

73rd Annual Home Show hailed as the best yet



Gov. Dan McKee has just cut the ribbon to open the 73rd Rhode Island Home Show at the Rhode Island Convention Center on March 30th. With him, front row from left, are Rosemary Bowers of Rosemary's Wish Kids, Sen. Joshua Miller (D-Cranston, Providence) and Rhode Island Builders Association President Carol O'Donnell. Behind Ms. O'Donnell are Rep. John "Jay" Edwards (D-Tiverton) and RIBA Past President Bob Baldwin. Coverage begins on page 7.

Here's a new funding opportunity for green building in Rhode Island

RIHousing (RIH), the Rhode Island Office of Energy Resources (OER) and Rhode Island Energy (RIE) released a Request for Proposals (RFP) on March 15th for the 2023 Zero Energy for the Ocean State (ZEOS) Program.

This program offers up to \$500,000 in grants to design and construct affordable, energy-efficient housing to serve low- and moderate-income Rhode Islanders.

"This program is the result of a public-private partnership between RIHousing, OER, and RIE to stimulate innovative, replicable solutions that utilize cost saving

and clean energy technologies in homes. Program partners are seeking proposals from qualified teams to design and construct affordable, energy efficient Zero Energy Buildings (ZEBs) that use technologies such as solar, air-source heat pumps and encourage use of systems to reduce energy consumption during peak demand," a statement from RIH said.

"A necessary spotlight is on housing right now in Rhode Island, and we must use this moment and momentum to invest in more projects that help address the

see RFP...page 37

FEATURED PRODUCTS AND SERVICES FOR MAY

Middle Section

Coverage of the 73rd Rhode Island Home Show

Pages 7-9

OSHA enforcement: The heat will be on

May is the time to start planning heat-hazard mitigation for your summer jobsites, both indoor and outdoor. OSHA holds employers responsible for heat-related illnesses and deaths. See what RIBA's safety officer advises.

Page 3

RIBA's Contractor Development Program has what you need

Whether it's the continuing-education credits you need to renew your contractor registration, an OSHA-10 course for your new employees, or a class to improve your own business skills, RIBA has it - and it's tuition-free for members and their employees. There are many classes in Spanish as well.

Pages 4-5, 26-30

President's Message



Carol O'Donnell

Thanks to everyone who made the Home Show such a hit!

I heard nothing but the "three Es" at our 73rd Rhode Island Home Show this year: Energy, Enthusiasm and Excitement!"

The Home Show was an enormous group effort, involving not only the leadership and many members of the Rhode Island Builders Association, but key exhibitors, sponsors, energy agencies and companies, Central Nurseries, the Rhode Island Federation of Garden Clubs, not to mention 22 of the region's career and technical education (CTE) schools and programs, and even Rhode Island's artists and interior designers.

These efforts resulted in such great features as The Garden Experience and The Enchanted Gardens, The Inspiration Showcase, the Specialty Rhode Island Flower Show, the Energy Expo, Art of the Ocean State and much more.

The Enchanted Gardens, a huge hit with Home Show visitors, would have been impossible without the dedicated work of hundreds of CTE students who built the mythology-themed playhouses for display.

Thanks to the hard work of Rosemary's Wish Kids, these playhouses have now been donated to critically ill children in the communities served by those CTE programs.

The result of all these tireless efforts, and those of many others too numerous to mention, was a Home Show that was nothing short of magnificent.

I must say, having not only walked the floor of the Home Show for many years, but having been an exhibitor myself, this was the best Home Show yet!

From what I hear, thousands of Home Show visitors think the same thing!

Thanks again to the hundreds of people who made it possible, and let's make the 2024 Home Show even better!

Legislation Time

May and June are critical months for RIBA's legislative advocacy program. Bills

of concern to the residential construction industry are being heard in House and Senate committees, and many will soon be up for a floor vote.

If you're not doing so already, now is the time to help RIBA support bills that are good for housing and the Rhode Island economy.

The legislative advocacy program is one of our association's most crucial member benefits. But to be effective, it has to have your participation.

To find out what you can do to help the state, our industry and your business, contact our executive officer, John Marcantonio, at (401) 438-7400 or jmarcantonio@ribuilders.org.

Networking is going strong

Take advantage of RIBA's unique networking opportunity in May: a RIBA/Professional Women in Building Networking Night at RIBA's new job training facility in Coventry.

This facility has garnered national attention because of the work of the Residential Construction Workforce Partnership there. RIBA members and their guests need to see this facility, which is playing a major role in providing a skilled workforce for tomorrow's residential construction industry in Rhode Island. See page 14.

The Rhode Island Builder

Official Publication of the Rhode Island Builders Association since 1951

Officers of the Rhode Island Builders Association

President Carol O'Donnell
Vice President..... James Deslandes Sr.
Treasurer Jason M. DaPonte
Secretary Alexander Mitchell

The Rhode Island Builder Magazine

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

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

DEADLINE FOR THE JUNE ISSUE

All copy, ads and photos must be to us by

Friday, April 28

E-mail material to

builder@newriverpress.com

or fax: (401) 356-0913

The heat will be on soon enough

OSHA will hold employers responsible for heat-related injuries or deaths on the jobsite.

