

## RIBA releases final COVID-19 guidance

Jobsite guidance for the residential construction industry, meant to keep workers and clients safe during the remainder of the pandemic, has been released by the Rhode Island Builders Association.

Reproduced in full, in both English and Spanish, in a pull-out section at the center of this edition of *The Rhode Island Builder*, the document summarizes the guidance from the state for contractors working in Rhode Island. RIBA cooperated with the Dept. of Health, the Dept. of Business Regulation and other industry groups to write the guidance.

"We urge all Rhode Island contractors to familiarize themselves and their employees with this guidance, and to use it," said RIBA Executive Officer John Marcantonio.



Set for October 6th

## RIBA Annual Meeting will take place

Virtual or physical, members will hear the issues and decide on association's new officers and directors.

While it's uncertain as of this writing what the format will be, the Rhode Island Builders Association's Annual Meeting and Election/Installation of Officers will take place on October 6<sup>th</sup>, one way or the other.

"We are looking at all possibilities," reported RIBA Executive Officer John Marcantonio, adding that the meeting probably will be fully or partially virtual. Members should watch their mail and e-mail for final details.

Members also will receive the 2020-2021 slate of officers and directors from the Nominat-  
*see RIBA EVENTS...page 30*



**Outgoing President Timothy A. Stasiunas and President-nominee Carol O'Donnell talk industry issues during RIBA's 4<sup>th</sup> News and Information Podcast.**

### FEATURED PRODUCTS AND SERVICES FOR SEPTEMBER

*Middle Section*

### RIBA Guidelines for Jobsites

*Pull-Out Section at Center*

### RIBA's contractor training offers all classes you need

The Rhode Island Builders Association's credit and non-credit courses alike continue to expand, and they're free of tuition charge for members and their employees.

*Page 24-27*

### Interest in RIBA benefits surges

As the COVID-19 pandemic continues, RIBA education and other member benefits are attracting hundreds.

*Page 3*

### The supply chain

Material shortages continue, but there's hope.

*Page 8*

## Job training forges ahead in September

No-cost construction career training programs are offered in carpentry, electrical, plumbing and vocational English as a second language (VESL). Send an employee or hire a recent grad. Classes are ongoing.

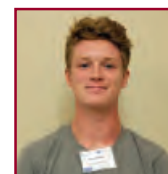
With some 200 dynamic people in the job-training pipeline at any one time, the Rhode Island Builders Association is forging ahead with new classes in September.  
*see TRAINING...page 29*

### Comments from excited students keep coming!

#### Nathaniel Collins, Electrical Program:

I had started the class knowing nothing. Mr. (John) Valleta and Gage were patient and able to help me with every problem I had.

*see COMMENTS...page 29*



Nathaniel Collins

## R.I. permits up 17% over last year

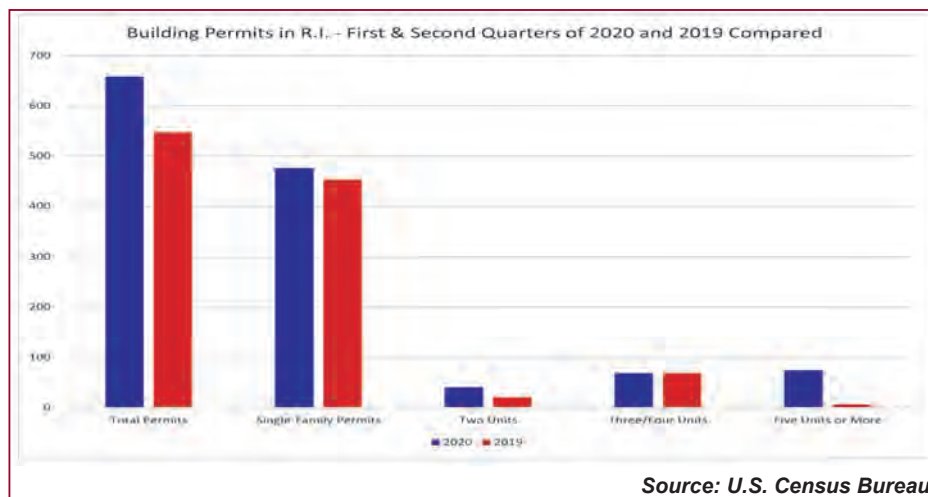
By Paul F. Eno *Editor*

The number of building permits issued in Rhode Island for new dwelling units for the first and second quarters of 2020 are up 17 percent from the same period in 2019, according to the most recent figures available from the U.S. Bureau of the Census.

Despite what was expected to be a slow-down because of the COVID-19 pandemic, 658 permits were issued in the Ocean State for the January-June period, compared with 547 in the first half of 2019.

In the same period this year, Massachusetts issued 7,481 permits, down from 8,499 in the first two quarters of 2019.

Permit figures nationally are an indication that housing is leading the economy during the pandemic, according to the National Association of Home Builders. NAHB reports that sales of newly built, single-family homes rose to their highest level since the Great Recession, up 13.8



percent to a seasonally adjusted annual rate of 776,000 units in June, 6.9 percent higher than the June 2019 pace.

"While Wall Street may have expected a smaller gain, anyone following the NAHB/Wells Fargo Housing Market Index would know these numbers are in line with what we're hearing from builders," said Chuck Fowke, chairman of the NAHB and a custom home builder from Tampa, Fla.

"Builders are moving to ramp up production to meet growing demand."

Builders are buoyed, according to NAHB Chief Economist Robert Dietz.

"Along with rising builder sentiment, we're seeing increasing consumer demand in the suburbs, exurbs and rural areas," said Dr. Dietz.

"At the same time, builders are dealing with supply-side concerns such as rising material costs, particularly lumber."

*Related story on page 8.*

### Big Building Plans

Meanwhile, NAHB reported in July

that the COVID-19 crisis has done little to dampen home-buying plans for most Americans.

"The share of Americans who are considering the purchase of a home in the next 12 months was 11 percent in the second quarter of 2020, essentially flat when compared with the same quarter in 2019 (12 percent)," according to NAHB's Housing Trends Report.

"In light of the COVID-19 crisis, this finding indicates that the overall number of Americans who want to buy a home has not been impacted by the pandemic. Similarly, the share of these prospective buyers who are first-time buyers is about the same in the second quarter of 2020 (59 percent) as it was a year earlier (58 percent)," NAHB stated.

The U.S. labor market showed signs of recovery in June, gaining 4.8 million jobs as the U.S. unemployment rate fell to 11.1 percent. The 30-year fixed mortgage rate continued to fall, reaching 3.13 percent by the last week of the month.

### The Rhode Island

## Builder

Official publication of the  
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The Rhode Island Builder Report is published monthly by the R.I. Builders Association, 450 Veterans Memorial Pkwy. #301, East Providence, RI 02914, tel. (401) 438-7400, fax (401) 438-7446, e-mail INFO@RIBUILDERS.ORG. Advertising information is available on the Internet at www.RIBUILDERS.org or from New River Press at (888) 273-1941 (ext. 1). Claims and representations made in advertising are the sole responsibility of the advertiser. The Rhode Island Builder Report and the R.I. Builders Association neither endorse nor guarantee advertiser claims. Readers may submit articles and photographs of interest to the residential building and remodeling industries in Rhode Island, but the publishing director and editor may reject any submission or advertisement. While designed to provide accurate and authoritative information on the subjects covered, The Rhode Island Builder Report and the Rhode Island Builders Association are not engaged in rendering legal, accounting or other professional or technical advice or product support. Accordingly, RIBA cannot warrant the accuracy of all legal or technical information contained herein and disclaims any and all liability which may result from publication or reliance on the information provided. Unless otherwise noted, articles may not be reprinted without the written permission of the publishing director. The Rhode Island Builder Report is edited, designed and produced by New River Press, 645 Fairmount St., Woonsocket, RI 02895, tel. (401) 250-5760 (ext. 1), fax (401) 356-0913, e-mail builder@newriverpress.com.

