

**FEATURED
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SERVICES FOR
DECEMBER**

Middle Section

**Supply chain
woes, lot
shortage hit
housing**

The Rhode Island Builder takes an in-depth look at these challenges with RIBA's point man at the national level.

Pages 8, 9

**A unique and
dedicated life....**

We offer a tribute to the life and work of Elizabeth Carpenter, whose loss this year touched every RIBA member.

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**Ad campaign
extended**

There's still time to buy an ad in the 2022 RIBA *Directory and Buyers Guide!*

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**RIBA open house
in December**

Join your fellow members for networking and refreshments at RIBA's Christmas Open House.

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**Coventry Training
Center opens**

RIBA and its Residential Construction Workforce Partnership have opened a new training center in Coventry.

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DOH revises lead regulations

Rhode Island's lead-dust hazard standards have been strengthened, and the lead regulations have undergone "extensive reorganization to make critical information easier to locate."

That's the news from Joseph Wendelken, spokesman for the Rhode Island Dept. of Health.

The Lead Regulations are now separated into four distinct sections by subject matter.

- Lead Enforcement and Compliance 50-15-3
- Lead Licensing and Training 50-15-11
- Lead Safe Work Practices 50-15-12
- Lead Inspections 50-15-5

"One of the most substantial changes involved revising the lead-dust hazard standards to be at least as

protective as the standards of the U.S. Dept. of Housing and Urban Development (HUD) and the Environmental Protection Agency (EPA)," Mr. Wendelken told *The Rhode Island Builder*.

The change lowers the amount of lead dust that can remain on floors and window sills after lead removal activities to 10 micrograms (µg) of lead in dust per square foot (ft²) for floor dust and 100 µg/ft² for window sill dust.

See the in-depth interview with Mr. Wendelken on page 28. See the complete list of lead regulatory changes on pages 29 and 30.

Visit [Health.ri.gov](https://www.health.ri.gov) or call (401) 222-5960 for more details.



Updates to state codes coming before end of year

Adoption of the 2021 Rhode Island State Building Code was to be completed by mid-November, the State Building Office announced on October 22nd.

"The current code, based on the 2015 version of the International Code Council (ICC) model building codes, will be updated to the 2018 version of the ICC model building codes," said Julietta Georgakis, deputy director of the Dept. of Business Regulation.

In addition, the Building Code Standards Committee has made changes to the following sections of the Rhode Island Amendments

- R.I. Building Code (SBC-1)
- R.I. State One and Two Family Dwelling Code (SBC-2)
- R.I. Plumbing Code (SBC-3)
- R.I. Mechanical Code (SBC-4)
- R.I. Electrical Code (SBC-5)
- R.I. Property Maintenance Code (SBC-6)
- R.I. Energy Conservation Code (SBC-8)
- R.I. Swimming Pool and Spa Code (SBC-14)
- R.I. State Fuel Gas Code (SBC-19).



The Rhode Island Builders Association's Contractor Development Program offers all the code classes that builders and remodelers need to keep up. Here, a code class takes place at RIBA headquarters in pre-COVID days.

"The adoption of updated codes is an important step in ensuring the preservation, and improving the resiliency, of our communities," said Building Code Commissioner James Cambio

"Once officially adopted, there will be a 90-day grace period for compliance," Mr. Cambio added.

Watch for complete coverage of the code revisions in our January issue.



President's Message

Housing crisis in Rhode Island only getting worse



Carol O'Donnell

We in the Rhode Island Builders Association know – better than most people – the critical housing shortage in our state, made even worse by the COVID-19 pandemic. But I must say I was shocked to see that, for the first time in history, no-one making the median annual income for the area (\$67,167) can afford to buy a home anywhere in Rhode Island.

The information came from the 2021 *Housing Fact Book*, a great but sobering source of housing information produced each year by HousingWorks RI at Roger Williams University.

The *Fact Book* goes in depth to look at not only the current grim figures on Rhode

Island's housing production, but also the reasons for them and the reasons why these issues must be fixed, and soon.

Along with the age of our housing stock and the health issues involved, the *Fact Book* points out that ongoing COVID-19 risks have joined longtime health hazards like lead and asbestos.

In short, if people don't have clean, affordable, accessible housing, they will not be healthy, nor will their children prosper, either in health or education.

These urgent housing needs involve renters too. According to the *Fact Book*, Rhode Island households earning \$50,000 or less annually can affordably rent in only two municipalities—Burrillville and Woonsocket—and households earning the median renter income of \$36,078 can affordably rent the average two-bedroom apartment in only one Rhode Island municipality—Burrillville.

Reading the *Fact Book*, we also learn that Rhode Island's per capita investment in affordable housing—at \$18.34 in 2020—

continues to be the lowest per capita state investment in New England.

We also learn that more than 140,000 Rhode Island households, nearly 35 percent, are housing cost-burdened. Cost-burdened households pay more than 30 percent of their income on housing, leaving less money for households to spend in support of our local economies.

Housing instability and homelessness also remain a top concern in Rhode Island, with the number of unsheltered adults increasing 68 percent from 2020 to 2021.

The overall message is that the housing crisis in our state is not holding steady. It is getting worse. It truly demands urgent action.

There have been some hopeful signs on the legislative front, and Rhode Island's leaders have said that affordable housing will be a top priority in 2022.

We urge them to follow through on this with determination. There is much at stake economically, socially and from the viewpoint of public health.

R.I.
B.A.

The Rhode Island Builder

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DEADLINE FOR THE JANUARY ISSUE

All copy, ads and photos must be to us by

Friday, November 26

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For RIBA
membership information contact Elise Geddes
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Demand, low inventory fuel home sales

National Association of Home Builders

Fueled by strong demand, low existing inventory and buyers' anticipation of future higher mortgage rates, new home sales posted a solid gain in September, the most recent month for which numbers were available at press time.

Sales of newly built, single-family homes in September rose 14 percent to an 800,000 seasonally adjusted annual rate from a downwardly revised reading in August, according to newly released data by the U.S. Dept. of Housing and Urban Development and the U.S. Census Bureau.

"Limited existing inventory and low interest rates are keeping demand strong, and more potential buyers may be coming off the fence as they expect interest rates to rise in the future," said Chuck Fowke, chairman of the National Association of Home Builders (NAHB) and a custom home builder in Florida.

"Solid demand and ongoing building material supply bottlenecks continue to put upward pressure on new home prices," said NAHB senior economist Jing Fu.

"Median new home sale prices are up 18.7 percent on a year-over-year basis. At the same time, only 21 percent of current sales are below \$300,000, compared with a 35 percent pace a year ago," Dr. Fu added.

A new home sale occurs when a sales contract is signed or a deposit is accepted. The home can be in any stage of construction: not yet started, under construction or completed. In addition to adjusting for seasonal effects, the September reading of 800,000 units is the number of homes that would sell if this pace continued for the next 12 months.

As of October 26th, inventory remained steady at a 5.7-months' supply, with 379,000 new single-family homes for sale, compared with 286,000 in September 2020.

The median sales price continued to rise to \$408,800 from the \$401,500 median sales price posted in August, and rose 18.7 percent on a year-over-year basis, on account of higher development costs, including materials.

Regionally, on a year-to-date basis, new home sales rose 1.9 percent in the Northeast, 3.4 percent in the Midwest and 1.6 percent in the South, but fell 8.8 percent in the West.



