

FEATURED PRODUCTS AND SERVICES FOR OCTOBER

Middle Section

State Guidelines for Jobsites

Pull-Out Section at Center

Expect COVID jobsite inspections

In accord with the final state-issued jobsite guidelines, contractors should expect random inspections by officials.

Page 16

Nearly 950 have taken RIBA classes so far this year

The Rhode Island Builders Association's Contractor Development Program, free for members and their employees, has served some 950 contractors in 2020.

Pages 4, 5, 27, 28, 29, 30, 34

RIBA dental plan rates decrease

As of the November renewal date, rates for RIBA dental plans have decreased 4 percent.

Page 2

2021 Directory is in preparation

RIBA's 2021 Membership Directory and Buyer's Guide is now being prepared, and advertising is available at low rates to members and non-members alike.

Page 11

State releases final COVID-19 guidance for construction industry, expect jobsite compliance inspections

The Rhode Island Departments of Health and Business Regulation have released final guidance for the construction industry to be adhered to for the remainder of the COVID-19 pandemic. This guidance supersedes all previous guidance, including the Rhode Island Builders Association's, as previously published here. Contractors should expect random jobsite inspections for compliance. *Related story on page 16.*

See the final guidance, in English and Spanish, in the pull-out centerspread of this issue.



Virtual RIBA Annual Meeting set for October 6

O'Donnell heads slate for '20-'21

WHEN: Tuesday, Oct. 6th, 6 p.m.
WHERE: Via Zoom
COST: Free
FOR INFORMATION AND TO REGISTER: Contact Elizabeth Carpenter, ecarpenter@ribuilders.org or (401) 438-7400.

By Paul F. Eno Editor

This has been a year of firsts in more ways than one! In October, the Rhode Island Builders Association prepares to welcome its first woman president during its first virtual Annual Meeting.

RIBA's Nominating Committee has chosen 2019-2020 Vice President Carol O'Donnell of CRM Modular Homes for elec-



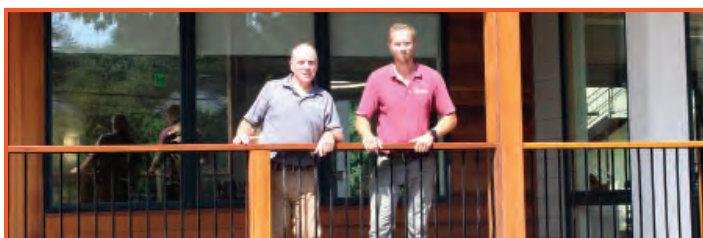
Carol O'Donnell

tion as RIBA's 2020-2021 president. Nominated for vice president is James G. Deslandes of Deslandes Construction Inc., with Jason DaPonte of Restivo Monacelli LLC as treasurer. Nominated for secretary is Alexander Mitchell of Meridian Custom Homes.

Ms. O'Donnell, principal of CRM Modular Homes, based in Johnston, has been active in leadership roles not only in RIBA and its Professional Women in Building Council (PWB) for many years, but in the National Association of Women in Construction (NAWIC) and many community activities. Currently, she is president of PWB.

Among her many honors, Ms. O'Donnell was recognized in March *see MEETING...page 34*

Deslandes finishes first project under commercial stretch code



Deslandes Construction President James Deslandes, left, and Project Manager Nicolas Bouchard, at the new Little School Extension at Lincoln School in Providence, the first new construction completed under the Rhode Island commercial 'stretch code.' Story on page 7

Featured in RIBA Podcast #5

BIG serves all insurance needs, dental plan rates fall

Health, auto, home, and all the construction-related insurance you will ever need is available through the Rhode Island Builders Association's own, in-house insurance agency, the Builders Insurance Group (BIG).

BIG serves the general public, but there are dental plans available for RIBA members only, and the rates fell 4 percent for plans starting or renewing in November.

Those were among the messages on September 9th as BIG Director Joyce Therrien and Certified Insurance Counselor Charles Lowe joined host Paul Eno and Executive Officer John Marcantonio for the fifth in the RIBA News & Information Podcast series.

Podcasts are available to RIBA members



Charles Lowe and Joyce Therrien, center, of the Builders Insurance Group feature in RIBA's News and Information Podcast #5. RIBA staffer Robin Barlow is the one to call for information on the members-only dental plans.

on all major podcast platforms, including iTunes. Now that five podcasts have been posted, RIBA is eligible to create an app that members can download and that will automatically push podcast notifications to their devices. Separate apps will be available by October 1st for iPhones and Androids.

During the podcast, Mr. Lowe offered important tips for contractors on just what insurance they need, and the insurance implications of the current pandemic. Mr. Marcantonio supplied the background about why RIBA founded its own agency.

Getting your teeth into it

While BIG serves everyone, the members-only dental plans call for a look.

"Our Blue Cross dental plan premiums

are seeing decreases of 4 percent," commented RIBA Health Insurance Administrator Robin Barlow, whom members can call for details. "This is another year of reductions for these plans."

Ms. Therrien pointed out that this is the second year for rate reductions in RIBA's dental plans.

"We are now in our open-enrollment period, so you can join a plan for November 1st. Your basic and preventive services are 100 percent covered," she added.

"Periodontal services are covered at 50 percent, with orthodontics covered at 50 percent up to \$1,000."

Contact Ms. Barlow (401) 438-7400 or Ms. Therrien at (401) 438-4244, rbarlow@ribuilders.org or jtherrien@builderins-group.com

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.

The Rhode Island Builder Report

Publisher John Marcantonio
Editor Paul F. Eno

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DEADLINE FOR THE NOVEMBER ISSUE

All copy, ads and photos must be to us by

Friday, October 2

E-mail material to builder@newriverpress.com or fax: (401) 356-0913

New Members, Renewals & Pending Members*

Peter Ashby
Aaron Bergeron
John Black
Ryan Brum
Jose Cabrera
Nashan Cooper
John Cruz
Christopher DeSousa
Christian Domenech
Robert Dupre
Karly Faring
William Fontaine
Paul Garcia
Jean Gerard
Donald Gomes
Patrick Griffin
John Hartmann
Thomas Kelly
Joseph Lamontagne
Alexander Leach

Devin Miller
Jason Mills
Matthew Minkin
Michael Mosco
Michael Musumeci
Matthew Palasciano
Christopher Pearson
Kenneth Resseger
Raymond Rodriguez
Harry Rosa
Sarah Scepanski
Rebecca Spencer
Benjamin Swanson
Christopher Tessier
Thomas Thacher
Oscar Toj
Jacob Tomkus
Fernando Toribio
Jeffrey Whittaker

**Members are accepted at renewal and when joining only after confirmation with the CRLB. Due to delays in that confirmation process related to Covid 19, we have listed them here as pending.*

RIBA thanks these members who recently renewed!

American Engineering
B.R. Arnold Construction Co., Inc.
Baud Builders Inc.
Broden Millworks LLC
Brownlow Associates Inc.
Byron Devcomm Inc.
Century 21 Access America
Charles E. Millard Inc.
Christine J. Engustian Attorney at Law
Coventry Lumber Inc.
Custom Seamless Gutters
D.M. Lonergan Paint/Wallpaper
DAI LLC
Dennis Talbot Inc.
Don Jestings & Sons LLC
E.A. McNulty Real Estate
Eugenio Messoro Masonry

Daniel Cotta
Brian Arnold
David Baud
Allan Dennis
Douglas Brownlow
Robert Geddes
Elaine Eccleston
Charles Millard
Christine Engustian
Bernadette Drennen
Daniel DaLuz
Harvey Gauthier
Thomas Gervasio
Dennis Talbot
Donald Jestings
Thomas McNulty
Eugenio Messoro

see MEMBERS...page 30

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Looking Ahead

October 2020

♦ **Ongoing: Vocational English as a Second Language (VESL) - Basic Carpentry** - Recruiting continues for VESL a virtual class to begin October 13th. For details, contact Betty Bernal at (401) 500-9146 or bbernal@ribuilders.org, or register online at <https://ribuilders.org/vesl-training-program-details>.

🔧 ♦ **October 5th: Continuing Education for Contractors - 5 Credit Hours** - Topic is Deck Codes and Construction. Taught via Zoom. *Details on page 27.*

♦ **October 6th: RIBA Annual Meeting and Election/Installation of Officers** - *Via Zoom. Watch your mail for more information. Related story on page 1.*

🔧 ♦ **October 7th: Continuing Education for Contractors - 2 Credit Hours** - Topic is Job Scheduling is the Key to Success. Taught via Zoom. *Details on page 27.*

🔧 ♦ **October 8th: Continuing Education for Contractors - 1 Credit Hour** - Topic is Envelope and Building Science. Taught via Zoom. *Details on page 27.*

♦ **October 9th: RIBA Contractor Training** - Topic is Solve Your Reoccurring People & Operations Problems. Taught via Zoom. *Details on page 29.*

♦ **October 13th: RIBA Contractor Training** - Topic is the New Home Construction Process. Taught via Zoom. *Details on page 29.*

🔧 ♦ **October 14th: Continuing Education for Contractors - 2 Credit Hours** - Topic is Hardwood Flooring. Taught via Zoom. *Details on page 28.*

♦ **October 15th: RIBA Contractor Training** - Topic is Insights into Restoration & Property Insurance Claims. *Details on page 29.*

🔧 ♦ **October 19th: Continuing Education for Contractors - 1 Credit Hours** - Topic is Construction Safety Protocols for COVID-19. *Details on Page 28.*

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 continuing education credits. Contact RIBA for confirmation.