## DEADLINE FOR THE OCTOBER ISSUE

All copy, ads and photos must be to us by

## Friday, August 28

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



## In COVID environment, interest in RIBA membership spikes

The word is out about the educational and training services offered at the Rhode Island Builders Association, and how vital RIBA's advocacy is to the residential construction industry during the COVID-19 pandemic.

Since early spring, interest in RIBA member benefits has soared, bringing hundreds of potential new members to credit and non-credit classes. In addition, people of all ages and backgrounds who want to join our industry are turning to RIBA for trade training in carpentry, electrical and plumbing. *Related stories on page 1.*

The association's information resources and other services are also in unprecedented demand. Contact Elise Geddes at RIBA for more information: (401) 438-7400 or e-mail [egeddes@ribuilders.org](mailto:egeddes@ribuilders.org).

## New Members, Renewals & Pending Members\*

Anne Marie Adrain  
Leandro Aldana  
Richard Alexander  
Daniel Algieri  
Michael Allan  
Stacy Allen  
Joshua Amarin  
Eric Anderson  
Victor Arriaza  
Veronika Ayriyan  
Alex Battey  
William Bell  
Justin Berendes  
Michael Bicho  
John Black  
Rodney Bo  
Paula Boisvert  
Edwin Boj  
Matthew Bouchard  
Duane Boucher  
Jesse Bowman  
David Boyce

Robert Bradley  
Robert Braisted  
Bob Cahill  
Jordany Calderon Rodriguez  
Thomas Cassin  
James Conant  
Nery Conde  
Andy Coon  
Carlos Costa  
David Cox  
Antonio Dasilva  
Thoungkham Dam  
Melissa Darosa  
Steven Depina  
Bruno Dias  
Michael Dipinto  
William Dutra  
Kristina Dwyer  
Angel Echeveria Zapata  
Emily Elliott  
Kristopher Erler

*see MEMBERSHIP...page 23*

\*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.

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

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# Looking Ahead

## September 2020

♦ **Ongoing: Vocational English as a Second Language (VESL) - Basic Carpentry** - Recruiting continues for a VESL class to begin in September. For details, contact Betty Bernal at (401) 500-9146 or [bbernal@ribuilders.org](mailto:bbernal@ribuilders.org), or register online at <https://ribuilders.org/vesl-training-program-details>. *More information on page 29.*

☞ ♦ **September 4<sup>th</sup>: Continuing Education for Contractors - 1 Credit Hour** - Topic is Construction Safety Protocols for COVID-19. Taught via Zoom. *Details on page 24.*

☞ ♦ **September 8<sup>th</sup>: Continuing Education for Contractors - 4 Credit Hours** - Topic is Critical Roof Details and water Management for Walls. Taught via Zoom. *Details on page 24.*

♦ **September 10<sup>th</sup>-11<sup>th</sup>: 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](mailto:egeddes@ribuilders.org), or call (401) 438-7400. *Details on page 27.*

☞ ♦ **September 14<sup>th</sup>: Continuing Education for Contractors - 5 Credit Hours** - Topic is Residential Blueprint Reading. Taught via Zoom. *Details on page 25.*

☞ ♦ **September 15<sup>th</sup>: Continuing Education for Contractors - 2 Credit Hours** - Topic is Foundations and Floor Codes. Taught via Zoom. *Details on page 25.*

☞ ♦ **September 16<sup>th</sup>: Continuing Education for Contractors - 2 Credit Hours** - Topic is Indoor Air Quality. Taught via Zoom. *Details on page 25.*

☞ ♦ **September 18<sup>th</sup>: Continuing Education for Contractors - 2 Credit Hours** - Topic is Dealing with Challenging Employees. *Details on page 25.*

☞ ♦ **September 21<sup>st</sup>: Continuing Education for Contractors - 5 Credit Hours** - Topic is Residential Estimating. *Details on Page 26.*

☞ ♦ **September 24<sup>th</sup>: Continuing Education for Contractors - 2 Credit Hours** - Topic is Contract

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

 Designates a course eligible for Rhode Island and/or Massachusetts continuing education credits. Contact RIBA for confirmation.

 Indicates a RIBA-sponsored event.

Law. Taught via Zoom. *Details on page 26.*

 **September 25<sup>th</sup>: Continuing Education for Contractors - 2 Credit Hours** - Topic is Hiring Best Practices for Builders. Taught via Zoom. *Details on page 26.*

**September 28<sup>th</sup>: RIBA Contractor Training** - Topic is Building Profits through Landscapes. Taught via Zoom. *Details on page 27.*

 **September 30<sup>th</sup>: Continuing Education for Contractors - 5 Credit Hours** - The Marketing Camp. Taught via Zoom. *Details on page 26.*

## October 2020

**October 6<sup>th</sup>: RIBA Annual Meeting and Election/Installation of Officers** - *Watch your mail and this calendar for more information. Related story on page 1.*

## April 2021

**April 8<sup>th</sup>-11<sup>th</sup>: 70<sup>th</sup> 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](mailto:homeshow@ribuilders.org). *Details on page 33 and at [RIBAHomeShow.com](http://RIBAHomeShow.com).*

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### Take more RIBA classes online at [RIBAEducates.com](http://RIBAEducates.com)

***Visit [RIBAEducates.com](http://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.***

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***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](mailto:bsalvas@ribuilders.org), or call (401) 438-7400.***





Timothy A. Stasiunas

# President's Message

## Looking for the 'silver lining'

cloud that has hung over our economy for the past nearly five months. Virtually every time our country has seen an economic downturn over the past 100 years, the construction industry has led us out of recession and into prosperity. I believe that will be true this time as well.

Of course, this downturn is different because it began like a faucet turning off. But the signs are undeniable that we are poised to make a strong comeback. Here are a few examples of what I'm talking about. The July issue of the National Association of Home Builders (NAHB) magazine, *The Builder*, points out that builder confidence had rallied to pre-pandemic levels because of this very probability.

"In a strong signal that the housing market is ready to lead a post-COVID economic recovery, builder confidence in the market for newly-built single-family homes jumped 14 points to 72 in July, according to the latest NAHB/Wells Fargo Housing Market Index (HMI) released today. The HMI now stands at the solid pre-pandemic reading in March."

Further:

It has been said that every cloud has a silver lining. That may very well be true of the

"Builders are seeing strong traffic and lots of interest in new construction as existing home inventory remains lean," said NAHB Chairman Chuck Fowke.

"Moreover, builders in the Northeast and the Midwest are benefiting from demand that was sidelined during lockdowns in the spring. Low interest rates are also fueling demand, and we expect housing to lead an overall economic recovery."

Mr. Fowke continued:

"Fueled in part by record-low mortgage rates, builders are seeing solid demand for housing despite the challenges of the virus and elevated unemployment. Demand is growing in lower-density markets, including exurbs and small metros."

This strong rebound in housing demand appears to be widespread as well, in that remodeling is also in a strong recovery. Just prior to the economy shutting down, most members of the Rhode Island Builders Association were having trouble finding any help, let alone good, qualified people in the marketplace.