By Paul F. Eno *Editor*

Spring might have sprung, but it's by no means too early to talk with your employees about what comes next: HEAT. That's especially true when OSHA will blame the employer for any heat-related injuries or deaths.

That's the message this month from Scott Asprey of the Risk and Safety Management Co., the Rhode Island Builders Association's official safety officer.

"This is the time to do a hazard alert on heat," Mr. Asprey says. "Far too many workplace deaths are heat-related, and these are entirely preventable."

According to OSHA, 144 workers, or 41.9 percent of workplace fatalities from 2011 to 2019, died from environmental heat exposure while they were engaged in construction, repair or cleaning.

"You as an employer need to bring this to the attention of your employees. You and they need to know the signs of heat stroke," Mr. Asprey says. "Confusion, an altered mental state, loss of consciousness, seizures, heavy and rapid heart rates. They need to know the difference between heat stroke and heat exhaustion, which is headaches and dizziness, weakness, vomiting, heavy sweating, and nobody going to the bathroom."

People on the jobsite need to be trained, aware of the hazards, and stay hydrated, he emphasizes.

"The competent person on the jobsite, the one who's in charge, needs to be trained to recognize the hazards. Each worker should be able to recognize the hazards for fellow workers, and the competent person has to make sure that everyone stays hydrated and takes the necessary breaks to avoid heat-related problems."

You need a written plan

Ultimately, OSHA will hold the employer responsible.

"The bottom line, employers take responsibility because they're supposed to have a written prevention and emergency plan," Mr. Asprey stresses. "The employer has to supply sufficient water or fluids as well as sufficient rest and shade when necessary."

"Engineering controls" should also be used.

"Engineering controls are other methods that can be used on the jobsite to help reduce the onset of heat stroke or heat exhaustion. These include fans and blowers, devices people can sit or stand in front of in order to reduce the heat during break time."



Scott Asprey

see SAFETY...page 35

Construction Loans

One Closing • Low Closing Costs

- Construction and permanent in one loan
- Locked-in rate at application
- Interest-only during construction phase
- Up to 90% Loan To Value*
- Loans up to \$1,500,000
- Streamlined disbursement process



 **Coastal1**
CREDIT UNION

800-298-2212 401-722-2212 coastal1.org

As of 1/1/23. *Restrictions may apply. 1-2 owner-occupied properties only.

Looking Ahead

May 2023

◆ **Ongoing: Basic Carpentry Training for English Language Learners (BCTELL)** - Recruiting continues for ongoing BCTELL classes. For details, contact Betty Bernal at (401) 500-9146 or bbernal@ribuilders.org, or register online at RCWPri.org/training-programs. *Related story on page 12.*

◆ **Ongoing: Courses Being Offered in Spanish** - *Details on page 30.*

🗨️ ◆ **May 2nd: Accounting and Cash Flow - 2½ Credit Hours** - Taught via Zoom. *Details on page 26.*

🗨️ ◆ **May 3rd: Residential Estimating Advanced - 2½ Credit Hours** - Taught via Zoom. *Details on page 26.*

🗨️ ◆ **May 4th: Social Media and Digital Marketing - 2½ Credit Hours** - Taught via Zoom. *Details on page 27.*

◆ **May 4th: Rhode Island Builders Association/Professional Women in Building Networking Night** - RIBA Trade Training Facility, 599 Arnold Road, Coventry, following the Board of Directors Meeting. Sponsored by Andersen Windows & Doors. *Details on page 14.*

◆ **May 5th: QuickBooks® Specifics** - Taught via Zoom. *Details on page 28.*

◆ **May 9th: Big PR Ideas for Builders and Contractors** - Taught via Zoom. *Details on page 29.*

🗨️ ◆ **May 10th: Residential Energy Code Update - 2½ Credit Hours** - Taught via Zoom. *Details on page 27.*

🗨️ ◆ **May 12th: Wall Coverings and Sheathing - 2½ Credit Hours** - Taught via Zoom. *Details on page 27.*

◆ **May 15th: Taking Better Construction Photos with Your Cell Phone** - Taught via Zoom. *Details on page 29.*

🗨️ ◆ **May 16th: Siding 101 Specifics - 2½ Credit Hours** - Taught **in-person** at RIBA Headquarters, 450 Veterans Memorial Parkway, #301, East Providence, RI 02914. *Details on page 27.*

🗨️ ◆ **May 17th: Understanding Your Construction Business Model - 2½ Credit Hours** - Taught via Zoom. *Details on page 28.*


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

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

May 18th: "Beers and Bites: A Design-Build Industry Mixer" - Sponsored by the American Society of Interior Designers in collaboration with the Rhode Island Builders Association and the American Institute of Architects. *Details on page 15.*