♦October 20th: **RIBA Contractor Training - Topic is Seven Secrets to Set You Apart When Selling Your Projects.** Taught via Zoom. *Details on page 30.*

♦October 22nd-23rd: **RIBA Contractor Training - OSHA 10-Hour Course - 8 a.m. to 3 p.m. each day.** Taught via Zoom. Course is FREE for members and their employees. For more information and to register, contact Elise Geddes, egeddes@ribuilders.org, or call (401) 438-7400. *Details on page 30.*

♦October 28th: **Continuing Education for Contractors - 5 Credit Hours - Topic is Residential Estimating.** Taught via Zoom. *Details on page 28.*

♦October 29th: **Continuing Education for Contractors - 2½ Credit Hours - Topic is Accounting and Cash Flow.** Taught via Zoom. *Details on page 28.*

♦October 30th: **Continuing Education for Contractors - 2 Credit Hours - Topic is Understanding Your Construction Business Model.** Taught via Zoom. *Details on page 29.*

April 2021

♦April 8th-11th: **70th Annual Rhode Island Home Show, Featuring the Rhode Island Flower & Garden Show and The Energy Expo** - Call (401) 438-7400 or e-mail homeshow@ribuilders.org. *Details on page 37 and at RIBAHomeShow.com.*

Take more RIBA classes online at RIBAEducates.com

Visit RIBAEducates.com for access to 24-7 continuing education not listed above!

Online courses include Scaffold Safety, Workplace Safety, Confined Spaces, Ladder Safety and more, each worth one credit hour of state-mandated continuing education. All RIBA courses are FREE of tuition charges for members and their employees.

Just use your code at the online checkout. NEED A CODE?

CALL RIBA AT (401) 438-7400. Non-members: \$12 per credit hour.

For information about online or on-site courses:

Contact Bob Salvas, bsalvas@ribuilders.org, or call (401) 438-7400.



Timothy A. Stasiunas

President's Message

Thank you for the honor!

Where did the time go? That's a question that holds true, no matter what.

In this case, I'm referring to the last two years as president of the Rhode Island Builders Association. It seems like just yesterday (another statement that haunts us), October 2018, I was being sworn in as president along with all the other officers and directors.

After being nominated for the position of secretary four years earlier, I was on my way up the RIBA ladder of leadership.

My involvement with RIBA started many years prior to that, in the early 1980s. It wasn't long before I was asked to become a board member, and it was then I realized just how much RIBA did. Going forward in an effort to keep people involved, board members would be cycled between being directors and alternate

national directors, and back to directors.

It wasn't long before I was asked to join the Environmental Committee. At that time, it was chaired by Joseph Frisella P.E. a longtime RIBA member who is no longer with us. That was probably one of the most important committees at the time.

We were constantly interacting with the Rhode Island Dept. of Environmental Management (DEM) to make sure we had a seat at the table when it came to regulatory issues that affected the building industry.

Throughout the years, I've maintained involvement on the board, but it wasn't until becoming an officer that I was exposed to the wide array of issues and topics that RIBA comes in contact with every day. I really saw the reach of our association's influence.

Through our executive officer, staff and the many members who have come forward over the years, RIBA has become a powerhouse in the state among our elected officials, administrative departments and our peers as well. They all know that the building industry is the backbone of our state's economy, and that RIBA is the backbone of the building industry here in Rhode Island and beyond our borders. We have become a model for other home builders associations around the country: We do for and with our members what most cannot.

So, as my second term comes to an end, I reflect on what has been accomplished and the many things that still need to be done. Vice President Carol O'Donnell, nominated as my successor, has been involved in RIBA for many years, and she has gone above and beyond in the past, giving of her time, talent and resources. I have no doubt that she will continue this trend, emulating those before her as president.

It has been my pleasure to work with all the members who make up the officers and board. Particularly with Carol over the past several years, I've had the pleasure of experiencing her passion for our organization and the zeal in which she pursues goals on behalf of all our members.

RIBA was founded in 1945, and it is fitting that in this, the 75th anniversary year, we hand over the reins to the first woman president in our history. Carol has already made history as the first female vice-president, and it is my great pleasure to welcome her to a new role.

Congratulations to Carol and to all the new officers and board members who will emerge at our 2020 Annual Meeting. As for me, all good things come to an end!

I thank all those who have supported me so well over the past two years; I could not have done it without each and every one of you!



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Deslandes builds first new project under commercial stretch code



With the facility about to open for the 2020-2021 school year in August, Deslandes Construction Inc. President James Deslandes, right, and Nicholas Bouchard, project manager, show off the new, 4,700 square-foot building that now houses the expanded Little School at the Lincoln School in Providence.

By Paul F. Eno *Editor*

Lincoln School in Providence has opened the \$5 million, 4,700 square-foot expansion of its Little School, the first new construction in Rhode Island that fully conforms with the state's commercial "stretch" energy code and with Leadership in Energy and Environmental Design (LEED) standards.

The facility was built by Warwick-based Deslandes Construction Inc., a longtime member of the Rhode Island Builders Association, and was designed by studioMLA Architects of Brookline, Mass.

The addition to the Little School, so named because it serves children from six weeks to three years old, features two state-of-the-art classrooms, a dedicated outdoor play area for all-weather activities, as well as a Reggio-Emilia Studio, "which brings the philosophy to life through loose parts and natural elements to encourage creative and imaginative play," according to Lincoln School spokeswoman Ashley Rappa.

The Little School celebrated its 25th anniversary in 2019.

"The school operates on a continual waitlist throughout the year, so this expansion is a critical investment in Rhode Island's littlest learners," Ms. Rappa added.

LEED Certified buildings include a highly insulated building envelope, air-exchange ventilation system, use of sustainable sourced and recycled materials, energy efficient fixtures and appliances, highly efficient HVAC systems, renewable energy practices such as photovoltaic systems, and natural landscaping.

see LITTLE SCHOOL...page 36



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MARVIN 

From the Board of Directors

Board okays slate, hears updates on programs

By Paul F. Eno *Editor*

Approving the slate of officers and directors for 2020-2021, a legislative update, and reports from Executive Officer John Marcantonio all featured in a busy meeting of the Rhode Island Builders Association's Board of Directors on September 1st.

The board unanimously approved the slate of officers and directors proposed by the Nominating Committee, chaired by Immediate Past President David A. Caldwell Jr. *Story on page 1.*

Membership growth

Mr. Marcantonio reported that RIBA has added some 180 trial members, including 39 for the month of August alone. Members are accepted at renewal and when joining only after confirmation with the Contractors' Registration and Licensing Board



RIBA's Board of Directors meets via Zoom on September 1st.

(CRLB), he explained.

The state has issued final COVID-19 guidelines for the construction industry, Mr. Marcantonio also announced, noting

that these supersede all previous guidance. See the pull-out centerspread in this issue. *Related story on page 16.*

see BOARD...page 36



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Professional Women in Building : PWB NEWS

We are all experiencing a very different work environment these days. If PWB members are representative of the industry, we are incredibly busy.

We need to keep working, and we need to stay healthy. Be creative with your masks, but mostly be sure to keep your distance and stay safe!



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>

2021 RIBA Directory ad campaign begins

There's a great annual way to reach virtually everybody – contractors, subs and the public alike, with your product or service. It's the Rhode Island Builders Association's 2021 *Membership Directory and Buyer's Guide*, now being prepared!

First of all, members need to understand that what goes into the *Directory* about you and your company comes directly from the information you provide to RIBA.

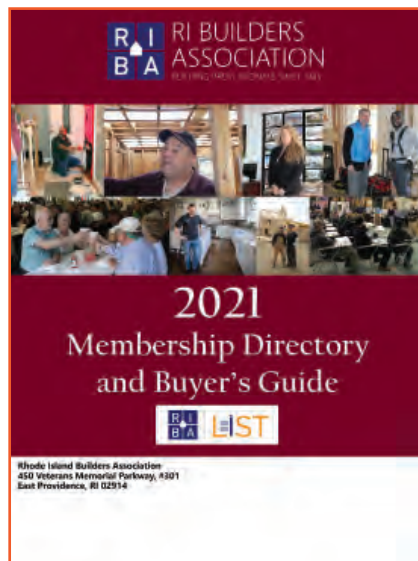
Members have until October 30th to logon to their account at RIBuilders.org to update their information. Those details carry over to the printed *Directory* and to the association's online directory, RIBalist.com, as well.

For more information, or if you don't have a username and password to access your information at RIBuilders.org, contact Elizabeth Carpenter at (401) 438-7400 or ecarpenter@ribuilders.org.

Advertising campaign begins

The RIBA *Membership Directory and Buyer's Guide* remains popular with contractors and the public alike, and there's no better venue to showcase your business to that "everybody" audience!

Members should have received full information by mail about



Directory advertising. The low advertising rates remain the same as in previous years. The *Directory* will be printed, and distribution will begin, in January and last all year.

The deadline for premium ad positions (inside the front and back covers, the center-spread, and the back cover) will be October 16th.

Once again, RIBA will have a drawing for one advertiser to win an additional ad: free, full-page and full-color. Any advertiser who purchases their *Directory* ad by October 30th will be eligible for the drawing.

The final deadline for *Directory* advertising is November 6th.

Discounts available

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

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

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Member Profile: Mike Artesani Jr. of W. Artesani & Sons

Third generation and loving it!

By Paul F. Eno Editor

"I was the little guy with the sandpaper and the shovel."

That's how Mike Artesani Jr. describes his first, unglamorous foray into construction at the age of 13. But it was, after all, the family business. When he was older, Mike Sr., put his son out on jobsites to learn how to do the big work.

"When I went to the University of Rhode Island, I really had no interest in coming back to the business," Mike states. "When I graduated with a degree in business, I tried a couple of things outside the family firm, but I wasn't really satisfied. I thought I'd just hang around for a little bit until something better came along. Here I am 35 years later, and something else hasn't come along yet."

W. Artesani & Sons welcomed young Mike as a full-time worker over 30 years ago. Today, his dad having retired to live in the Sunshine State, Mike is now the third-generation president of the "green" commercial and residential painting and remodeling company, with specialties in lead abatement, and mold and asbestos remediation. He also has served on the Rhode Island Builders Association's Board of Directors.

Mike Sr., president of RIBA from 2008 to 2010, happened to be on hand as his son spoke with *The Rhode Island Builder*, and he filled us in on the Cranston-based company's history.