As I indicated in previous messages, our economy is going to be different going forward. Many different industries are not going to be coming back, and that will leave countless people without jobs. That's the bad news! The good news is: We have the opportunity right in front of us to train a whole group of people in our state.

RIBA has been working hard in this effort. We have already been providing training to a multitude of interested individuals across the state in a variety of disciplines. In addition, RIBA is taking strategic steps, working with our state partners, to fund and educate a whole host of Rhode Islanders, in an effort to provide new opportunities and valuable jobs to meet the challenge of a much needed, skilled workforce. This will inevitably lift our citizens from lost jobs or even lower-paying jobs to high-quality, highly-skilled, and higher-paying jobs.

That's just part of the story. Our elected officials seem to all be on the same page when it comes to the need for a strong economy. But there is something that will stand in the way of a strong economic rebound: Rhode Island has been plagued by over-regulation in all sectors of the economy, and most particularly the construction industry. It's one of the most regulated of all industries, and we need to change that on an administrative level.

Regulators need to be constructive partners in how development is done in Rhode Island. I believe we can effectively engineer a wide variety of development projects and still be protective of the environment and promote a strong and vibrant economy that will benefit all Rhode Islanders.

So, everyone needs to be all in so we can experience the silver lining! It's just around the corner.



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## RIBA credits members with its success during pandemic

“Sticking together has obvious benefits.”

That’s the thought from the Rhode Island Builders Association’s executive officer, John Marcantonio, as RIBA continues to help members navigate the world of COVID-19.

“RIBA has held its own through this health crisis, offering advocacy and resources to our members, for one reason: the support and confidence of our members,” Mr. Marcantonio said.

“While we haven’t been able to hold many of our cherished events this year, such as the Home Show or the Clambake, RIBA has continued to offer the classes, job training, information services and the many other important benefits our members need,” he added.

Mr. Marcantonio pointed out that the pandemic and safety protocols haven’t prevented RIBA from delivering services and even introducing new ones, such as the regular RIBA News & Information Podcasts, available on Apple Podcasts and other major podcast apps. *Related story on page 1.*

“We look forward to 2021, when we expect all our in-person events to be back, bigger and better than ever,” he said.

While RIBA headquarters in East Providence remains closed to visitors, staffers are available during regular business hours via phone at (401) 438-7400 and via e-mail:

Executive Officer John Marcantonio: [jmarcantonio@ribuilders.org](mailto:jmarcantonio@ribuilders.org)  
 Director of Operations Elizabeth Carpenter: [ecarpenter@ribuilders.org](mailto:ecarpenter@ribuilders.org)  
 Membership Services Coordinator Elise Geddes: [egeddes@ribuilders.org](mailto:egeddes@ribuilders.org)  
 Director of Job Training Programs Cheryl Boyd: [cboyd@ribuilders.org](mailto:cboyd@ribuilders.org)  
 Professional Development Manager Bob Salvas: [bsalvas@ribuilders.org](mailto:bsalvas@ribuilders.org)  
 Latino Outreach Coordinator Betty Bernal: [bbernal@ribuilders.org](mailto:bbernal@ribuilders.org)  
 Health Administrator and Grant Specialist Robin Barlow:  
[rbarlow@ribuilders.org](mailto:rbarlow@ribuilders.org)  
 Bookkeeper Tara DeMelo: [tdemelo@ribuilders.org](mailto:tdemelo@ribuilders.org)



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# Supply problems hit contractors amid building boom, but there is good news

After their annual vacations and maintenance, lumber mills in eastern Canada are fully staffed and back up and running.

By Paul F. Eno *Editor*

Shortages of lumber and higher prices show no signs of abating in the wake of two factors attributed to the COVID-19 pandemic: a boom in building and remodeling, and COVID outbreaks at lumber mills.

That was the message from the editors of the Random Lengths Framing Composite Price (RLFCP), the lumber industry's leading price reporting service, at the beginning of August.

The RLFCP hit \$523 per 1,000 board feet for the week ending July 10, marking

the first time prices have topped the \$500 level since July 2018. Indeed, lumber prices have soared 50 percent since April 17, 2020.

According to the National Association of Home Builders (NAHB), the primary drivers of the price increase include:

- Mills closed in the spring because of stay-at-home and social distancing measures enacted by state and local governments.

- When prices fell between March and April because of the COVID-19 pandemic, mills projected that housing would be adversely affected and therefore anticipated a large drop in demand. Accordingly, mills that remained open substantially decreased production.

- Producers didn't anticipate the massive uptick in demand from do-it-yourselfers (DIY) and "big box" retailers during the

pandemic. Housing weathered the storm much better than most anticipated.

- DIY demand has not abated much as states reopen and construction demand has far surpassed lumber mills' projections.

"The combination of all of these factors has caused a dislocation of the usual supply/demand equilibrium," a statement from NAHB said.

## Playing catch-up

"Suppliers continue to catch up to orders to the point that, in some cases, builders and traders are being forced to place orders without a delivery date or price. Mills were taking orders to the end of July back in early June, which may have been the driver of the large increase in lumber futures over the past few weeks."

*see SUPPLY...page 30*

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## *Professional Women in Building : PWB NEWS*

*We are all missing seeing each other and sharing our experiences.  
We can't wait until it is safe enough to schedule our meetings  
again. In the meantime, stay safe, be well, and keep your spirits  
up, ladies!*



### *Smithfield Plumbing Networking Event*

*Fall 2020 Date TBD*

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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>

# Lincoln School project: R.I.'s first to meet Commercial Stretch Code

The Lincoln School's Little School expansion in Providence is aiming to become the first new-construction building to meet Rhode Island's Commercial Stretch Code.

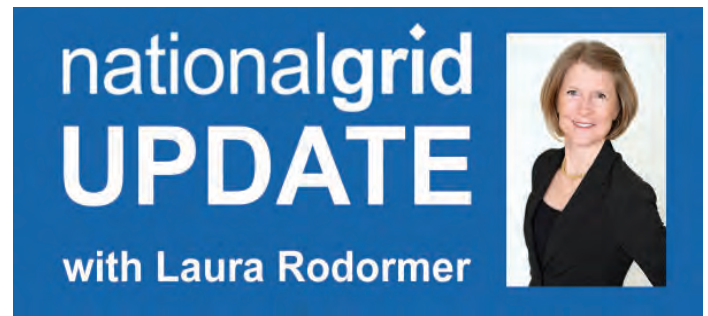
**The Stretch Code:** This "reach" code for commercial buildings was developed by the Rhode Island Office of Energy Resources (OER) in partnership with industry stakeholders, including National Grid. It's based on the International Green Construction Code (IGCC) and was released in early 2018 as a voluntary compliance pathway to achieve higher energy savings and implement advanced building practices.

**Did You Know?** There is also a Rhode Island Residential Stretch Code.

**The Project:** The Little School's 4,700 square-foot facility for children ages 18 months to three years will feature two classrooms, an outdoor play area for all-weather activities, and a studio. In line with the school's Quaker tenet of stewardship of the Earth, the building has been designed to attain the U.S. Green Building Council's LEED Silver certification, and, with the addition of solar panels to offset its annual energy use, aspires to become a Net Zero building.

**The Design:** The design-build project will include a highly insulated building envelope, sustainably sourced and recycled materials, energy-efficient lighting fixtures and appliances, renewable energy, high-efficiency heat pumps, and natural landscaping. It will use no gas or oil, which means it will produce no onsite combustion and no carbon emissions.

