of the Rhode Island Builders Association can be among the least obvious.

Two of these are the Member-to-Member Service and the Member Solutions Service.

Member to Member: RIBA staffers are ready and willing to match you up with other members with whom you can do business.

“Among RIBA’s members are all the subcontractors, suppliers, engineers, architects, lenders, and even lawyers, accounting professionals and blueprint services, you will ever need,” Mr. Marcantonio says.



Two members, Kimberly Homs of Great In Counters and Donald Hamel of Andersen Corp., cooperate on a kitchen remodeling project during a RIBA Networking Night.

All members need to do is contact the RIBA office at (401) 438-7400 and let him or Member Relations Coordinator Elise Geddes know what they need, and helpful introductions and referrals can be made with the right members.

“Everyone benefits when RIBA members do business with each other,” says Mr. Marcantonio. “And the longer you belong,

the more this service will do for you.”

Often, you won’t even have to call RIBA to use this service. Just attend the association’s monthly networking and social events. Most months, this will be a free networking night at RIBA’s East Providence headquarters. And there’s the free Annual Networking Barbecue in June,

see BENEFITS...page 32

The Rhode Island

Builder

Official publication of the
Rhode Island Builders Association
since 1951

Officers of the Rhode Island Builders Association

President Timothy A. Stasiunas
Vice President..... Carol O'Donnell
Treasurer Jason M. DaPonte
Secretary James Deslandes Sr.

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Publisher..... John Marcantonio
Editor Paul F. Eno

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DEADLINE FOR THE AUGUST ISSUE

All copy, ads and photos must be to us by

Friday, June 28

E-mail material to

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

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

Builder/Remodeler

Bret Tonelli

Bret Tonelli

123 Elmwood Ave., IR, Providence, RI 02907

Chris Wheaton

CWheaton Construction

191 White Ave., Warwick, RI 02889

Manuel A. Silva

Economy Modulars

172 Sawyer Ave., Swansea, MA 02777

John George

John C. George Co., Inc.

155 Branch Hill Rd., Preston CT 06365

Kyle Manning-Riley

RMR Builders

127 Land Harbor Dr., Charlestown, RI 02813

Subcontractor

Leonardo Parreira

Advanced Roofing, Siding and Window

56 Pleasant St., Upton, MA 01568

Edwin Leonardo

Skyview Exteriors

25 Violet St., Providence, RI 02908

Professional

Kevin McCarthy

AFLAC

110 Jefferson Blvd., Warwick, RI 02888

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

Allied Industrial Group Inc.
Alpha Electrical Contractors Inc.
Americana Land Trust
Anchor Insulation & Co., Inc.
Andersen Corp.

Melanie Giuliano
Philip Freshman
Paul L. LaFlamme
Jerry Fiske
Donald Hamel

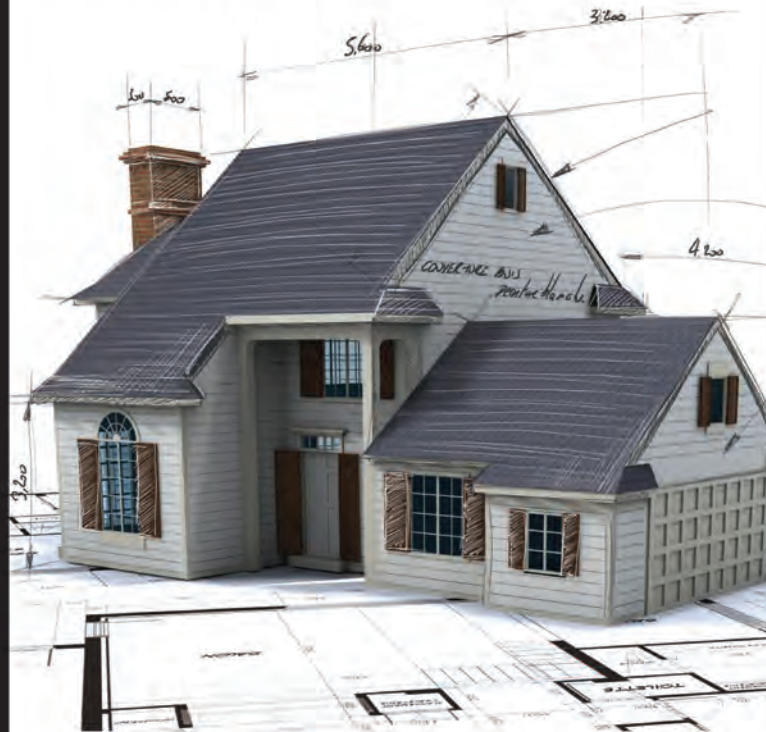
see **MEMBERS...**page 31

www.ribuilders.org

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LOOKING AHEAD!

 **July 25th: State-Mandated Continuing Education for Contractors - 5 Credit Hours - Topic is OSHA Safety Review**. Class is available onsite or online at RIBAEducates.com.
Details on page 14.

August 9th: 69th Annual RIBA Outing and Clambake - Noon to 8 p.m. at Francis Farm, Rehoboth, Mass. Watch for more information. To become a sponsor, contact Elizabeth Carpenter at (401) 438-7400 or ecarpenter@ribuilders.org. Premier Sponsors will have exhibit space at the Clambake. *Details on page 1.*

September 3rd: RIBA Monthly Board of Directors Meeting - 4 p.m. networking, 4:30 p.m. business meeting, RIBA headquarters, East Providence. RIBA members are invited to attend for informational purposes. For more information and to register, contact Elizabeth Carpenter, ecarpenter@ribuilders.org, or call (401) 438-7400.

September 16th: 29th Annual RIBA Golf Classic - Wannamoisett Country Club, East Providence. Watch for more information. To become a sponsor, contact Robin Barlow at (401) 438-7400 or rbarlow@ribuilders.org. *Details on page 11.*

September 19th: Networking Night - 4:30 to 7 p.m., sponsored by Andersen Corp. Rhode Island Builders Association Headquarters, East Providence. FREE for members and their guests.

October 10th: Networking Night - 4:30 to 7 p.m., sponsored by PMC Media Group. Rhode Island Builders Association Headquarters, East Providence. FREE for members and their guests.

November 14th: Networking Night - 4:30 to 7 p.m, sponsored by SiteScapes. Rhode Island Builders Association Headquarters, East Providence. FREE for members and their guests.

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

 Indicates a RIBA-sponsored event.

 Designates a course eligible for Rhode Island and/or Massachusetts state-mandated continuing education credits. Contact RIBA for confirmation.
(S) Class will be taught in Spanish.

Take RIBA classes online at RIBAEducates.com

Visit RIBAEducates.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, online courses are FREE of tuition charges for members and their employees. Just use your coupon at the online checkout. NEED A COUPON CODE? CALL RIBA AT (401) 438-7400. Non-members: \$12 per credit hour. For information about online or on-site courses: Contact Sheila McCarthy smccarthy@ribuilders.org or (401) 438-7400.