CLARIFICATION

Our special member profile of RIBA Past President Robert R. Forcier in the November issue referred to him as the association's oldest living past president. The reference was meant to mean that Mr. Forcier was the living president who served earliest in RIBA's history (1968-1970). We regret that this was misleading. RIBA's oldest living past president by age is, in fact, Ronald R.S. Picerne (1984-1986).

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Looking Ahead

December 2021

♦ **Ongoing: Vocational English as a Second Language (VESL) - Basic Carpentry** - Recruiting continues for ongoing VESL classes. For details, contact Betty Bernal at (401) 500-9146 or bbernal@ribuilders.org, or register online at [RIBuilders.org/vesl-training-program-details](https://ribuilders.org/vesl-training-program-details). *Related story on page 31.*

♦ **December 2nd: RIBA Contractor Training** - Topic is QuickBooks® Specifics. Taught via Zoom. *Details on page 26.*

♦ **December 3rd: Continuing Education for Contractors - 2½ Credit Hours** - Topic is Critical Roof Details. Taught via Zoom. *Details on page 23.*

♦ **December 6th: Continuing Education for Contractors - 2½ Credit Hours** - Topic is Insulation and Wall Board. Taught via Zoom. *Details on page 23.*

♦ **December 7th: Continuing Education for Contractors - 2½ Credit Hours** - Topic is Marketing Your Business. Taught via Zoom. *Details on page 24.*

♦ **December 7th: Christmas Open House** - Rhode Island Builders Association headquarters, 450 Veterans Memorial Pkwy. #301, East Providence. *Details on page 22.*

♦ **December 8th or 14th: Christmas Open House** - Sponsored by the Professional Women in Building Council and hosted by Home Healthsmith. *Details on page 7.*

♦ **December 9th: RIBA Contractor Training** - Topic is Website Strategies for the Construction Industry. Taught via Zoom. *Details on page 27.*

♦ **December 10th: Continuing Education for Contractors - 2½ Credit Hours** - Topic is Flashing and Water Management for Walls. Taught via Zoom. *Details on page 24.*

♦ **December 10th: Annual Holiday Brunch** - Sponsored by RIBA's Professional Women in Building Council and the National Association of Women in Construction. The Grand Ballroom at The Graduate. *Details on page 10.*

♦ **December 14th: Continuing Education for Contractors - 2½ Credit Hours** - Topic is Siding 101. Taught in-person at Rhode Island Builders Association headquarters, 450 Veterans Memorial Pkwy. #301, East Providence. *Details on page 24.*

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

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

 Indicates a RIBA-sponsored event.

December 15th: 8 Hour Lead-Safe Remodeler/Renovator Course - Taught in-person at Rhode Island Builders Association headquarters, 450 Veterans Memorial Pkwy. #301, East Providence.
Details on page 27.

December 16th: Continuing Education for Contractors - 2½ Credit Hours - Topic is Kitchen Design and Installation. Taught via Zoom. *Details on page 25.*

December 17th: Continuing Education for Contractors - 2 Credit Hours - Topic is Hiring Best Practices for Builders. Taught via Zoom. *Details on page 25.*

December 21st: Continuing Education for Contractors - 5 Credit Hours - Topic is Building Planning and Building Inspector Skills. Taught via Zoom. *Details on page 25.*

December 28th: Continuing Education for Contractors - 2½ Credit Hours - Topic is Accounting and Cash Flow. Taught via Zoom. *Details on page 26.*

April 2022

April 7th-10th: 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 16.

February 2022

February 8th-10th - International Builders Show - Orlando, Florida.
Visit Buildersshow.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: \$20 per credit hour. For information about online or on-site courses:
Contact Bob Salvas, bsalvas@ribuilders.org, or call (401) 438-7400.*

RIBA thanks these companies for joining, renewing or applying for membership

New Members

John Bedoya
Dennis Blanchette
David Bravo
William Fox
Eric Goding
Leroy Harris
Ronald Johnson
Jennifer Laurito
Nicolas Mandes

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Patricia Spaziano
Nick Lancione
Mathew Olson
Arthur Robbins
J. Scott McDowell
Robert DiScuillo
Doug Bennett
Kileen Mitchell
Dion Luzzi
George Grayson
Frank Verzillo
Michael Valente
Peter Hoy
Martin Parker
Thomas Turgeon
William Ricci

Applications/Pending Members*

Marco Banegas-Flores
Dennis Maynard
John Charwood
Jason Quartermouse

Sandra Codner
David Tavares
Kurt Johnson
Tad Trichanh

*Subject to registration with the RICRLB. Company name will be printed once application is approved.

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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>

National supply chain crisis adds new wrinkle to building material woes

By Paul F. Eno *Editor*

While prices for framing lumber have been coming down in recent months, the costs of other building materials continue to soar. And, complicating the issue, nationwide supply-chain problems don't seem to be getting any better.

"The best way to describe the supply chain right now is that it's very fragile, and that's across all sectors, not just housing," said Bob Baldwin of Lincoln-based R.B. Homes, the Rhode Island Builders Association's state representative to the National Association of Home Builders (NAHB).

"This results from a combination of factors," he added. "There's the labor shortage, partially resulting from too many programs that pay people to stay home. And they're still at home. Some have taken early retirement, some have gone on disability. The incentives have been working against the economy and against the supply chain."

Hitting the supply chain with a body blow has been an extreme shortage of truck drivers.

"In Rhode Island, we can't even find enough school bus drivers, never mind truckers. If you can drive a truck, you're making \$100,000 year. If you're an independent trucker with your own rig, you're making \$150,000 hands down right now," Mr. Baldwin pointed out.

There's also a shortage of shipping containers, affecting not only trucking but maritime shipping and rail transport as well.

"There are shortages of small components for products contractors use every day: A spring balance on a window, say, or a lock for the sash, or pieces that would be assembled into a door knob."

Mr. Baldwin noted that manufacture of many of these items has been outsourced to foreign countries for so long that they're probably "sitting on a container ship off California, still waiting to be offloaded."



Bob Baldwin

The Status of Building Materials

"As for our commodities – sheathing and framing lumber, the supply is there and the pricing has dropped substantially, now being in the \$500s (per thousand board feet), which we've talked about in previous articles," Mr. Baldwin explained.

"As of (November 1st), it was at \$575. We hope it settles between \$500 and \$600. That's still a lot higher than \$359, where it was before this crisis. But can we deal with that? Yes, because we get some stability," he continued.

"Currently, the price increases have stopped on windows, siding, etc. and the supply is more consistent. But two-week wait times are gone. They're now four to six."

Nevertheless, the future is still a question mark, according to Mr. Baldwin.

"No new price increases have been announced, but we don't know what will happen in January."

He added that the consensus in the industry is that "this whole scenario won't be fixed until 2023."

Even then, it will be a new ball game.

Permanent Changes

"There are permanent changes in lifestyles and in buying. Certainly, retail is permanently changed. For us in the residential construction industry, the home office trend is permanent. Almost no-one is going back to their company's office five days a week. That's very rare. They might go back two or three days a week and the rest is working from home."



Long familiar in Rhode Island, lot shortage hits nationally

By Paul F. Eno *Editor*

While the residential construction industry continues to struggle with shortages of labor and materials, long delivery times and unpredictable costs, another problem has struck: an extreme shortage of building lots.

Long familiar to builders in Rhode Island, a shrinking supply of available home sites is now national. According to a recent survey by the National Association of Home Builders (NAHB), 76 percent of builders report that the overall supply of developable lots in their respective areas is low to very low.