**Technical Support:** National Grid is collaborating with the



project team, which includes studioMLA Architects and Warwick-based Deslandes Construction, a prominent member of the Rhode Island Builders Association, by providing technical support through the Energy Code Compliance Initiative. Stephen Turner Inc. reviewed the plans and provided feedback on the necessary upgrades to meet the Stretch Code on behalf of the Initiative.

**Looking Ahead:** Ground was broken for the state-of-the-art facility in December 2019, and the building will be ready for occupancy by mid-August. Upon completion, National Grid's C&I Energy Efficiency program will also offer incentives for the installation of qualifying high-efficiency equipment.

For free assistance with meeting the current energy code (SBC-8), or with the Residential or Commercial Stretch Code, please contact National Grid's Energy Code Compliance team at (855) 343-0105.

Find out more about the Stretch Codes at [Energy.ri.gov](http://Energy.ri.gov).



## National honors for RI Kitchen & Bath

By Jenna Moro

Remodeling Magazine, in its annual "Remodeling 550," has named RI Kitchen & Bath Design+Build the 49<sup>th</sup> largest full-service residential remodeling company in North America, and the sixth largest in New England — based on revenue in 2019.

Remodeling 550 is a list of North America's largest residential renovation firms. It consists of two categories: full-service firms and replacement/specialty firms. Full-service remodelers employ teams of tradespeople and serve their clients from design to installation. The entire group of full-service remodelers that applied this year accounted for nearly \$1.4 billion in remodeling revenues and have completed 20,082 jobs.

Warwick-based RI Kitchen & Bath Design+Build is no stranger to awards and recognitions. Over the last three decades they've been recognized nationally with Remodeling Magazine's Big 50, Master Design awards, Contractor of the year awards, Best of Houzz for Service and Design, and Guild Quality Guild Master Award. Locally, they have made the list for Providence Business News' Top Places to Work for two straight years.



**The staff at RI Kitchen & Bath Design+Build. Owner Tanya Donahue is standing at center. Find out more at [RIKB.com](http://RIKB.com)**



Member Profile: Len Bradley of DiPrete Engineering

# He wanted to be a forest ranger

By Paul F. Eno *Editor*

Passing by a new residential development, the casual observer might see framers, carpenters, roofers, or concrete contractors. But they might not see folks like Len Bradley.

"Someone has to do the civil and environmental engineering, not to mention the land surveying and land planning," Len explains. "I've met many interesting clients. But every one, and every project, is different. I've taught that to every engineer who has worked for me over the years."

Why did Len choose engineering?

"My interest started with my love of the outdoors and my proficiency with math and science in high school," Len recalls. "Originally, I wanted to be a forest ranger. However, during a conversation with one of my high school teachers, it was suggested I look into environmental engineering, which is a subset of civil engineering. I did, and I found that it aligned well with my interests and hobbies."

So, after Cumberland High School, Len headed for the University of Rhode Island. Then, in 1988, armed with his degree in civil and environmental engineering, Len went right to work as a consulting civil engineer, based in Massachusetts.

That turned out to be a fateful year for Len in another way, though it would be some time before he knew it. It was in 1988 when Dennis DiPrete, an active member of the Rhode Island Builders Association, founded DiPrete Engineering.

"I went to work for DiPrete Engineering in May of 2000, so I've been with the company for 20 years this year," Len recalls.

"We do the engineering, along with the environmental and regulatory permitting, that's needed to have a project to be approved for construction. Projects can be as small as a single-family house lot that needs a septic system design, Coastal Resources Management Council (CRMC) or freshwater wetlands permitting, all the way up to projects like Dowling Village, the mixed-use development



**Len Bradley, at right, consults with DiPrete Engineering staffers Jason Clough and Molly Titus.**

in North Smithfield, and the new Citizens Bank corporate headquarters in Johnston."

Currently, about 40 percent of DiPrete Engineering's work is residential, including single-family homes, apartments and condominiums, with the rest of the projects commercial and institutional. There are up to 60 employees at any given time.

New England pretty much defines the company's range, according to Len.

"Our main office is in Cranston. We have an office in Newport, and another up in Dedham.

So, I'd say we serve all of southern New England, and into parts of Vermont, New Hampshire and Maine. For the most part, though, our work is in Massachusetts and Rhode Island, with some in Connecticut."

How have Len and his colleagues handled the COVID-19 crisis?

"When the pandemic hit, almost right in the middle of March, we all went to remote working," Len states.

"So, our people all headed for home with their computers. Luckily, Dennis and the firm's leadership have always had an eye toward technology, so we actually had systems in place for people to work remotely."

This has worked surprisingly well, according to Len.

"We've found that people are actually just as efficient, if not more efficient, working at home because you don't always have as many interruptions, and it's just more focused time. So, we're still firing on all cylinders and getting the work done."

Naturally, this involves using teams and technology to communicate and speed information flow between staff and clients, Len indicates.

DiPrete engineering has belonged to RIBA almost since its founding.

"Dennis has always been very active in RIBA and has served on the Board of Directors," Len says.

"Me, I especially like the networking opportunities. I know those have been put on hold because of COVID, but I look forward to them starting up again."

Len is also involved in RIBA's legislative advocacy.

"My work with RIBA is with the legislative task forces, and going up to the State House with (Executive Officer) John Marcantonio to testify on bills important to the industry," he adds.

"From our perspective, RIBA is a tremendous help when it comes to our land-use regulations."

Find out more at [diprete-eng.com](http://diprete-eng.com).

## **DiPrete Engineering**

**Co-Principal: Leonard R. Bradley Jr.**

**RIBA member since: 1988**

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# Featured Products and Services for September 2020



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- Impact requirements
- Architectural shapes

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#### Applications:

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- Oversized windows
- High rise apartments
- Impact requirements
- Architectural shapes

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#### Applications:

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# Rhode Island Builders Association COVID-19 Guidance for the Residential Construction Industry

**This is a summary of the known guidance.**

**The Rhode Island Builders Association (RIBA) has been involved in the creation of these guidelines, and it's important that members of the residential construction industry make a good-faith effort to follow them.**

**Important:** These guidelines are designed to help reduce risk. If, upon inspection, a business is found to be in violation, fines may be issued and/or the business could be closed by the Rhode Island Department of Health (DOH). This is a real possibility. The state will require someone on each jobsite to be a “responsible party” in charge of enforcing the guidance. A person on the crew, the owner, or supervisor – someone has to be designated to maintain compliance.

## Construction Operations

### **SOCIAL DISTANCING REQUIREMENTS:**

- **FOR OUTSIDE WORK** - Construction workers are required to maintain 6ft distance from each other on the jobsite. If a certain task/s don't allow for that then a face mask must be worn during the interaction. If distance between workers cannot consistently be maintained, then a face mask is required to be worn.

- **IF YOU ARE WORKING INDOORS**, it is best to introduce fresh airflow into the workspace. If feasible, open windows and doors to circulate fresh air. (**Note: The virus tends to spread best via tiny droplets from talking and breathing. These invisible particles fill the air and are then inhaled. Mask wearing lessens the particulates sent into the air, fresh air then dilutes the particulate.**)

1. When indoors, work spacing is important, and 6 ft should be maintained as well as mask wearing when working in closer proximity.
2. Congregating on jobsites at lunch needs to be discouraged. Lunches should be eaten separately.
3. Schedule jobsites so that tasks can be separated, and subcontractors can be distanced. You don't need everyone there at once. Think distancing in your job scheduling.
4. Try to keep crews together – don't mix them. Maintaining a stable crew lowers the risk of infection.
5. If applicable, try to hold online or phone conferences with customers, employees, subcontractors. The goal is to limit in-person meetings as much as possible
6. Verbally screen all workers before they come to work. If someone is not feeling well, tell them to stay home. The same is true for customers who want to come to the jobsite





## PULLOUT SECTION - COVID-19: Staying Safe

### IF YOU USE PORTA-JOHNS AND RESTROOMS:

1. See that they are thoroughly cleaned once at least once per day.
2. Handles, sinks, toilets, should be cleaned frequently
3. Cleaning wipes / cleaning materials should be available to clean surfaces before and after use.