Timothy A. Stasiunas

President's Message

Summer is better with RIBA's Clambake!

Just several weeks into the official start of summer, I wondered where the time has gone. It seems like 2019 just started, and now we're over half way through the year.

Although the weather put a damper on the start of the spring season for our industry, things are moving right along at this point. Our members tell me they are busy, and that business is moving along at a brisk pace, despite the headwinds and challenges they face every day.

Looking ahead, one of the many benefits and opportunities the Rhode Island Builders Association puts forth is the Annual Summer Outing and Clambake, and this will be the 69th year! This great social and networking event takes place next month, on August 9th, at Francis Farm in Rehoboth, Massachusetts.

This is a wonderful opportunity for businesses like ours, large and small, to take a break with our family, friends, co-workers and employees.

The event not only offers great food but plenty of fun as well. There are different events and competitions to keep anyone interested and busy all day long, or you can just take the time to relax and enjoy the day.

The RIBA Clambake has grown steadily over the last 10 years, and saw some 550 people attending in 2018. This year I'm told we're expecting more than 600. I attended last year with my company's employees, and we had a great time.

Being held on a Friday, the RIBA Clambake makes a great start to a well-deserved three-day weekend.

So, I hope to see you all there this year and help us to make it a great day! (See page 1 for details.)



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Save money: Let RIBA help you keep your jobsite safe!

RIBA Safety Service: Making sure you're doing it right on the jobsite

By Paul F. Eno *Editor*

More and more members are taking advantage of the Rhode Island Builders Association's new Safety Service – 27 as of this writing.

One of the earliest participants was Robert C. Van Cleef of Jamestown-based Yankees Housewrights.

"The safety audit was very smooth. It's a great service, and it's completely painless," Mr. Van Cleef said. "I can't think of a better way to make sure you're doing all the right things on the jobsite. Using the Safety Service makes perfect sense. It's a no-brainer."

Save money, avoid fines

The stated goal of the Safety Service is to help members and their companies achieve a safer work environment and lower workers' compensation premiums, not to mention avoiding OSHA fines.

The members-only service provides a complimentary annual jobsite or office visit by a safety officer retained by the association, namely Scott Asprey of Risk & Safety Management (RSM), RIBA's current instructor for OSHA compliance classes.

"The Safety Service can be a tremendous help for RIBA members to meet the OSHA safety requirements," Mr. Asprey said. "That will be especially true when it comes to new OSHA regulations that members might not be familiar with, especially the Silica Rule, confined spaces and SDS (safety data sheets)."

A Safety Service visit is "a preliminary safety call," and will have a time limit, depending on the jobsite's location, according to Mr. Asprey.

The average visit takes about an hour.

The service is meant to catch and eliminate jobsite hazards (including employee work habits) before they can cause an accident, and before an OSHA inspection can

lead to issues for the contractor, including enormous fines that could cripple or bankrupt a business.

"Sometimes a residential contractor will think that OSHA inspectors concentrate on commercial jobsites, and rarely inspect a residential job," commented RIBA Member Relations Coordinator Elise Geddes, contact person for the Safety Service.

"But that's not true. OSHA has 'National Emphasis Programs,' temporary periods when they target high-hazard industries, like construction," Ms. Geddes said. "From time to time, residential jobsites have been targeted, so contractors should never be complacent about compliance."

GCs liable for subs

Nor should general contractors be complacent about their subcontractors' compliance.

"If you're the GC and one of your subs has an accident on your jobsite, you share responsibility, and you are citable," stated Mr. Asprey.

In general, members who have used the Safety Service agree that it's the "nickel and dime stuff," the minor injuries, that are the biggest safety problem on residential construction sites, driving up insurance costs.

Service unique in nation

RIBA Executive Officer John Marcantonio emphasized that this service is unique.

"As far as we know, this Safety Service is unprecedented among home builders associations in the United States. It provides important information for members to work better and safer, save money, and to comply with safety regulations and avoid OSHA fines that could put a small contractor out of business," Mr. Marcantonio said.

In the long term, the service can help members save money by improving their safety records, lowering their workers' compensation insurance experience modi-



Scott Asprey

fiers (MODs) and reduce premiums, he indicated.

"Member companies that don't take advantage of the Safety Service will be left to their own safety knowledge in a very difficult regulatory environment, with the possibility of massive fines that can threaten their business," Mr. Marcantonio said.

Call Ms. Geddes at the RIBA office, (401) 438-7400 or e-mail egeddes@ribuilders.org, to be placed on the Safety Service site visit list. In turn, Mr. Asprey will contact the member to set up the visit. Members who would like services beyond the initial site visit may talk with Ms. Geddes about an expanded service package.

The RIBA Safety Service is not connected with any insurance program. Any information regarding workers' compensation insurance may be obtained separately from Charles T. Lowe at the Builders Insurance Group, (401) 438-4244, or e-mail clowe@builderinsgroup.com.



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L. Sweet Lumber • Liberty Cedar • National Building Products
Riverhead Building Supply • Scituate Lumber**

www.RILBMDA.org

Professional Women in Building : PWB NEWS



Professional Women in Building at

 **The Tile Shop**

Last month members and guests attended the PWB networking event sponsored by The Tile Shop. Attendees learned all about the latest bathroom trends while making connections and enjoying the presentation by the Staff. A huge thank you to the Tile Shop for hosting a wonderful event.

***We hope you enjoy your summer
and stay tuned for our next event
coming this Fall!***

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>

Douglas Lumber sponsors annual RIBA Member BBQ

A steady stream of members and guests stopped by the Rhode Island Builders Association's East Providence headquarters on June 6th to enjoy the 6th Annual Networking Barbecue, generously sponsored by Douglas Lumber, Kitchens & Home Center.

Participants enjoyed hamburgers, hot dogs and chicken with all the fixings, along with beer, wine and assorted beverages. There were product displays, and many Douglas Lumber staffers were on hand to answer questions.

The RIBA Meeting Room venue extended out the back door and onto the back lawn, where tents and tables were set up, and where the grilling took place.

RIBA Board meets

RIBA's Board of Directors held a brief meeting before the barbecue got into full swing. Executive Officer John Marcantonio presented an update on the status of legislation of interest to the residential construction industry, and the Board voted to delegate authority to the Executive Committee during its annual summer recess.

The Board of Directors will resume its regular monthly meetings in September.

Be a sponsor!

If your company would like to sponsor a RIBA event, you will be able to showcase your products and services to a wide variety of contractors and others associated with the residential construction industry.

Along with larger events such as the Annual Clambake (see page 1), there are monthly networking events. For more information, contact Elise Geddes at RIBA, (401) 438-7400 or egeddes@ribuilders.org.



▲ The large contingent from Douglas Lumber, Kitchens & Home Center welcomed participants.





RIBA Happenings: 29th Annual Golf Classic

To Benefit RIBA's charity Builders Helping Heroes

Golf Classic slated for September 16 at Wannamoisett

WHEN: Monday, September 16th, registration and lunch 11 a.m. to 11:45. Shotgun start will be at noon. Dinner will be a 5 p.m.

