

**FEATURED  
PRODUCTS AND  
SERVICES FOR  
OCTOBER**

*Middle Section*

**COVERAGE AND  
PHOTOS FROM  
RIBA's 30<sup>th</sup>  
ANNUAL GOLF  
CLASSIC**

*Pages 10-12*

**2021 RIBA**

**Annual Meeting**

The Rhode Island Builders Association's 2021 Annual Meeting and election/installation of officers will take place Tuesday, October 12<sup>th</sup>.

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**What are the  
post-COVID  
housing trends?**

A national expert and RIBA members weigh in what home buyers want as the pandemic morphs into a new normal.

*Page 8*

**A look at R.I.  
drinking water  
infrastructure**

*The Rhode Island Builder* sits down with Sanitary Engineer Carlene Newman of the Dept. of Health for a look at the condition of the state's drinking water systems, and their funding sources.

*Page 28*

## Framing lumber, sheathing costs falling, other materials sky high

By Paul F. Eno *Editor*

While framing lumber prices have been dropping at last, residential contractors are still seeing substantial increases in the costs of other building materials.

That's the word from the National Association of Home Builders (NAHB) and from Bob Baldwin of R.B. Homes, the Rhode Island Builders Association's representative to NAHB.

"Regarding our issue with lumber costs and supply, the supply is somewhat better," Mr. Baldwin said after a

*see MATERIALS...page 32*



## Balance sought as new freshwater wetlands regulations loom

Association has issues with new regulations, says rules need to be integrated with a statewide housing policy.

By Paul F. Eno *Editor*

After a six-year process, the Dept. of Environmental Management (DEM) in July filed revisions to the freshwater wetlands rules with the Office of the Secretary of State. For the first time, the revisions apply the regulations statewide.

The revised regulations, which take effect on January 15, 2022, expand DEM and Rhode Island Coastal Resources Management Council (CRMC) jurisdiction over lands around freshwater wetland resources. The CRMC is expected to adopt a similar rule.

The revision process began in 2015, when the General Assembly named a diverse legislative task force to examine how best to replace the labyrinth of separate local freshwater wetlands rules with consistent statewide regulations.

The task force – in which the Rhode Island Builders Association participated – eventually recommended a new, 100-foot jurisdictional area for DEM. Local

freshwater wetlands jurisdiction would end.

After many years, feedback, objection and revision, DEM has proposed its final new set of regulations and has submitted them to the Office of Regulatory Reform (ORR), and to the Office of the Secretary of State.

"We believe these regulations provide a balance between the benefits of environmental protection, the economic interests of land development, and the need for more affordable housing in our state," said DEM Acting Director Terry Gray.

*See the in-depth interview with Mr. Gray in our September issue.*

The January effective date is meant to provide a transition period for applicants, according to a DEM statement.

Although RIBA participated in this process, the association's leaders still feel the new regulations are not well understood and will not provide a clear, predictable and reliable system when it comes to land development.

"The idea of a single set of consistent wetlands regulations is fundamentally a sound one, but areas of overregulation in these regs, lack of implementation staffing, and regulations that may create confusion and

*see WETLANDS...page 32*

# President's Message



Carol O'Donnell

## RCWP keeps growing, improving its pre-apprenticeship trainings

September was “back to school” for Rhode Islanders in more ways than one. It included the trend-setting programs offered by the Residential Construction Workforce Partnership (RCWP), the Rhode Island Builders Association’s pre-apprenticeship residential construction trade training outreach.

Since its beginning in 2017 in partnership with Real Jobs Rhode Island, RCWP has not only trained over 500 participants of all ages and backgrounds for jobs in residential construction, but has provided them with OSHA 10 certification, the Initial Lead Safe RRP training and other industry

credentials. Employers can also send their prospective new hires for training, and new employees for upskilling.

Under the leadership of a dynamic and dedicated team, RCWP continues to add training pre-apprenticeship programs to fill high demand construction occupations such as carpentry, electrical, plumbing and weatherization.

### ***Making Financial Sense***

Now, there’s a financial literacy component to all of these offerings. Programs are free of charge to employers and participants, and they take place in Charliho, Woonsocket, East Providence and Warwick, in addition to RIBA’s own training facility in Central Falls.

We are all very proud of RCWP, and they’re always looking for ways to provide more and better pre-apprenticeship residen-

tial construction trade training.

As one example, RCWP is now working with Metropolitan Regional Career and Technical Center (“The Met”) to offer carpentry training to their seniors at our Central Falls job training facility starting this fall.

Speaking of training venues, RCWP plans to open a second facility soon. We’ll announce the location as soon as the lease is signed!

RCWP’s current programs are: VESL – Vocational English as a Second Language, Carpentry Pre-Apprentice, Plumbing Pre-Apprentice with HVACR, Electrical Pre-Apprentice, Weatherization Pre-Apprentice.

Graduates are ready to hire!

Let’s celebrate RCWP and the great people who make it possible! *Related story on page 31.*



### **The Rhode Island Builder**

Official publication of the  
Rhode Island Builders Association  
since 1951

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Publisher..... John Marcantonio  
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## **DEADLINE FOR THE NOVEMBER ISSUE**

**All copy, ads and photos must be to us by**

# **Friday, October 1**

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**For RIBA  
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## Spotlight: Annual Meeting



# O'Donnell team nominated for second term as Annual Meeting is set for Oct. 12

**WHEN:** Tuesday, October 12<sup>th</sup>, 5:30 p.m.

**WHERE:** Quidnessett Country Club, 950 North Quidnessett Rd., North Kingstown 02852

**COST:** \$45 per person for dinner, reservations required.

**DEADLINE TO RESERVE:** Friday, September 24<sup>th</sup>

**INFORMATION & RESERVATIONS:** Contact Robin Barlow at (401) 438-7400 or rbarlow@ribuilders.org.



**President O'Donnell addresses the 2020 Annual Meeting.**

The Nominating Committee of the Rhode Island Builders Association has chosen 2020-2021 President Carol O'Donnell of CRM Modular Homes, along with her administrative team, for re-election in the 2021-2022 year. The election and installation will take place at RIBA's Annual Meeting, set for Quidnessett Country Club in North Kingstown on October 12<sup>th</sup>.

The officers of RIBA's Professional Women in Building Council (PWB) will be installed as well.

The meeting will begin with an open bar, courtesy of Consolidated Concrete and Douglas Lumber Kitchens & Home Center, from 5:30-6:30 p.m. (cash bar thereafter), followed by dinner and the business session.

Also nominated for re-election are: Vice President James Deslandes of Deslandes Construction Inc.; Treasurer Jason DaPonte of Sansiveri, Kimball & Co., LLP; and Secretary Alexander Mitchell of Meridian Custom Homes.

Nominated for election as local directors, with terms expiring in 2022, are Peter DiStefano of DiStefano Brothers Construction Inc., Donald Hamel of Andersen Corp., Kenneth Jones of Ken Jones Construction Inc., Jesse Maynard of Maynard Construction BRC Inc., Maria Fratiello of National Building Products, Janelle Photopoulos of Blakely Interior Design, Matthew Semonik of Arnold Lumber Co., Jordan Stone of Peregrine Group LLC, and Carla DiStefano of SWAP Inc.