"This is an all-time record — by a wide margin — since NAHB began collecting the information in the 1990s," a statement from the association said.

The previous record was 65 percent, recorded in 2018.

A Rhode Island Problem

"A lot shortage has been endemic in Rhode Island for 30 years," commented Bob Baldwin, past president of the Rhode Island Builders Association and RIBA's state representative to NAHB.

"We should be building 3,000 to 5,000 units a year just to keep up with aging housing in the state," Mr. Baldwin stated. "Restrictive municipal policies have succeeded in stifling housing. Towns got what they wanted, and now we have a housing crisis."

SUPPLY CHAIN...from previous page

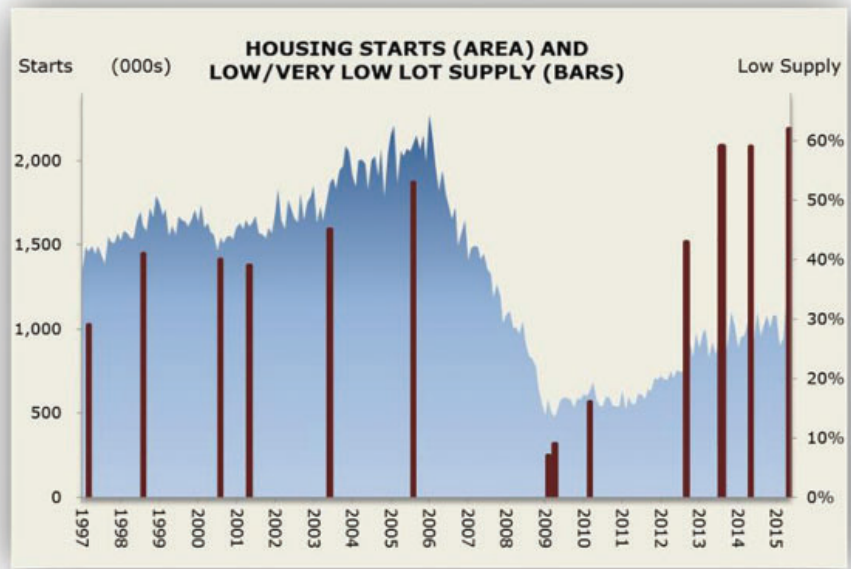
People moving out of urban areas is also a permanent trend, Mr. Baldwin believes.

"In the big cities that have problems, people are leaving by the millions," he said. "We have economic changes, demographic changes and societal changes, which have contributed to the supply issue everywhere. It's going to take time."

He concluded: "The flip side is that, if anything else goes wrong.... Well, we hope and pray it doesn't."



Housing Starts & Low/Very Low Lot Supply



Source: National Association of Home Builders

Echoing builders across the nation, Mr. Baldwin added: "We'll gladly build more houses, but they have to let us do it."

A National Challenge Now

Responding to questions in the September (HMI) survey, 46 percent of single-family builders nationally characterized the supply of lots simply as low, and 30 percent said the supply of lots was very low, for a total of 76 percent of builders indicating some type of problem with lot supply.

In addition to the overall supply, since 2013 the HMI survey has also asked builders to rate the supply of A, B and C lots in the areas where they build separately. As usual, shortages tended to be most acute among lots in the most desirable, or "A," locations. Seventy-four percent of builders said that the supply of "A" lots was low or very low, compared with 67 percent for "B" lots and 57 percent for "C" lots.

"All three percentages for the respective categories are at record highs, however, indicating that lot supply problems are historically widespread irrespective of the desirability of the locations," NAHB said.

NAHB senior economist Paul Emrath provides further analysis in this "Eye on Housing" blog post: Eyeonhousing.org/2021/10/problems-with-lot-availability-worse-than-ever.

"Along with the other aforementioned supply-chain challenges, these lot supply problems are one of the reasons NAHB's standard measure of housing affordability has fallen to its lowest level in nearly a decade," Dr. Emrath commented.



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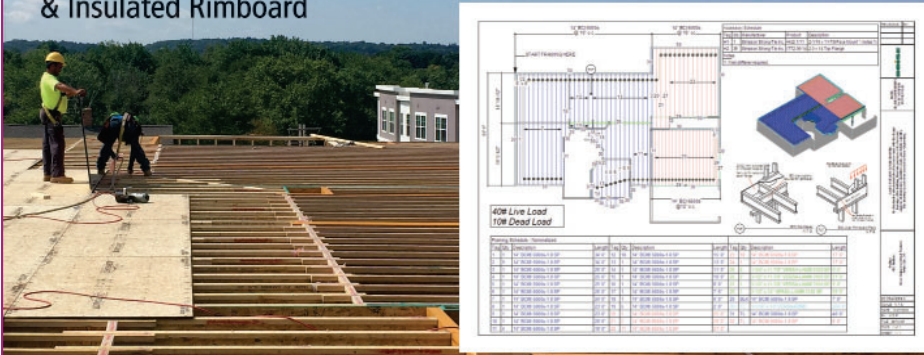
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www.RILBMDA.org



Elizabeth Carpenter: A life dedicated to family and to RIBA

By Paul F. Eno *Editor*

She was a real Massachusetts girl: Elizabeth “Liz” Catherine Grudinskas, born in Norwood in 1953, to parents of Lithuanian and Greek heritage, respectively. Little did anyone know at the time that she would find her way into the hearts of everyone in a dynamic group called the Rhode Island Builders Association.

“She always talked about RIBA,” said Greg Carpenter, a licensed marriage and family therapist and performance coach, and Liz’s husband of 35 years. “She loved the members and advocating for them, and she loved working with (RIBA Executive Officer) John Marcantonio, especially during the crisis times and times of short staffing. Liz was really committed to the mission!”

Indeed, during her 23 years at RIBA, she saw all the changes the association went through, and she “rode shotgun” on many of them.

A graduate of Norwood High School and the youngest of four siblings, Liz lived at various times in Foxboro, East Bridgewater, and across the state line in East Providence, before settling down with Greg in Rehoboth.

So where did Greg come in? Well, Boston-based Arrow Electronics turned out to be the gateway to romance.

“After attending Northeastern University, Liz worked at Arrow in sales. I was just out of seminary graduate school and working part-time for an engineer who worked out of his basement,” Greg recalled.

“I was always looking for parts, and I wrote down the name of the first person I contacted at Arrow, and that happened to be Liz. I kept bugging her for parts, we ended up going to lunch, and the rest is history.”

Liz never dated Arrow’s clients, according to Greg, but she made an exception in his case “because I was such a puny account, it didn’t make any difference if she lost me.”

Greg and Liz married in 1986, and Greg was ordained to the ministry in the United



Clockwise from left: Elizabeth as a young lass, the wedding picture with husband Greg, and a more recent photo of Liz with daughter Sarah, who has worked part-time for RIBA.

Methodist Church the following year. The rest, indeed, truly is history.

Liz came to work for RIBA in 1997. With a smile, she always remembered the headline in *The Rhode Island Builder Report* that announced her arrival: “RIBA hires Carpenter.”

Because of her sharp mind, genial manner and talent for organization, Liz quickly gained the confidence of RIBA leaders, members and staff. She served the association in many capacities, including organizing meetings and events, coordinating member benefits, and heading the office staff. By the time she retired in May of this year, Liz was RIBA’s director of operations.

Never wanting attention, and refusing to take credit for her accomplishments, Liz forbade this editor to write a word about her retirement. On July 15th, we found out why. Liz passed away after a bout with cancer that we at RIBA knew nothing about.