"When my father (William Artesani Jr.) came back from World War II, there was almost no work because the war effort was over, and people weren't doing anything," Mike Sr. explained. "He started out just going door to door, trying to find anything that people needed doing. It turned out that construction work was always something people wanted done."

William had painting skills, hired a few people, and started rolling in 1949.

"My grandfather basically started out as a house painter, then evolved into quite a bit of commercial work," Mike Jr. says. "To-



Mike Artesani Jr.

day, we've evolved back into work that's primarily residential."

In the early 1990s, when lead mitigation came to the fore in Rhode Island, W. Artesani & Sons was one of the first companies to obtain a full lead-abatement contractor license.

"We got in on the ground floor. I think our license number was '3'," Mike says. "That was a very big part of our business, and I think we were very much ahead of the curve as far as lead was concerned."

Interestingly, lead work has slowed in recent years because, among things, much of the mitigation work in the state has been done.

"There was a big influx of money in the '90s, so a lot got done. There is still much to do, but the rate of lead poisoning of children has dropped dramatically," Mike states.

Today, W. Artesani & Sons averages around 15 employees at any given time. Over the years, there have been some interesting clients.

"There was one very difficult customer who taught my father a life lesson, and I was there to witness it," Mike recalls. "This guy just tortured my dad. I was just working on-site, but my dad said, after the job was successfully completed, that he knew the customer was going to be difficult, but that he thought he could manage the guy."

Mike Sr.'s advice was: If you get a feeling that a customer is going to be difficult right from the get-go, you will almost always be right and you won't be able to manage the person.

The company joined RIBA in the early 1960s.

"We appreciate the member benefits, especially the social and networking opportunities," Mike says. "I get to meet a lot of different members and realize that we're all in this together. If I run a business by myself, I think I'm alone."

Having the support of fellow members is crucial to success, he believes.

"We use the insurance services, and the magazine and other information sources are great resources, and we benefit from the legislative advocacy," Mike adds. "The return on investment is excellent."

So, what's Mike opinion of the industry's future in the post-COVID world?

"Once this pandemic blows over, I think we'll return to the economy as it was before. There will be pent-up demand, and people will want work done in their homes," Mike declares.

Find out more at Artesanipainting.com.

W. Artesani & Sons

President: Michael C. Artesani Jr.

RIBA member since: 1962

Focus: Painting, Remodeling & Hazard Mitigation

Founded: 1949

Based: Cranston, Rhode Island

Residential New Construction Program, 2021 and Beyond

Every year, National Grid develops an Energy Efficiency Program Plan for the following year. This process involves reviewing our current programs and making improvements to ensure energy savings and a positive experience for our customers.

We are looking to transition our Residential New Construction Program toward Zero Net Energy, while also increasing workforce development opportunities, and addressing equity. We welcome your feedback as we grow our program.

The Survey

In 2021, we want to reposition the Residential New Construction program to the Zero Net Energy Program. Do you have suggestions for program enhancements that could be incorporated?

As we transition to a Zero Net Energy Program, do you have suggestions for how to encourage project teams and homeowners to participate in the program?

Workforce Development: As we look five to ten years out, many key contractors may be retiring. Do you have suggestions for bringing new contractors into the industry and getting them up to speed on the Zero Net Energy Program?



Equity: The geographic and socio-economic are areas of focus for the Rhode Island Energy Efficiency programs in general. How can we improve equity for the Zero Net Energy Program?

Please share any additional ideas and feedback to help us develop our Residential New Construction Program in the future.

To answer these questions please visit our online survey at [SurveyMonkey.co.uk/r/7FQD2NZ](https://www.surveymonkey.co.uk/r/7FQD2NZ), or call us at (888) 887-8841

We sincerely appreciate your time and engagement in this process, and we look forward to working together with you to enhance our program.

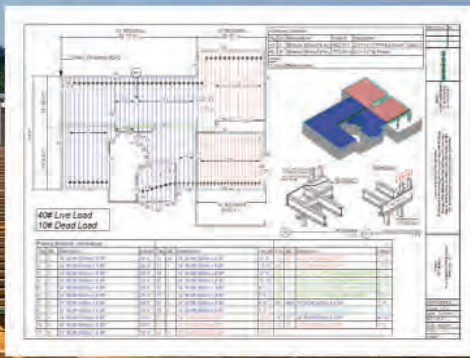


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DEM: Applications and approvals on track, field work being done

Ninety-five percent of agency staff is teleworking, deputy director says.

By Paul F. Eno *Editor*

"We're still open for business, and we have been all along."

That's the word from Terrence Gray, deputy director for environmental protection at the Rhode Island Dept. of Environmental Management (DEM).

"Back in March, we transitioned very quickly from 100 percent of our staff in the office to probably close to 95 percent teleworking," Mr. Gray said.

"This was a big change because we didn't have any of the tools, any of the systems, any of the policies, any of the management systems, anything like that. None of our staff really knew how to telework and use their time efficiently. So, we had to transition into that, like a lot of businesses did."

Mr. Gray believes that DEM is the only state environmental agency in the region that has kept up with field work during the pandemic.

"Our staffers are out in the field. They're doing inspections, they're doing oversight work, they're doing compliance assistance. All that kind of work is going on constantly. We've kept things moving, and that's especially important for the septic system program, the OWTS program. We've tried to keep the activity supported, and the installations and repairs going," he added.

DEM's Providence headquarters has remained open, but with limited access.

"We're still accepting applications, and we're really looking at getting the applications out. In some cases, the staff has actually been more efficient reviewing the applications because there are fewer distractions. They can focus on a particular project, review it, get it done, and get back to the applicant to make sure that we can move things along," Mr. Gray commented.

DEM activities are not yet 100 percent online, however.

"We've developed a proposal for a system to do that, but we're not building it yet. We do have it all the way up to the request for proposal stage, and we're obviously looking for funding," he stated.

"Right now, in terms of the budget, everything's challenging. So, we're making do with our existing systems. We're trying to accept more applications electronically, mostly as PDFs and scans, that type of thing. Then we can immediately forward them to people who are teleworking, for review. Then the paper application can catch up later."

While the whole system awaits upgrading, DEM has been able to improve the search functions for the OWTS system, according to Mr. Gray.

"Before, there was one system to look at the older designs and the older files, and another to look at the newer designs and the newer files. Now, we're consolidating that all in one place so people can have one portal to look at previous permits," he explained.

All records being scanned

"This is important for the builders: We're scanning all the old records in, and we're going to have those available online, probably by the start of 2021. That will include all of them, even all the musty, dusty, nasty ones down in our basement," Mr. Gray commented.

While incomplete or improperly completed applications will still create delays, there are no additional hold-ups that he is aware of.

"I don't think there are any delays, to be honest with you. We're still fully staffed. Some staffers have taken advantage of vacation time and things like that. But I haven't really heard of any slowdowns. In fact, I've heard that our staff is working through some of the backlogs, and the responsiveness is



Terrence Gray

going up."

Freshwater wetlands rules

What's the status of the long-awaited statewide freshwater wetlands regulations?

"A lot of work went into discussing the update of the wetlands regulations, and we had many stakeholder meetings on that," Mr. Gray responded. "We've been working through some of the final updates to the rules, and working with the Office of Regulatory Reform on a cost-benefit analysis to make sure we can show that there's going to be benefit from the new rules that outweigh any kind of cost that would be imposed."

The new rules are "close to the finish line," according to Mr. Gray.

"We think we'll start the next phase, the official phase of putting these regulations into place, later this fall. We certainly want to complete that by the end of the calendar year, and that's a pretty tight timeline."

Contact Mr. Gray at terry.gray@dem.ri.gov.

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Contractors can expect COVID inspections

Rhode Island has new COVID-19 guidance for the construction industry, and contractors should expect random jobsite inspections for compliance.

That was the word from Executive Officer John Marcantonio during the Rhode Island Builders Association's Board of Directors meeting on September 1st.

"State health officials want us to know that these guidelines are to be taken seriously, and that contractors will be held accountable for following them," Mr. Marcantonio said.

"There will be random state inspections of jobsites. The protocols are really about mask-wearing, and they're quite serious

about that. Also of concern are sanitation, ride-sharing, food, and people congregating on the jobsite."

The state planned to mail the guidance to all contractors, according to Mr. Marcantonio. See the complete guidance document in English and Spanish in the centerspread of this issue.



Ucci: R.I. energy policy faces COVID challenges

By Paul F. Eno *Editor*

One policy area that might have taken a back seat amid 24/7 coverage of the COVID-19 pandemic is energy policy. But with a sweltering summer, more people staying home, and contractors trying to maintain safe jobsites, energy has remained a top concern.

"The challenges facing our communities are many. COVID-19 remains a serious health concern for all Rhode Islanders, and we're hopeful that infections continue their downward trend as Phase 3 of Gov. Gina Raimondo's Reopening RI plan advances," commented Nicholas Ucci, commissioner of the Rhode Island Office of Energy Resources (OER).

"Rhode Island's energy-efficiency contractors are receiving training on how to conduct installations safely under COVID-19. If you're a contractor who wishes to receive this training, visit National Grid's website and review the protocols posted at the Environmental Health & Engineering section," Mr. Ucci suggested.

The site is Nationalgridus.com/RI-Home/COVID-19-and-Energy-Efficiency.

"Gov. Raimondo and Dr. Nicole Alexander-Scott (director of the Rhode Island Dept. of Health) continue to stress public vigilance – for instance, mask-wearing, social distancing, sanitation and screening remain vital to stopping the spread of COVID-19. We are not out of the woods yet, and this virus will continue to present challenges for Rhode Islanders, as well as our state's clean-energy sector."

Mr. Ucci pointed out that the U.S. Energy Information Administration forecasts



Nicholas Ucci

3.6 percent less energy consumption across the country in 2020, compared with 2019. According to the agency, residential energy consumption is up, while commercial and industrial energy consumption is down.

Find out more at EIA.gov/outlooks/steo/report/electricity.php.