WHERE: Wannamoisett Country Club, Rumford Country Club, 96 Hoyt Ave., Rumford, RI 02916

COST: TBD

DEADLINE TO REGISTER: September 6th

FOR INFORMATION, TO REGISTER AND FOR SPONSORSHIPS: Contact Robin Barlow at (401) 438-7400 or rbarlow@ribuilders.org.

It's the Rhode Island Builders Association's 29th Annual Golf Classic, to benefit the association's charity, Builders Helping Heroes! Enjoy a day of great golf, fine food and valuable networking at one of the state's most beautiful Donald Ross-designed courses. At the same time, support RIBA's not-for-profit charity that helps wounded veterans and their families, and the families of those killed in action since 9/11.

There will be a "scramble" format. Cart, greens fees, lunch, dinner and a raffle ticket are included in the full registration fee.

There will be prizes for first, second, third and last-place teams, along with awards for longest drive and closest-to-the-pin on numerous holes. If you can't devote the day to golf, just join us for dinner.

Please consider a sponsorship. In doing so, you will generate great exposure for your company with tee signs, and you will



be mentioned on a special page in *The Rhode Island Builder*. Top sponsorships offer you complimentary registrations at the event. (Details in our next issue.)

Builders Helping Heroes helps turn our wounded heroes' homes back into places of comfort.

Please contact Robin Barlow at RIBA to register.



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Member Profile: Steve Hopkins of E&E Realty

A member with roots reaching to RIBA's birth!

By Paul F. Eno *Editor*

His road in residential construction began in 1963, before many current members of the Rhode Island Builders Association were even born. In fact, it was still the Home Builders Association of Rhode Island. He followed in the footsteps of his father, a charter member of the association in 1945, and who served as president in 1962 and 1963.

He's Stephen E. Hopkins of Smithfield-based E&E Realty, son of Ernest S. Hopkins, RIBA's 8th president and a descendant of one of Rhode Island's most distinguished colonial families.

"My father started the business in 1945. Between the two of us, we probably built 400 houses, mostly in northwestern Rhode Island," recalls Mr. Hopkins, now 83.

"I actually got started in the business when I was about 20 and living in Chepachet. I started at the bottom, doing the menial jobs," he says. "Eventually, I did just about everything except electrical and plumbing, but it turned out that I wasn't a good carpenter."

But he was good with the "just about everything" else, including operating heavy equipment and doing site work. Projects over the decades have also included home additions and some commercial construction.

The name "E&E," by the way, comes from the names of his parents, Ernest & Evelyn.

Today, with Mr. Hopkins mostly retired, E&E concentrates on real estate and some multi-family developments, still in northern Rhode Island.

As for RIBA, Mr. Hopkins joined in 1963, the same year he entered the family business. And he has never looked back. A Senior Life Member of the National Association of Home Builders



Steve Hopkins

(NAHB), Mr. Hopkins became not only an active member but a leader.

"Over the years, I've served in every RIBA office and on just about every committee," he says.

In his advance to become RIBAs' 23rd president (1990-1992), Mr. Hopkins was secretary, treasurer and vice president, and he served on the Business Management, Executive Finance, Legislative and Bylaws Committees. In the 1980s, he even headed a committee that revised RIBA's estimating forms.

When then-Executive Director Ross Dagata hired this writer "temporarily" to run *The Rhode Island Builder Report* magazine in late 1990, President Hopkins had to approve it. One of his first acts as president was to introduce me to the membership at the 1990 Annual Meeting, a breakfast gathering in Warwick.

By a strange coincidence, Mr. Hopkins and his father both headed RIBA at times, 27 years apart, when moving the association's offices to new locations became a planning priority. (That was from the Warner Building on Westminster Street in Providence to the Biltmore Hotel in 1964, and to the current headquarters in 1992, respectively.)

"RIBA's top priority always has been service to its diversified membership," Mr. Hopkins said during his second inaugural address in 1991, and it's a statement that echoes from RIBA's leaders today.

His first challenge, and crowning achievement, as president was quickly organizing a program to help members hard hit by the Rhode Island banking crisis of early 1991, a few months after his election. It was a time when business accounts, construction loans and the personal savings of numerous RIBA members were frozen in the state's closed credit unions.

"Within 11 days (of the closing of credit unions by Gov. Bruce Sundlun), RIBA had a program in place to finance the single-family construction loans held in the closed institutions," notes Mr. Hopkins.

He remains active in RIBA today, and is a familiar face at the Annual Meeting, the Clambake, Networking Nights and even Build PAC fundraisers.

"I have always learned from RIBA, and I made a lot of friends. And I think the association has helped me in my business over the years more than I ever helped it!"



E&E Realty

Founder: Stephen E. Hopkins

RIBA member since: 1963

Focus: Formerly Custom Homes, now Real Estate

Serves: Northern Rhode Island

Original Company Founded: 1945

Based: Smithfield, Rhode Island

R.I. Energy Code changes in August: What should you expect?

Rhode Island is about to update its state building code – including its Energy Code – for the first time in six years.

What is the new code?

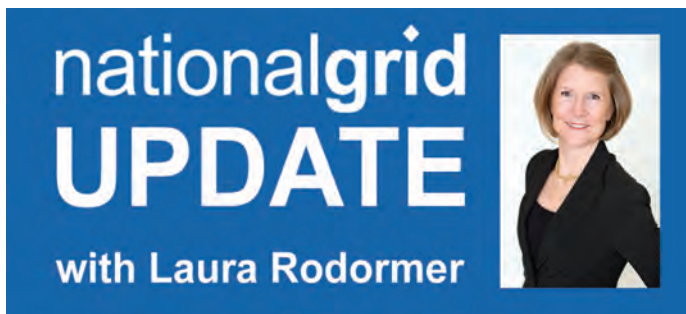
Rhode Island's new building codes will be based on 2015 versions of the International Code Council's (ICC's) suite of codes. For the Energy Code, elements of the 2015 International Energy Conservation Code (2015 IECC) will replace the state's current 2012 IECC-based Energy Code.

Are there any Rhode Island quirks to be aware of?

As in past years, the state made a variety of edits when adopting the 2015 IECC. These amendments, informally known as "blue pages," allow Rhode Island homes to be built to lower energy-efficiency standards than in other states that adopt the 2015 IECC outright or amend it to require higher efficiency standards.

When will the new code arrive?

Rhode Island will adopt its new code on August 1st. After a



three-month grace period, where use of the new code will be voluntary, the code will go into full effect on November 1st.

How can I prepare for the changes?

The Rhode Island Code Compliance Enhancement Initiative, sponsored by National Grid, provides free Energy Code training, technical support, checklists, guides and more.