“When it comes to Liz Carpenter, I don’t even know where to start,” said RIBA Past President Bob Baldwin.

“That’s a good comment in itself when it comes to describing Liz, what she did for

RIBA, and what she meant to this association,” Mr. Baldwin stated.

“Liz was a cornerstone of RIBA, a foundational factor in our recovery. She was an anchor for the whole staff, for members new and old, and especially for those who served in leadership, on the board and the committees. ‘Reliable’ doesn’t even begin to describe her.”

With her first words at the 2021 RIBA Annual Meeting in October, RIBA President Carol O’Donnell honored Liz.

“Before we begin tonight, I’d like to recognize the person who arranged our Annual Meetings for the past 20 years, Elizabeth Carpenter. Liz was a friend to each and every one of us.... Those of us who had the pleasure of interacting with Liz are missing her tonight, so I would like to ask for a moment of silence in gratitude for all that she did for RIBA, and the passion that she did it with.”

“Liz was one of the most talented and capable people I’ve ever worked with or known,” stated RIBA Executive Officer John Marcantonio. “Missed by so many, she

see *ELIZABETH...page 33*

www.ribuilders.org

DeMetrick project has key Net Zero details

nationalgrid UPDATE with Laura Rodormer



National Grid's Residential New Construction Program team partnered with longtime Rhode Island Builders Association member Steve DeMetrick of DeMetrick Housewrights (Demetrick-housewrights.com) to offer a tour of their Net Zero home currently under construction on Biscuit City Road in Charlestown.

The tour provided a unique opportunity to view key installation details during the construction process.

Project Background

This single-family new construction was designed for the efficient use of materials and to achieve U.S. Dept. of Energy (DOE) Zero Energy Ready certification.

Project Features

The dimensions of the house (20' x 52' first floor and 20' x 36' second floor) allow for the efficient use of sheet goods and framing while also reducing spans. There are no structural beams and point loads in the building, lowering material and labor costs.

Insulation

- 5" Type IX EPS under the slab: R20
- 4" Type IX EPS perimeter insulation inside the foundation for thermal break at slab edge
- 12" double stud wall w/ dense pack cellulose: R43
- 24" loose fill cellulose in attic: R80ish

Exterior Trim and Siding

- All wood trim and siding installed over rain screen
- Native pine lumber is being used for siding
- Oak harvested from the site is being used for front porch framing

Air Barrier

- 10 mil poly under slab connected to taped zip sheathing on walls connected to Intello™ on interior of ceilings
- Heating, Cooling & Hot Water Equipment
- Mitsubishi air source heat pumps
- 50-gallon heat pump water heater

Windows

- Harvey® R-5 Tribute series replacement windows are in-

stalled in the middle of the window ROs like a European window

Ventilation

- Zehnder® energy recovery ventilation system (ERV) provides continuous fresh air

Appliances

- Energy Star® appliances
- Heat pump dryer

Savings vs. 2019 RI SBC

- 31.2 kWh/hour reduction in heating design load
- 11.6 kWh/hour reduction in cooling design load
- 36.8 million btu/year reduction in heating annual load
- 46.1 million btu/year reduction in annual consumption
- Saving \$1,744 per year (extrapolated over a 30-year mortgage, savings equal \$52,320)



The Net Zero home currently under construction on Biscuit City Road in North Kingstown by RIBA member DeMetrick Housewrights.

Estimated National Grid Residential New Construction Program Incentives include:

- Tier III Whole Home Performance (40%+ RNC program savings): \$4,000
- Energy Star Label: \$200
- DOE ZER Certification: \$1,000
- Fossil Fuel Free Home: \$1,000
- Minisplits: \$150 per ton
- Heat Pump DHW: \$600
- Free Home Energy Rating Score (HERS) Rating, Energy Star and DOE ZER Certification

For further information about National Grid's incentives and free technical support programs for new construction projects, renovations and additions, and for achieving certifications such as Energy Star, DOE Zero Energy Ready and Passive House please call 888-887-8841 or visit Nationalgridus.com/RI-Home/Energy-Saving-Programs.

BIG NEWS

With
Chuck
LoweFrom the
Builders
Insurance
Group

Furnaces, space heaters and fireplaces all create a higher risk of fire. This can be especially troublesome once you adorn your home with flammable holiday décor.

Please remember to keep Christmas trees and other holiday decorations at least three feet away from fireplaces or other heat sources. And while real-flame candles add beautiful ambiance to the holidays, they also can raise some risk.

Be careful with heat sources, flammable items over the holidays!

According to National Fire Protection Association (NFPA) research, “three of every five (60 percent) candle fires started when something that could burn—such as furniture, bedding, curtains or decorations—was too close to the candle. In 16 percent of the fires, the candles were left unattended or abandoned.”

Here are safety tips or reminders when using them:

- Be sure candles are at least 12 inches away from anything that can burn (furniture, drapes, books and decorations).
- Always keep candles within sight, and

be sure to blow out candles when you leave a room, the house and when you go to bed.

- Be sure that all candles are out of reach for children and pets, who can get burned or knock a candle over.

- Place candles away from drafts, vents, fans and other items that cause fast-moving air.

Have a safe and wonderful holiday season!

If you have a question about your insurance, please give one of our talented Builders Insurance Group agents a call at (401) 438-4244.



Members: Get and stay connected with 'Glue Up'!

By **Monica Cummings**
RIBA Communications Manager

The Rhode Island Builders Association just launched a new membership platform, and we want to be sure you know all about it. As part of our effort to improve your membership experience, we are excited to introduce a new digital membership platform called “Glue Up.”

If you haven’t already, please take time to create your new member account and verify your member details online. Once your file is created, you can sign in and make changes to your contact information and safely make payments right online.

How awesome is that?

What do I do after I receive the invitation in my e-mail inbox?

1. In the invitation e-mail, click on “Create Your New Member Account.”
2. Choose “Register with Email” or

“Continue with LinkedIn.” If you are already a registered user on Glue Up, go with “Log In.”

3. You can update your e-mail address if it is required and set a password. *Note: the e-mail address that you set during this process will be used every time you log in to your Glue Up account, register for our events, or manage your membership.*

4. Upload your profile picture, fill in the remaining fields, and make amendments if required. Click on “Continue.”

5. Your member profile is now complete. Check your Inbox for the confirmation email.

And don’t forget: You can always access your RIBA membership information from your mobile phone.

If you have any questions, please contact Elise Geddes, your membership manager, at (401) 438-7400 or e-mail egeddes@ribuilders.org.



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@RIBUILDERSASSOCIATION

Here at RIBA, we are getting social. These days you’ll find us in a few spots like Facebook (Meta), Twitter and LinkedIn.

We think it’s a great way to stay connected and build upon our own unique membership community.

We’re even launching our own RIBA YouTube channel and creating a brand-new easy-to-use app where you can tune in and hear from some amazing guests on important subjects that impact our industry.

Stay tuned for more details on our app; but in the meantime, we hope you’ll like our Facebook page for industry news and follow us to learn about special events and more.



For RIBA
membership information
contact **Elise Geddes**
401-438-7400
or egeddes@ribuilders.org

Member Profile: Janelle Photopoulos of Blakely Interior Design

Hard work and real design skills lead to success

By Paul F. Eno *Editor*

"I believe design has a profound impact on overall well-being. I see the transformations, not only in our clients' homes but also in their lives."

So says Janelle Photopoulos of Blakely Interior Design, who has come a long way from an unlikely beginning to receiving accolades in the residential construction community. Janelle did that by setting high goals and working hard to attain them.