 **May 23rd: [Sizing and Installing Deck Joists and Beams - 2½ Credit Hours](#)** - Taught via Zoom. *Details on page 28.*

May 24th & 25th: OSHA 10-Hour Course - 8 a.m. to 3 p.m. each day. Taught **in-person** at RIBA Headquarters, 450 Veterans Memorial Parkway, #301, East Providence, RI 02914. Course is FREE for members and their employees. For more information and to register, contact Elise Geddes, egeddes@ribuilders.org, or call (401) 438-7400. *Details on page 29.*

 **May 26th: [Contract Law - 2½ Credit Hours](#)** - Taught **in-person** at RIBA Headquarters, 450 Veterans Memorial Parkway, #301, East Providence, RI 02914. Course is FREE for members and their employees. For more information and to register, contact Elise Geddes, egeddes@ribuilders.org, or call (401) 438-7400. *Details on page 28.*

June 2023

June 7th: Summer BBQ and Networking Night - Sponsored by Douglas Lumber, Kitchens & Home Center. RIBA Headquarters, 450 Veterans Memorial Parkway, #301, East Providence, RI 02914. FREE. 4:30 to 7 p.m. All are invited. *Details to come.*

Take more RIBA classes online at RIBAEducat.es.com

Visit RIBAEducat.es.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

Guido Sarcione
Henry Randall
Michael Perretta
Stephen Moio
William Tucker
John Adams Jr.
Matthew Blood
Bonnie Carter
Mark Carvey
Francisco Cortes
Adilson Decarvalho
Paul Fournier

Integrated Financial Partners
IV Remodeling LLC
Petro Home Services
Rhode Island Wreck and Remodel
Worden's Pond Excavating LLC
Aquila Connect LLC
Paragon Tile Installation
219 Enterprise LLC
The Carvey Group
Setroc LLC
TDC Construction, LLC
Call Painting Paul LLC

Aidan E Horan
Babawale Jenyo
Javonte Johnson
Clayton Lehmann
James McCormack
Julio Monterroso
Katre Rich
Michael Rotondo
Nicholas Russo IV
Christopher Simpson
George Stanley

A&C Renovations LLC
Chosen Generation LLC
House Re-Up LLC
Lehmann Construction Inc
Jim McCormack Handyman
J.Monterroso Painting
Rich Construction LLC
Portside Renewables LLC
N. Russo Contracting, LLC
Christopher Simpson
Affordable Asphalt

Renewed Members

Colleen Corporan
Melanie Giuliano
John Assalone
David Baglini
James DiMarzio
Billy Braswell
Roger Vivier, Jr.
Jean Lamoureux
Jay Goldrick
Thomas Dearnley
Jeremy Caouette
Bradford Doyle
Michael DeCesare
Peter DiStefano
Eric Nunes
Eugenio Messore
Stephen Fitzgerald
Gregory Smith
Peter Rogers
Kimberly Homs
Timothy Grenier
Gerard Allard
Joseph DiGiovanni
Rachel Richards
Jamie Stebenne
Kevin King
Michael Kelly
Philip Godfrin
Kenneth Lantini
Larry Giorgi
Mark D'Andrea

AR Building Company Inc.
Allied Industrial Group Inc.
ASCO Group Inc.
Atlantic Exteriors
Behr Paint Co.
Braswell's Plumbing & Heating Inc.
Bridgewater Construction LLC
Centerville Builders Inc.
Citizens Bank
CliftonLarsonAllen LLP (CLA)
Consumers Propane
Cornerstone Restoration Inc.
DeCesare Building Co., Inc.
DiStefano Brothers Constr. Inc.
E. Nunes Plumbing & Installations
Eugenio Messore Masonry
Fitzgerald Building and Remodeling
George W. Smith & Sons Inc.
Gerard Building Co., Inc.
Great In Counters
Grenier Group Inc.
J&A Electric Inc.
J.D. Construction Co.
Joseph Tavone Inc.
JPS Construction & Design
K.R.A. Inc.
Kelly, Souza & Parmenter PC
Kimberly Construction Corp.
Lighting & Design by J&K Electric
LJ Giorgi Plumbing & Heating Inc.
M D'Andrea Electric LLC

Michael Martone
Vincent Mastro
Jesse Maynard
Alexander Mitchell
Michael West
Andre Girard
Michael Hopp
Kevin Moran
Marco Valzovano
Norton Wheeler
Christopher Holland
Neal Hingorany
Eliza Parker
Ted Franklin
Peter Raposa
Joseph Porreca
John Cuzzone
Christy Querceto
Robert Baldwin
V. George Mitola
Ray Keough
Roger Wilkie
Steven Carbone
Doug Sabetti
Mike Saccoccia
William Sgambato
Joseph Catelli
Aaron Colaluca
Jeffrey Sweenor
Courtney Taylor
Steven Tudino