For more information please contact National Grid at (855) 343-0105. *Related story on page 26.*

A large advertisement for a "Mid-Summer Decking Sale". The background shows a modern wooden deck with a white railing overlooking a lake. A large circular logo in the center features a stylized sun and a torch, with the text "MID-SUMMER DECKING SALE". To the right of the logo, it says "JULY 14 – JULY 28, 2019" and "SAVE 10%". At the bottom, there are logos for AZEK and TimberTech, with the text "on stock TimberTech and AZEK Decking & Railing". Below that is the Riverhead Building Supply logo with the tagline "Build Smarter. Build Better." and the website "rbscorp.com • 1-800-874-9500".

AZEK **TimberTech** on stock TimberTech and AZEK Decking & Railing

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Featuring: TimberTech and Azek Decking Collections, Railing, Fasteners, DeckLites, and much more!

Valid from July 14 – July 28, 2019. Orders must be delivered by August 10, 2019. Discount cannot be combined with any other offers. Stock products only.

BIG wins honors in survey by *R.I. Lawyers Weekly*

The Builders Insurance Group (BIG) won honors this spring in *Rhode Island Lawyers Weekly's* 2019 Reader Rankings, coming in fourth in the state in the Employee Benefits category.

This is the first year the publication has sponsored the Reader Rankings. The rankings were set by a vote of the readers, most of whom are lawyers, and announced in the March 25th issue.

"We have made it our business to honor the exceptional work of Rhode Island attorneys.... Instead of honoring individuals, these (Reader Rankings) awards recognize the businesses and organizations that support you each day in your practices," Publisher Susan A. Bocamazo wrote to the readers.

"Who better to decide the top businesses in each category than you! Whether it's forensic accounting or malpractice insurance, you know who does it the best. And you told us, voting via laptops, desktops and phones from Providence to Bristol to Westerly. All we did was calculate the results.... And, no doubt, the businesses you selected in the top spots appreciate your support every day."

BIG is a wholly-owned subsidiary of the Rhode Island Builders Association, and RIBA's in-house, full-service insurance agency. Its offerings are available to the public, but a growing number of RIBA members use it as a source of benefits for their employees.

BIG has a full-time staff of three, who together bring more than 75 years of combined experience in the insurance industry. And they know the residential construction industry, the specific insurance needs of contractors, and how to create cost-effective



Proud of their achievements since the Builders Insurance Group arrived on the scene in 2014 are the full-time BIG staff: from left, Certified Insurance Counselor Charles T. Lowe, Director Joyce Therrien, and Michelle A. Soares CPCU, CIC, CISR, AAI.

insurance packages that do what's needed to protect you, your employees and your business.

You can insure your vehicles, your shop, even your home with BIG.

There are medical and dental plans for members and their employees as well. The dental plans, in particular, are considered the best available when it comes to cost. RIBA has its own pool and its own rate.

For more information about BIG and its insurance products, call Joyce Therrien at (401) 438-4244.



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Award-Winning Monthly Magazine of The Rhode Island Builders Association

September 2018

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: OSHA Safety Review

July 25th

WHEN: Thursday, July 25th, 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.

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RIBA continues to expand CEU classes, all free for members and their employees

Codes, contract law, safety and OSHA compliance, and much more, are among the topics presented as the Rhode Island Builders Association expands its class offerings for contractors looking to fulfill their state-mandated continuing-education units (CEUs).

Also included will be an in-depth look at rules and regulations of the Contractors' Registration and Licensing Board (CRLB), along with more courses that fulfill CEUs required by both Rhode Island and Massachusetts.

Classes are open to all, but are free of tuition charge for RIBA members and their employees. Some classes require a nominal fee for materials.

"Our goal is to offer classes relevant for our members. An educated contractor is likely to be a profitable contractor," stated RIBA Executive Officer John Marcantonio.

"It's important not only to join RIBA to get these benefits. It's important to keep your membership in good standing from year to year. If a member leaves, it interferes with our ability to share the education costs among all members through their dues. A rejoining member must wait two years to get back into the free education cycle," he added.

Especially time-saving and cost-effective for contractors are RIBA classes that are offered online at RIBAEduces.com. For the online courses to be free, members should call the RIBA office



George W. Whalen, at right, executive director of the Rhode Island Contractors' Registration and Licensing Board (CRLB) for many years, now retired, teaches a class on CRLB law at RIBA headquarters on May 14th.

to obtain a code.

Going forward, RIBA plans to offer more courses that cover the CEU mandates for both Rhode Island and Massachusetts. Watch for more details.

For information on RIBA's education program, visit RIBuilders.org or contact Education Manager Sheila McCarthy at (401) 438-7400 or smccarthy@ribuilders.org.



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Rhode Island Builders Association

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2019-2020



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From RIBA's Executive Officer

Dear Members of the Rhode Island Builders Association:

Please take the time to pull this special Member Benefit Guide out of the magazine. It's yours to keep, and its designed to be a resource for you to quickly reference and recognize everything you have available to you at RIBA.

From the complimentary educational services for you and your employees, the new Safety Service, customized workforce training, networking, business referrals, legislative advocacy and member solution-services, your trade association is structured to help you with every aspect of your business.

We are making it easier than ever to understand what's included in your membership. And when you have a chance, give us a call so we can get you connected to the services we have that can help protect you, make you money, improve your knowledge, keep you safe, and help your business thrive!

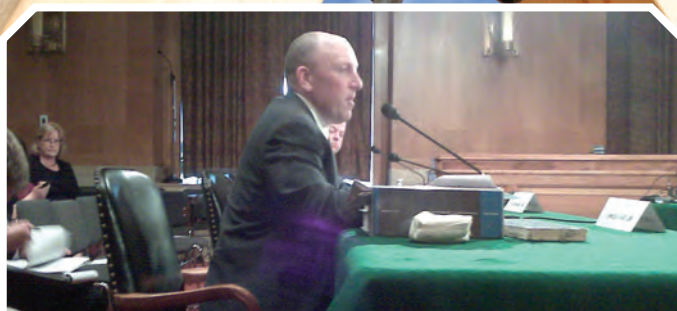
I also need your help with a larger cause. Please share this

message with your industry colleagues and ask them to join! Our services, advocacy and industry-leading resources depend on membership. With so much to offer, our goal is to reach out and serve. Helping someone join is easy, just have them call the office at (401) 438-7400 and we will take it from there!

So thanks again for being a member, for being a part of this thriving, almost 70 year old resource, and for allowing us to serve your needs. Please always feel free to call us with any issue, as we are always here for you!



All my best,
John Marcantonio *Executive Officer*



Powerful Legislative Advocacy

RIBA represents you locally, at the State House and on the federal level with all things regulatory, and with very effective political lobbying. We track every bill that affects you, and we put in legislation to help the state's housing needs. Feel free to join our committees, get updates on bills, and advocate with the executive officer on key legislation.

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Builders present affordability concerns to Congress

National Association of Home Builders

As the National Association of Home Builders (NAHB) celebrated National Homeownership Month in June, builders were urging Congress to address America's housing affordability challenges.