Nominated for election as local directors, with terms expiring in 2023, are: Michael Artesani Jr. of W. Artesani & Sons Inc., David C. Baud of Baud Builders Inc., Kenneth Coury of Riverhead Building Supply, Matthew O. Davitt of Davitt Design Build Inc., Larry Desormier Jr. of Desormier Construction LLC, Tanya Donahue of R.I. Kitchen & Bath Inc., Scott Grace of Overhead Door Garage Headquarters, Vincent J. Marcantonio of Marcantonio Design Builders, Nicholas Reuter of Picerne Real Estate Group, Ramon Feliz of Complete Construction, and Robert Goodreau of

see *ANNUAL MEETING...page 32*

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# Looking Ahead

## October 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](mailto:bbernal@ribuilders.org), or register online at [RI-Builders.org/vesl-training-program-details](http://RI-Builders.org/vesl-training-program-details). *Related story on page 31.*

🔪 ♦ **October 6<sup>th</sup>: Continuing Education for Contractors - 1 Credit Hour** - Topic is Weatherization: Insulation and Advanced Building Science. Taught via Zoom. *Details on page 23.*

🔪 ♦ **October 7<sup>th</sup> Continuing Education for Contractors - 2½ Credit Hours** - Topic is Hardwood Flooring. Taught via Zoom. *Details on page 23.*

🔪 ♦ **October 8<sup>th</sup> Continuing Education for Contractors - 2½ Credit Hours** - Topic is Marketing Your Business. Taught via Zoom. *Details on page 23.*

♦ **October 12<sup>th</sup>: RIBA Contractor Training** - Topic is Seven Secrets to Set You Apart When Selling Your Projects. Taught via Zoom. *Details on page 26.*

♦ **October 12<sup>th</sup>: RIBA Annual Meeting** - Quidnessett Country Club, North Kingstown  
*Details on page 3.*

🔪 ♦ **October 13<sup>th</sup>: Continuing Education for Contractors - 2½ Credit Hours** - Topic is Understanding the Rhode Island Contractors' Registration and Licensing Law. Taught via Zoom. *Details on page 24.*

♦ **October 15<sup>th</sup>: RIBA Contractor Training** - Topic is Website Strategies for the Construction Industry. Taught via Zoom. *Details on page 26.*

🔪 ♦ **October 19<sup>th</sup>: Continuing Education for Contractors - 2½ Credit Hours** - Topic is Accounting and Cash Flow. Taught via Zoom. *Details on page 24.*

🔪 ♦ **October 21<sup>st</sup>: Continuing Education for Contractors - 2½ Credit Hours** - Topic is Advanced Framing. Taught via Zoom. *Details on page 24.*



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

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

 **October 22<sup>nd</sup>: Continuing Education for Contractors - 5 Credit Hours** - Topic is Building Planning and Building Inspector Skills. Taught via Zoom. *Details on page 25.*

**October 27<sup>th</sup>: RIBA Contractor Training** - Topic is The New Home Construction Process. Taught via Zoom. *Details on page 27.*

**October 28<sup>th</sup>: RIBA Contractor Training** - Topic is Working with Industry Resources. Taught via Zoom. *Details on page 27.*

 **October 29<sup>th</sup>: Continuing Education for Contractors - 2½ Credit Hours** - Topic is the Rhode Island General Law for Building Codes. Taught via Zoom. *Details on page 25.*

## April 2022

**April 7<sup>th</sup>-10<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). *Watch for more information.*

## February 2022

**February 8<sup>th</sup>-10<sup>th</sup> - International Builders Show** - **Orlando, Florida.** *Details on page 16.*

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

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

## New Members

Marshall Andrea	<b>Marshall Andrea</b>	Paul Lengyel	<b>Winlow Carpentry &amp; Repair LLC</b>
Scott Babineau	<b>S.B. Woodworking LLC</b>	Nicholas Loverdi	<b>HMN General Contractors LLC</b>
Thomas Chadwick	<b>Pinnacle Concrete Cutting Corp.</b>	Lisa Maine	<b>Rhody Roofs LLC</b>
Ned Connelly	<b>Connelly Contracting</b>	Michael Palermo	<b>Palermo's Contracting Inc.</b>
Joseph Depena	<b>Depena Construction Mgmt. LLC</b>	Eric Palmer	<b>Eric Palmer</b>
Luis Diaz	<b>Lapidary Construction LLC</b>	Christopher Pepper	<b>Chris Pepper Building &amp; Remodeling</b>
Stephen Flowers	<b>LC Creative Inc.</b>	Courtney Sullivan	<b>Weston &amp; Sampson CMR Inc.</b>
Timothy Gillespie	<b>Homeworks</b>	David Swanson	<b>David Swanson</b>
Andrew Hennemann	<b>JTA Property Services Inc.</b>	Mark St. Angelo	<b>St. Angelo Construction</b>
William Iuliano	<b>William Iuliano</b>	Ross Trinque	<b>Ross Kenneth Tiling &amp; Construction</b>
Wagner Jacinto	<b>Avouch Construction</b>	Eileen Urbina	<b>Eileen Urbina</b>
Michael Kirkutis	<b>Wickford Handyman</b>	Caroline Way	<b>Advantage Glass Holding Co., Inc.</b>
Sean Knowles	<b>Sean Knowles</b>	Austin West	<b>Austin West</b>
Rebecca Leandro	<b>Q&amp;L Pressure Washing/Window Clnng.</b>	David Zuller	<b>Karvia Investments LLC</b>

## Renewed Members

Marr Building & Remodeling	Kathleen Marr	KJ Maul Construction LLC	Kimberley Maul
American Tile & Marble Co., Inc.	Vincent Ricci	Law Offices of Jane E. Sullivan	Jane E. Sullivan
Automatic Temperature Controls	Amanda Mahon	Lehigh Realty LLC	
Bilodeau Property Management Inc.		Lincoln Energy Mechanical Services Inc.	Anthony Vessella
Brittain Electric Inc.	Julie Brittain Swistak	Memo Construction Inc.	Ladd Meyer
Butera Building LLC	David P. Butera	Moran Properties LLC	Steven Moran
CAP Design Build LLC	Arthur Klidonas	Mt. Hope Builders Inc.	Antonio Matos
Case Construction Co.	Frank Gustafson II	Newport Modular Homes	Paul Bernard
Chris Electric Ltd.	Christopher Kalil	Omega Financial Corp.	Mark Marcus
Durkin Cottage Realty	James P. Durkin	P. I. Builders LLC	Richard Brooks
Edgewood Arms Inc.	Ryan H. Taylor	Peter Greifer Enterprises Inc.	Peter Greifer
Fortin Place LLC	Zach Schartner	PuroClean Disaster Restoration	Chris Sanford
H.I.P. Construction LLC d/b/a		Ravenswood Construction Inc.	David J. Prenda
Rebath of R.I. & Southern Mass.	Sean Senno	Ray Cianci Inc./Done Right Plastering	Ray Cianci
Halmac Construction	Patrick O'Halloran	Read's Landscape Construction Inc.	John Read
Holland Electric Inc.	Richard C. Holland	Rite Glass Inc.	Russell S. Carpentier
J&M Transfer Inc.	John Sliney	Robert M. Eaton Jr.	Robert M. Eaton Jr.
J. DiCenzo Construction Co., Inc.	Fernando Gomes	Shalvey Brothers Landscape Inc.	Thomas E. Shalvey Sr.
J.P. Construction Inc.	John Pagliaro	Stateside Vinyl Siding Co.	Ronald T. Lariviere
JOMAR Painting LLC	Jose M. Marciano	Valente Construction	Michael Valente
Just Built / Property Care Solutions	Justin Calhoun	Wm. J. Lamar & Sons Inc.	William Ricci
Kay-Cor Contractors Inc.	Herc Salustio		

## Applications/Pending Members\*

Jerry Anderson	Charles Paradis
Thomas Cerbarano	Michael Sepe
Carla DiStefano	

\*Subject to registration with the Rhode Island Contractors' Registration and Licensing Board. Company name will be printed once application is approved.