Martone Service Co.
Mastro Electric Supply Co., Inc.
Maynard Construction BRC Inc.
Meridian Custom Homes Inc.
Michael West Builders Inc.
Mill City Construction
MJH Construction
Moran Home Improvements
MV Fine Carpentry
Mystic River Building Co.
Nailed It Construction
Narragansett Engineering, Inc.
Parker Construction Co., Inc.
Pease Awning & Sunroom Co.
PJR Construction Co., Inc.
Porreca Constr. Custom Homes/Remod.
Prime Property Management Co.
Q's Pressure Wash & Paint LLC
R.B. Homes Inc.
Rhode Island Truss LLC
R-Keough Construction Inc.
Roger Wilkie, Jr. Builder, Inc.
S.B. Carbone Plumbing/Heating & GC
Sabetti Constr. Inc. dba Newport Solar
Saccoccia's Construction & Landscaping
Sgambato Enterprises Inc.
Shoreline Properties, Inc.
Smithfield Plumbing & Htg. Supply
Sweenor Builders Inc.
Taylor Interior Design
Water Filter Company

Applications/Pending Members*

Pierre Dupuis
Joshua Gonsalves
Matthew Kihm
Adam Lewis

Miguel Lopez
Tiffany Manchester
Brad Manuppelli

Kenny Nazoliny
Juan Ortiz
Shawn Page

Jake Rainone
Ronald Rivera
Samuel Allen Sexton

*Subject to registration with the RICRLB.

Thousands descend on Providence for RIBA's big weekend

By Paul F. Eno *Editor*

“We have been busy all through the show so far. A lot of leads!”

That was the word from Art Dwyer of Wood’s Heating Service as he took a few seconds to speak with *The Rhode Island Builder* on Saturday, April 1st, the third day of the 73rd Rhode Island Home Show at the Rhode Island Convention Center, Providence.

Other Rhode Island Builders Association members among the exhibitors, especially builder members and suppliers, noted some caution about new construction because of recent mortgage-rate fluctuations, but no such qualms when it came to remodeling, in which there was tremendous interest.

“People will hesitate to trade their current 3 percent mortgage for a 6 or 7 percent mortgage,” noted Bob Baldwin, past RIBA president and the association’s representative to the National Association of Home Builders.

Mr. Baldwin was enjoying the Home Show on Saturday.

“Because people are staying put, they will be far more interested in remodeling right now. But that doesn’t mean there won’t be plenty of pent-up demand for new construction when rates ease,” he noted.

Governor opens Home Show

Thursday, March 30th, marked the beginning of a busy and exciting long weekend for organizers, partners and exhibitors alike.

Admiring The Garden Experience feature as he entered the exhibit area, Gov. Daniel J. McKee cut the ribbon to officially open the Home Show at noon that day.

Other dignitaries present included Sen. Joshua Miller (D-Cranston, Providence), Rep. John “Jay” Edwards (D-Tiverton), along with Rhode Island Builders Association President Carol O’Donnell and Executive Officer John Marcantonio.

From all we could see and hear, the Home Show, featuring some 300 exhibits,



The Home Show floor is busy on Saturday, April 1st, as thousands take in the many exhibits and the 10,000 square-foot Garden Experience.

contractors and seminars, was very well received by visitors. People were impressed by the variety of displays, demonstrations and special features, including the Inspiration Showcase, the Specialty Rhode Island Flower Show, the Energy Expo, Art of the Ocean State, and particularly The Garden Experience with its Enchanted Gardens theme.

Students from 22 career and technical education (CTE) programs and schools participated in the Home Show as an official Work Based Opportunity. Their most prominent activity was building fairy-tale-themed playhouses for terminally ill children in their own communities, as guided by Rosemary’s Wish Kids.

The playhouses were displayed in the Enchanted Gardens and have now been donated to the children.

Special thanks to Andersen Corp., the Home Show’s official CTE sponsor and the Rhode Island Circle of Excellence Dealers. Many other supplier members provided logistical support and materials.

The collaboration and efforts by all in logistical support, materials and industry mentoring is what makes the difference. RIBA is thankful for all the support in mak-

ing this event so successful and rewarding to the hundreds of students involved.

Overall Home Show sponsors were crucial to the success of the event as well. Along with Andersen Corp. and RIBA itself, these included Central Nurseries Inc., Rhode Island Energy, Arnold Lumber Co., Marshall Building & Remodeling, Wickford Appliance, the Rhode Island Energy Efficiency and Resource Management Council, the Rhode Island Lumber and Building Materials Dealers Association, the Builders Insurance Group, the Rhode Island State Council on the Arts, Future Farmers of America, Rhode Island Federation of Garden Clubs, NBC 10, Rosemary’s Wish Kids, Graham Insurance Inc. and Pat Cruz Events.

The 74th Rhode Island Home Show is scheduled for April 4-7, 2024, at the Rhode Island Convention Center.

Visit RIBAHomeShow.com or contact Home Show Director Megan Berridge at (401) 438-7400, ext. 116, or mberridge@ribuilders.org.