"Removing regulatory barriers that contribute to the increased costs of housing will pave the way to homeownership," said NAHB Chairman Greg Ugalde, a builder and developer from Torrington, Connecticut.

"Home builders and the residential construction community are committed to working with Congress to ensure homeownership is within reach of hard-working families."

Rising costs from excessive regulation, a shortage of construction workers, tariffs on \$10 billion worth of building materials, and housing finance concerns have detrimental effects on housing affordability.

NAHB analysis shows that regulatory

requirements alone account for 25 percent of the price of a single-family home, and 30 percent of the cost of a multifamily development.

Even with lower mortgage interest rates, housing affordability is relatively the same as it was a year ago.

The NAHB/Wells Fargo Housing Opportunity Index found only 61% of new and existing homes were affordable to a typical household. The current homeownership rate (64.2 percent) remains below the 25-year average rate (66.3 percent), according to the Census Bureau's Housing Vacancy Survey (HVS).

More than half (53 percent) of buyers actively searching for a home in the first quarter of 2019 have been looking for three months or longer, according to NAHB's Housing Trends Report (HTR). Home buyers say high home prices are the principal barrier to homeownership. A majority (78 percent) of buyers estimated they could afford fewer than half of the homes for-sale

in their markets.

Despite the challenges of housing affordability, younger generations are more optimistic about finding a home. In the first quarter of 2019, prospective millennial buyers are the likeliest cohort to expect house hunting to become easier in the months ahead (23 percent), followed by gen X'ers (22 percent), seniors (20 percent) and boomers (18 percent), according to the HTR. About 20 percent of millennials have plans to purchase a home in the next year, compared to only 15 percent of gen X'ers, seven percent of boomers, and three percent of seniors.

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

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Dr. Edinaldo Tebaldi

Professor of Economics, Bryant University

Edinaldo Tebaldi is director of the Bryant Scholars Program and coordinator of the Center for Global and Regional Economic Studies at Bryant University. A native of Brazil and former consultant for the World Bank, he often is sought out by Rhode Island leaders seeking ways to foster economic growth in the region. He holds an undergraduate degree from the State University of Maringá, Brazil; master's degrees from the Federal University of Ceará, Brazil, and the University of New Hampshire, and a doctoral degree in economics from the University of New Hampshire. Dr. Tebaldi is the author or co-author of numerous articles in prestigious academic publications, including Applied Economics and the Journal of Economic Development.



THE BUILDER: In your 2015 study, *The Economic Impact of School-Age Population Loss on Rhode Island's Economy*, you and Dr. Jongsung Kim pointed out that Rhode Island's population has been largely stagnant since 2000, and that there is no real growth in the number of children. Can you review the economic consequences of that scenario?

TEBALDI: Rhode Island's economic conditions have been very challenging, and that has been the case since the mid-1990s and early 2000s. The population is getting older, we have low fertility rates, and we have outmigration. This is all part of a long-term trend.

What are the consequences of this? For the economy, the labor force becomes smaller and labor supply goes down. That makes it difficult for businesses to find the employees they need.

On top of that, because of the aging population eventually dropping out of the labor force, we have a lower share of the population employed. So, we have fewer people generating income to support their families. This profoundly affects the economy because it limits household spending at local businesses, reduces what people can spend on housing, limits savings, and generally hampers economic growth.

So, the key message: A large percentage of people in Rhode Island are moving into their later years, they are not having babies, and many are leaving. The only segment of our population that's increasing is people 65 years and older.

That's the 'big picture.'

THE BUILDER: Have any of those demographic circumstances changed since that study was published in 2015?

TEBALDI: We have to be a little careful here. The challenging demographic conditions continue, but the data are showing a

positive development. Overall economic conditions have improved a great deal since 2015. The unemployment rate has fallen to historic lows, and all this has slowed the outmigration from Rhode Island somewhat.

That's a very important change. We're not losing people at the same pace we were before.

THE BUILDER: Doesn't the state include in its employment numbers people who live in Rhode Island but work elsewhere?

TEBALDI: We do count both, residents who work in Rhode Island and those who work in other states. In fact, this is really interesting.

The number of people employed in Rhode Island has increased, compared with pre-recession levels. So, we have more people working here than we had in 2007. This is another positive development over the last four years or so.

On the other hand, the number of Rhode Islanders who have jobs, either in the state or outside it has gone down. That means that some Rhode Islanders who had jobs elsewhere don't have them anymore.

THE BUILDER: Is that because of the aging population?

TEBALDI: The only reason I can see for the smaller labor force is aging, yes. We have roughly 15,000 fewer people employed outside Rhode Island than we had in 2007 or so. That speaks to the improvement in the state's general economic conditions.

In fact, I had the privilege of talking with the Gov. Gina Raimondo (on May 29th) about those numbers.

THE BUILDER: The residential construction community believes that the affordable-housing shortage can be at least partially attributed to decades of no-growth municipal planning policies and restrictive land-use regulations, leading to unaffordable housing. Would you agree, and what other factors would you include?

TEBALDI: That's a pretty good assessment, and let me just add some data. People move from one place to another for two reasons. First is income, which is connected with job availability. Second is amenities, which shape the quality of life.

In just-released data from the U.S. Census Bureau, we find that about 45 percent of people who moved within the United States over the last decade did so for housing-related reasons. About 30 percent moved for family reasons, 20 percent because of employment, and 5 percent for other reasons.

see *INTERVIEW...next page*

'A growing population means an increased supply of labor and talent. Those are the two fundamental ingredients for economic development.'

INTERVIEW...from previous page

This certainly implies that the availability of housing is the most important reason behind people's decisions to relocate. This is important to know if we're to answer this question.

So, if you have tight municipal planning policies and very restrictive land-use regulations, that to some degree limits housing supply and increases construction costs. Together, that makes housing unaffordable. And it's going to make the region less attractive to the people who are already here, and certainly to people who might otherwise want to come and live here.

Housing unaffordability caused by restrictive regulation can increase out-migration and decrease in-migration to the state. And it's fair to say we do not have municipal planning policies and land-use regulations that reduce the cost of housing.

Rhode Island's location is really unique. Our natural amenities attract people, so why are they not coming here? There are a number of reasons, the bad job market of the past having been one of them. That's no longer the case, so we have to look to the increased cost of housing on account of limited supply as a reason people are not coming here.

THE BUILDER: If we could attract a more dynamic population to Rhode Island, including more families with children, what would be the economic benefits?

TEBALDI: I look at this from a very pragmatic viewpoint. A growing population means an increased supply of labor and talent. Those are the two fundamental ingredients for economic development.

Where do we get labor and talent? We get them from our children. We begin creating that pool of labor and talent in our schools. These children will become the people most likely to start businesses here. We are way less likely to have a startup opened here by a person coming from another state.

There are multiple factors there. People raised here are more familiar with the region, more accustomed to the culture of the region. They have a network of family and friends that can support them. That's why we need more families with children in Rhode Island.