"When I moved to Rhode Island in 2010, by way of my husband's job, I had an undergraduate degree in business and marketing from Syracuse University. I was coming out of a career working for corporate communications at AT&T, where I learned a lot about business," recalls Janelle, a Syracuse, New York, native.

In fact, she and her husband, Kristian, had two young children and another on the way. They settled in North Kingstown, and things got even more interesting from there.

"I had a vision for our home, so we ended up doing a lot of work on it," Janelle says. "People started to notice this. Neighbors who had seen the home prior would ask if I was a designer. Even though I enjoyed design, I certainly didn't have the training or background at that time."

But people encouraged her.

"Being who I am, I couldn't just put up a shingle and call myself a designer. So, I entered the design program at Rhode Island School of Design (RISD)."

With three young children at home, Janelle spent five years attending night classes at RISD, earning her certificate in 2017. Her daily schedule often ran until 2 a.m. Needless to say, it worked: Janelle's company celebrates its 10th anniversary in 2022.



Janelle Photopoulos

"I started with small projects for friends, acquaintances and neighbors, and it completely took off, way faster than I ever expected it to," she remembers.

By two and a half years in, Janelle had hired her first employee. By three years in, she had two. Today she has nine, including Kristian, who is the chief operating officer. And the company didn't begin as Blakely Interior Design. At the start, it was Fresh Nest Color and Design.

"The reason for that name was that, before I started at RISD, I received a color expert certification, and I was relying on that color expertise to get started," Janelle says. "I didn't feel that I had yet earned the right to use my name in my business."

After founding the company, Janelle was accepted to, and completed, Goldman Sachs' prestigious 10,000 Small Businesses program, where she received a crash course, a "mini MBA" education, in entrepreneurship, benefiting from the input and mentorship of top

business executives.

As she gained education at RISD, along with more elevated clients, and broadened the scope of her projects, Janelle felt the company had outgrown the Fresh Nest name, and it became Blakely Interior Design. And "Blakely?" It's Janelle's maiden name, a special gesture since she is "the last of the Blakelys."

"I'm very proud of what I've created over the past 10 years. In my first meeting with one of the RIBA builder members, he asked, 'Are you a real designer?'"

The member soon learned that he was dealing with a serious professional. Blakely Interior Design handles technical drawings, new construction, large-scale renovations and more.

Janelle joined the Rhode Island Builders Association in 2016.

"I certainly joined to be a part of the building community, but also to develop relationships with home builders," she explains. "For a builder to have a relationship with a designer who has qualifications and integrity is important."

She also joined the Home Show Committee, and has been on that committee ever since. Along with being a key Home Show planner, Janelle has been an exhibitor at most shows since her first year in RIBA.

"I believe the Home Show is a great showcase for home design, an important experience for the Home Show visitor," says Janelle, who also serves on the RIBA Board of Directors.

Find out more at Blakelyinteriordesign.com.

Blakely Interior Design

Owner/Creative Director: Janelle Photopoulos

RIBA member since: 2016

Focus: Residential Interior Design

Serves: Rhode Island, Massachusetts, Connecticut and beyond

Founded: 2012

Based: North Kingstown, Rhode Island

The Home Show returns in 2022!

WHEN: Thursday, April 7th through Sunday, April 10th
WHERE: Rhode Island Convention Center, Providence
FOR INFORMATION & TO EXHIBIT: Contact Bob Yoffe at (800) 963-3395

“Meridian Custom Homes has been an exhibitor for many years. Consistently, the Home Show has proven to be a valuable and successful marketing event, and I’m glad to see it return!”

That’s the thought from Alex Mitchell, one of many members of the Rhode Island Builders Association who consider the Home Show essential to his company’s annual marketing efforts. It’s the year’s only venue, and a huge one, where the visitors tend to be homeowners looking for contractors.

“Each year we get numerous prospects that turn into clients,” Alex continues. “Additionally, our existing clients really enjoy coming to the Home Show to meet with us in a different professional environment. The added name recognition opportunity is huge!”

RIBA’s biggest event of the year, the Rhode Island Home Show indeed returns with a bang in 2022. Along with hundreds of exhibitors, including many RIBA members, showcasing their products and services to thousands of potential customers, this 70th annual event will feature:

- The “Specialty” Rhode Island Flower Show, arranged by the Rhode Island Federation of Garden Clubs - Talented floral designers from all over New England will celebrate flowers, cultures and colors in a unique and extraordinary fashion.

Home Show visitors will get new and creative ideas to make their homes special.

- During “The Garden Experience,” the crowds will find three amazing features. From the Central Nurseries Garden Experience itself and its nine “Gardens of the World” features to the Outdoor Living Oasis and the ideas that McKay’s Furniture, Arnold Lumber, and Unilock have created, visitors will surely be dazzled!



Alex Mitchell, with Nicole Sousa, left, and Alyssa Ainsworth are ready to gather some leads as the 2019 Home Show opens.

As an extra experience, this part of the show includes the talents within the Providence Art Club to the resources of the State Council on the Arts.

- The 7th Annual Energy Expo by National Grid – Visitors will meet experts so they can learn about energy-saving solutions to help reduce energy usage, save money and increase their homes’ comfort with innovative electric and sustainable technologies, while supporting natural resources, clean energy and climate goals.

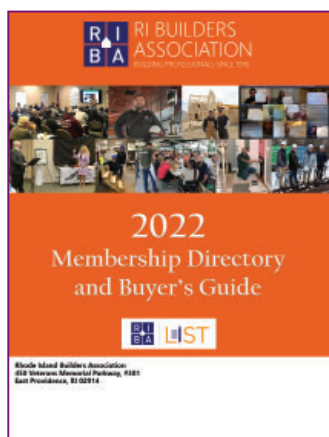
With two years of pent-up homeowner demand and the desire for home improvement projects at record highs, Home Show crowds are expected to be enormous.

Reserve your exhibit space now, at discounted RIBA member rates, for what’s bound to be an epic event! Even though exhibits have expanded out into the Convention Center concourse, space is still at a premium. But people will want to buy the goods and services you offer.

Reserve your exhibit space now!



Ad campaign extended for RIBA 2022 Directory



Get the most out of your RIBA membership by being a part of the robust company listings that will appear in the *2022 Membership Directory & Buyer's Guide*!

This go-to resource is distributed far and wide to property owners who are looking not only for residential builders and remodelers, but also for suppliers, lenders, real estate firms, and even attorneys.

In addition to the printed *Directory* being available at the Rhode Island Home Show in April 2022, all listings are also available online at RIBAlist.com.

We are working hard to make sure your listing

is accurate. That’s why we mailed every member a form to double-check the records we have on file. If you have any questions, please reach out to your membership advisor, Elise Geddes, at (401) 438-7400 or egeddes@ribuilders.org.

Ad Campaign Extended

Members should have received full information by mail about *Directory* advertising. The low advertising rates remain the same as in previous years. And remember: There are special package ad rates when you advertise in both RIBA publi-

see *DIRECTORY*...page 33

www.ribuilders.org



Featured Products & Services

December 2021

**A Rhode Island Builder Magazine
Special Section**



With the holiday season upon us Finetco would like to wish you a joyous holiday, and a happy and healthy new year. We look forward to continuing to provide you and yours with "Best In Class" products and services in 2022 and beyond! For whatever your upcoming project needs are at Finetco, "One Simple Call Does It All."