Start planning your exhibit now. RIBA offer discounts for member exhibitors and guidance in how to get the most from your exhibit.





The 73rd Rhode Island Home Show



◀ *The Home Show (March 30th-April 2nd) at the Rhode Island Convention Center was a busy place, especially on the weekend. The Rhode Island Builder sought out Rhode Island Builders Association members among the exhibitors, but they were often too busy with leads to talk.*



▲ *Gianna Pagliarini of Johnston-based Central Nurseries Inc., at left, worked with RIBA's Home Show Committee and various career and technical education (CTE) programs to produce the 10,000 square-foot Garden Experience, with the spectacular "Enchanted Gardens" theme that was a hit of the show. Mythology-based playhouses built by the students were constructed for, and have been donated to, terminally ill children around the state thanks to Rosemary's Wish Kids.*



RIBA's supplier members were well represented. Here are Tina Diggle, Rich Hicks, Mike Acton and Vanessa Lisi from Arnold Lumber Co.



▲ *RIBA's steadfast staffers were at the association's welcome center at the show entrance for the duration. Here are Elise Geddes and Robin Barlow with Steve Bator of the Stormtite Co.*



▲ *Austin Scotti and Ian Leahy from the Warwick Area Career and Technical Center were among the hundreds of students who helped build exhibits.*



▲ *It's Linda Bohmbach and Christine Listenberger of Home Healthsmith.*

The 73rd Rhode Island Home Show



▲ Art Dwyer of Wood's Heating Service, left, reels in some leads.



▲ The many visitors to the Pella display got to meet Joe Duarte and Filomena Menezes.



◀ Allison Muccino and Sue Andrade of Meridian Design-Build smile for the camera.

Here's Kerri Kendrick and the crew from J&J Materials/ Ferreira Construction. ▼



▲ The Builders Insurance Group (BIG) was in a perfect spot by the show entrance. Here's Agency Manager Chuck Lowe with BIG's newest team member, Kim Ranley.



At the Wickford Appliance & Lighting booth, Owner and President Tim Chaput personally greets some leads. ▼



▲ Vanina Guardia of the Residential Construction Workforce Partnership (RCWP) was encouraging construction careers.



Construction costs still through the roof, interest rate hikes expected to continue

By Paul F. Eno *Editor*

When it comes to construction costs, there's some good news and some bad news this month.

"While the prices of materials are up again, supply chain issues have improved. Lead times are down, and employment is up. We haven't seen the price increases that we did before," states Bob Baldwin, the Rhode Island Builders Association's representative to the National Association of Home Builders (NAHB).

The bad news: "One reason for this is that new construction has dropped like a rock," Mr. Baldwin adds.

"There's still a chronic labor shortage. There had been 12 or 13 million job openings available before the Federal Reserve started raising the interest rates. Those job openings have come down, but there are still over 9 million right now in the United States. That's one and a half jobs open right now for every single unemployed person in the country."

Interest Rates

In 2022, the Federal Reserve raised interest rates in March (25 basis points), May (50), June (75), July (75), September (75), November (75) and December (50). So far this year, rates were raised in February (25) and March (25). Another hike is expected in May, according to NAHB Chief Economist Robert Dietz. *See page 32.*

"The rocket-like rise in interest rates has not only priced home buyers out of the housing market. It has caused the banking crisis," Mr. Baldwin says. "The Fed owns this. They raised rates so quickly that it didn't allow banks to gradually replace low interest or close-to-zero interest Treasury bonds with higher-yielding Treasury bonds, which would have happened in a gradual increase in rates."

The whole scenario has made the housing crisis worse, according to Mr. Baldwin.

"Higher interest rates are causing developers to cancel projects left and right

by the tens of thousands of units all over the United States. Locally, we're seeing this with the Superman Building, the Fane Tower and the Tidewater Soccer Stadium. It's the interest rates, and they're hitting home," he declares.

The effect on potential home buyers is seismic.

"A project might have budgeted out at 4 percent last June and it's now 7 percent. Everything's being impacted drastically. So that's whammy number one. Whammy number two is that, when rates were low, a huge percentage of the population refinanced. Most are in the 3 percent range.

"Now, more people aren't selling because they can't. It's unfathomable to replace a 3 or 3.5 percent 30-year mortgage with a 7.5 percent mortgage," Mr. Baldwin says.

"The housing supply is drying up. In Rhode Island right now, there are only about 700 houses for sale – in the entire state. In a healthy market, there would be 3,000 to 5,000."

Construction Costs

If buyers can find houses, interest rates aren't the only issue.

NAHB's latest Cost of Construction Survey (CCS) reveals that 60.8 percent of the average home sales price consisted of construction costs in 2022, similar to the 61.1 percent breakdown posted in 2019.

Since the inception of the CCS in 1998, this is just the fourth time construction costs represent over 60 percent of the total price of a home. It was 61.7 percent in 2013 and 61.8 percent in 2015, according to NAHB.