THE BUILDER: What can be done to help move us in this direction?

TEBALDI: That's the million-dollar question. I'd say the first step is to consider the fiscal implications of our policy decisions and regulations that affect how we handle these demographic challenges.

That means cities and towns working together with state government to design a fiscal and regulatory structure that reduces the costs of housing and construction. We need to increase the housing supply. That will reduce the cost of housing, including rents.

Maybe you want to rent instead of buy. Try finding an affordable

rental in, say, Cumberland or Lincoln, especially a three-bedroom apartment. We urgently need local and state government to cooperate on this fiscal structure. And I'm talking not just about regulations. I mean spending revenues wisely, splitting them between municipalities and the state.

When we attract new people to the state, they pay income taxes to Rhode Island no matter where they live, but the city or town might not get a cut of that, given our current fiscal structure. The town might say that it's bearing the extra cost of this new population, through services, infrastructure and schools. Because of our small size, the cost of those services can be very high. Because of economy of scale, though, an increased population can reduce the per-person cost of those services.

Especially when it's weighed against the long-term economic benefits, the potential extra cost of residential growth can be pretty small, given the capacity we have to take advantage of these economies of scale across cities and towns in Rhode Island. That has to be part of the conversation.

THE BUILDER: The Rhode Island Builders Association is stressing the need for more construction of, and better maintenance for, infrastructure, especially drinking water, sewer and stormwater systems. Can you comment?

TEBALDI: When we talk about amenities as a reason for people to move somewhere, it implies up-to-date and well-maintained infrastructure at the destination. Rhode Island needs to increase capital spending to improve infrastructure, leveraged with private investment.

This will help the overall economy and population, and will help attract people to the state. Roads, bridges, airports are very important, but basic infrastructure such as drinking-water supplies and sewers are critical for economic health as well as public health.

Again, ways can be found to leverage private-sector investment as part of this. We need to be very creative, and the legislature certainly needs to fund the Infrastructure Grant Program.




**For RIBA
membership information
contact Elise Geddes
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RIBA has 1&2 Family Code books for sale

2019 codes kick in on August 1, blower-door testing is major change

By Paul F. Eno Editor

The 2019 Rhode Island codes take effect on August 1st, though there will be a 30-day grace period so contractors and building officials can familiarize themselves with them. Full enforcement begins on November 1st.

According to Building Commissioner John Leyden, the only significant change that should affect the residential construction industry is that the blower door testing requirement will now have teeth.

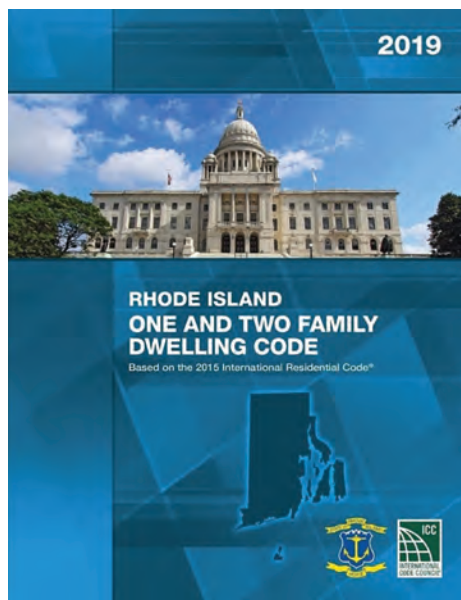
Under the new code, blower door test results will have to be 8 in 2019, 7 in 2020, 6 in 2021, and 5 in 2022 and beyond.

In the meantime, the One and Two Family Dwelling Code book is available from the Rhode Island Builders Association. Cost for members is \$140 if the book is obtained at the RIBA office, 450 Veterans Memorial Pkwy., East Providence. It's \$147 if mailed. For non-members, the book is \$180 at the office, \$187 if mailed.

The book must be pre-paid if it is to be delivered by mail.

Observing a blower door test

Meanwhile, here's a look at a full blower-door test as observed by *The Rhode Island Builder* in 2015. The process is virtually unchanged in 2019.



Our instructors were Rob Sherwood and Jonathan Harrison of Conservation Services Group (now part of CLEAResult), and the venue was a new home being built by Geddes Builders in Cumberland.

Also attending for instructional purposes were Lincoln Building Official Roger Pierce, Cumberland Building Inspector Kevin Joyce, William J. Geddes of Geddes Builders and Elise Geddes of the RIBA staff.

Mr. Sherwood began by explaining the blower door test and the factors involved in achieving a successful one.

The test measures the amount of air needed to keep a house at an elevated pressure of 50 Pascal (known in the energy business as "inflated"), and testers use that measurement to determine how many leaks a house has.

"We seal the house, and the fan temporarily installed in the front door will withdraw air from the interior, and we will be able to tell where air is leaking in," Mr. Sherwood explained.

"The numbers will be based on this. In Rhode Island (until August 1, 2019) there is no passing number. Under the Massachusetts code, the passing number is 3, and that's hard to achieve," he noted.

Along with good sealing, there also has to be proper ventilation in a home.

"The ventilation could be as simple as a really good baffle," Mr. Sherwood pointed out.



see **BLOWER DOOR**...next page

NAHB: Affordability crisis limits housing expansion to 'exurbs'

National Association of Home Builders

In a sign that housing affordability is becoming a growing issue nationwide, as of the first quarter of 2019, “exurbs” were the only region that registered single-family permit growth on a year-over-year basis, according to the new National Association of Home Builders (NAHB) Home Building Geography Index (HBGI).

Exurbs, which the HBGI defines as outlying regions around large metro areas with at least 1 million residents, were the only places to show net single-family permit growth when comparing the first quarter of 2019 data relative to the starting quarter of 2018, with a 1.6 percent gain. But exurbs only consist of 9 percent of single-family construction nationally.

In fact, exurbs, small towns, rural communities and outer suburbs of small metropolitan markets have shown the largest annual single-family growth over the past four quarters, while other areas

have shown either no change or declines.

“The HBGI data are consistent with the fact that housing costs are increasing fastest in large metro suburban counties and smaller metro areas with populations under 1 million where demand for housing is high but supply constraints are tight,” said NAHB Chief Economist Robert Dietz.

“Issues hurting affordability and raising costs for builders include excessive regulations, labor shortages, rising material costs and a dearth of buildable lots in mid- to high-population centers.”

The HBGI is a quarterly measurement of building conditions across the country and uses county-level information about single- and multifamily permits to gauge housing construction growth in various urban and rural regions.

“The HBGI is another indicator finding that housing affordability is a root cause of soft single-family permit issuance nationwide,”

see EXURBS...page 32

BLOWER DOOR...from previous page

With the house set up for the test, Mr. Sherwood started the blower, capable of pulling 5,000 cubic feet per minute (CFM).

“Don’t stand in front of the fan because even that can throw it off,” he advised.

Within a few seconds, the multifunction meter had the interior pressure already measured at 50 Pascal. Those present could feel the air movement as Mr. Sherwood identified points of leakage.