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# Experts: Pandemic-prompted home-buyer preferences seem here to stay

By Paul F. Eno *Editor*

The COVID-19 pandemic spurred significant changes in the housing market, and in home-buyer demands, some of which aren't going away anytime soon.

That's the opinion of a number of experts in the residential construction industry, including Robert D. Dietz, chief economist at the National Association of Home Builders (NAHB).

"I think there will be some permanent, partial changes that have lingered through 2021 and that we will continue to see in 2022. These include increases in home size, with people using their homes for more purposes," Dr. Dietz told *The Rhode Island Builder*.

"Some of that will roll back as the pandemic eases. Some will persist, creating a need for more remodeling projects to expand existing homes, along with more square footage in new construction," he added.

What about settlement patterns, or what NAHB calls the "geography of housing demand"?

"We track that with the Home Building Geography Index. One thing we saw in 2020 was a shift to the suburbs in the distribution of home construction, both single-family and multi-family," said Dr. Dietz.

"Some of the more notable changes were in multi-family trends. There was a decline in high-rise, steel and concrete apartment buildings in favor of more suburban, wood-frame building; garden-style apartments of three to four stories."

The end of 2020 saw the best quarter for townhouse construction in two-and-a-half years, he noted.

"With the growth of telecommuting, I think we will see a new, permanent hybrid work model for many people. It's being called the 3-2-2 model: Three days in the office, two days at home and a two-day weekend. That might apply to 30 to 40 percent of the workforce," Dr. Dietz said.

"This means that people can expand

their geographic search area to find homes. This continued suburbanization is a bullish indicator for new construction as demand increases."

## Home Offices Everywhere

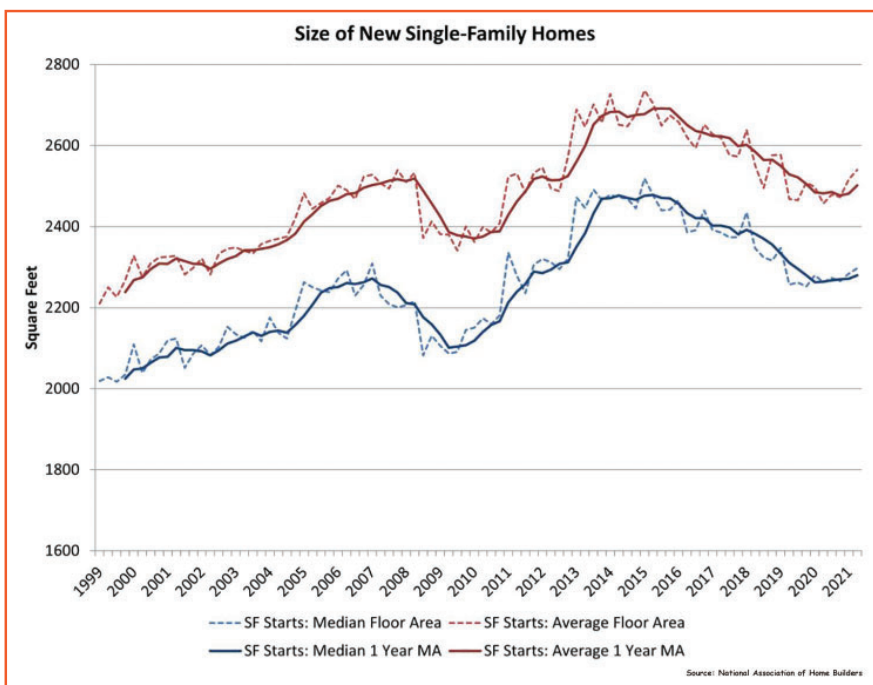
When it comes to this new work model, members of the Rhode Island Builders As-

sociation say they're seeing it.

"Everyone is doing something with home offices," declared Bob Baldwin of Lincoln-based R.B. Homes, a past RIBA president and the association's state representative to NAHB. "Whether it's in a spare bedroom, a loft or what have you, it's like

see *TRENDS...next page*

## Home size back on the rise



The size of new single-family homes increased in the second quarter, as the pandemic sparked a need for more living space and people continue using their homes for more purposes, particularly teleworking.

That's the report from the National Association of Home Builders (NAHB).

The median size of a single-family home increased to 2,297 square feet, according to data from the Census Quarterly Starts and Completions by Purpose and Design (Census.gov/construction/nrc/pdf/quarterly\_starts\_completions.pdf) and NAHB analysis. Average square

footage increased to 2,540.

The median home size rose each year from 2009 to 2015, as entry-level home construction was constrained. It then declined between 2016 and 2020, as more starter homes were developed. Home sizes are expected to increase again, given the shift in consumer preferences for more space in the post-COVID-19 environment, according to NAHB.

NAHB Chief Economist Robert Dietz provides more details in his Eye on Housing blog post at [eyeonhousing.org/2021/08/new-single-family-home-size-is-rising](https://eyeonhousing.org/2021/08/new-single-family-home-size-is-rising).

# Commercial roofers will need CEUs for renewals starting in January

By Paul F. Eno *Editor*

Starting in January, commercial roofers will have to fulfill continuing-education requirements in order to renew their licenses, in accordance with legislation recently signed into law by Gov. Daniel J. McKee.

That's the news from Thomas E. Furey of Furey Roofing & Construction Co., Inc., chairman of the Contractors' Registration and Licensing Board (CRLB).

"Rhode Island has had a licensing law for commercial roofers for 20 years," Mr. Furey said. "This was never implemented until last January."

That's when the new State Building Office, formed in 2019, got things moving.

"When the CRLB was transferred from the Dept. of Administration to the Dept. of Business Regulation (DBR), they consolidated the CRLB staff with the Building



**Part of a commercial roofing crew from Furey Roofing, hard at work.**

Code Commission to form the State Building Office," Mr. Furey explained. "With the licensing law implemented this year, the continuing-education mandate takes effect in January."

Licensing requirements include a written examination, but those who were registered as commercial roofers on or before July 1, 2015, and have remained in good standing,

are grandfathered and do not have to take the test, unless the company has come under new ownership, according to Mr. Furey.

Continuing education requirements for commercial roofers have been changed to 12 hours for every two-year licensing cycle. Previously, the requirement was 10 hours per year for registration renewals.

"There is no pre-education requirement for licensing, as there is for standard contractor registration," Mr. Furey explained. "The education requirement is only for renewal, and with the first round of renewals in January, applicants will have to show proof they have taken the classes."

The Rhode Island Builders Association eventually will be a provider of the necessary continuing-education classes for commercial roofers, according to RIBA Executive Officer John Marcantonio. Watch for more information.

RIBA

## ***TRENDS...from previous page***

home offices are a necessity now."

We're talking hard-core offices.

"Sometimes we've been asked to wire a room as an office. It's not just that they want a home office, they want it wired as if they're sitting in their regular offices, wherever that might be. That includes a big screen on the wall, cables and telecom, the works. You walk into the room, and you think you're in a commercial office," Mr. Baldwin continued.

"And I don't mean the occasional client. I mean every client I've had since COVID-19 started. That includes people whose houses I'd already built and who wanted home offices built. Every single one."

There is also some demand for more square footage in new homes, according to Mr. Baldwin, but stubbornly high prices for building materials are keeping that trend moderate.

As for people fleeing cities for the suburbs or exurbs, he is seeing that trend too.

"Over 50 percent of my buyers are from out of state. I had a new house for sale in

Cumberland, and a buyer from California bought it sight unseen, based only on a video tour. And buyers are going deeper into debt."

## ***In a hurry!***

According to Joseph C. Cracco of Modern Yankee Builders, remodeling customers are in a hurry.