The Affordability Question

"COVID-19's impact on energy affordability has been profound," Mr. Ucci said. "We understand that many Rhode Islanders are continuing to struggle to pay their utility bills during the pandemic, and businesses are facing a host of financial and operational challenges as they reopen."

If residents and businesses need assistance, he suggested consulting the resources at Energy.ri.gov/COVID-19.

How has the pandemic affected renewable energy projects and policy?

"Renewable energy projects that were planned before the pandemic have been proceeding as scheduled," said OER

spokesman Robert Beadle. "While we saw a temporary slowdown in project planning in early 2020, as communities grappled with the pandemic, many of these projects are now moving ahead."

Not every project is on time, according to Mr. Beadle.

"Accommodations have been made and will continue to be made for projects that need additional time in order to meet deadlines for Rhode Island's renewable energy programs. OER conducted a survey of solar PV (photovoltaic) companies in May to determine what impacts COVID had on the solar PV industry.

"One of the biggest challenges identified was the ability to acquire new customers. Of the companies polled, 79 percent said it was 'somewhat more difficult' or 'much more difficult' to acquire new customers. It remains to be seen if this challenge will continue and what long-term effect the pandemic will have on energy projects, but we believe the industry will recover and resume its growth track," Mr. Beadle stated.

Mr. Ucci stressed that the state's goal of a "100 percent renewable-electricity future" remains unchanged.

"We recently announced the first in a series of virtual public workshops in response to Gov. Raimondo's Executive Order 20-01: Advancing a 100 percent Renewable Energy Future for Rhode Island by 2030."

The meeting materials may be downloaded from the "100% by 2030" webpage at Energy.ri.gov/100percent. To be added to the list for subsequent workshops, e-mail energy.resources@energy.ri.gov.

General information is available at Reopeningri.com.



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State of Rhode Island

Final Guidelines for the Construction Industry

About this guidance

The construction industry has remained open in Rhode Island during the COVID-19 crisis. These guidelines summarize requirements and recommendations for construction companies and workers as they move toward economic recovery. In addition to the sector-specific guidance outlined here, all businesses should review the *Vital Workplace Resources* section of Reopening RI's website ([Reopeningri.com/vital-workplace-resources](https://reopeningri.com/vital-workplace-resources)). Ensuring that anyone who is sick stays home and does not come to work is a top priority.

This guidance document is intended to cover issues that frequently arise when complying with the general requirements for all establishments regarding physical distancing, cleaning and disinfecting, masking, and other standards. The general requirements include those in Executive Orders and the Rhode Island Dept. of Health (RIDOH) regulations *Safe Activities By Covered Entities During the COVID-19 Emergency* ([Rules.sos.ri.gov/regulations/part/216-50-15-7](https://rules.sos.ri.gov/regulations/part/216-50-15-7)).

In addition, businesses and organizations should review the general workplace guidelines applicable to your business or organization. These guidelines are designed to reduce the risk of clients, employees, and all Rhode Islanders contracting COVID-19. **Upon inspection, if a business is found in violation of applicable regulations, fines may be issued and/or the business may be closed by RIDOH officials.** Keep in mind that the regulations and guidance documents will be in effect during the period of the COVID-19 pandemic and may be updated from time to time.

The owner of a site, or the owner's designee, referred to as the "Responsible Party," is responsible for making sure everyone on a site, including all contracted professionals, meet all health regulations issued surrounding the COVID-19 crisis. The Responsible Party should also familiarize themselves with the requirements outlined both here and in the general guidance document noted above. All local, state, and federal requirements relative to construction must also continue being adhered to.

Questions about this guidance can be directed to the Dept. of Business Regulation via its online form ([Taskforce.dbr.ri.gov](https://taskforce.dbr.ri.gov)) or by calling 401-889-5550.

Construction Operations

- Construction will continue to remain open with the following guidance in place to protect public health and safety.
- Minimizing the number of workers allowed in confined spaces (e.g. forklifts, elevators, vehicles) so that workers adhere to physical distancing protocols is recommended. Anyone who is sick or who has COVID-19 symptoms ([Health.ri.gov/diseases/ncov2019](https://health.ri.gov/diseases/ncov2019)) should stay home and not come to work. This is very important because it helps prevent others from getting sick. Use the COVID-19 Screening Tool, available in English and in Spanish, both available at [Reopeningri.com](https://reopeningri.com), before allowing anyone to come on site or enter the facility.
- Anyone who tests positive for COVID-19 must be excluded from work and isolate at home.
- Close contacts to positive individuals (anyone within six feet for more than 15 minutes while the person had symptoms and two days prior) need to be excluded from work and quarantine for 14 days.
- Employees need to be told to call their supervisor and not report to work if they have COVID-19 symptoms.

Physical Distancing Requirements

In addition to the physical distancing policies outlined in the general guidance document, where possible, those in the construction industry should also consider the following industry-specific guidance:

- Construction workers are required to maintain a six-foot distance from all other persons unless the specific activity (e.g. lifting) requires a shorter distance for safety purposes. In such a case, a cloth face covering (unless a higher grade of mask is required) must always be worn, as is required anywhere people cannot continuously, measurably, and easily maintain a six-foot distance from one another.
- The Responsible Party should monitor physical distancing on their worksite in accordance with the guidance herein.
- To the extent possible, while maintaining all safety protocols, the Responsible Party should use outdoor air circulation at indoor jobsites.
- It is recommended that markers denoting six feet of distance be used where workers tend to congregate (e.g. at a health or temperature screening area, if in use.)
- Implementing policies to limit group interactions is recommended, such as staggering shifts, meals, and breaks to ensure physical distancing.
- Avoiding multiple crews/teams working in one area is encouraged. Assigned working areas for individuals is recommended in order to limit movement throughout the jobsite (i.e. separating the jobsite into sections and assigning each stable crew a specific section). Consider dividing sections via plastic partitions with separate entrances, when possible.

Job Site Configuration and Practices

It is recommended that the Responsible Party:

- Maintain consistent work crews. The creation of teams that do not intersect or overlap is recommended, when possible.
- Hold remote/electronic meetings instead of in-person meetings when possible (e.g. conversations over blueprints between architects and builders), and train employees how to conduct meetings they traditionally conduct on-site through remote/electronic mechanisms.
- Limit in-person gatherings when video/teleconferencing is not possible.
- Encourage employees to bring meals and snacks from home and close congregate eating areas and lunchrooms. It is required that during lunch

and break periods, workers remain physically distanced.

- Encourage and support employees who can work from home, including office-based personnel and allow them to do so. Office spaces must follow the regulations for offices available on Reopening RI's website
- Verbally screen all workers and visitors to the jobsite to check for COVID-19 symptoms. Employees need to be told to call their supervisor and not go to work if they have COVID-19 symptoms.
- As written in the general Dept. of Health regulations, clean portable toilets (porta-johns) and restroom facilities as follows:
 1. Thorough cleaning and sanitizing once per day;
 2. High-touch surfaces (e.g. door handles, sinks or hand-sanitizer dispensers, and toilets) should be wiped down frequently; and
 3. Cleaning wipes and/or cleaning materials should be made available for individuals to clean surfaces before and after use.

Masks and Personal Protective Equipment (PPE) Use

- The use of masks is required on construction jobsites (indoors and outdoors) in alignment with RIDOH regulations, which indicate that masks must be worn unless six feet of physical distancing can be maintained easily, measurably, and continuously.
- Masks or cloth face coverings are not required when workers are in an environment where a face mask would create a safety hazard (e.g. near open flames; in the presence of extreme environmental conditions; when a mask or face covering would hinder communication of safety procedures or verbal/visual cues necessary for safe operations; when environmental conditions are exacerbated with a mask and wearing one would compromise the safety of an employee).
- The term cloth face covering should not be interpreted to mean an N-95 mask. Those are critical supplies that should be reserved for health-care workers and other medical first responders, unless a worker already possesses one or her/his work requires a more protective respiratory mask.
- Workers who were previously required to wear a face mask or PPE should maintain the same practices as before (e.g. during paint stations, woodworking areas, chemical processing, or sanding operations).
- If workers wear disposable PPE, the Responsible Party should train workers on how to properly discard it.

Cleaning and Disinfecting

- If a traditional sink for hand washing is not available, the Responsible Party should provide a portable hand washing station or a makeshift hand-washing station (i.e. field sink), designed based on RIDOH and EPA guidance.
- Although businesses are allowed to provide hand sanitizer to employees as a substitute for running water and soap, construction workers should be advised that hand sanitizer can only be used as a substitute for soap and water if hands are not visibly dirty. However, providing hand sanitizer containing at least 60% alcohol for employees is still encouraged for use in situations where hands do not become visibly dirty.
- High-touch surfaces and shared objects must be cleaned in accordance with *General Business/Organization Guidelines* that are posted on Reopening RI's website. Providing hand-sanitizer containing at least 60% alcohol for employees is strongly recommended.
- Limiting mutual contact on equipment is strongly recommended. It is recommended to thoroughly clean and disinfect shared equipment and tools between users, unless doing so would create a hazard due to the nature of the work. Procedures for utilizing shared equipment should be spelled out in the company's COVID-19 Control Plan.

Contact Tracing

- It is recommended that companies collect contact information for those who are present on the construction site, including visitors, for 15 minutes or longer. The following information should be collected:
 1. Full name
 2. Phone number
 3. Date(s) and time(s) onsite

Travel

- It is recommended that workers do not carpool to and from work unless they live in the same household.
- When purchasing materials for a jobsite, it is recommended that only one worker is sent to buy supplies. If two people are required for a purchase, they should take two different vehicles, when possible.
- If carpooling is unavoidable, face coverings should be worn when inside the vehicle and individuals should keep as much distance between themselves as possible.

Procedures for symptomatic or confirmed COVID-19 individuals

Please review and follow the guidelines for individuals who show signs of illness or tests positive for COVID-19 available in the *General Business/Organization Guidelines* and the general Department of Health Regulations. Both of these documents are available on Reopening RI's website.