“Fireplaces, molding and even electrical outlets can be major points of leakage, along with registers, doors and windows.”

The test didn’t take long. The house achieved a score of 4.5.



“If this were Massachusetts, where a 3 is required, we’d have to go around and find 300 or 400 CFM of leakage, then seal it.”

“If I have the volume and the house is set up for me, I can be in and out in 15 minutes. I can write down my numbers and walk away if the blower-door test is all that needs to be done,” Mr.

Sherwood said.

The duct-leakage test can be more involved.

“Jonathan has been taping up registers this whole time. If the customer or the HVAC guy can seal the ducts before I get here, I can be done with that test in 15 minutes as well,” he added. Meanwhile, in the basement, Mr. Harrison was setting up the duct test using a fog machine. When turned on, the basement filled with fog! But Mr. Sherwood said these leaks could easily be fixed with some seals and caps.

The duct test can be conducted “at the rough” without the furnace, at the rough with the furnace or “at the final” with everything connected. There are different passing numbers for each of those stages, he explained.

“It’s way better to do the duct test when the system is in the rough. If there are issues, they are more easily solved.”

Meanwhile, in the basement, Mr. Harrison was setting up the duct test using a fog machine. When turned on, the basement filled with fog! But Mr. Sherwood said these leaks could easily be fixed with some seals and caps.

How much do the tests cost? At the time of this test, in 2015, it was about \$300 for the blower-door test and \$150 for the duct test, Mr. Sherwood said. Rates have risen in 2019, but they can vary, so it’s advisable to inquire beforehand.

For more details on blower door tests and trends in the energy-efficiency industry, visit NAHBNOW.com/2014/10/technotes-the-deal-with-air-tightness/.

EPA awards Woonsocket \$300,000 brownfields assessment grant

Brownfields projects hailed as one path to affordable housing, more jobs.

The City of Woonsocket has been selected to receive \$300,000 in federal brownfields assessment funding and technical assistance, the Environmental Protection Agency (EPA) announced on June 5th.

Woonsocket was selected to receive one of 151 grants awarded nationwide, totaling \$64.6 million. The EPA grants will provide communities with funding to assess underutilized and possibly contaminated properties that are being considered for redevelopment.

"These grants fulfill several of President Trump's top priorities simultaneously: Helping communities in need transform contaminated sites into community assets that not only create jobs and jumpstart economic development but also improve public health and the environment," said EPA Administrator Andrew Wheeler.

"We are targeting these funds to areas that need them the most."

The funds will help Woonsocket perform seven environmental site assessments and prepare two cleanup plans within the community. The target area for these efforts is the 180-acre Riverfront Development District, a heavily industrialized corridor that includes

large, partially repurposed, vacant, or demolished mill complexes located on the banks of the Blackstone River.

Across the six New England states this year, EPA is awarding a total of \$11.6 million for over 30 communities to assess or clean contaminated brownfields sites.

"Congratulations to Woonsocket! It's great to see the city win such a highly competitive grant," said Rhode Island Dept. of Environmental Management Director Janet Coit.

"Transforming contaminated sites and urban eyesores into clean, productive spaces that generate jobs, create affordable housing, and connect communities benefit our state and families many times over. DEM appreciates EPA's partnership in revitalizing brownfield sites."

"A study of 48 brownfields sites found that an estimated \$29 million to \$97 million in additional local tax revenue was generated in a single year after cleanup," an EPA statement said.

"Another study found that property values of homes near revitalized brownfields sites increased between 5 and 15 percent following cleanup.

Learn more about brownfields and other subjects at EPA.gov/aboutepa/epa-region-1-new-england).

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Lawmakers eye action on housing

By Paul F. Eno *Editor*

The Massachusetts economy is booming, there are more jobs than people to fill them, and there's no end in sight. So why is there still such a serious housing shortage in the Bay State, especially for those of low and middle income?

As of mid-May, according to the online real estate database Zillow®, the median value of a home in Massachusetts was \$407,700, nearly 4 percent higher than in the same period last year. The median asking price of homes listed in mid-May was \$474,900.

These are record costs, and many Bay State buyers are being

priced out of the market, but renters aren't any better off, with the nation's highest median monthly rent: nearly \$2,500 for a two-bedroom apartment.

"For the last 30 years, Massachusetts has been producing half of the housing we were building in the 1960s, 70s, and 80s," Gov. Charlie Baker told the state legislature's Joint Committee on Housing on May 14th.

He and Lt. Gov. Karyn Polito were testifying in support of An Act to Promote Housing Choices, filed by the administration in February. The legislation calls for targeted zoning reform to advance new housing production in Massachusetts and supports the administration's goal to produce 135,000 new housing units by 2025.

Along with outdated zoning laws, Gov. Baker blamed a century-old state law that requires a two-thirds vote, or supermajority, of a municipality's governing body to authorize zoning changes needed to clear the way for new residential developments. The administration has filed legislation to repeal that law.

Gov. Baker named several instances where proposed zoning changes that would have benefited housing production were backed by more than 60 percent of town meeting voters, but failed to reach the two-thirds threshold.

In Salem, seven of 11 City Council members backed a proposal to convert buildings owned by the city, or ones no longer being used by religious institutions, into affordable, multi-family housing. Eight votes were needed.

"Seven-to-four, right? That's normally a victory," said Salem Mayor Kim Driscoll, who supported the plan. "But seven-to-four when it comes to zoning and smart growth ... is not."

One of several mayors and town officials who testified in support of the Housing Choices Act, Ms. Driscoll told lawmakers of low-income seniors stuck on long waiting lists for subsidized housing, and young adults, many of whom grew up in the city, now forced to leave because they can't afford housing.

Many lawmakers argue that Gov. Baker's bill doesn't go far enough.

"The word 'affordable' is not in that sentence," said Sen. Jamie Eldridge (D-Acton). "I think there is a fear that if we just change the zoning threshold from two-thirds to a majority, you're just going to find more luxury or high-end market rate housing and not affordable housing to make sure everyone in Massachusetts has a place to live."

Sen. Eldridge has proposed a \$500 million housing bond bill, financed by a real estate transfer tax, with half the proceeds set aside for public housing authorities and half for nonprofit developers of low-income housing. In addition, he wants to require wealthier towns to build affordable multi-family housing, acknowledging that well-to-do communities in his own suburban Senate district fail to do so.

Another bill in the pipeline would abolish the supermajority vote for zoning changes, but includes several other provisions.

Resources

for RIBA members who work in Massachusetts

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

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

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

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

Also find information about trade licensing at this site.

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

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



Action for CCTP students: lead course, RRP and tool certifications

Twenty-three participants from the Carpentry Career Training Program (CCTP) at both the Chariho Career and Technical Center and the Woonsocket Area Career and Technical Center earned lead certifications in May after successfully completing the Initial 8-Hour Lead-Safe Remodeler/Renovator (RRP) course at Woonsocket Area Career and Technical Center on May 13th, 14th and 16th.