"Even though people are told the price of their project is likely to be a third higher than it would have been 15 months ago, and if they wait a year or two, the price may come down, only one person out of 20 is willing to wait," Mr. Cracco said.

"Everyone wants their work done right now. It's clearly the effect of the pandemic forcing everyone into their homes," he added. "Think about it. If you used to spend 10 hours commuting, working in an office and commuting again, that wouldn't leave a whole lot of 'awake' time back at home. But for the past 15 months, people have been in their homes much more. That's the incentive to do the remodeling they'd been thinking of...or maybe hadn't been thinking of."

A survey of housing market sources reveals additional, probably long-term, trends. In addition to more and better home offices, suburban and exurban population shifts, and more overall remodeling, these include:

- More home automation, now being called "digital enablement."
- More home security.
- "Biophilic living," or home environments that are closer to nature. This desire for more sunlight and greenery (such as herb gardens) is also laid at the door of the pandemic, and is believed to encourage mental health. It has boosted business not only for builders and remodelers but for landscape architects.
- People are doing more research before they hire a builder or remodeler. The better your reputation and word-of-mouth, the more post-pandemic work you will get.
- More home gyms. The pandemic, with its need for social distancing, has made many people antsy about using clubs and public gyms.

*The Rhode Island Builder* will continue to cover these issues.

RIBA





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## Member News

### RIBA Golf Classic returns



**Grabbing the top honors at the Rhode Island Builders Association's 30<sup>th</sup> Annual Golf Classic were the team from K&J of Rhode Island: Jim Marcoux, Nick Murphy, Shawn Murphy and Bobbie Renard.**

By Paul F. Eno *Editor*

In a hard-fought battle on the links August 30<sup>th</sup>, the famous foursome from K&J of Rhode Island (Jim Marcoux, Nick Murphy, Shawn Murphy and Bobbie Renard) captured top honors with a low score of 58. Not far behind were the Formidable Forciers (Bob, Bill and Billy Forcier, along with Bob Marshewski), with a score of 61. And tying them for second place was the keen quartet from Tradesource (Dean Amoroso, John Staffier, Gordon Sigman and Dan LaCorbiniere).

The nail-biter second-place finish was determined by the USGA tie-breaking method: Cutting of the cards with the golf pro.

It was the 30<sup>th</sup> Annual Rhode Island Builders Association Golf Classic, postponed from last year because of the COVID-19 pandemic. Play took place at the award-winning Wannamoisett Country Club in Rumford. The event raised funds for RIBA's Builders Helping Heroes charity, and drew some 95 golfers.

It was a warm and breezy Monday afternoon at the Donald Ross-designed course.

Players arrived to a tasty buffet lunch on the patio at the Wannamoisett Clubhouse. COVID caution still being the order of the day, however, the traditional dinner was replaced by a light meal of clam cakes, chowder, hors d'oeuvres and other dainties, also on the patio.

There were other prize winners too.

These included honors for the Longest Drive on hole #11 to Melissa Fitzgerald, Closest to the Hole (12'9") to Jason DaPonte on hole #8, and Closest to the Hole on #15 (5'10") to Rene LaChapelle.

Builders Helping Heroes (BHH) was the real winner for the day. RIBA's charity brings volunteer builders, remodelers and subcontractors together with the families of military personnel killed or wounded in combat since 9/11, to help alleviate their housing needs.

RIBA thanks all the golfers who participated, and the many sponsors and prize donors who made the event possible, including Presenting Sponsors Builders Insurance Group, Coventry Lumber and National Building Products. *See the complete list of sponsors on page 12.*

Watch for news of the 2022 RIBA Golf Classic, and mark your calendars!





## Member News: 30th Annual Golf Classic



◀ Members of the Forcier Family made up the second-place team at RIBA's Golf Classic. At far left is Bob Forcier, RIBA's oldest surviving past president (1968-1970). Watch our next issue for a special Member Profile about Bob. With him here are a great-granddaughter (who didn't play that day), grandson Billy Forcier, son Bill Forcier and Bob Marshewski.

▶ The merry men of the third-place team, from Tradesource, included Dean Amoroso, Dan LaCorbiniere, John Staffier and Gordon Sigman.



▲ RIBA Executive Officer John Marcantonio, left, greets RIBA Past President Bob Forcier, who came all the way from Florida for the Golf Classic.

▶ Making up a trio were Linda Pearson of Sansiveri, Kimball & Co.; Jim O'Connor of Andersen Corp., and Matt Semonik of Arnold Lumber Co.



▶ It's Jeff Ervin, Andy Brown, Dean DeSantis and Tom Canning!



▶ Standing proud for Davitt Design Build are Bill Reynolds, Kevin Flynn, Rob Zick and Matt Davitt.







## Member News: 30th Annual Golf Classic

► From the large contingent representing William J. Canning Management were Karen Fagundes, Denise Izzi, Carolyn Izzi and Gloria Isacco.



◄ Huge supporters of RIBA, the Finnegan Family of Coventry Lumber/FINETCO® was well represented. Here are Evan, Sean, Ryan and Bill!

► More gallant lads from Tradesource: Jim Ferry, Dave Dedman, Kevin Leamy and Brian Flynn.



◄ Nabbing honors for the longest drive was Melissa Fitzgerald. And among the many end-of-day door prize winners was Jim O'Connor, who went home with a snazzy new putter.

**The Rhode Island Builders Association thanks the generous sponsors and donors who helped make our 2021 Golf Classic such a success!**

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nationalgrid

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- **Dig with care** in the vicinity of underground natural gas pipelines.
- **If you find an unmarked or mismarked line**, stop digging and notify **811**.
- **Report any suspicious activity near a natural gas pipeline marker.**
- **Don't rely on your nose alone.** Be alert for the many warning signs of a natural gas leak.
- **Know what to do** if your equipment contacts a natural gas pipeline.

To report a gas emergency in Rhode Island, call **911** and National Grid at **1-800-640-1595** immediately.

For additional safety information and materials, visit [ngridssafety.com](https://ngridssafety.com) and connect with us on



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## Member Profile: Rocco Sammartino of Rocco Sammartino Builders

# His dad wanted to keep his uncle busy, and then....

By Paul F. Eno Editor

When you're trying to keep your brother busy, you never know where it will go.

That's what happened in 1968 with Hilltop Construction (today's Rocco Sammartino Builders), when Edward Sammartino, father of the said Rocco, founded the company.

"My father started the business as a part-time thing in Bonnet Shores. He would build a couple of houses a year to keep my Uncle Bob busy because he was a union carpenter, and he would get laid off in the winter," Rocco recalls.

"I would tag along on the weekends. So, here I was a 10 or 11 year-old kid riding along in the pickup truck with my father, my other uncle and my grandfather, going down to Bonnet Shores."

It was a true family affair, and that's how Rocco got started.

"Dad taught me the business end of it, and my Uncle Bob taught me the mechanics of it," he says. "Back then, they would show you how to do something once, and that was it. So, you had to pay attention!"

Rocco became a full partner with his dad in 1976, then bought him out in 1987.

"At that point, I changed the name to Rocco Sammartino Builders for the sake of name recognition. My competition in North Kingstown, where I had moved my family in 1982, were all selling based on their company names. My real estate guy suggested I use my own name because people in town knew who I was."

Rocco still runs the business out of his home in Saunderstown.

"We are so well known here that we don't advertise. Everything we build is by word of mouth," he says.

Generally, Rocco Sammartino Builders works within a 10 mile-radius of North Kingstown.

"I've developed in East Greenwich and Exeter, and I've done probably six or seven developments in North Kingstown," he



Rocco Sammartino

points out. "Because we don't go far, I spend very little time on the road. And that's where a lot of contractors waste too much time."