Example: Hand Cleaning and Disinfecting

If a traditional sink for hand washing is not available, the Responsible Party should provide a portable hand washing station or a makeshift hand washing station (i.e. field sink), designed based on RIDOH and EPA guidance.

Example: Cleaning and Disinfecting Shared Tools

Limiting mutual contact on equipment is strongly recommended. It is recommended that shared equipment and tools be cleaned and disinfected between users, unless doing so would create a hazard due to the nature of the work. Procedures for using shared equipment should be spelled out in the company's COVID-19 Control Plan.

State of Rhode Island

Directrices finales para la industria de la construcción

Acercas de esta guía

La industria de la construcción ha permanecido abierta en Rhode Island durante la crisis COVID-19. Estas directrices resumen los requisitos y recomendaciones para las empresas de construcción y sus trabajadores a medida que avanzan hacia la recuperación económica. Además de la orientación específica del sector que se describe aquí, todas las empresas deben revisar la sección *Recursos vitales en el lugar de trabajo* ([Reopening.com/vital-workplace-resources](https://reopening.com/vital-workplace-resources)) del sitio web de Reapertura del RI. Garantizar que cualquier persona que esté enferma se quede en casa y no vaya a trabajar es una prioridad.

Este documento de orientación está destinado a cubrir las preguntas que surgen con frecuencia al cumplir con los requisitos generales para todos los establecimientos con respecto al distanciamiento físico, limpieza y desinfección, el uso de máscaras y otras normas. Los requisitos generales incluyen todos aquellos establecidos en las órdenes ejecutivas y las regulaciones del Departamento de Salud de Rhode Island (RIDOH) *Actividades seguras por entidades cubiertas durante la Emergencia por el COVID-19*. ([Rules.sos.ri.gov/regulations/part/216-50-15-17](https://rules.sos.ri.gov/regulations/part/216-50-15-17)).

Además, las empresas y organizaciones también deben revisar las directrices generales del lugar de trabajo aplicables a su empresa u organización.

Estas pautas están diseñadas para reducir el riesgo de que los clientes, empleados y todos los trabajadores de Rhode Island contraigan COVID-19.

Tras la inspección, si se encuentra una empresa que infringe las regulaciones aplicables, podrían ser sujetos a multas y/o el negocio puede ser cerrado por funcionarios de RIDOH. Tenga en cuenta que los reglamentos y documentos de orientación estarán en vigor durante el periodo de la pandemia COVID-19 y podrán actualizarse periódicamente.

El propietario de un sitio, o la persona designada por el propietario, conocido como la **Parte Responsable**, es responsable de asegurarse de que todos en un sitio, incluidos todos los profesionales contratados, cumplan con todas las regulaciones de salud emitidas en torno a la crisis COVID-19. La **Parte Responsable** también debe familiarizarse con los requisitos descritos tanto aquí como en el documento de orientación general mencionado anteriormente. Todos los requisitos locales, estatales y federales en relación con la construcción también deben seguirse fielmente.

Las preguntas sobre esta orientación se pueden dirigir al Departamento de Regulación de Empresas o llenando un formulario en la página de internet ([Taskforce.dbr.ri.go](https://taskforce.dbr.ri.go)) o llamando al 401-889-5550.

Como operará una empresa de construcción

Las empresas constructoras seguirán abiertas, pero deben seguir las siguientes directrices para proteger la salud y seguridad públicas.

- Minimizar el número de trabajadores permitidos en espacios confinados., (ejemplo, en montacargas, ascensores, vehículos), de tal manera que puedan mantener el protocolo de distanciamiento recomendado.
- Cualquier persona que esté enferma o que tenga [síntomas de COVID-19](#) debe quedarse en casa y no ir a trabajar. Esto es muy importante porque ayuda a evitar que otros se enfermen. Utilice la herramienta de detección COVID-19, disponible en [English](#) y en [español](#), antes de permitir que cualquier persona venga al establecimiento o entre en las instalaciones.
- Cualquier persona que da positivo para COVID-19 debe ser excluida del trabajo y aislarse en casa.
- Quienes han estado en contacto cercano a individuos positivos (cualquier persona dentro de seis pies durante más de 15 minutos mientras la persona tenía síntomas y dos días antes) deben ser excluidos del trabajo en una cuarentena durante 14 días.
- Los empleados están obligados a llamar a su supervisor y no reportarse a trabajar si tienen síntomas de COVID-19.

Requisitos de distanciamiento físico

Además de las políticas de distanciamiento físico descritas en el documento de orientación general, siempre que sea posible, todos aquellos en la industria de la construcción también deben considerar las siguientes orientaciones específicas para la industria:

- Los trabajadores de la construcción están obligados a mantener una distancia de seis pies entre ellos, a menos que una actividad específica (por ejemplo, elevación) requiera una distancia más corta por motivos de seguridad. En tal caso, siempre se debe usar una cubierta de tela (a menos que deba usar una máscara especial), este es un requisito indispensable cuando las personas no pueden mantener continua, medible y fácilmente una distancia de seis pies entre sí.
- La Parte Responsable debe supervisar que el distanciamiento físico se cumpla estrictamente en el lugar de trabajo, tal como lo señala esta guía.
- En la medida de lo posible, mientras mantiene todos los protocolos de seguridad, la Parte Responsable debe asegurarse que haya circulación de aire en los lugares de trabajo interiores.
- Se recomienda utilizar marcadores que denota seis pies de distancia cuando los trabajadores tienden a congregarse (por ejemplo, en el área de detección de salud o temperatura, si está en uso.)
- Se recomienda implementar directivas para limitar las interacciones de grupo, como por ejemplo durante turnos escalonados, comidas y descanso para garantizar el distanciamiento físico.
- Se recomienda minimizar el número de trabajadores permitidos en espacios confinados (por ejemplo, montacargas, ascensores, vehículos) para que los trabajadores se adhieran a los protocolos de distanciamiento físico.
- Se recomienda evitar que varios equipos trabajen en un área. Se recomienda separar las áreas de trabajo con el fin de limitar el movimiento en todo el lugar de trabajo (es decir, separar el lugar de trabajo en secciones y asignar a cada equipo estable una sección específica). Considere la posibilidad de dividir las secciones via particiones de plástico con entradas separadas, cuando sea posible.

Configuración y prácticas del sitio de trabajo:

Se recomienda que la Parte Responsable:

- Mantenga consistentemente los mismos equipos de trabajo. Se recomienda, siempre que sea posible, la creación de equipos que no se intercepten ni se superpongan

- Celebre reuniones remotas/virtuales en lugar de reuniones presenciales cuando sea posible (por ejemplo, conversaciones sobre planos entre arquitectos y constructores) y capacitar a los empleados sobre cómo llevar a cabo reuniones que tradicionalmente llevan a cabo in situ a través de mecanismos remotos/virtuales.

- Limite las reuniones presenciales cuando no sea posible realizar videoconferencias/teleconferencias.
- Anime a los empleados a traer comidas y refrigerios de casa y cierre las áreas de comedor o comedores. Se requiere que durante los períodos de almuerzo y descanso los trabajadores permanezcan físicamente distanciados.
- Alentar y apoyar a los empleados que pueden trabajar desde casa, incluido el personal de oficina y permitirles hacerlo. Los espacios de oficina deben seguir las [regulaciones para las oficinas](#) disponibles en el sitio web de Reopening RI
- Haga una revisión verbal a todos los trabajadores y visitantes del sitio de trabajo para comprobar si hay síntomas de COVID-19. Los empleados necesitan saber que deben llamar a su supervisor y no ir a trabajar si tienen síntomas de COVID-19.
- Como está escrito en el departamento general de regulaciones sanitarias, los baños, y los baños portátiles (porta-johns) deberán seguir las siguientes normas de limpieza:
 - Limpieza y desinfección exhaustivas una vez al día;
 - Las superficies de alto contacto (por ejemplo, manijas de puertas, fregaderos o dispensadores de desinfectantes de manos e inodoros) deben limpiarse con frecuencia; y
 - Las toallitas de limpieza y/o los materiales de limpieza deben estar disponibles para limpiar las superficies antes y después de su uso.

Uso de las Máscaras y Equipo de Protección Personal (PPE)

- El uso de máscaras es necesario en los sitios de trabajo de construcción (interior y exterior) en concordancia con las regulaciones del RIDOH que indican que las máscaras deben usarse a menos que seis pies de distanciamiento físico se puedan mantener fácil, medible y continuamente.
- Las máscaras o revestimientos faciales de tela no son necesarios cuando los trabajadores se encuentran en un entorno donde una máscara facial crearía un peligro para la seguridad (por ejemplo, cerca de llamas abiertas; en presencia de condiciones ambientales extremas; cuando una máscara o revestimiento facial dificultaría la comunicación de los procedimientos de seguridad o señales verbales /visuales necesarias para operaciones seguras; cuando las condiciones ambientales se exacerban con una máscara y el uso de una pondría en peligro la seguridad de un empleado).
- El término uso de una máscara facial de tela no debe interpretarse como una máscara N-95. Esos son suministros críticos que deben reservarse para los trabajadores de la salud y otros socorristas médicos, a menos que un trabajador ya posea uno o su trabajo requiere una máscara respiratoria más protectora.
- Los trabajadores que anteriormente estaban obligados a usar una máscara facial o Equipo de protección Individual-EPI (PPE) deben mantener las mismas prácticas que antes (por ejemplo, durante estaciones de pintura, áreas de carpintería, procesamiento químico u operaciones de lijado).
- Si los trabajadores usan EPI desechable, la Parte Responsable debe capacitar a los trabajadores sobre cómo desecharlo adecuadamente.