### SHARED EQUIPMENT

1. If you are sharing tools – they need to be wiped down between users.

### MASKS / PERSONAL PROTECTIVE EQUIPMENT (PPE) / HAND SANITIZATION

1. The use of a cloth face mask is required on all jobsites unless 6 foot or more distance can be easily and consistently maintained. For example: Roofing, with someone cutting below, another nailing on roof, no need to have a mask on. **Be aware that "gaiters" or bandanas are now considered useless as masks because of their material, and can even make droplet spread worse. These should not be used.**
2. Masks are not required if they create a safety hazard – communication barrier, near open flame, other environmental condition
3. Cloth face mask should not be interpreted to mean N95 mask. N95 masks are to be used when required for those particular construction tasks – sanding, etc....
4. PPE needs to be disposed of properly. Leaving a mask at a customer's home or on a new construction project needs to be prevented. The person in charge of the jobsite needs to create a protocol to dispose of any PPE. Employees cloth face masks should be cleaned and reused.
5. If a traditional sink for hand washing is not available, a hose, or a portable hand washing station, or makeshift handwashing station should be made available. Water coolers have been transitioned for this purpose; they can also be made.
6. Hand Sanitizer – Although this is allowed as a substitute for hand washing, sanitizer generally does not work as well on visibly dirty hands. All said, at the very least, have hand sanitizer available for your workers.
7. High touch surfaces must be cleaned often
8. Gloves are not required

### CONTRACT TRACING

1. You must maintain a list of folks who work together or have had contact for more than 15 minutes on your jobsite. If an outbreak happens you will need to provide this info to contract tracers from the Dept of Health.

### TRAVEL / COMMUTING TO JOBSITES

1. It is strongly recommended that workers do not travel / commute to and from work in groups. The exception is unless they are from the same household.
2. When purchasing materials for a job site, it is recommended that it be done by one person. If two people are needed, they should take separate vehicles.
3. If joint travel is unavoidable, face coverings should be worn when inside the vehicle and the windows should be kept open to bring in fresh air.

### PROCEDURES FOR SYMPTOMATIC OR CONFIRMED COVID-19 EMPLOYEES

1. If you have an employee who is Covid positive you must report that to DOH
2. Best to prevent infection from coming to, or spreading on, your jobsite and this is best done by talking to employees before they come to work about whether they have any symptoms.
3. Please review the general business guidelines at [www.reopeningri.com](http://www.reopeningri.com).

### HAVE A COVID PLAN

1. All businesses are required to have a plan in place.
2. Learn more about the plan requirement at [www.reopeningri.com](http://www.reopeningri.com)
3. The specific link is: [www.reopeningri.com/resource\\_pdfs/COVID-19-Control\\_Plan\\_Fillable\\_Template-Final-5.13.20.pdf](http://www.reopeningri.com/resource_pdfs/COVID-19-Control_Plan_Fillable_Template-Final-5.13.20.pdf)

# Rhode Island Builders Association

## Orientación COVID-19

### para la industria de la construcción residencial

**Este es un resumen de la guía establecida. RIBA ha participado en la creación de estas pautas y es importante hacer un esfuerzo de buena fe para tratar de seguirlas.**

**Importante:** Las directrices están diseñadas para ayudar a reducir el riesgo. Si al inspeccionar se constata que la empresa está en violación, pueden recibir multa y/o el Departamento de Salud de Rhode Island-RIDOH podría cerrar la empresa. Esta es una posibilidad real. El Estado exigirá que alguien en cada lugar de trabajo mantenga una “parte responsable” a cargo de hacer cumplir estas directrices. Una persona del equipo, el propietario o el supervisor – tiene que ser designado como la “parte responsable” designado para mantener el cumplimiento.

### Operaciones diarias en construcción

#### **REQUISITOS DE DISTANCIAMIENTO SOCIAL:**

1. Para trabajos externos - los trabajadores de la construcción están obligados a mantener una distancia de 6 pies entre sí en el lugar de trabajo. Si una/s tarea/s determinada/s no lo permiten, entonces se debe usar una máscara facial durante la interacción. Si la distancia entre los trabajadores no se puede mantener constantemente, entonces se requiere que el uso una máscara facial.
2. Si está trabajando en interiores, lo mejor es introducir un flujo de aire fresco en el espacio de trabajo. Así que si es factible debe abrir ventanas y puertas para dejar circular aire fresco... (Nota: el virus tiende a propagarse mejor a través de pequeñas gotas al hablar y respirar. Estas partículas invisibles llenan el aire y luego se inhalan. El uso de la máscara facial disminuye las partículas enviadas al aire, y el aire fresco diluye las partículas.) Cuando está en interiores, el espacio de trabajo es importante y se deben mantener 6 pies, así como el uso de máscaras faciales cuando se trabaja más cerca.
3. Es necesario recordar que en los lugares de trabajo no se deben formar grupos durante el almuerzo. Los almuerzos deben comerse por separado.
4. Al hacer los horarios en los sitios de trabajo tenga en cuenta que deben separar las tareas de sus subcontratistas de tal manera que se puedan distanciar. No necesita a todos a la vez. Piense en el distanciamiento en la programación de su trabajo.
5. Trate de mantener sus equipos de trabajo con la misma gente – no haga grupos diferentes cada vez. Manteniendo un grupo estable disminuye el riesgo de infección.
6. Trate de hacer en conferencias telefónicas o vía zoom sus reuniones con clientes, empleados, subcontratistas - el objetivo es limitar las reuniones en persona tanto como sea posible.
7. Haga un examen verbal a todos sus trabajadores antes de venir al trabajo. Si alguien no se siente bien, dígame que se quede en casa. Lo mismo ocurre con los clientes que quieren venir a su centro de trabajo.

#### **SI SE USAN BAÑOS Y/O PORTA-JOHNS (BAÑOS PORTÁTILES)**

1. Deberá hacer una limpieza a fondo una vez al día
2. Las manijas, lavabos, e inodoros, deben limpiarse con frecuencia
3. Las toallitas de limpieza / materiales de limpieza deben estar disponibles para limpiar las superficies antes y después de su uso.