The finished lot cost had the second-largest price tag at 17.8 percent of the sales price, down from 18.5 percent in 2019.

At 5.1 percent in 2022, overhead and general expenses were also essentially unchanged when compared with 2019 (4.9 percent). The remainder of the average home sale price consisted of sales commission (3.6 percent), financing costs (1.9 percent), and marketing costs (0.7 percent). These percentages are also similar to their 2019 breakdowns.

Survey respondents broke down construction costs into eight major construction stages. Interior finishes, at 24.0 percent, accounted for the largest share of construction costs, followed by framing (20.5 percent), major system rough-ins (17.9 percent), exterior finishes (11.8 percent), foundations (11.0 percent), site work (7.4 percent), final steps (5.9 percent), and other costs (1.5 percent).

These total construction costs accounted for \$392,241 of the average home sales price of \$644,750. It should be noted that these survey results are national averages, and the survey sample is not large enough for a geographical breakdown.

However, the construction cost percentages in the survey serve as a useful yardstick as these component shares are relatively comparable for other average home prices. For example, the sales price of a \$450,000 home would likely factor in construction costs of around \$270,000, or 60 percent.

View the CCS at [NAHB.org/-/media/NAHB/news-and-economics/docs/housing-economics-plus/special-studies/2023/special-study-cost-of-constructing-a-home-2022-february-2023.pdf](https://www.nahb.org/-/media/NAHB/news-and-economics/docs/housing-economics-plus/special-studies/2023/special-study-cost-of-constructing-a-home-2022-february-2023.pdf)

NAHB economist Eric Lynch provides more analysis in this Eye on Housing blog post at [Eyeonhousing.org/2023/03/cost-of-constructing-a-home-in-2022](https://www.eyehousing.org/2023/03/cost-of-constructing-a-home-in-2022).



PPI shows building materials rise

National Association of Home Builders

After four consecutive declines, the producer price index (PPI) for inputs to residential construction, less energy, (i.e., building materials) rose 0.3 percent in February (not seasonally adjusted) following a 1.1 percent increase in January (revised), according to the latest PPI report.

Price growth of goods inputs to residential construction, including energy, gained 0.4 percent over the month. Prices have increased 2.9 percent over the past 12 months.

Ready-mix concrete (RMC) prices continued their historic pace as the index increased 0.8 percent in February after gaining 0.7 percent in January (revised). RMC prices have increased in all but two months since January 2021. The monthly increase in the national data was broad-based geographically but was primarily driven by a 4.2 percent increase in the Northeast. Prices rose 0.8 percent in the West and 0.5 percent in the South, and were unchanged in the Midwest.

The months-long concrete price increases are partially due to the closure of a large limestone quarry in Mexico. And the concrete shortage isn't limited to the

United States — it's a global shortage being driven by the dearth of one of concrete's main ingredients: cement mix. This has resulted in price increases across the board, and there does not appear to be any relief on the horizon.

Prices for gypsum building materials and steel mill products also rose 0.5 percent and 2.6 percent, respectively, following price declines the previous month. Gypsum products prices are 12.5 percent higher than they were a year ago but began stabilizing in August 2022. This was the first monthly price increase for steel mill products since

May 2022, but prices have dropped 26 percent since then and are down 21.2 percent over the past 12 months.

Softwood lumber prices fell 0.8 percent in February — the seventh consecutive monthly decline. Since peaking in March 2022, the index has fallen by 47.1 percent but is still nearly 20 percent above the January 2020 level.

David Logan, NAHB's director of tax and trade policy analysis, provides more information at: [Eyeonhousing.org/2023/03/concrete-products-lead-building-materials-price-increases-in-february](https://eyeonhousing.org/2023/03/concrete-products-lead-building-materials-price-increases-in-february).

NAHB slams Biden veto of WOTUS legislation

Alicia Huey, chairman of the National Association of Home Builders (NAHB) and a custom home builder and developer from Birmingham, Alabama, issued the following statement on April 6th, after President Biden vetoed a congressional resolution that would rescind his administration's Waters of the United States rule.