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Taking a more decorative approach to the entryway, this selection of premium Classic Craft doors includes curved and arched details, embellished panel embossments and intricate glass designs.

To find out more, call or stop by one of FINETCO's convenient locations. Our knowledgeable sales staff will help you find the right product!

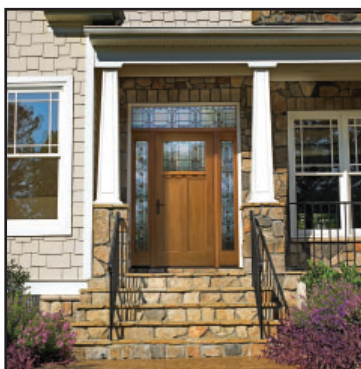
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Visit www.arnoldlumber.com, follow us on social media and sign up for our Newsletter to learn more about other services, products, educational workshops and more that we offer to the building community. Our friendly and experienced staff are always happy to answer any questions you may have, so visit one of our four locations or call us today. We are here to help you!

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This special section consists of paid advertising. The Rhode Island Builders Association does not endorse specific products and is not responsible for claims or representations made in advertisements.



At Pella® Windows & Doors: Easy-Slide Operator named 'Best of Show' at 2021 IBS!

The Easy-Slide Operator – Pella® Corporation's innovative new hardware solution – has been named winner of the Best of Show at the 2021 International Builders' Show, which was held virtually February 8-10, 2021.

The judges were especially impressed with Pella's game-changing, patent-pending slide mechanism, which replaces the traditional crank to open and close casement and awning windows. The Easy-Slide Operator was selected by a panel of 18 industry and media judges.

The recently launched hardware solution allows homeowners to open and close casement and awning windows by easily sliding the operator up to open and down to close the window.

The Easy-Slide Operator is currently available on Pella Impervia® fiberglass casement and awning windows. The company plans to expand the availability of Easy-Slide Operator to additional product lines in late 2021.



Visit <https://www.pella.com/ideas/windows/features-options/hardware/easy-slide-operator/> for more information or, better yet, visit one of Pella's four convenient locations!

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ABCRI seeks full-time president

The Rhode Island Chapter Associated Builders and Contractors (ABCRI) seeks applicants for chapter president. The position is full-time exempt and offers a competitive salary, a complete benefit package, and bonus incentives based on performance.

The ABCRI president is responsible for membership, business development, legislative and administrative duties.

The successful applicant will possess leadership and organizational skills within the construction industry, or any other sector. A background in construction is not a prerequisite. The important qualities are the skills and ability to lead ABCRI to the next level.

Specifically, the president monitors and supervises all functions of chapter staff, along with financial matters, maintains and seeks ways to improve member services and recruiting, fully works with, and communicates with, the Board of Directors, and acts as the spokesperson for ABCRI.

For more detailed information on this position, and to apply, contact Board Chair Kevin Leamy at (401) 602-8144 or KLeamy@TradeSource.com. Or Vice Chair Lynn Kent at (401) 429-7179 or LKent@RFAudet.com.



RIBA sets open house for December 7

WHEN: Tuesday, December 7th, 4:30 to 7:30 p.m.

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

COST: Free

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

Join your fellow members for a pleasant evening at the Rhode Island Builders Association's headquarters for a Christmas Open House. This will be the first networking event for members held at the office since the pandemic.

Do some networking, meet and hobnob with the RIBA staff, and see the meeting room where so many valuable social and educational events are held.

Come as you are! The event is free, and light refreshments will be served.



Humphrey's in Blue Santa toy drive

Humphrey's Building Supply has partnered with the Tiverton Police Dept. for its 2021 "Operation Blue Santa" toy drive.

Toy donations should be for children 2-14 years of age. Please avoid glass, powders and toy guns. Toys should be new and unwrapped.

Drop them off through December 12th at Humphrey's Building Supply, 590 Main Rd., Tiverton. Thank you for your support!



For RIBA

membership information contact Elise Geddes
401-438-7400 • or egeddes@ribuilders.org

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Design | Build

Reminder: The Contractors' Registration and Licensing Board (CRLB) requires 2.5 continuing education credits every year to renew your Rhode Island registration. The Rhode Island Builders Association (state approved provider code #1) offers all the courses you need to fulfill these requirements. Check out this month's offerings on these pages, or at RIBuilders.org and RIBAEducates.com. RIBA makes it simple for you to earn your credits quickly and easily. Have questions? Want to become a member? Give us a call at (401) 438-7400. And remember, courses are always free for RIBA members and their employees.

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 fulfill continuing education requirements before his or her next renewal date, as stated above, and must provide class certificates as evidence of completion.*

2½ Credit Hours: *Critical Roof Details* *December 3rd*

WHEN: Friday, December 3rd, 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 Mike Guertin to learn about underlayment options and installation, ice barrier installation requirements, sealed roof deck system and flashing details, in addition to roofing in high wind zones.

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: *Insulation* *and Wall Board* *December 6th*

WHEN: Monday, December 6th, 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.

Instructor Jon Erickson will focus on the building science behind insulation and air tightness codes.

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.



Find an Employee
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Learn more at RCWPJOBS.com

*To update your RIBA
membership
information, contact*

Elise Geddes

401-438-7400

or egeddes@ribuilders.org



2½ Credit Hours:

Marketing Your Business

December 7th

WHEN: Tuesday, December 7th, 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 Bob Salvas for this course, designed to help business owners understand the many methods available for marketing and branding their construction businesses.

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:

Siding 101

December 14th

WHEN: Tuesday, December 14th, 8 to 10:30 a.m.

WHERE: This is an in-person class at Rhode Island Builders Association headquarters, 450 Veterans Memorial Pky #301, East Providence 02914

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 Chris Boilard to learn best practices and techniques for outdoor siding of a residential home.

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.



IN-PERSON classes will be limited in size and will take place at RIBA Headquarters, 450 Veterans Memorial Pkwy Bldg 3, East Providence RI 02914.

All up to date COVID-19 protocols will be followed. For more information, contact Bob Salvas, bsalvas@ribuilders.org or call (401) 438-7400.

2½ Credit Hours:

Flashing and Water Management for Walls

December 10th

WHEN: Friday, December 10th, 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.

No matter what siding you install, the building code has specific requirements for a Water-Resistive Barrier and flashings to keep water out. Learn the differences between WRB types, performance, and installation requirements; and window, door and wall flashing codes & details. Also, rainscreens and moisture movement through walls and above-code details. Mike Guertin is the instructor.

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.





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2½ Credit Hours:

Kitchen Design & Installation *December 16th*

WHEN: Thursday, December 16th, 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.

Taught by Jason Oliveira, this class will cover the basics of designing a well-planned kitchen and how to install the cabinetry. Also discussed will be:

- The design process,
- Material choices for cabinets and counters,
- Utility and appliance placement
- Traffic flow and storage, with installation tips and tricks.

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.



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2 Credit Hours:

Hiring Best Practices *for Builders* *December 17th*

WHEN: Friday, December 17th, 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.



5 Credit Hours:

Building Planning and Building *Inspector Skills* *December 21st*

WHEN: Tuesday, December 21st, 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 Larry Desormier, this class covers Chapter 3 of the Rhode Island One and Two Family Dwelling Code, as well as communications skills needed for building inspectors. Problem-solving and R.I. code amendments will also be discussed. This class is mandatory for all building inspector candidates.

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
and Cash Flow*
December 28th

WHEN: Tuesday, December 28th, 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 to learn how a contractor can best 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.