The company usually has three or four projects going at the same time, according to Rocco.

"There's no project manager. I'm the guy!" he says.

The company uses subcontractors Rocco has relied on long-term, for decades in some cases.

"If you're one of my subs, you either have to retire or, sadly, die in order to be replaced. I've had guys for 30 or 35 years, and that's how you keep your product so consistent," he points out. "It's a team."

And Rocco has a slew of repeat customers.

"The most unique repeat customer I think I've ever had was one I built a house for a few

doors down from me in my own neighborhood. The house burned down, and the next morning the homeowner called and asked if I could rebuild this house,"

With the place still smoldering, Rocco replied: "Why don't we wait 'til the fire's out?"

He built his neighbor a brand-new house on the same spot.

Rocco's company has belonged to the Rhode Island Builders Association for over 40 years.

"I must have talked my dad into it because he wouldn't spend 10 cents," he quips.

But there have never been any regrets.

"RIBA has given us a lot of support," he says. "I enjoy the magazine every month, the free classes for our registration renewals are very valuable, and Joyce (Therrien) has always helped us with insurance. I know a lot of the members."

What does the future hold for Rocco Sammartino Builders?

"I plan to keep going as long as I can physically do it," says Rocco, now 74. "I'm still day-to-day in the field. I still work on these houses because I like doing it."

There is, however, another generation.

"My youngest daughter, Elizabeth, and her future husband are both graduates of Rensselaer Polytechnic Institute, with degrees in architecture. My future son-in-law has his license, and Elizabeth is one test away from getting her license," Rocco states.

"They could take over the company, which would me happy."

Rocco muses about the flight of time.

"I used to be the young guy asking the older guys for advice. Now, I'm the older guy, with the younger guys asking if they can pick my brain. But the future is my daughter's."

### ***Rocco Sammartino Builders***

***Principal: Rocco Sammartino***

***RIBA member since: 1980***

***Focus: Residential Construction***

***Serves: Southern Rhode Island***

***Founded: Original company - 1968***

***Based: North Kingstown, Rhode Island***

# The benefits of balanced ventilation

## nationalgrid UPDATE

with Laura Rodormer



Most Rhode Island residents live in homes with no mechanical ventilation. We primarily rely on the existing leaks in our homes to supply fresh air and exhaust stale air.

This method of ventilation is unreliable and brings about potential unseen risks:

- Where is the fresh air entering the house? Through a garage wall or basement floor? These areas can often contain contaminants such as carbon monoxide, radon and mold that will be distributed into the living space.
- Through the exterior walls? This results in the walls essentially becoming a filter for the fresh air, so whatever is in the walls can be brought into the living space.
- Where is the stale air exiting? In most cases, it is exiting into and through the attic because of the action of stack effect. During the heating season, this could result in large amounts of warm, moist air entering a cold attic, resulting in condensation and potential mold issues.

A better option is "balanced ventilation."

This can be accomplished with an ERV (Energy Recovery Ventilator) or HRV (Heat Recovery Ventilator). These units are

designed to bring in fresh air and remove stale air from your home at the same rate (balanced). And the stale air leaving the home passes its energy to the fresh air coming in.

Another way to think of it is that the fresh air coming into the house is "pre-heated" or "pre-cooled" (depending on the season).

There are many benefits to this type of ventilation:

- Air will move to the "path of least resistance," which will be the intake and output of the ERV/HRV. Therefore, there will be less chance that air will be entering or leaving the home through an unwanted path.
- An HRV transfers heat and an ERV transfers both heat and moisture. Both units will save energy, and an ERV will also help keep humidity out in the summer.
- All fresh air entering the home passes through a filter. This is especially nice for those of us with seasonal allergies. Studies have shown that an ERV can significantly improve indoor air quality over a naturally ventilated home.
- The occupant can control how many times stale air in the home will be replaced with fresh air (on average, at a typical setting, this will be between five and seven times each day).

The benefits of balanced ventilation are extensive, but the demand for it has been muted by a lack of understanding (the mechanical ventilation requirement has been amended out of the Rhode Island State Building Code) and an outdated perception of cost (a small unit with minimal ducting would cost between \$1,500 and \$2,000).

Hopefully, as residents educate themselves on the value of superlative indoor air quality and increased building durability, we will see more homes being built with balanced ventilation systems.

To learn more about National Grid's energy efficiency programs please visit [NGRID.com/ri-ee](http://NGRID.com/ri-ee).



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# Lopatosky honored at Marketing Camp

Tom Lopatosky of LOPCO Contracting was the winner of this year's We Get Marketing (WGM) Award at the 2021's The Marketing Camp.

Held September 10<sup>th</sup> and 11<sup>th</sup> at the Canonicus Camp and Conference Center in Exeter, the event brought together marketing experts and small business leaders from Rhode Island and Massachusetts.

Forty people attended.

Each year, the coordinators and "camp counselors" choose one local business leaders they feel has done a great job on marketing, then honor him or her with the WGM award.

"This is a very notable award, as Tom is the first contractor to receive the WGM.," commented Bob Salvias, the Rhode Island Builders Association's professional development manager and a volunteer at The Marketing Camp.

"One reason Tom won it was not only what he does for his marketing but when. We all know how busy the contractors are around here, and the fact is they are often too busy to do marketing or don't see the



**Tom Lopatosky of LOPCO Contracting (center) receives the WGM award on September 10<sup>th</sup>. With him are RIBA staffers Martin Misenhimer (left) and Bob Salvias.**

need to market," Mr. Salvias said.

"Tom understands the long-term benefit and continues to do excellent marketing even when the demand for contractors is

at a high point. I guess you could say that Tom 'gets marketing'."

LOPCO Contracting was one of nine nominees for the WGM this year.

RIBA

## Registration open for IBS 2022

### National Association of Home Builders

The National Association of Home Builders (NAHB) has opened online registration for the 2022 NAHB International Builders' Show® (IBS), the largest annual light construction trade show in the world.

IBS will take place in-person at the Orange County Convention Center in Orlando, Fla., February 8<sup>th</sup>-10<sup>th</sup>. It will again co-locate with the National Kitchen & Bath Association's (NKBA) Kitchen & Bath Industry Show® (KBIS) for Design & Construction Week® (DCW).

The two shows are expected to host more than 1,000 exhibiting brands spanning over 800,000 net square feet of exhibit space, for the largest annual gathering of the residential design and construction industry.

Attendees with an All-Access Pass registration will have access to 110+ education

sessions led by renowned experts on a wide range of industry topics.

IBS will include many new features.

The NAHB International Builders'

Show is not open to the general public. Building industry professionals and their affiliates can register by visiting the show's website at BuildersShow.com.

RIBA

## RIKB wins national recognition

RIKB Design Build, based in Warwick, has received top national honors for high customer satisfaction from Qualified Remodeler magazine and GuildQuality surveys.

RIKB is included in the top 100 highest-ranking remodeling companies based on completed and verified customer satisfaction surveys, according to a statement.

"The surveys measure key criteria throughout the remodeling experience, such as quality craftsmanship, value, expertise, problem resolution, communication, cleanliness, timelines, budget, quality of materials, etc. One of the most important questions also includes the likelihood of recommending the firm to others."

RIKB President Tanya Donahue stated:

"We're honored to be among the top 100 firms in the country based on client satisfaction," says Tanya Donahue, President of RIKB Design Build.

The results are derived from more than 100,000 surveys of clients by GuildQuality over the past year.

Read the complete interview with Ms. Donahue here: [Qualifiedremodeler.com/rikb-design-build](https://qualifiedremodeler.com/rikb-design-build).