Limpieza y desinfección

- Si no se dispone de un fregadero tradicional para el lavado de manos, la Parte Responsable debe proporcionar una estación de lavado de manos portátil o una estación de lavado de manos improvisada (es decir, un fregadero provisional), diseñada sobre la base de la guía del RIDOH y la EPA.
- Aunque las empresas pueden proporcionar desinfectante de manos a los empleados como sustituto del agua corriente y el jabón, los trabajadores de la construcción. deben saber que el desinfectante de manos solo se puede utilizar como sustituto del jabón y el agua si las manos no están visiblemente sucias. Sin embargo, debe suministrar continuamente un desinfectante que contenga al menos un 60% de alcohol para el uso de los empleados en situaciones en las que las manos no se ensucien visiblemente.
- Las superficies de alto contacto y los objetos compartidos deben limpiarse de acuerdo con las directrices [generales de la empresa/organización](#) que se publican en el sitio web de *Reopening Rhode Island*. Se recomienda encarecidamente proporcionar desinfectante de manos que contenga al menos un 60% de alcohol para los empleados.
- Se recomienda encarecidamente limitar el contacto mutuo durante el uso de herramientas o equipos. Se recomienda limpiar y desinfectar a fondo los equipos y herramientas compartidos entre los usuarios, a menos que hacerlo cree un peligro debido a la naturaleza del trabajo. Los procedimientos para la utilización de equipos compartidos deben ser descritos en el Plan de Control COVID-19 de la compañía.

Seguimiento de contactos

Se recomienda que las empresas recopilen información de contacto para aquellos que están presentes en el sitio de construcción, incluidos los visitantes, que permanezcan por 15 minutos o más. Debe recopilarse la siguiente información:

- Nombre completo
- Número de teléfono
- Fecha(s) y hora(s) en el sitio

Viaje

- Se recomienda que los trabajadores no compartan vehículos hacia y desde el trabajo a menos que vivan en el mismo hogar.
- Al comprar materiales para un sitio de trabajo, se recomienda que solo se envíe un trabajador para hacer las compras de suministros. Si se requieren dos personas para una compra, deben tomar dos vehículos diferentes, cuando sea posible.
- Si el compartir vehículo es inevitable, se deben usar cubiertas faciales cuando estén dentro del vehículo y las personas deben mantener la mayor distancia posible entre ellas.

Procedimientos para individuos sintomáticos o confirmados COVID-19

Revise y siga las pautas para las personas que muestran signos de enfermedad o pruebas positivas para COVID- 19 disponibles en las *Directrices Generales de Negocios/Organización* y la Regulaciones del Departamento de Salud Ambos documentos están disponibles en el sitio web de *Reopening RI*.

Ejemplo: Limpieza y desinfección de manos

Si no se dispone de un fregadero tradicional para el lavado de manos, la Parte Responsable debe proporcionar una estación de lavado de manos portátil o una estación de lavado de manos improvisada (es decir, un fregadero de campo), diseñada sobre la base de la guía RIDOH y la EPA.

Ejemplo: Limpieza y desinfección de herramientas compartidas

Se recomienda encarecidamente limitar el contacto mutuo en el equipo. Se recomienda limpiar y desinfectar los equipos y herramientas compartidos entre los trabajadores, a menos que hacerlo cree un peligro debido a la naturaleza de la obra. Los procedimientos para el uso de equipamiento compartido deben ser descritos en el Plan de Control COVID- 19 de la empresa.



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Though classes have temporarily moved to Zoom online conferencing, the Rhode Island Builders Association continues the Contractor Training Program in October, expanding its educational offerings for members and their employees! Call for details and to register, contact RIBA Professional Development Manager Bob Salvas at (401) 438-7400 or e-mail bsalvas@ribuilders.org.

Continuing Education

Courses headlined in **RED** on The RIBA Contractor Training Pages qualify for 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.

5 Credit Hours:

Deck Codes & Construction

October 5th

WHEN: Monday, October 5th, 8 to 1 p.m.

WHERE: Online via Zoom

COST: FREE for members and their employees. Non-members, call for pricing options.

DEADLINE TO REGISTER: One day before class

FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Deck codes have undergone more changes than any other portion of the residential code. Learn what you need to design and build code-compliant decks using prescriptive measures outlined in the code and code-compliant standards.

Mike Guertin is the instructor.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session.



2 Credit Hours:

Job Scheduling is the Key to Success

October 7th

WHEN: Wednesday, October 7th, 8 to 10 a.m.

WHERE: Online via Zoom

COST: FREE for members and their employees. Non-members, call for pricing options.

DEADLINE TO REGISTER: One day before class.

FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Join instructor Justin Zeller to learn about the effect of job scheduling on making money, client happiness and professionalism.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. Participants must provide proof of employment with a member company for the class to be free.



1 Credit Hour:

Envelope & Building Science

October 8th

WHEN: Thursday, October 8th, 8 to 10 a.m.

WHERE: Online via Zoom

COST: FREE for members and their employees. Non-members, call for pricing options.

DEADLINE TO REGISTER: One day before class

FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

This class focuses on the building enclosure in residential remodel/renovation and new construction projects. You will learn about best-practice strategies for building assemblies, from foundations through roofs. You will see proven methods that have enabled builders and designers to build cost-effective high-performance homes.

Jeremy Dagold is the instructor.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free.



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 information, contact Bob Salvas, bsalvas@ribuilders.org or call (401) 438-7400.

RIBA reserves the right to limit the number of attendees from a single company at courses taught on-site. For information, contact Bob Salvas, bsalvas@ribuilders.org or call (401) 438-7400.



RIBA Contractor Training

2 Credit Hours:

Hardwood Flooring

October 14th

WHEN: Wednesday, October 14th, 8 to 10 a.m.

WHERE: Online via Zoom

COST: FREE for members and their employees. Non-members, call for pricing options.

DEADLINE TO REGISTER: One day before class

FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Join instructor Mike Sarah for this class, which will discuss the different materials used for flooring, and which are best used in particular situations: traditional raw wood installation versus prefinished hardwood, how to finish raw wood, best practices for refinishing hardwood floors and how to design a hardwood flooring layout for one or more spaces.

You must pre-register for this class. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free. .



5 Credit Hours:

Residential Estimating

October 28th

WHEN: Wednesday, October 28th, 8 a.m. to 1 p.m.

WHERE: Online via Zoom

COST: FREE for members and their employees. Non-members, call for pricing options.

DEADLINE TO REGISTER: One day before class

FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Taught by instructor Justin Zeller, this course covers basic construction math and how it is used to estimate the labor and material costs of a residential construction project.

Knowledge of blueprint reading is advised, or completion of Residential Blueprint Reading class. *See page 25.*

You must pre-register for this class. There will be no admittance to the Zoom session without pre-registration. Participants will receive instructions on how to log in to the Zoom session. Participants must provide proof of employment with a member company for the class to be free.



1 Credit Hour:

Construction Safety Protocols for COVID-19

October 19th

WHEN: Monday, October 19th, 9 to 10 a.m.

WHERE: Online via Zoom

COST: FREE for members and their employees. Non-members, call for pricing options.

DEADLINE TO REGISTER: One day before class

FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Taught by RIBA Executive Officer John Marcantonio, this class will review workers' personal responsibilities, social distancing, general jobsite and office practices. Also considered will be personal protective equipment (PPE), sanitation and cleanliness, and jobsite visitors. Workers entering occupied buildings and homes will also be discussed.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free.



2½ Credit Hours:

Accounting & Cash Flow

October 29th

WHEN: Thursday, October 29th, 8 to 10:30 a.m.

WHERE: Online via Zoom

COST: FREE for members and their employees. Non-members, call for pricing options.

DEADLINE TO REGISTER: One day before class

FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Join instructor David Lucier for this course, which will help a contractor understand the basics of accounting and how to manage cash flow.

You must pre-register for this class. There will be no admittance to the Zoom session without pre-registration. Participants will receive instructions on how to log in to the Zoom session. Participants must provide proof of employment with a member company for the class to be free.



For RIBA

membership information contact Elise Geddes

401-438-7400 • or egeddes@ribuilders.org

1 Credit Hour:

Understanding Your Construction Business Model

October 30th

WHEN: Friday, October 30th, 8 to 10 a.m.

WHERE: Online via Zoom

COST: FREE for members and their employees. Non-members, call for pricing options.

DEADLINE TO REGISTER: One day before class

FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

In order to grow a business to the next level, you need a good understanding of your business model. This class will discuss the nine building blocks to a repeatable and scalable business.

The instructor is Bill Cunningham.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free.



Insights into Restoration & Property Insurance Claims

October 15th

WHEN: Thursday, October 15th, 8 to 10 a.m.

WHERE: Online via Zoom

COST: FREE for members and their employees. Non-members, call for pricing options.

DEADLINE TO REGISTER: One day before class

FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Join disaster-restoration expert Chris Sanford, who will provide an overview of the damages caused by fire, water and mold, as well as the ins and outs of dealing with insurance companies, adjusters and clients.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free.




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Additional Classes Offered by RIBA this Month
Deadline to register is one day before class.
For more information and to register: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Solve Your Recurring People & Operations Problems

October 9th

WHEN: Friday, October 9th, 8 to 10 a.m.

WHERE: Online via Zoom

COST: FREE for members and their employees. Non-members, call for pricing options.

DEADLINE TO REGISTER: One day before class

FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Contractors are very good at solving building problems. But some problems, especially those involving people or operations, can seem to keep returning for some unknown reason. Attend this session with instructor Jeffrey Deckman to learn processes that get to the root of the problems and resolve them once and for all.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free.



The New Home Construction Process

October 13th

WHEN: Tuesday, October 13th, 8 to 10 a.m.

WHERE: Online via Zoom

COST: FREE for members and their employees. Non-members, call for pricing options.

DEADLINE TO REGISTER: One day before class

FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Join instructor Elise Geddes to learn about the steps you will need to keep in mind before you build a new home for spec or for contract.

You must pre-register for this course. Participants must provide proof of employment with a member company for the class to be free.



OSHA-10 Course

October 22nd - 23rd

WHEN: Thursday and Friday, October 22nd and 23rd, 8 a.m. to 3 p.m. each day.

WHERE: Online via Zoom

COST: FREE for members and their employees.

DEADLINE TO REGISTER: One day before first class

FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.