QuickBooks® Specifics December 2nd

WHEN: Thursday, December 2nd, 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 Bill Cunningham to dive deeper into project and cost accounting with QuickBooks®.

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.



For RIBA
membership information
contact Elise Geddes
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8 Hour Lead Safe Remodeler/Renovator Course

December 15th

WHEN: Wednesday, December 15th, 8 a.m. to 5 p.m.

WHERE: This is an in-person class at Rhode Island Builders Association headquarters, 450 Veterans Memorial Pky #301, East Providence 02914

COST: FREE for members and their employees. Non-members, call for pricing options. There is a \$25 materials fee for all participants.

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

FOR INFORMATION & TO REGISTER: Contact Martin Misenhimer at mmisenhimer@ribuilders.org, or call (401) 438-7400.

Join instructor Scott Asprey to learn everything you need to know to comply with the Environmental Protection Agency's (EPA's) Renovation, Repair and Painting (RRP) Rule (Lead Paint Removal Training Classes).

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

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

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

Again, 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.



IN-PERSON classes will be limited in size and will take place at RIBA Headquarters, 450 Veterans Memorial Pkwy Bldg 3, East Providence RI 02914.

All up to date COVID-19 protocols will be followed. For more information, contact Bob Salvas, bsalvas@ribuilders.org or call (401) 438-7400.

Website Strategies for the Construction Industry

December 9th

WHEN: Thursday, December 9th, 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.

Taught by David Englund this class will teach you the importance of a website for your marketing, and the powerful "must-have tools" of improving engagement to gain the homeowner customers you want.

You must pre-register for this class. 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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To update your RIBA membership information, contact Elise Geddes, 401-438-7400 or egeddes@ribuilders.org

Joseph Wendelken

Rhode Island Department of Health

Joseph Wendelken has been the public information officer at the Rhode Island Dept. of Health (DOH) since 2015. Previously, he was a communications specialist at DOH since 2009. A graduate of Providence College and L'Université Lumière Lyon 2, he came to DOH from The Queens Chronicle in Rego Park, New York, where he was assistant managing editor. Mr. Wendelken became well known throughout the state as he stood beside then-Gov. Gina Raimondo during her daily briefings at the outset of the COVID-19 pandemic in 2020, and as the DOH spokesman.

THE BUILDER: What are the current lead-poisoning numbers in Rhode Island, the age groups affected, and how do the numbers compare with those of 10 years ago?

WENDELKEN: Anyone can be lead-poisoned, but it's most dangerous to children younger than six years old and pregnant people. In 2020, 472 children had elevated blood-lead levels (blood lead levels ≥ 5 $\mu\text{g}/\text{dL}$ [micrograms per deciliter]) for the first time, compared with 1,715 children in 2010.

While the number of new cases of children with elevated blood lead levels has generally been decreasing over the years, there was a greater number of new cases in 2020 compared with 2019 (388 new cases among children in 2019). This increase occurred during a period when the blood-lead level screening rate among children declined and children were spending more time at home, suggesting that many homes still have lead hazards.

THE BUILDER: What lead hazards are the main culprits – lead paint, lead water pipes, something else?

WENDELKEN: Lead-based paint is the most common source of lead exposure in Rhode Island. It was banned for residential use in 1978. However, nearly 80 percent of housing in Rhode Island was built before 1978 and, therefore, has a high likelihood of having lead-based paint.

Lead-based paint becomes a hazard when it chips, peels, cracks, or turns to dust. Lead can be found in many places in and around a home, including in pipes supplying drinking water, contaminated soil and dirt, pottery, old furniture, toys, spices and jewellery.

THE BUILDER: Which kinds of contractors should be lead-licensed and why?



WENDELKEN: Securing the appropriate lead license is important because it helps to protect people and workers from unsafe work habits that can lead to lead exposure. Companies, contractors and personnel that are found to be in violation of the lead laws and regulations may receive disciplinary actions, which can include a fine.

There are several categories of lead licensure in Rhode Island. The most common license is required by the Renovation, Repair and Painting Rule (RRP). When certain amounts of lead-based paint will be disturbed during typical renovation projects, the RRP requires those in skilled trades like plumbing, carpentry and electrical to become certified as Lead Renovators, and the firm they work for to be a licensed Lead Renovation Firm.

Lead contractors, supervisors, and workers must also be licensed by The Rhode Island Dept. of Health (DOH) before performing lead-hazard control and lead-hazard reduction.

For more information about license types and regulations, your readers should visit the RIDOH website at health.ri.gov/licenses/detail.php?id=270.

THE BUILDER: Can you spell out the most recent changes to the lead licensing regulations?

WENDELKEN: The lead regulations underwent extensive reorganization to make critical information easier to locate. The Lead Regulations are now separated into four distinct sections by subject matter.

- Lead Enforcement and Compliance 50-15-3
- Lead Licensing and Training 50-15-11
- Lead Safe Work Practices 50-15-12
- Lead Inspections 50-15-5

One of the most substantial changes involved revising the lead-dust hazard standards to be at least as protective as the standards of the U.S. Dept. of Housing and Urban Development (HUD) and Environmental Protection Agency (EPA).

The change lowered the lead-dust hazard standards for the amount of lead that can remain in dust on floors and window sills after lead removal activities to 10 micrograms (μg) of lead in dust

**STATE OF RHODE ISLAND
RHODE ISLAND DEPARTMENT OF HEALTH
CONCISE STATEMENT OF PROPOSED NON-TECHNICAL AMENDMENTS
(AMENDMENTS TO EXISTING REGULATIONS)**

In accordance with the Administrative Procedures Act, R.I. Gen. Laws § 42-35-1.7(b)(8), the following is a concise statement of proposed non-technical amendments to *Lead Poisoning Prevention* (216-RICR-50-15-3).

Amendment Coordinates	Rationale/Summary of Change
§ Title	<ul style="list-style-type: none"> Changes title from “Lead Poisoning Prevention” to “Lead Poisoning Prevention Compliance and Enforcement”
§ 3.1.1	<ul style="list-style-type: none"> Removes former 3.1.1(A)(B)(D) and (E) and creates a new (A) with all R.I. Gen. Laws authority Former 3.1.1(C) adds Subpart E Former 3.1.1(F) adds reference to the three new lead regulations
§ 3.1.2	<ul style="list-style-type: none"> Revises the purpose section to align with content of new lead regulation. Removes references to purpose of the three new lead regulations
§ 3.2.1	<ul style="list-style-type: none"> Removes parents as a regulated person as RIDOH does not have authority Changes threshold to “standards” Removes dwelling units used exclusively to house and adds “housing for” Removes “Short term leases of one hundred (100) days or less with no renewal” and adds “Temporary Housing” Removes persons required to be Licensed or Certified as it was redundant
§§ 3.2.3 & 3.2.4	<ul style="list-style-type: none"> Removed
§ 3.3	<ul style="list-style-type: none"> Removed definitions which did not appear in the regulation Aligned definitions to match statutory definition
§ 3.4.2	<ul style="list-style-type: none"> Removed due to statutory duplication
§ 3.4.3	<ul style="list-style-type: none"> Removed language where the Department regulated itself
§ 3.5	<ul style="list-style-type: none"> Moved to Lead Inspections (216-RICR-50-15-5)
§ 3.6	<ul style="list-style-type: none"> Moved to Lead Inspections (216-RICR-50-15-5) and guidance document
§ 3.7	<ul style="list-style-type: none"> Moved to Lead Inspections (216-RICR-50-15-5)