RIBA



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With any home remodeling or new construction project, space and functionality are key. Our Designers can offer a great

look, but if it's not functional, where is the value?

During your initial meeting, one of our Designers will work with you to determine how functional your current space is and how a new layout will improve or impede the functionality of your space, and make recommendations on how to move forward.

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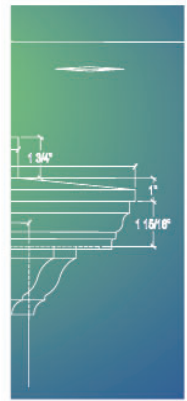
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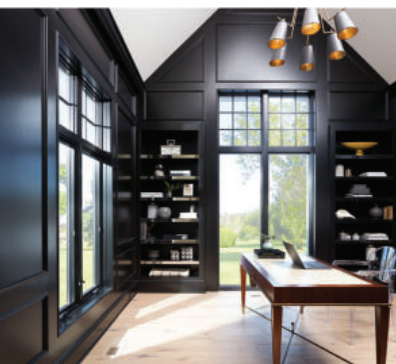
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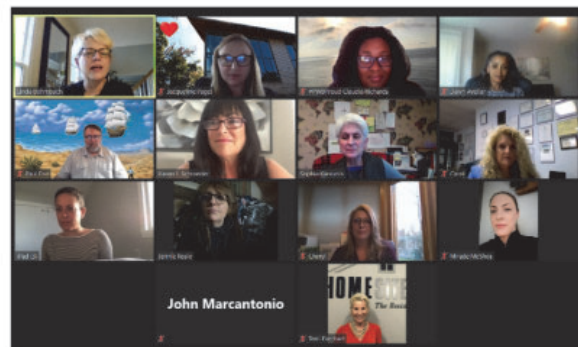
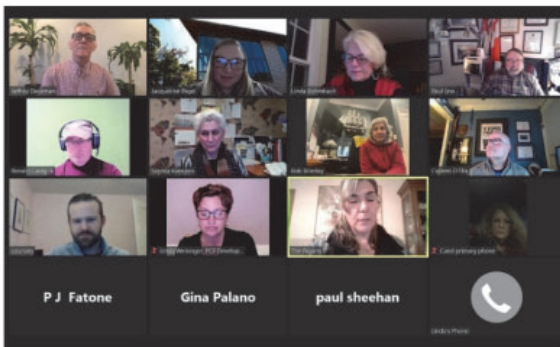
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## *Professional Women in Building : PWB NEWS*

***Thank you to all our members and guests who joined us virtually over the last year. We will be rescheduling our Annual Networking event until June 2022 so we can all be together and in-person. We look forward to connecting with you all soon. Stay well!***



### ***PWB Officers***

Linda Bohmbach - President  
Jacqueline Pagel - Vice President  
Sophia Karvunis -Treasurer/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>



The Rhode Island Builders Association continues the Contractor Training Program, expanding its educational offerings for members and their employees free of tuition charge, and providing all classes necessary to meet state-mandated educational requirements for contractors. Call for details and to register. Contact RIBA's Professional Development Manager Bob Salvas at (401) 438-7400 or e-mail to [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:

### *Weatherization: Insulation & Advanced Building Science* *October 6<sup>th</sup>*

**WHEN:** Wednesday, October 6<sup>th</sup>, 8 to 9:30 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](mailto:bsalvas@ribuilders.org), or call (401) 438-7400.

This course will begin with insulation basics, and then extend to all areas of making a home more energy efficient. This will not only help the homeowner but will also help the environment.

Jon Erickson is the instructor.

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



2½ Credit Hours:

### *Hardwood Flooring* *October 7<sup>th</sup>*

**WHEN:** Thursday, October 7<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](mailto:bsalvas@ribuilders.org), or call (401) 438-7400.

Join instructor Mike Sarah to learn about the different materials used for flooring and which ones are best used in any given situation: traditional raw wood installation versus prefinished hardwood, for example.

Also learn how to finish raw wood and how to design a hardwood flooring layout for one or more spaces.

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:

### *Marketing Your Business* *October 8<sup>th</sup>*

**WHEN:** Friday, October 8<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](mailto: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:

## Accounting and Cash Flow

October 19<sup>th</sup>

**WHEN:** Tuesday, October 19<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.

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.



2½ Credit Hours:

## Understanding the R.I. Contractors Registration and Licensing Law

October 13<sup>th</sup>

**WHEN:** Wednesday, October 13<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.

Did you read rules and regulations the last time you renewed your registration? Probably not. Learn what you are required to know before you sign your next registration renewal form.

Mike Guertin is the instructor.

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



2½ Credit Hours:

## Advanced Framing

October 21<sup>st</sup>

**WHEN:** Thursday, October 21<sup>st</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.

Taught by instructor Mike Guertin, this class covers code-approved floor, wall and roof framing details. Reduce materials and improve energy efficiency without reducing strength.

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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5 Credit Hours:

## Building Planning and Building Inspector Skills

October 22<sup>nd</sup>

2½ Credit Hours:

## Rhode Island General Law for Building Codes

October 29<sup>th</sup>

**WHEN:** Friday, October 22<sup>nd</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.

**WHEN:** Friday, October 29<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.

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.



This class will cover how codes are adopted in the State of Rhode Island, along with general laws that apply to the building codes.

The instructor is Larry Desormier.

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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### *Seven Secrets to Set You Apart When Selling Your Projects*

October 12<sup>th</sup>

**WHEN:** Tuesday, October 12<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.

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

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



### *Website Strategies for the Construction Industry*

October 15<sup>th</sup>

**WHEN:** Friday, October 15<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.

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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## The New Home Construction Process

October 27<sup>th</sup>

**WHEN:** Wednesday, October 27<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 Elise Geddes to learn the steps you will need to keep in mind before you build a new home on speculation or for contract.

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.



## Working with Industry Resources

October 28<sup>th</sup>

**WHEN:** Thursday, October 28<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.

Independent lumberyards support contractors in many ways. Join instructor Mike McDole to learn about the resources available, including material costing, design services, new product info, manufacturer relationships and field reps.

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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GENERAL MOTORS FLEET



# Carlene Newman

Principal Sanitary Engineer, Rhode Island Dept. of Health

*In her current post since 2013, Carlene Newman does engineering oversight for all public water systems in Rhode Island to ensure compliance with the Safe Drinking Water Act and Rhode Island Public Water System Regulations. A graduate of the University of Rhode Island, Ms. Newman has served as an environmental engineer in various capacities for the State of Rhode Island since 1985.*

**THE BUILDER: How many public drinking water systems are there in Rhode Island?**

**NEWMAN:** We're between 485 and 490 at any one time.

**THE BUILDER: Wow! How does the Dept. of Health (DOH) manage all that?**

**NEWMAN:** That's the "\$64,000 question," and we do manage, but it's a challenge. As with any government agency, funding is limited.

Just to provide a background on public water systems: Anything from the Providence Water Supply Board and the Kent County Water Authority down to a restaurant in a rural area are all considered public water systems. That accounts for such a high number of water systems in such a small state.