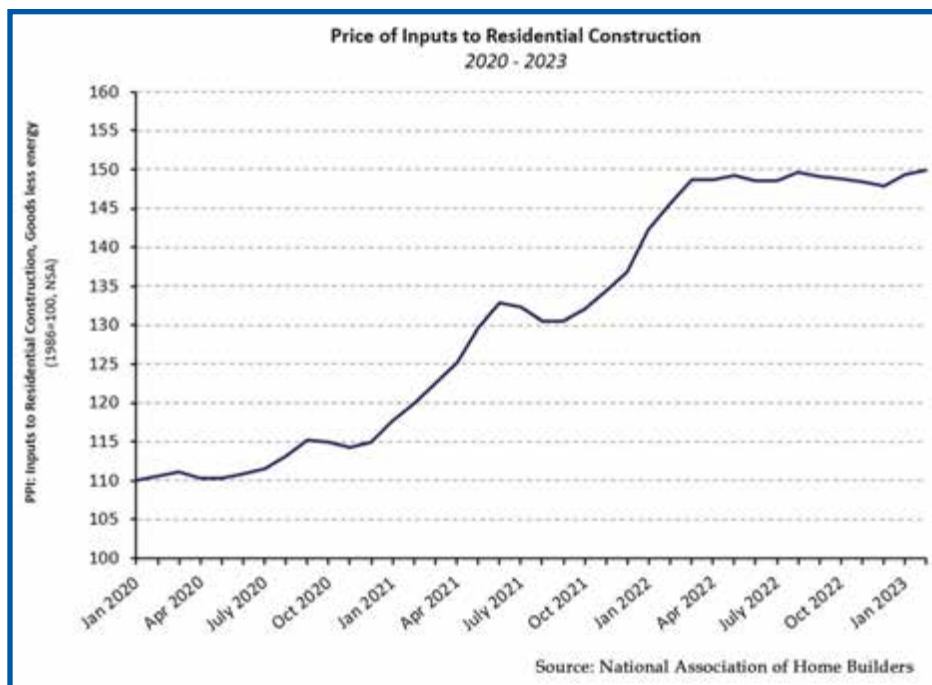
"NAHB is deeply disappointed that

President Biden has moved to overturn the will of Democratic and Republican members of the House and Senate by rejecting a bipartisan congressional resolution that rescinds the administration's new waters of the U.S. (WOTUS) rule under the Clean Water Act.

"Biden's veto of this measure is a blow to housing affordability and a common-sense regulatory agenda. The Biden WOTUS rule adds unnecessary regulatory burdens to small businesses and needlessly raises housing costs while doing little to protect America's waterways.

"And the Supreme Court's upcoming decision in the case of Sackett v. EPA that is squarely focused on a major part of the rule means that the regulation could essentially be overturned in the near future. To put an end to this regulatory morass, the administration needs to delay implementing this onerous regulation until a judgement is rendered and go back to the drawing board to draft a new, practical and durable WOTUS rule."

For more details, visit [NAHB.org](https://www.nahb.org).





WORKFORCE DEVELOPMENT **UPDATE**

Inspiring Youths | Empowering Adults | Fulfilling Industry Needs

RCWPRI.org | RCWPjobs.com



Ron Caniglia
Chairman

Two new carpentry programs debut, electrical grads are ready to work

There are some cool new developments in the Rhode Island Builders Association's trade trainings: The Residential Construction Workforce Partnership (RCWP) has introduced two new, focused specialty trade curricula through the Carpentry Pre-Apprentice Training Program.

- Drywall and Plaster Finish and Repair is now taking place at the Coventry Training Facility.
- Architectural Millwork Woodworker Trainings are taking place at Herrick & White Architectural Woodworkers in Cumberland.

"We recently incorporated these two extended curricula for current students, and we had enough room to onboard additional students to participate," RIBA Director of Workforce Programs Cheryl Boyd reported.

The Architectural Millwork Woodworker Trainings at Herrick & White are intended to prepare students to actually join the workforce at Herrick & White after their training – a direct "train-to-place," according to Ms. Boyd.

Grads ready to work

The latest class from the Electrical Pre-Apprentice Program, with training taking place at the Warwick Area Career and Technical Center, graduated on April 3rd.

If your electrical company is looking for employees with skills, confidence and safety training, contact Yer Kue ykue@rcwpri.org or call (401) 438-7411, Ext. 302.

Prepared for the jobsite

Included in all RCWP training programs are the American Red Cross Certification for First Aid, AED (automatic external defibrillators) and CPR (cardiopulmonary resuscitation) certification. Also integrated into every training is the OSHA 10-Hour certification course, required for all workers on the construction jobsite.

RCWP trainings are ongoing, and applications are open for all future programs at RCWPri.org/training-programs. Companies looking to hire should reach out to Yer Kue ykue@rcwpri.org or call (401) 438-7411, Ext. 302, or visit RCWPJobs.com to post a job or find an employee. It's free for employers or potential employees to open an account on the website.

For Basic Carpentry Trainings for English Language Learners (BCTELL) programs, call Betty Bernal at (401) 500-9146. 



The RCWP's new Drywall and Plaster Finish and Repair curriculum is introduced at the Coventry Training Facility.



It's the first evening of training for Architectural Millwork Woodworker students at Herrick & White Architectural Woodworkers in Cumberland.



Proud Electrical Pre-Apprentice Program graduates show off their certificates on April 3rd. The program includes OSHA-10 and first aid training, and takes place at the Warwick Area Career and Technical Center.

Profile: Frank Paolino of F. Paolino Homes

Marking 50 years in the construction business!

By Paul F. Eno *Editor*

“The path to your future becomes visible the moment you do what you love.”

Whoever said that might have worked in Frank Paolino’s office. Like Frank himself, the office is neat, well organized and absolutely sure about where the company is going. Apparently, that’s been the case for the last 50 years.