## EQUIPO DE TRABAJO COMPARTIDO

1. Si está compartiendo herramientas, es necesario limpiarlas después de cada uso.

## MÁSCARAS / EQUIPO DE PROTECCIÓN PERSONAL / DESINFECCIÓN DE LAS MANOS

1. El uso de una máscara facial es necesario en todos los sitios de trabajo a menos que la distancia de 6 pies o más se puede mantener fácil y consistentemente, como por ejemplo cuando se están haciendo techos si alguien está cortando abajo, y otro clavando arriba en el techo, en esos casos no hay necesidad de tener una máscara facial puesta. **Tenga en cuenta que los "gaiters"(polainas) o pañuelos ahora se consideran inútiles como máscaras debido al material de confección, e incluso pueden empeorar la propagación de gotas contaminadas. Estos no deben ser utilizados.**
2. Las máscaras faciales no son necesarias si crean un peligro de seguridad: como por ejemplo si impiden que haya una barrera de comunicación, cerca de llamas abiertas, u otras condiciones ambientales
3. La máscara facial de tela no debe interpretarse como una máscara N95. Las máscaras N95 deben utilizarse cuando son necesarias para tareas de construcción en particular – lijado, etc....
4. El Equipo de Protección Personal - EPP debe eliminarse correctamente. Debe evitarse dejar las máscaras faciales utilizadas en la casa del cliente o en un nuevo proyecto de construcción. La persona a cargo del lugar de trabajo necesita crear un protocolo para eliminar cualquier EPP. Los empleados deben limpiarse y reutilizar las máscaras faciales de tela si es necesario.
5. Si no hay disponible un fregadero tradicional para el lavado de manos, debe estar disponible una manguera o una estación portátil de lavado de manos, o una estación de lavado de manos improvisada. Los Enfriadores de agua portables también pueden ser usados para este propósito.
6. Desinfectante de manos – Aunque esto se permite como un sustituto para el lavado de manos, los desinfectantes generalmente no funcionan tan bien en las manos visiblemente sucias. Deberá tener disponible en todo momento desinfectante de manos para sus trabajadores en el centro de trabajo.
7. Las superficies que se les tocas más constantemente deben limpiarse a menudo
8. No se requieren guantes

## SEGUIMIENTO DE CONTRATOS

1. Debe mantener una lista de personas que trabajan juntas o han tenido contacto durante más de 15 minutos en un sitio de trabajo. Si ocurre un brote, deberá proporcionar esta información a los rastreadores de contratos del Departamento de Salud.

## VIAJES / DESPLAZAMIENTO A SITIOS DE TRABAJO

1. Se recomienda encarecidamente que los trabajadores no viajen / viajen diariamente hacia y desde el trabajo en grupos. La excepción es a menos que vivan en la misma casa.
2. Al comprar materiales para un sitio de trabajo, se recomienda que lo realice una persona. Si se necesitan dos personas, deben llevar vehículos separados.
3. Si un viaje con varios trabajadores es inevitable, estos deben usar mascararas faciales cuando estén dentro del vehículo y las ventanas deben mantenerse abiertas para traer aire fresco.

## PROCEDIMIENTOS PARA EMPLEADOS SINTOMÁTICOS O CONFIRMADOS DE COVID-19

1. Si usted tiene un empleado que es Covid positivo debe reportarlo al departamento de Salud - DOH
2. Lo mejor forma para evitar que la infección llegue a su sitio de trabajo o se propague, es que sus empleados le comuniquen si tienen algún síntoma antes de que vengán a trabajar.
3. Revise constantemente las pautas generales para los negocios en [www.reopeningri.com](http://www.reopeningri.com)

## TENER UN PLAN COVID

1. Todas las empresas deben tener un plan en marcha. Obtenga más información sobre los requisitos para elaborar un plan en [www.reopeningri.com](http://www.reopeningri.com)
2. El enlace específico es:
3. [www.reopeningri.com/resource\\_pdfs/COVID-19-Control\\_Plan\\_Fillable\\_Template-Final-5.13.20.pdf](http://www.reopeningri.com/resource_pdfs/COVID-19-Control_Plan_Fillable_Template-Final-5.13.20.pdf)





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Though classes have temporarily moved to Zoom online conferencing, the Rhode Island Builders Association continues the Contractor Training Program in September, 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](mailto: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.

1 Credit Hour:

### *Construction Safety Protocols for COVID-19 September 4<sup>th</sup>*

**WHEN:** Friday, September 4<sup>th</sup>, 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](mailto: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.



*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](mailto:bsalvas@ribuilders.org)  
or call (401) 438-7400.*

4 Credit Hours:

### *Critical Roof Details and Water Management for Walls September 8<sup>th</sup>*

**WHEN:** Tuesday, September 8<sup>th</sup>, 8 a.m. to 12 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](mailto:bsalvas@ribuilders.org), or call (401) 438-7400.

Taught by Mike Guertin, topics will include: Roof underlayment options and installation, ice barrier installation requirements, sealed roof deck system and flashing details. Water-resistive barrier materials and installation, wall flashing codes and rainscreen installation will be discussed as well.

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.



*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](mailto:bsalvas@ribuilders.org)  
or call (401) 438-7400.*



5 Credit Hours:

## *Residential Blueprint Reading*

September 14<sup>th</sup>

**WHEN:** Monday, September 14<sup>th</sup>, 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.

Join instructor Carlos Lora for this class, which will provide students with an introduction to the area of residential blueprint reading, construction documents/calculations, and project specifications. During this course students will learn to read the legend, details, specifications, effectively use a scale ruler and find the different trade sections of blueprints/drawings.

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. 

2½ Credit Hours:

## *Indoor Air Quality*

September 16<sup>th</sup>

**WHEN:** Tuesday, September 16<sup>th</sup>, 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.

The home's indoor environment impacts the occupant's health. Join instructor Jeremy Dagold to learn what contributes to this as well as HVAC and ventilation provisions of the current International Energy Conservation Code.

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. 

2 Credit Hours:

## *Foundations & Floor Codes*

September 15<sup>th</sup>

**WHEN:** Tuesday, September 15<sup>th</sup>, 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 with instructor Larry Desormier will offer a detailed look into Chapters 4 and 5 of the Rhode Island One and Two Family Dwelling Code for foundations and floor construction.

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. 

2 Credit Hours:

## *Dealing with Challenging Employees*

September 18<sup>th</sup>

**WHEN:** Friday, September 18<sup>th</sup>, 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 program provides a very specific process developed to reverse the "power advantage" from a manipulator/challenging employee back to the manager/owner.

Jeff Deckman is the instructor.

You must pre-register for this course.

Registered 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. 

For RIBA  
membership information contact Elise Geddes  
401-438-7400 • or [egeddes@ribuilders.org](mailto:egeddes@ribuilders.org)



## RIBA Contractor Training

5 Credit Hours:

### *Residential Estimating* September 21<sup>st</sup>

**WHEN:** Monday, September 21<sup>st</sup>, 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 Carlos Lora, 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.



5 Credit Hours:

### *The Marketing Camp* September 30<sup>th</sup>

**WHEN:** Wednesday, September 30<sup>th</sup>, 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.

Led by instructors David Englund, Bob Salvas and Bill Parmentier, learn all about how to market your construction business.

Marketing offline as well as online, especially with social media, is more important than ever for any business. Join these three marketing professionals as they review marketing advice from 2019 and how that might be the same or different for 2020 and beyond.

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



2 Credit Hours:

### *Contract Law* September 24<sup>th</sup>

**WHEN:** Thursday, September 24<sup>th</sup>, 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.

Taught by instructor George Lough, this class is designed to provide fundamental and advanced understanding of contract law in Rhode Island.

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.



2 Credit Hours:

### *Hiring Best Practices for Builders* September 25<sup>th</sup>

**WHEN:** Friday, September 25<sup>th</sup>, 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 Gary Convertino to learn an "A to Z" approach to helping you, as a business owner, navigate the hiring of an employee. Hiring the right people can make or break a construction company! Learn how to do it correctly.

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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## OSHA-10 Course

*September 10<sup>th</sup> - 11<sup>th</sup>*

**WHEN:** Thursday and Friday, September 10<sup>th</sup> and 11<sup>th</sup>, 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. 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




**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.

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. 

## *Start and Grow Your Construction Business*

*September 22<sup>nd</sup>*

**WHEN:** Tuesday, September 22<sup>nd</sup>, 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.

If you're looking to start your own business or perhaps re-start your business after the health crisis, this class with instructor David Lucier will cover all aspects of successful business ownership. It's a must for those who don't have a lot of business experience.