This is a 10-hour class, held over two days by Scott Asprey of Risk & Safety Management. 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. Non-member payment is due upon registration. Participants must provide proof of employment with a member company for the class to be free. 

Seven Secrets to Set You Apart When Selling Your Projects October 20th

WHEN: Tuesday, October 20th, 8 to 10 a.m.


WHERE: Online via Zoom

COST: FREE for members and their employees. Non-members, call for pricing options.

DEADLINE TO REGISTER: One day before class

FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Join best-selling author and industry expert Allan Langer as he breaks down a simple selling system that will help you stand out and win more jobs..

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free. 

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Gary Sasse

Hassenfeld Institute for Public Leadership at Bryant University

Gary Sasse currently serves as founding director of the Hassenfeld Institute for Public Leadership at Bryant University. Mr. Sasse was appointed by former Gov. Donald Carcieri to head both the Dept. of Administration and the Dept. of Revenue. From 1977 until 2007, he was executive director for the Rhode Island Public Expenditure Council (RIPEC), a public policy research organization. In 2016 he was named state chair of the Rubio for President Campaign. When Sen. Marco Rubio dropped out, Mr. Sasse became a policy advisor and state co-chair of Kasich for America Presidential Campaign. Previously, Mr. Sasse held senior positions as a staffer for the Governor of Tennessee. He holds a bachelor of arts in political science from Florida State University and a master of science in public administration from the University of Missouri.



create jobs and open up the state. So, just since March, we've had five or six programs with public officials on leadership issues.

THE BUILDER: Much to the surprise of some in the residential construction industry, building and remodeling seem to be booming to the point that there are material and labor shortages. What place do you see for residential construction in the recovery?

SASSE: It's critical. I look back at data developed by the National Association of Home Builders (NAHB), and I think it's pretty good research on the economic consequences and the effect of the industry during the pandemic, and it certainly applies to Rhode Island.

For example, building a single-family home equates to at least three full-time equivalent jobs a year for people involved in the residential construction industry. It's slightly less when building multi-family units. In addition, as your readers know, there are "multipliers" from those jobs, taxes that are paid, supplies and materials that are bought.

Building residential property is a critical component of creating jobs and as an economic engine. More importantly, and I don't have to tell your readers this, we have a supply-and-demand issue as it pertains to workforce housing, and we can't compete unless we as a state make the most productive use of our people and our capital.

So, residential construction has to play an important role as we come out of this pandemic.

When you look at Rhode Island's unemployment situation, the sad fact of the matter is that, for a decade or so, about 40 percent of the jobs we created were in low-wage industries. In those industries, workers are the first to be laid off and the last to come back. But in the construction industry, building the residences and apartment buildings are not low-wage jobs in the main.

Another issue is that, before the pandemic-induced depression, we were about 28th among the 50 states in the percentage of the workforce unemployed. We're now 40th. Only 10 other states have a higher percentage of their people unemployed. So, when you find the need for a product, in this case housing that can attract and retain the workforce, and that has a direct economic impact, it gives housing and residential construction a very important part to play.

THE BUILDER: On the other side of the coin regarding the housing boom are what appear to be changing settlement patterns. There's some evidence that people are fleeing cities like New York and coming to places like Rhode Island. How do

see *INTERVIEW...next page*

THE BUILDER: What is the Hassenfeld Institute for Public Leadership at Bryant University, and how do you see it assisting in Rhode Island's reopening/recovery?

SASSE: The Hassenfeld Institute was created to provide public officials involved in the execution of public policy with the tools and skills they need to be effective leaders. It's existed for over a decade now. It started out with (Providence Mayor Angel Tavares) and (Pawtucket Mayor Donald R. Grebien) and the Lincoln Chafee Administration, to help the transition from campaigning to governing.

It has served about 6,000 public officials since its inception.

Since the pandemic hit, the Institute has established a number of programs. Of course, we can't invite people to the campus right now, so the activities have been virtual.

We recently had a conference for school leaders on scenario planning. We planned another conference on the same subject for the week of August 26th. We've worked with public officials on how to communicate effectively during the crisis. We've also focused on ways to communicate and work with personnel during this time, so we've had a number of very pragmatic working sessions with officials on the kinds of issues they face to be effective during a pandemic.

We've also focused on policy issues that we think need to be considered as we try to restore the state's economy, and we recently sponsored a webinar with the Rhode Island Public Expenditure Council (RIPEC), and the governor's office was very involved, on the need to reinvest in the state.

This focused mainly on infrastructure, what the state can afford, what it needs to do and how, the importance of reinvestment to

INTERVIEW...from page 31

you see this trend affecting the Rhode Island housing market post-COVID, or even before the end of the pandemic?

SASSE: COVID changes everything, but I don't have a crystal ball. Still, I see a few things playing out. For example, there's a tremendous opportunity here for cities the size of Warwick, Cranston or Providence, particularly with us being a small state and things being relatively conveniently located.

These areas are now being seen as alternatives to businesses located in the middle of cities, where they're dependent upon mass transit. And, when they get to their buildings, their workers have to wait in line for an elevator to get up to the 15th floor. People are realizing that, given COVID and the changing nature of life, work environments and locations can be different.

If I may go back in history a bit, in 2013 the General Assembly restructured the state's economic development agency, creating Commerce Rhode Island. Lawmakers gave them an array of tools and incentives to encourage business to expand and locate in the state. Several of these incentives helped improve the state's business climate.

However, these programs have to be revisited because COVID is altering the way businesses are making location decisions. And as businesses make those decisions, we have to have housing for the workers.

In the past, state programs have focused on preferential real estate deals and tax incentives. We were building hotels, subsidizing apartments, and that's changed. There's also a social justice agenda that's coming into play. So, we have to change the way we think and do economic development. We have to take the money we were using for hotels and apartments and see how we can use it to build more workforce housing, to create more of an infrastructure, to be more competitive as people start to look at the inconveniences that COVID has brought to being in big urban areas.

It will take leadership, and a willingness to say that we made changes in 2013, but now it's 2020 and the world has changed. As a result, we have to change our focus and our priorities in economic development.

From the viewpoint of construction, there are two things in an equity agenda that are critical. The most obvious is education and the second is higher-wage jobs with better housing.

THE BUILDER: Over-regulation, inconsistencies in code interpretation and long wait times for permits and approvals on the local level have been a burden to the residential construction industry for decades. Is it time for a statewide permitting system to help streamline housing production?

SASSE: Decades ago, Rhode Island eliminated local health departments in favor of the Dept. of Health because it was no longer practical to have 39 of them.

With permitting and inspections, there's another fact that's important and that we have to respect. People choose to live in certain towns for many different reasons, including housing and the quality of schools.

We have a strong tradition in New England of local self-government, so we have to respect that tradition. But in doing so,

we also have to realize that costs are a factor for people, and we shouldn't be doing anything as a government to drive up the cost of housing. That also gets into the costs of inspections and permitting.

So, we should figure out a way to achieve a balance where we could give the state more oversight in inspections and permitting, but at the same time respect local zoning. In other words, there's an administrative component that could do better centrally, then there's the administrative/policy part that should be local and respected.

THE BUILDER: How do you see Rhode Island being "re-invented," especially after a year this bizarre?

SASSE: There are four things we've been discussing. The first is that we need to focus on an equity agenda. If Rhode Island is going to prosper, people can't be left behind because of gaps between the middle and the top. That means educational opportunities that improve student outcomes.

I've long been an advocate for a constitutional amendment to say education is a fundamental right. So, if communities feel there's not access to adequate educational opportunity, they could go to court.

I hope that wouldn't have to happen, but it would get the legislature and the governor focused on improving schools.

When you look at educational attainment, you find about 33 percent of Rhode Islanders over the age of 25 have a college degree. That compares with 41 percent in Massachusetts and 38 percent in Connecticut. We have to deal with the mismatch between the skills and what employers will need in the future.

That all ties in with having decent, livable communities. There are a lot of things you can do for community development. The one I would come down on, as distinguished from just affordable housing, is workforce housing. We should re-invest in financing programs to assist the market on workforce housing.

Another part is investing in infrastructure. We've done a lot of research on this, and if you look at Rhode Island's per capita public capital investment, we rank 44th. Strategic spending of capital can be a building block to accelerate an economic revival. Over the next several years, we have to invest hundreds of millions of dollars in a kind of infrastructure Marshall Plan to rebuild roads, schools, housing and any number of other things.

That's also a great pump-primer to get people back to work, and now is a good time to borrow because interest rates are very competitive. In fact, the Office of the General Treasurer recently pointed out that the state has "affordability headroom."

I think it has to be bold. Adding \$50 million here or there to a bond issue isn't what I'm talking about. I mean a five-year plan that focuses like a laser on rebuilding the infrastructure of the state. And we need smart policies, to refocus, reinvent and rethink how we do economic development, especially as a result of the pandemic.

THE BUILDER: The Rhode Island Builders Association has been a vigorous advocate for improved and expanded drinking-water, sewer and stormwater infrastructure.

SASSE: That's critical. If people don't have clean water and proper sewerage, you can't develop a community.

New trade training classes under way in Oct.

"We currently have more applicants than our programs can accommodate."

That's the report from Cheryl Boyd, the Rhode Island Builders Association's director of workforce programs, six of which were scheduled to open new sessions in late September and early October.

"We are doing a virtual start simply because of the school situation. Several of the school buildings we use for classes have delayed openings this year, or opened but might close later if there are COVID cases," Ms. Boyd pointed out.

She said that people would be surprised to see how much can be done virtually.

"A ton of material can be covered via teleconference, especially one-on-one with an instructor. It's not just logging in and getting an assignment. It's pretty cool!" she said.

"Also, we're placing students who recently graduated. If you're a residential contractor with jobs to fill, this is your pipeline to skilled employees."

Career paths in RIBA's job-training programs include carpentry (the Carpentry Career Training Program), plumbing and electrical. The five training venues around the state include the Woonsocket Area Career and Technical Center, the Chariho Career and Technical Center, the East Providence Career and Technical Center, the Warwick Area Career and Technical Center, and RIBA's new Central Falls Vocational Training Center.