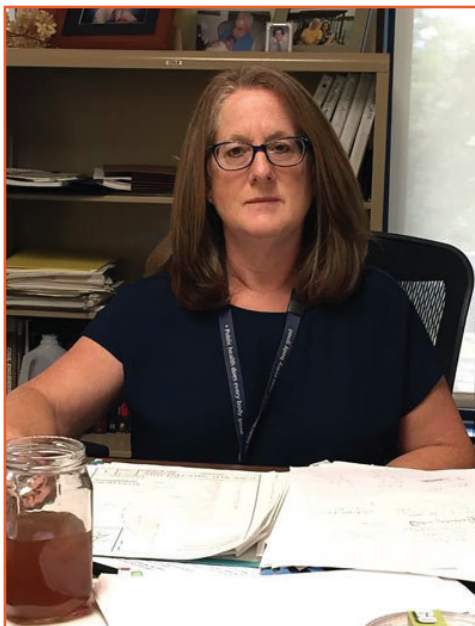
Most people don't realize that public water systems include things like restaurants that are on their own wells. The definition of a public water system is any system that serves 25 or more people 60 days out of the year. So you have the large community systems and these smaller systems that serve some restaurants, office buildings, schools, mobile home parks, summer camps and the like that aren't tied into the large public drinking water systems.

**THE BUILDER: How are the larger systems, such as the Providence Water Supply Board, funded?**

**NEWMAN:** The bulk of what systems (municipal and regional) do is funded through their user fees. They do have the ability to come to us and get funding for projects that are eligible under the Drinking Water State Revolving Loan Fund (DWSRLF).<sup>\*</sup> For any public water system in the state, this fund would finance, for example, the replacement of old water mains that are starting to cause problems, to improve that system's treatment plant, or to restore water-storage tanks.

Those are typical projects that would be funded.

We receive a federal capitalization grant for the DWSRLF every year, but the state has to match that.



**THE BUILDER: What role does the Dept. of Health play in this whole scenario?**

**NEWMAN:** Certainly, lead monitoring is a major priority.

**THE BUILDER: DOH must have 100 inspectors for all those systems!**

**NEWMAN:** We have one person who oversees the monitoring. In fact, the only systems that have to be monitored for lead are the community systems and those we refer to as "non-community" or "non-transient," which means they're not serving residential customers. The population they serve is essentially the same every day, such as an office building or a school.

Those systems have to be monitored for lead on a regular basis. We have one person who oversees that, but there are multiple

people within the office that are involved, to handle the data as it comes in or to handle the engineering side.

DOH oversees any improvements to systems to address the lead issue and lead-corrosion control.

In addition, every system has to monitor for bacteria on a monthly basis. There are a handful that only do this quarterly and those tend to be "transient" systems, where there are different people using it every day. Those results are all submitted to us, and we have to be sure the water is safe for consumption.

The other big one is monitoring for what we call infection by-products. For example, if a system uses chlorine for disinfection, there can be the development of byproducts that are considered contaminants. Systems that chlorinate have to monitor for those on a regular basis, and report the data to us. If there are exceedances, they have to address the issue.

There is also routine monitoring for volatile organic carbons, synthetic organic carbons, radionuclides and a host of other contaminants, and that has to be reported to us.

**THE BUILDER: How often is lead monitoring done?**

**NEWMAN:** There are two six-month testing periods every year – January to June and July to December. Within those time frames, each system has a certain number of sample sites that must be monitored. That's all based on population.

However, there are a lot of systems where lead is not an issue. If, over successive monitoring, a system demonstrates that there are no exceedances of what we call the lead action level, then they might have less frequent monitoring. This may mean monitoring

see *INTERVIEW...next page*



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

once a year, up to every three years.

If one of these systems starts exceeding the lead action level again, it will go back to being monitored twice a year. And the system will need to address what's causing the increased lead levels.

**THE BUILDER:** Overall, what are the current lead levels in the state's drinking water? One would think that the older urban systems would be the most problematic.

**NEWMAN:** Overall, yes. Newer systems generally don't have lead issues because they don't have lead pipes for the service lines. Those are the lines that run from the water main in the street to the house. From the street to the curb is public, but from the curb to the house is private.

The older, urban systems do have the most problems. In fact, we have thousands of lead service lines still within Rhode Island. That is being addressed, but the issue is that the systems have to know where these lead service lines are, then find the funding to get them replaced.

Getting the private side involved in replacing the lines can be a challenge because homeowners fear the cost.

As far as I'm aware, Woonsocket is the only community that has an ordinance that lead service lines must be replaced at time of sale. They plan on coming to us with a project to remove the remaining lead service lines.

**THE BUILDER:** What is the overall state of maintenance in these drinking water systems, and what major maintenance projects are planned?

**NEWMAN:** There are a host of projects, and we see any that are going to make changes to treatment plants, pump stations or storage. We also see projects involving new water sources. When people think about sources, they usually think reservoirs, but a good amount of Rhode Island's drinking water comes from wells.

There are a number of projects that have been on going, for as long as I've been in this program, to replace water mains in streets. Some of those projects are being self-funded by the water systems, and some of them have come in to get funding from the DWSRLF program. We have a multitude of ongoing projects funded through that program, not the least of which are water main replacements, or what's called "cleaning and lining." That addresses a pipe that is itself in good condition but, over time, has had a buildup of iron and other elements in the water. They go in and clean all that out, then they put a cement lining in the pipe.

So, a lot of work has been done, but there's a lot still to be done. Providence Water has been working on replacing water lines for at least 15 years that I'm aware of, probably more toward 20 years. The water mains they're responsible for are all over the place. And it gets complicated. In some communities, the municipality is responsible and, in others, Providence Water is.

For example, Providence Water owns and maintains lines that are in parts of North Providence, parts of Cranston, and certainly all of Providence. Whereas, some other communities that get their water from Providence Water own their own systems.

**THE BUILDER:** Beyond the Providence water system, are you aware of any major drinking water system expansion plans, as opposed to just maintenance?

**NEWMAN:** Warwick has been doing some expansion of their system over the years. But we're not as aware of expansion plans for two reasons.

One is that DOH regulations don't address work on the distribution lines, so unless they're coming to us for funding through the DWSRLF, we don't see those projects. We do see new drinking water systems through private development, including planned residential developments, new stores or restaurants.

However, the oversight of drinking water for quality and safety is an ongoing, everyday function of the DOH program.

It's important to point out that funding from the DWSRLF cannot be used for expansion of systems. It can only be used for repair or replacement to maintain drinking water quality.

The only exception to that rule on expansion is to address contamination in private wells. For example, that occurred in Burrillville a few years ago, when a number of wells were contaminated. So, the DWSRLF funded extension of the municipal water within the Harrisville Fire District so those residents could have potable water.

DWSRLF can also fund consolidation of systems, if work needs to be done to make that happen. But system expansion for the sake of development is not eligible for DWSRLF funding.

*\*Not to be confused with the Clean Water State Revolving Loan Fund, which finances pollution abatement projects.*

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# Mass. announces \$139 million for affordable rental housing

Massachusetts has announced \$139 million in funding and tax credits to produce and preserve 1,346 units of affordable rental housing.

Twenty-eight projects in 21 communities will add 1,526 total housing units, including transit-oriented and Passive House developments, according to the Massachusetts Dept. of Housing and Community Development (DHCD).

Gov. Charlie Baker, Lt. Gov. Karyn Polito, Housing and Eco-

nomic Development Secretary Mike Kennealy and Housing and Community Development Undersecretary Jennifer Maddox joined local legislators and officials in Lawrence recently to announce affordable housing awards for the 28 projects, which will involve 21 communities across the Commonwealth.

The awards will advance the development of 1,526 new rental units, including 1,346 rental units affordable for low- and extremely low-income households, according to DHCD.

Awarded was \$93.3 million in direct subsidy funding, with \$45.8 million in federal and state housing tax credits that will generate approximately \$310 million in equity in support of these projects.

The projects are located in every region of Massachusetts, and include new construction, historic rehabilitation, and the preservation of occupied projects in need of rehabilitation. Additionally, some projects are transit-oriented, and eight of the construction projects will be built to Passive House design standards, DHCD said.