In addition, Chariho CCTP participants received certifications from Hilti Corp. after training on the DX 460-F8 power tool on May 23rd.

On June 6th, a representative from Boise Cascade presented Roof Truss, Engineered Beams and Floor Systems training at Chariho.

The 26-week CCTP is a cooperative effort by the Rhode Island Builders Association, the Residential Construction Workforce Partnership (RCWP) and HBI. Classes meet from 6 to 8:30 p.m. on Mondays, Tuesdays and Thursdays in four locations around



Participants in the Carpentry Career Training Program (CCTP) at Chariho Career and Technical Center display their new certificates from Hilti® on May 21st after receiving training from Jane Patterson of Hilti, at center, for firing a Hilti DX 460-F8 powder-actuated tool used for fastening single nails. Instructor David Bannister is at left.

the state.

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

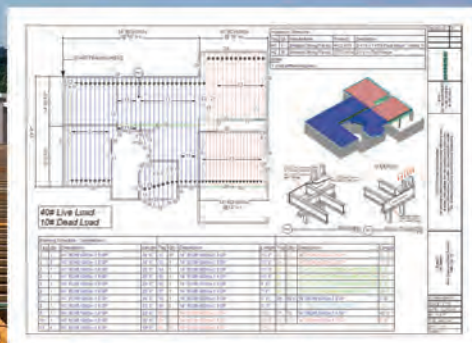
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see **RENEWALS**...next page

BENEFITS...from page 2

the Annual Clambake (held since 1950 and attended by hundreds), the Annual Christmas Party in December and, of course, the Rhode Island Home Show every spring.

"There are members who started their businesses, joined RIBA, then became large companies because of the contacts they made here," Mr. Marcantonio comments.

Ms. Geddes agrees.

"I'm always impressed by the valuable networking that goes on at all these functions," Ms. Geddes declares. "You never know who you'll meet at a RIBA event!"

Member Solution Services: Every day, RIBA staffers receive calls from members who have issues with permits, regulations, state continuing-education mandates and much more.

"RIBA's Member Solution Services helps you find answers to the issues you're facing in your business," Mr. Marcantonio states. "If we don't have the answer for you, we will find someone who does."

Peace of Mind

Member-to-Member and Member Solution Services can provide something rare in business life and in the often-uncertain world of

residential construction: Peace of Mind.

"That's one of the biggest benefits RIBA offers members," Mr. Marcantonio says. "It also saves members money by not having to spend on services RIBA offers free to members."

Members agree.

"RIBA offers benefits and information I can't find anywhere else," says Stephen E. Hopkins of E&E Realty. "RIBA was there for me when I had an important environmental issue with the Dept. of Environmental Management (DEM). It saved me money and was well worth the cost of my annual dues."

For more information, contact Ms. Geddes at (401) 438-7400 or egeddes@ribuilders.org.



EXURBS...from page 27

said NAHB Chairman Greg Ugalde, a home builder and developer from Torrington, Connecticut.

"A shortage of buildable and affordable lots is forcing builders to increasingly look further outside of suburban and metropolitan areas to find cheaper land that provides more building opportunities."

The next HBGI will be released on August 27th and is scheduled to include data on housing construction in manufacturing areas across the nation. For more information, visit NAHB.org.



RENEWALS...from previous page

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CLAMBAKE...from page 1

Clambake!

The cost of a whole day of fun, food, drink, contests, games and networking is just \$40 per person for the first 300 people! Over 600 people are expected to attend, so the earlier you register, the better. And each ticket includes two free beers.

Sponsorships!

RIBA can offer these bargain tickets because of our generous event sponsors, so please consider being one. There are three sponsorship levels, with more perks the higher you go. The more sponsors who sign on, the more people will be able to enjoy a fabulous day of fun, contests, events, prizes, food and drink.

Beginning at noon, there will be clam cakes and chowder, hot dogs, and little necks on the half shell. The clambake at 5:30 will include steamers, barbecued chicken, brown bread, fish and all the fixings. Soda, beer and assorted drinks will be available all day.

MASSACHUSETTS...from page 29

The legislation sets a goal of creating 427,000 new housing units by 2040, with 20 percent affordable for middle-income residents and 10 percent reserved for people with extremely low incomes. The measure also instructs local communities to zone for multi-family dwellings within a half-mile radius of bus, train or other public transit stops.

"Every day that goes by without action is a day that compounds this crisis," said Rep. Andres Vargas (D-Haverhill), who sponsored the bill with Rep. Kevin Honan, a Boston Democrat who co-chairs the housing panel.

It's unclear when housing legislation might reach the House or Senate floor for debate.



WORKFORCE...from page 30



Among those earning their lead certifications are Nathaniel Albro, Maurita Chukwuezi, Quinn Albro and Victor Anger.

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

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



Soda and water are free, and there will be a cash bar.

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



HOMEOWNERS...from page 1

That's because homeowners are more invested in the community and have a greater desire for their voices to be heard, Mr. Brace indicated.

"The Census Bureau has found that renters aren't as interested in the community and are less likely to participate. So it's no exaggeration to say that your members in the Rhode Island Builders Association are at the heart of whether or not democracy continues."

Without participation at the highest level, Rhode Island could lose a congressional seat after the 2020 federal census.

"It's not guaranteed yet, but it's looking more and more like Rhode Island will go from two congressional seats down to one," Mr. Brace said. "Using the latest estimates from the U.S. Census Bureau, you'll be missing the second seat by 20,252 people. That's very close."

It all depends on the census numbers.

"Will people answer the questionnaire, or will they put it aside? Any one person who doesn't participate is one of those 20,252 who could cause Rhode Island to lose the seat."

What if that happens?

"It comes down to fewer people speaking on behalf of Rhode Island. Right now, you have four voices in Congress, two senators and two representatives. You would go down to having only three voices in Congress. You end up losing a quarter of the people who speak on your behalf," Mr. Brace said.

According to the Census Bureau, Rhode Island's population on July 1, 2018, was 1,057,315, down from the 2017 estimate of 1,059,639, later revised downward to 1,056,486. Increased by Latino immigration, the state reached a population peak in 2004, with 1,074,579.

That immigration segment has long since slowed.

Throughout most of its history as a U.S. state, Rhode Island has had two U.S. House seats since, except for 1913 to 1933, when it had three.

"Here we have one more very important reason why home production and home ownership must increase in Rhode Island, and quickly," said RIBA Executive Officer John Marcantonio. "We don't need to lose a congressional seat."



Kimball Brace is president of Election Data Services Inc., based in Manassas, Virginia. He has designed databases and provided technical assistance and strategic advice on the development of redistricting plans by redistricting commissions and state and local governments, including Rhode Island's, for the last 30 years. He has created databases and done plan developments for Pawtucket, Providence, East Providence, Warwick, North Providence, Woonsocket, Charlestown, Lincoln, and Westerly. He is a graduate of American University in Washington, D.C.

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