In addition, RIBA offers the very successful Vocational English as a Second Language (VESL) program in basic carpentry.

Along with applicants seeking new careers in the residential construction industry, employers can send potential employees to be trained and current employees to be upskilled.

Each course involves 200 Hours of training over 26 weeks, following the curriculum from the Home Builders Institute (HBI), the education arm of the National Association of Home Builders (NAHB).

Resumés are posted at RCWPJobs.com, and employers who haven't already done so can sign up for a free account.

"Every employer should be posting job openings on the site," Ms. Boyd stated.

To learn more, contact contact Bob Salvas at (401) 438-7400 or bsalvas@ribuilders.org.



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Top Member Benefit: Contractor Development Program

Nearly 950 have taken RIBA classes in 2020

In 2020, major growth has characterized the Contractor Development Program (CDP), the Rhode Island Builders Association's prime educational benefit, tuition-free classes for members and their employees.

As far as RIBA leaders know, no other home builders association in America offers such an expansive and comprehensive education program.

"This is an unprecedented member benefit and industry resource," said RIBA Executive Officer John Marcantonio. "And it has kept going strong throughout the COVID crisis."

With so many new contractors entering the industry on account of the pandemic, and with existing contractors needing to expand their knowledge sets to grow and expand their offerings, the educational resources at RIBA have been created to develop the industry's capabilities and help with the creation of the contractor base in Rhode Island.

"The demographics of our industry are improving with our joint efforts and partnerships," Mr. Marcantonio stated.

"We are now recruiting the next generation at a healthy rate and are training those who enter in a meaningful manner. That said, we still have a long way to go to meet the future as the retirement wave begins to effect the residential construction industry."


Taking advantage of the CDP is easy. All a member or contractor has to do is give RIBA a call at 401-438-7400.

Bob Salvas and the team at the association will be happy to walk you through the course offerings and can assist you in finding the best way to take advantage of this great educational program.

"This expanded training has only been in place since January, but the results and feedback are quite rewarding," Mr. Marcantonio added.

"Over 950 people have taken advantage of courses at the association in the last eight months"

The CDP is partially funded by Real Jobs Rhode Island through the Dept. of Labor and Training.

See information on October classes on pages 4, 5, 27, 28, 29 and 30. For more information, contact Mr. Salvas at (401) 438-7400 or bsalvas@ribuilders.org. 

New home sales surge

National Association of Home Builders


In a sign that the housing market continues to lead the economy during the COVID-19 outbreak, sales of newly built, single-family homes rose to their highest pace since 2006, up 13.9 percent to a seasonally adjusted annual rate of 901,000 units in July, according to newly released data by the U.S. Dept. of Housing and Urban Development and the U.S. Census Bureau.

The July rate is 36.3 percent higher than the July 2019 pace. New home sales are up 8 percent on a year-to-date basis.

"This is exactly what the National Association of Home Builders (NAHB) builder confidence survey has been indicating in recent months. Consumers are being driven by low interest rates, a growing focus on the importance of housing, and a shift in buyers seeking homes in lower density areas," said NAHB Chuck Fowke.

NAHB Chief Economist Robert Dietz amplified these thoughts.


"New home sales are benefitting from the suburban shift, as prospective buyers seek out affordable markets in order to obtain more residential space," Dr. Dietz commented.

Contact Elizabeth Thompson, (202) 266-8495 or ethompson@nahb.org. 

MEETING...from page 1

2017 by the Women Development Institute for having built a distinguished career in the residential construction field.

RIBA's election and installation will take place during the association's first virtual Annual Meeting, set for October 6th via Zoom. The meeting will be free, and details will be sent to members by mail. The officers of RIBA's Professional Women in Building Council (PWB) will be installed as well.

Nominated for election as directors, for terms ending in 2023 are: David C. Baud of Baud Builders, Joseph A. Casali of Joe Casali Engineering Inc., William Dawson of Pawtucket Credit Union, Robert F. DeBlois Jr. of DeBlois Building Co., Michael DeCesare of DeCesare Building Co., Sean Finnegan of Coventry Lumber Inc., John Peters of Ecologic Spray Foam Insulation Inc., Jhonny Leyva of Heroica Construction, Frank Bragantin of Ferland Corp., Dean W. Martineau of Capstone Properties, Kevin Moran of Moran Home Improvements, John Pagliaro of J.P. Construction Inc., Marc Petrowicz of Unilock. For more information, contact RIBA at (401) 438-7400. 



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Are you an investor in Bay State multifamily housing?

COVID-19 relief might be available

By Paul F. Eno *Editor*

If you're a developer who has invested in multifamily housing in the Bay State through MassHousing, you can receive some relief, according to the agency.

Because of the COVID-19 pandemic, many tenants are out of work or working reduced hours, and unable to pay rent. Adverse effects of the crisis may include the temporary inability of developers who have worked with MassHousing to make required

mortgage payments, and delays in construction because of construction stop orders.

In compliance with the Federal CARES Act, MassHousing is taking and reviewing applications for forbearance on multifamily loans in accordance with these stipulations:

- Process for requesting relief

Applications on behalf of borrowers can be submitted by general partners, managing members or authorized property managers acting on behalf of the borrower. Requests should be submitted in writing to the MassHousing Asset Manager or Relationship Manager for the particular property or portfolio. Only properties or portfolios that were not in default as of February 1st will be considered for relief under these procedures.

- Required documentation: Affirmation of Hardship Due to COVID-19

A written request, with appropriate project identification, that declares the project is experiencing financial hardship as a result of the COVID-19 pandemic, and how it is impacting the project, is required.

- Also necessary is an acknowledgement that the borrower will comply with all tenant protection obligations as required under the CARES Act, as well as any other applicable state or local tenant protection requirement, and has read and understands HUD's Mortgagee Letter 2020-09.

- Required as well is a certification in writing that the submission, including all information submitted to support the request for relief, is true, accurate, and complete.

- Supporting Documentation

This includes current rent receivables; accounts payable aging; a year-to-date operating statement with variances to the budget; copies of reports submitted to local/state/federal health agencies; a 2019 project audit, if not already submitted to MassHousing; a list of any and all reserves held outside of MassHousing, including required use of those funds; information on additional sources of financial relief expected and/or funded.

- Suspension of equity distributions, fees to limited partners, general partners, members or managers.

Borrowers obtaining relief under the CARES Act agree to suspend equity distributions until all monetary deferrals have been paid. Payments of fees to general or limited partners, or managers or members, must be suspended during the forbearance period. In addition, no payments shall be made on any related party loans, such as general or limited partner or manager or member loans.

- Length of forbearance and extensions:

Upon receipt of a request for forbearance from a multifamily borrower, MassHousing will document the financial hardship and provide the forbearance for up to 30 days.

For complete information, visit [MassHousing.com](https://www.masshousing.com), paying special attention to the U.S. Dept. of Housing and Urban Development's Mortgagee Letter 2020-09, dated April 10, 2020, before requesting forbearance from MassHousing.

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 has expanded its education programs to include courses required for work in Massachusetts.

Bear in mind that most Massachusetts government services must be done online during the COVID-19 crisis.

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](https://www.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](https://www.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](https://www.masshousing.com).



LITTLE SCHOOL...from page 7

This dovetails with the “stretch” or “reach” code, developed for commercial buildings by the Rhode Island Office of Energy Resources (OER) in partnership with industry stakeholders, including National Grid. It’s based on the International Green Construction Code (IGCC) and was released in early 2018 as a voluntary compliance pathway to achieve higher energy savings and implement advanced building practices. Lincoln’s Little School uses no gas or oil.

Rhode Island also has a residential stretch code.

Groundbreaking for the facility took place last December 5th. James Deslandes Sr., president of the construction firm, and Jill Deslandes, along with James Deslandes Jr., RIBA Immediate Past President David A. Caldwell Jr. and Michael Lindstrom of studioMLA Architects, joined hundreds of students, teachers, administrators, school trustees and other dignitaries for the ceremony.

“The teamwork developed between Lincoln School, Deslandes and studioMLA Architects has made the process of design/build seamless,” said Mr. Deslandes Sr., currently secretary of RIBA.

The second phase of the Lincoln School’s “Building Beginnings” campaign will expand and enhance the “Lower School,” and is slated to begin in 2021.

Stretch codes

“We are delighted to see stretch codes being used in projects throughout the state,” said Robert Beadle, spokesman for OER.

“Rhode Island’s stretch codes are meant to be used on a voluntary basis to guide the construction and/or renovation of buildings that use less energy, have less negative impact on the environment, and achieve higher levels of occupant health and comfort. New building construction and large-scale renovation projects are also encouraged to use the Stretch Codes to help maximize the financial incentives available from National Grid’s Energy Efficiency Programs.”

Find out more about the Stretch Codes at Energy.ri.gov.



BOARD...from page 8

The executive officer also provided a full report on progress of the Contractor Development Program (CDP) and job training programs. *Related stories on pages 33 and 34.*

RIBA Government Affairs Advocate William Walsh offered an update on the association’s legislative agenda, which is proceeding despite COVID-related slowdowns at the State House.

Outgoing President Timothy A. Stasiunas thanked the board for their support throughout his two terms.



**For RIBA
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- Up to 3 of your own Facebook posts will be shared by the RI Home Show's Facebook page May 2020 - April 2021
- A new exhibitor directory will be developed on RIBAHomeShow.com which will categorize exhibitors by industry and service-type. Each exhibitor will have the opportunity to provide a brief description, as well as social media handles for their directory listing and promote your show specials
- The website floor plan will transition to a new interactive floor plan that will allow users to interact with each exhibitor's booth space and learn more about the services, products and promotions that you will be offering at the show.

For those exhibitors moving forward to the RI Home Show in 2021, and who want to be a part of the exhibitor social media campaign, please contact Robert Yoffe at 781.639.5200 or email bob@yoffeexpo.com to secure your participation. Then, visit ribahomeshow.com/program to fill out the form to begin.

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