“As Massachusetts continues to recover from the COVID-19 pandemic, it is important that we continue to prioritize new affordable housing development to help our most vulnerable families,” said Gov. Baker. “Stable housing is the foundation of healthy, prosperous communities, which is why our administration has proposed an immediate infusion of nearly \$1 billion in federal recovery funds to rapidly increase capacity for production in every part of the state,” he added.

Announcement of the funding was made in Lawrence at the site of a project that will transform a former mill into new housing for residents. The historic adaptive re-use project, sponsored by Trinity Financial Inc., will create 87 new units of housing at 608 Broadway, with 66 units restricted for households earning less than 60 percent of the Area Median Income, including 17 units further reserved for households with extremely low-incomes or making the transition from homelessness.

DHCD will support the project with federal and state low-income tax credits (LIHTC) and subsidy funds, and the City of Lawrence will provide funding as well. MassHousing is supporting the project with a \$22.75 million permanent mortgage, a tax-exempt short-term equity bridge loan, and \$2.1 million in workforce housing financing.

RIB A

## 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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Our Future Workforce/RCWPRI.org

# RCWP UPDATE

## Our graduates are ready to work!

As trade training classes continue to expand through the Residential Construction Workforce Partnership (RCWP), students are being placed in jobs and are eager to work!

RCWP offers intensive, 26-week programs in carpentry, electrical, plumbing and, now, weatherization. Classes are free of charge for students and employers, thanks to the Real Jobs Rhode Island program. Students graduate with their OSHA-10 certification and HBI pre-apprentice certificates.

“Our students are a welcome addition to the RCWP, RIBA, and BIG Family. Our team embraces, encourages and assists everyone to reach their goals, students and employers alike!” says Director of Workforce Programs Cheryl Boyd.

Here’s one comment from a graduate:

“Wanted to update you on the job search! I met with an employer today and was offered a job, which I will be accepting! I am *\*VERY\** excited to start this career. Thank you very much for the opportunity, time, and energy you and everyone else at RCWP and RIBA has offered me, I could not be in this position



without any of y’all.”

Another graduate writes:

“I had a great first day today! Very thrilled to have a job in the industry and have a chance to learn from professionals!”

And still another graduate expresses her enthusiasm:

“I just wanted to let you know how much your program helped my career. I’m currently working for a property management company in Providence, where I perform all types of repairs before new tenants move in or if a problems occurs while there living

*see RCWP...next page*



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## **WETLANDS...from page 1**

interpretation issues, the way it is now, the new rules are likely to cause more issues than they solve,” RIBA Executive Officer John Marcantonio commented.

“With a strong history of supporting sound, balanced environmental policies, RIBA feels that consistent regulations could achieve a proper development balance, but only if they are weighed and blended into a new, statewide land-use and housing policy.”

This could happen, according to RIBA leaders.

“As the wetlands regulations move toward implementation, now is time to change land use and zoning,” Mr. Marcantonio continued. “The General Assembly, the governor’s office and other policymakers are working on housing and land-use issues. If well thought-out reforms come out of that collaboration, the issue of wetland regulations could finally be balanced.”

He pointed out that, for decades, environmental policy was used as a “weapon against housing and growth.”

## **RCWP...from previous page**

there.... I was hoping to keep building my experience and apply for HVAC or electrical in September and continue my education with RCWP and RIBA!”

The next comment comes from a student who attended the Employability Session, which is part of our curriculum for all training programs:

“It’s just to say thank you for the meeting last night, it was very well instructed and very good information. I took a lot from that meeting, and I know it will help me when interviewing for a job!”

Companies looking to hire should reach out to Dawn Avellar, [davellar@rcwpri.org](mailto:davellar@rcwpri.org) or call (401) 438-7411 Ext. 306 or visit [RCWPJobs.com](http://RCWPJobs.com) to post a job or find an employee. It’s free to open an account on the site!

## **ANNUAL MEETING...from page 3**

Property Advisory Group.

Nominated for election as local directors, with terms expiring in 2024, are: Frank Bragantin of Ferland Corp., Joseph A. Casali of Joe Casali Engineering Inc., William Dawson of Bank 5, Robert F. DeBlois Jr. of DeBlois Building Co., Michael DeCesare of DeCesare Building Co., Sean Finnegan of Coventry Lumber Inc., Thomas Kelly of Ecologic Spray Foam Insulation Inc., Dean W. Martineau of Capstone Properties, Kevin Moran of Moran Home Improvements, Jonathan Paine of J.D. Paine Design & Build, and Marc Petrowicz of Unilock.

“As the generations are transitioning, and housing is becoming a major issue, the need to have plans, and planning, focused on solving, balancing and resolving issues may very well be taking shape.”

See the revised regulations at [Rules.sos.ri.gov/regulations/inactive/part/250-150-15-2](http://Rules.sos.ri.gov/regulations/inactive/part/250-150-15-2).

Watch *The Rhode Island Builder* for more information as this issue develops.

## **MATERIALS...from page 1**

virtual meeting with NAHB’s Northeast leaders on September 10<sup>th</sup>.

“The issue with glue (used in composite lumber products) seems to be moderating. But the price of sheathing is coming down,” he added.

“Framing lumber has dropped from its high point in May, from \$1,735 per thousand board feet, to a floor that seems fairly consistent. For the last four weeks (from this September 10<sup>th</sup> interview), prices have ranged from about \$450 to roughly \$535. Hopefully, that will be the new range.”

That’s the good news, according to Mr. Baldwin.

“The \$450 to \$535 is still a whopping increase from where the price was pre-pandemic (about \$350).”

The other good news is about sheathing, which is dropping. Held up by the glue issued, sheathing might not normalize until October.

“I think sheathing will reach a ‘new normal’ price that we can live with,” said Mr. Baldwin. “That should allow us to cost out jobs with some certainty that we won’t lose our shirts.”

Lumberyards still have to sell their high-priced inventory from previous months, but competition is driving prices, according to Mr. Baldwin.

“This still has to shake out. When prices were going up like a rocket, builders were getting crushed. Now, the lumberyards are being hurt because they have to compete. So, it will take a while for the lumber yards to stabilize, but I do expect that contractors and homeowners will see the lower prices sometime this fall.”

As for other critical materials, prices are still way up there, but have generally stopped rising.

“Laminates, beams, windows, doors, vinyl siding – the price increases we saw have stopped. Increases are ongoing for gypsum and metal products, but we hope these will moderate as well,” he stated.

Mr. Baldwin provided the updates after attending the virtual NAHB Area One Fall Meeting.

Among the national NAHB figures attending were NAHB Chief Lobbyist Jim Tobin, NAHB First Vice President Jerry Konter and Immediate Past Chairman Greg Ugalde.

According to an NAHB statement, the following materials are up at least 30 percent in 2021: Steel mill products, building paper and building board mill products, asphalt, plastic water pipe, fertilizer materials, laminated veneer lumber, thermoplastic resins and plastics material, structural metal joists and concrete reinforcing bars, wood window and door frames, copper pipe and tube.

Watch *The Rhode Island Builder* for continuing updates on this issue.

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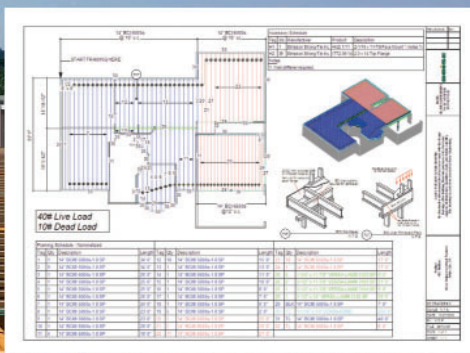
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