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

## *Building Profits through Landscapes*

*September 28<sup>th</sup>*

**WHEN:** Monday, September 28<sup>th</sup>, 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 Marc Petrowicz to learn to understanding the value-added profits for builders when doing landscaping and outdoor living spaces.

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. 

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## James P. Cambio

### Rhode Island Building Code Commissioner

*James P. Cambio is Rhode Island's new building code commissioner under the recently created State Building Office, a division of the Dept. of Business Regulation. Previously, Mr. Cambio served as a local building official for several years and has been vice president of the Rhode Island Building Officials Association. A Providence College graduate, he is certified by the International Code Council (ICC).*

**THE BUILDER:** How is the new State Building Office (SBO) working out, and what are its functions?

**CAMBIO:** Very well. The SBO is now responsible for overseeing both the State Building Code Commission (BCC) and the Contractors' Registration and Licensing Board (CRLB). Along with the permitting and inspection of all state buildings, its additional responsibilities include contractor registration and enforcement, code education for all municipal inspectors, and the code-adoption process.

I also see the SBO as a statewide resource for expedited permitting, resulting in a more uniform and consistent approach to the processes.

**THE BUILDER:** In your view, what's the place of the residential construction industry in Rhode Island's economy and overall life?

**CAMBIO:** Residential construction plays a prominent role in the Rhode Island economy in several different ways. Jobs are created in the industry, material suppliers and businesses realize increased revenue, workers spend money in the local retail shops and restaurants, and the resulting households increase tax revenue while also supporting local businesses for years to come.

**THE BUILDER:** How is the relationship between your office and the local building officials?

**CAMBIO:** I have been actively involved in the Rhode Island Building Officials Association (RIBOA) and was, up until this recent appointment, the vice president of the association. I believe I have a good relationship with all the local officials, and I'm eager to continue that relationship with them in this new role.

**THE BUILDER:** Can you say more about how the new SBO has affected your processes and those of your colleagues in the CRLB and the fire marshal's office?



**CAMBIO:** We no longer view the department as the BCC and the CRLB. We are all part of one SBO, and the inspectors will assist in all aspects of code enforcement. I look forward to working with the Office of the State Fire Marshall on all life safety matters that involve both the building and fire codes.

**THE BUILDER:** What would you say is your communication style? In other words, will you have an "open-door policy" for contractors or will they follow the chain of command? And how available will you be to the media?

**CAMBIO:** I believe in an "open door" policy and welcome comments or code questions from contractors. With that said, if there should be a question regarding an inspection, I would insist on the proper chain of command to resolve the situation. I'm extremely

fortunate to have chief inspectors with a great deal of knowledge in their respective trades, so I would never simply undermine their position on a particular issue.

**THE BUILDER:** What are your overall goals in your new position?

**CAMBIO:** I'm a big proponent of education, and I want the SBO to be a resource to building officials and contractors across the state. I would also like to develop training programs for more consistency in code enforcement as well as develop programs to attract qualified candidates for positions across the state.

**THE BUILDER:** What's the current condition of the inspection/approval process as we navigate COVID-19?

**CAMBIO:** The SBO has not slowed down with permitting or inspections during this time. Our office has been staffed, albeit with a skeleton crew, every day, and our inspectors have been working full-time from remote locations. Early on in this crisis, we developed an inspection protocol for our inspectors and contractors to follow to ensure everyone's safety.

**THE BUILDER:** What's the status of the International Code Council (ICC) update process in Rhode Island?

**CAMBIO:** We are a little behind schedule as a result of the pandemic, but we have completed the review process and are in the process of conducting the cost-benefit analysis. We hope to

see *INTERVIEW...* page 30



## TRAINING...from page 1

“With new classes beginning, we continue to build a great training and referral network to connect employers with the skilled workers they need. Folks in our programs and graduates are recruiting for us by sharing their experiences and skills with others. That said, employers should act quickly if they want to send an employee to a no-cost trade-training program,” said RIBA Director of Workforce Programs Cheryl Boyd.

The programs, funded through Real Jobs Rhode Island and free to employers and students, train and upskill, bringing qualified new workers into the industry, and boosting the skills of existing workers who already have some experience.

Programs include:

- The Carpentry Career Training Program (CCTP), a pre-apprenticeship program,
- Pre-apprenticeship training in electrical,
- Pre-apprenticeship training in plumbing,
- Vocational English as a Second Language (VESL) program in basic carpentry.
- The website RCWPjobs.com, where employers can connect with program graduates and other qualified job candidates.

“Send your laborer(s) to gain the skills they need to move up the ladder, send new hires to be trained, or hire one of our recent graduates. We are building the pipeline!” said Ms. Boyd.

## ***Must demonstrate motivation***

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

“Hard-working people like Nathaniel Collins, Joshua Clarke, Alex Borden, Angel Minyetti, Trenton Curry and Raymond Bryant-Tillman are learning to work in the industry, and we help to place them with members, employers or professionals who are in RIBA’s network,” she continued.

“RIBA members such as Distefano Brothers, Maynard Construction, Deslandes Construction and many more take advantage of sending employees to gain more skills and/or hire our graduates.

## COMMENTS...from page 1

### **Joshua Clarke, Carpentry Career Training Program:**

I learned an awesome amount in a short time! It's very comprehensive.

### **Alex Borden, Electrical Program:**

I think this program gave me a great place to learn. I also think that what I learned in this program will give me the upper hand when I start my electrical career.

### **Angel Minyetti, Carpentry Career Training Program:**

This training program was great, and Mr. Haynes (Michael Haynes of the Warwick Area Career and Technical Center) is a good professional, knows everything, and explains it well. No rush. No attitude.

### **Trenton Curry, Electrical Program:**

One nice thing about the class is that if you’ve had no prior knowledge of electricity or electrical work, it’s okay. You’ll learn everything from how to change a battery in a flashlight to wiring an electrical panel!

### **Raymond Bryant-Tillman, Carpentry Career Training Program:**

This program has been a true blessing. I now have a trained skill to serve my church, my community and others. Mr. Mike Haynes, Mr. Brian Vad (Brian Vadeboncoeur of the Warwick Area Career and Technical Center), Nate Pimental (of Nate Pimental Construction), and instructor Dave Dalomba are excellent instructors, very professional.

Thank you, Lou Cotoia, Cheryl Boyd and Ron Caniglia for this great opportunity!



**To learn more and to register, contact Elise Geddes at (401) 438-7400 or [egeddes@ribuilders.org](mailto:egeddes@ribuilders.org).**



Because of the COVID-19 crisis, the spring classes were completed via live teleconference, and the September classes, will begin in that online venue. But classes will be back at the training facilities as soon as possible, Ms. Boyd said.

“Our team is super excited and ready to train and upskill the next generation of construction workers! But space is limited, so register now,” she added.

Program grads are available to hire.

“We have many graduates from programs that wrapped up in March, and they’re ready to work!” said Ms. Boyd.

The graduates come from training in all three of the trade courses, along with the VESL program.

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). Training includes manufacturer demonstrations, employability skills, OSHA 10 certification, Lead Safe RRP training/certification, basic first aid training, and the awarding of a tool kit upon completion of the courses.

Resumes 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 and to register, contact Elise Geddes at (401) 438-7400 or [egeddes@ribuilders.org](mailto:egeddes@ribuilders.org).