Amendment Coordinates	Rationale/Summary of Change
§ 3.8	<ul style="list-style-type: none"> Minor grammatical changes and renumber.
§ 3.9	<ul style="list-style-type: none"> Moved to Lead Training and Licensing (216-RICR-50-15-11) and guidance document
§ 3.10	<ul style="list-style-type: none"> Moved to Lead Training and Licensing (216-RICR-50-15-11) and guidance document
§ 3.11	<ul style="list-style-type: none"> Moved to Lead Training and Licensing (216-RICR-50-15-11) and guidance document
§ 3.12	<ul style="list-style-type: none"> Moved to Lead Training and Licensing (216-RICR-50-15-11) and guidance document
§ 3.13	<ul style="list-style-type: none"> Moved to Lead Training and Licensing (216-RICR-50-15-11) and guidance document
§ 3.14	<ul style="list-style-type: none"> Moved to Lead Training and Licensing (216-RICR-50-15-11) and guidance document
§ 3.15	<ul style="list-style-type: none"> Moved to Lead Training and Licensing (216-RICR-50-15-11) and guidance document
§ 3.16	<ul style="list-style-type: none"> Moved to Lead Safe Work Practices (216-RICR-50-15-8) and guidance document
§ 3.17	<ul style="list-style-type: none"> Moved to Lead Safe Work Practices (216-RICR-50-15-8) and guidance document
§ 3.18	<ul style="list-style-type: none"> Moved to Lead Safe Work Practices (216-RICR-50-15-8) and guidance document
§ 3.19 (Now §3.6)	<ul style="list-style-type: none"> Permits any person who is subject to a cease work order to request an administrative hearing. Further clarifies an immediate compliance order is not subject to an administrative hearing. Allows suspension or revocation of database access as an enforcement option Revises contact information



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RCWP UPDATE

Coventry Training Center opens

The new Adult Training Center in Coventry is now open, the Residential Construction Workforce Partnership (RCWP) has announced.

Located at 599 Arnold Road, the Coventry facility joins RIBA's training center in Central Falls, along with class locations in Warwick and East Providence. Pre-apprenticeship courses offered include carpentry, plumbing, electrical and more.

The Coventry facility was to welcome its first classes, Carpentry and the new Weatherization Pre-Apprentice Training, beginning on November 16th.

Courses in Spanish

RIBA is offering construction-related training classes in Spanish. For more information or to register for a class in Spanish, please contact Betty Bernal at (401) 500-9146 or bbernal@ribuilders.org. Also contact Ms. Bernal for information on the Vocational English as a Second Language (VESL) basic carpentry class.

For information on training programs in general, contact Elise Geddes at RIBA, (401) 438-7400 or egeddes@ribuilders.org. RIBA

To update your RIBA membership information, contact Elise Geddes, 401-438-7400 or egeddes@ribuilders.org



Above: RIBA's new training facility at 599 Arnold Rd., Coventry. **Below:** After two years in the making and COVID restrictions, RCWP started its first high school exploratory program with the Met School. Twelve students have been doing a 12-week program at RIBA's Central Falls Training Facility.



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\$9.8 million in MassWorks Investments to a Dozen Rural and Small Towns

On October 27th, Massachusetts Undersecretary of Community Development Ashley Stolba was joined by state and local officials in Charlemont to announce the next round of MassWorks Infrastructure Grant Program awards that will support capital projects in rural and small towns.

In this round, issued through the Community One Stop for Growth program, 12 grants for a combined total of nearly \$9.8 million are being made to communities for key roadway safety improvements based on criteria that reserves grant funding for small towns (also known as STRAP).

Included among this round's grant recipients, the Town of Charlemont was awarded \$720,000 to shift the alignment of a portion of Route 8A/North Heath Road which will result in safety improvements for vehicular travel and drainage improvements in the vicinity of the project site that will improve the town's water quality.

"Through the MassWorks program, our administration is committed to supporting local infrastructure upgrades, especially in rural areas, which unlock new opportunities for jobs and housing through private investment," said Gov. Charlie Baker.

"With the simplified One Stop process, and by setting aside designated funding for rural communities and smaller towns, we can ensure that our economic recovery truly reaches all corners of the Commonwealth," Gov. Baker stated.

"One Stop's format is a direct result of engaging with communities, large and small, across the Commonwealth, who told us we needed a new process that was easier to navigate, simpler to access, and all in one place," said Housing and Economic Development Sec. Mike Kennealy.

"While the first year's results show tremendous promise, the demand for the program demonstrates we can do more, and One Stop offers an opportunity to ensure that valuable program funds can be directed more effectively, to more communities, in less time."

"MassWorks grants are a great example of an effective partnership between the legislature, the governor's office, and the individual towns to get important local projects completed," said Rep. Paul W. Mark (D-Berkshire District).

"These grant awards will be put to good use in many small towns throughout the region who just don't have the resources on their own to finish projects of this size."

MassWorks is a competitive program that offers cities and towns flexible capital funding to support and accelerate housing production and job growth. One Stop, which was first launched in January 2021, replaced multiple application processes for separate grant programs that support local economic development initiatives with a single application portal that includes a streamlined, collaborative review process.

Find out more at [Mass.gov](https://mass.gov).

R
I
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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://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://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.


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DIRECTORY...from page 16

cations – the *Directory* and the award-winning monthly *Rhode Island Builder* magazine. And new this year: On-air advertising opportunities are offered by the RIBA News & Information Podcast, which will be monthly starting in 2022.

RIBA will have a drawing for one advertiser to win an additional ad: free, full-page and full-color. Any advertiser who purchased their Directory ad by December 6th will be eligible.

The final deadline for Directory advertising is December 21st. To purchase an ad:

- Use the advertising information package you received from RIBA, bearing in mind the new deadlines.
- Download the full ad brochure (pdf) at RIbuilders.org.
- Call Paul or Jonathan Eno at (401) 250-5760, ext. 1. 

ELIZABETH...from page 12


was first a dedicated mom and wife, an incredible co-worker. Some of my best work/life moments occurred in her presence. It won't be the same without her, but what she accomplished here and in her life will effect many for years to come."

Elise Geddes, RIBA's membership services manager, spoke for the staff.

"Liz and I had a lot in common and had many laughs over the years, mostly about our experiences in the '70s. But, aside from my personal recollections, the thing I will remember most about Liz is her steadfast commitment to helping members," said Ms. Geddes.

"It was undoubtably Liz's constant insistence that the purpose of our organization is to support our members that gave me my desire to do the same."


Speaking for thousands of members whom Liz quietly supported over the years, Alex Mitchell of Meridian Custom Homes summed it up.

"Liz Carpenter was incredibly talented, a wonderfully effective and supportive professional with the kindest and most gentle approach. You always felt appreciated when in her presence. She was a ray of sunshine. Liz, you are missed by so many!" 

INTERVIEW...from page 27

per square foot (ft²) for floor dust and 100 µg/ft² for window sill dust.

THE BUILDER: With that in mind, can you outline what contractors must do to be licensed and to renew?

WENDELKEN: Contractors may be required to complete an initial training course, pass a state licensing exam, have a blood lead test, and pay a fee to apply for a lead professional license. Specific requirements vary by license type. Contractors wishing to obtain a license should visit the same RIDOH website and select the appropriate application from the "Applications" drop-down menu. This link will provide the most recent lead license application, including specific instructions. Licensing requirements are also included in the current Rhode Island lead regulations 216-RICR-50-15-3. 



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