**For RIBA  
membership information  
contact Elise Geddes  
401-438-7400  
or [egeddes@ribuilders.org](mailto:egeddes@ribuilders.org)**

## VESL graduates new class of excited students

Twelve students of the first cohort of the Central Falls Vocational English as a Second Language (VESL) Basic Carpentry class graduated in August. Facing the pandemic since April 13<sup>th</sup>, 18 students were the first to participate in a pilot VESL virtual class.

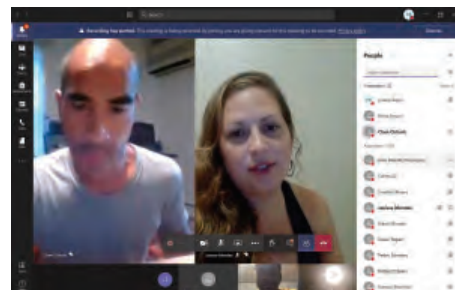
Students were excited about the skills they gained during the program.

Janisse Mendez stated:

"I found out about the VESL carpentry class through a flyer I saw at Dorcas International Institute. I was very surprised that there was such a big opportunity being offered for free!" Janisse said.


"I was even more excited to find out my 16-year-old son could also benefit from this opportunity. I wasn't sure what to expect, as I have no previous experience with construction. I made the call and quickly was tended to and got the help necessary to fill out the forms," she added.

"Everything went smoothly until COVID 19 hit. There was a lot of learning and adjusting, but everyone figured out our new way of meeting and learning. I've recom-



**Student Janisse Mendez works on her final project with instructor Chen Chhork**

mended the program since hearing about it, joining and will continue to do so after completion. This is an amazing opportunity for Rhode Islanders, and I'm grateful to the Rhode Island Builders Association.

For details, contact Betty Bernal at (401) 500-9146 or [bbernal@ribuilders.org](mailto:bbernal@ribuilders.org). 



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### **RIBA EVENTS...from page 1**

ing Committee, headed by Immediate Past President David A. Caldwell Jr.


Meanwhile, top RIBA and residential construction industry issues were in the spotlight as outgoing President Timothy A. Stasiunas, along with current vice president and 2020-2021 presidential nominee Carol O'Donnell, featured in the 4<sup>th</sup> RIBA News & Information Podcast. The audio production, hosted by Mr. Marcantonio and *Rhode Island Builder* Editor Paul F. Eno, was posted on Apple iTunes and other major podcast apps on August 3<sup>rd</sup>.

The half-hour podcasts on hot RIBA and

industry issues are produced at least once a month. Once #5 has been posted in late August or early September, there are plans to create free RIBA apps, one for iPhone and one for Android, for members to access the podcasts with ease.

### **Other RIBA events**

Sadly, the association's Annual Golf Classic, to benefit RIBA's Builders Helping Heroes charity, will not take place this year.

"We look forward to the Home Show, the Clambake, networking nights and all our much-loved events back bigger and better in 2021!" Mr. Marcantonio said. 

### **SUPPLY...from page 8**

Locally, Marc Osborne vice president of purchasing at National Building Products, echoed the assessment.

"We clearly are in an unprecedented situation," stated Mr. Osborne.

"In my 37 years in the business, I've never quite seen anything like it. Lum-

ber and panel market runs up and down are normal, but they normally occur by themselves. There's usually a point where things top off because high prices result in dramatically increased production," he continued.

"For several reasons, that hasn't been the case yet. And I've never seen a com-


modity market run accompanied by such widespread problems in other building materials categories."

The shortages include concrete mixes, roofing and decking materials, he reported.

"Is there any light anywhere? Yes," said Mr. Osborne.

"The reality is that stuff is still rolling in to us daily. It's usually late and not necessarily in the right order, but it's not as if everything has come to a standstill.


Many Canadian lumber mills in Quebec and New Brunswick took their annual two-week vacation at the end of July. They're coming back online, fully staffed, and with all the equipment ready to run at full capacity."

Watch for further information, or visit [www.ribuilders.org](http://www.ribuilders.org). 

### **INTERVIEW...from page 28**

adopt the new State Code, based on the 2018 ICC codes, in the near future.

**THE BUILDER: What's your ultimate message to the residential construction industry in general and Rhode Island Builders Association members in particular?**

**CAMBIO:** I want the SBO to be thought of as a proactive resource for building professionals and code-enforcement officials. I look forward to working with RIBA to develop training programs for both building officials and contractors so that we have more consistent processes and ultimately improve customer service to the homeowners of Rhode Island. 



# COVID-19 effects on housing in the Bay State: MassHousing official tackles three questions

## MassHousing

Three questions for Mark Teden, MassHousing's vice president of multifamily programs:

*As a lender, you must be concerned about property valuations. What do you see in the market right now?*

Property values are tied to market confidence, and the COVID-19 pandemic has undermined confidence in many areas, particularly in employment.

However, according to John Drew, our manager of appraisal & marketing, "the negative impact on values has been limited by a combination of strong pre-COVID-19 apartment fundamentals, a diverse workforce, federal unemployment assistance, and the flexibility of property managers (e.g., rent collections, rent renewals, and unit marketing)."



Mark Teden

Our underwriters and valuation staff continue to monitor these changing factors and their impact on value to ensure that deals continue to move forward, and we continue to satisfy the growing demand for affordable housing in the Commonwealth.

*Clearly, financing transactions are still getting closed. What is MassHousing doing to keep the applications coming and the capital flowing?*

We continue to close loans for two main reasons: First, as a result our effective transition to a remote working environment. Second, because of the dedication and commitment of staff to our mission and our borrowers' needs.

It would be impossible overstate the contributions from our IT and Administrative Services groups in managing this successful transition, which allowed us to continue to close loans without interruption. Further, the agency's well-deserved reputation for excellence in the capital markets allowed us to offer tax-exempt bonds in June - despite the challenges in the capital markets due to COVID - which allowed several of our financing transactions to close on schedule.

*Construction was halted in the early days of the COVID crisis. What's changed and how do things look right now for affordable rental housing that is in construction?*

The construction industry often needs to adapt to unforeseen circumstances, and the COVID crisis was no exception. Through strong leadership, teamwork, positive attitudes and cooperation throughout the industry, all the affordable rental housing that we've seen currently in construction or pending starting construction quickly implemented appropriate safety protocols to move forward and regain momentum towards successful completion.



## 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](http://Mass.gov/ocabr).

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

Also find information about trade licensing at this site.

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

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





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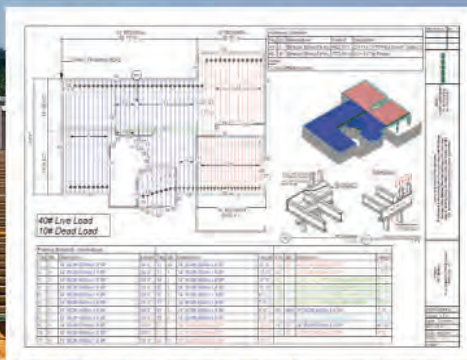
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# THE RI HOME SHOW MOVES FORWARD TO APRIL 8 - 11, 2021

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- The RI Home Show is offering a year-round marketing plan for all show exhibitors who renew their booth space for the 2021 show
- The RI Home Show's marketing team will begin sharing Facebook posts from each exhibitor's business page to the RI Home Show Facebook page which has over 7,000 followers! This will begin in May 2020 and run through April 7, 2021
- 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](mailto:bob@yoffeexpo.com) to secure your participation. Then, visit [ribahomeshow.com/program](http://ribahomeshow.com/program) to fill out the form to begin.**

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