In May 1973, the 23-year-old Frank founded F. Paolino Homes, then based in Cranston.

“It sounds strange to talk about being 23, because now I have grandkids,” Frank smiles.

Also smiling is his son, Frank Paolino Jr., who is right by his father’s side in the company today.

In ’73, however, Frank was a newbie on the block.

“I had no family members at all who were involved in construction. I had a few friends who were contractors, but I was the first in my family,” Frank recalls. “I was just fascinated by the construction business and, especially, real estate.”

Ah...real estate.

“The first home I sold, a small ranch house, was for \$29,000, and I made money on it. Now look at prices for land and building!” Frank observes.

Frank’s business changed with his interests. He built houses for about 20 years, then moved more toward condominiums, then into commercial work. There’s also leasing of commercial units through a newer company branch: Link Commercial Properties. Today, there are 45 national tenants.

“We’ve basically stayed with commercial work in recent years, and property management,” he says. “I just did a condominium complex in Lincoln, though, because the commercial end is very quiet right now.”

Looking back on 50 years, Frank is grateful.

“I have to give a lot of people credit, people who helped me



Frank Paolino Sr. and Jr.

with their advice when I started out very young. Some were accountants, some were attorneys, and some were just people in the business,” he recalls.

Today, Frank Jr. handles the residential side under his own company, Ocean State Builders.

As a rule, operations stay in Rhode Island, mostly in Warwick, Cranston, Johnston, West Warwick and East Greenwich. Based at Metro Center Boulevard in Warwick, Frank Sr. erected several of the buildings in that dynamic space.

The company has two employees, with most of the work subcontracted.

“Most of the subs I’ve had working for me for many years, some for 40 years or more. I don’t jump around. I stay with the same people,” Frank says.

Frank singles out another member of the Rhode Island Builders Association, Memo Construction, with Ladd Meyer (Senior and Junior), Memo’s owners, as friends and colleagues in construction over the years.

As with everyone else in construction, the Paolinos had to deal with the challenges of the COVID-19 pandemic.

“We thought it was going to be a disaster for the business, but it turned out that the housing market became very busy and very active. You couldn’t get subcontractors. I think we all made the best of a bad situation.”

For Frank Paolino Jr., a graduate of Wentworth University with a degree in construction management, getting into the construction business was very much about family.

“My dad was my mentor growing up, and I was always interested in construction and real estate. I always liked being busy, and this business certainly does that!” Frank says. “He would take me to jobsites when I was young. I would push a broom, watch and learn.”

F. Paolino Homes joined RIBA in 1985.

“What we appreciate most about RIBA is that they’re always there for us. If we have a question about any construction-related matter, or a question about insurance or subcontractors, they have the answers,” says Frank Sr., who added that he has enjoyed RIBA social and networking events over the years.

Frank Sr. has no specific retirement plans but, when he does, he knows the company will be in good hands with Frank Jr. at the helm.

“Of course, I don’t do much heavy lifting anymore,” he quips. Here’s to another 50 years for the Paolinos!

F. Paolino Homes/Link Commercial Prop.

Principal: Frank Paolino

RIBA Member Since: 1985

Focus: Concrete Flooring

Founded: 1973

Based: Cranston, Rhode Island



Networking events set for May 4, June 7

WHEN: May 4th and June 7th

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

COST: FREE for members and their guests

FOR INFORMATION & TO REGISTER: Contact Elise Geddes at egeddes@ribuilders.org, or call (401) 438-7400.

This spring, the Rhode Island Builders Association and the Professional Women in Building Council will once again welcome members and guests to free networking events. Enjoy light refreshments, hobnob with RIBA/PWB leaders and staffers and, of course, network.

May's Networking Night (May 4th), following the RIBA Board of Directors meeting, will take place at the association's Training Facility in Coventry (599 Arnold Rd.) and will be hosted by the Residential Construction Workforce Partnership and sponsored by Andersen Windows & Doors, beginning at 5:30 p.m.

June 7th will bring the Annual Networking Barbeque at RIBA headquarters. This event will be generously sponsored by Douglas Lumber, Kitchens & Home Center.

If you haven't attended one of these free networking events, why



The March Networking Night at RIBA headquarters was generously sponsored by Lansing Building Products, represented by, from left, George Gingell, Emily Bussell, Jerry Anderson and Ken Howland.

not stop by? Many members will tell you that they met their best subcontractor or a colleague who helped them grow their business.

These events are perfect for introducing a non-member to RIBA or the PWB. If you plan to attend or if you have questions, call Elise at (401) 438-7400 or e-mail egeddes@ribuilders.org.



Architectural Solutions

Residential & Commercial

- Initial project and product application consultation
- Assistance with Green Building requirements and LEED® Certification
- Custom product and installation accessories design
- 2-D (CAD) details and 3-D (BIM) models for Pella® products
- Professional installation shop drawings
- Onsite installation seminars
- Builder incentive programs
- Accessory management and installation
- Installation
- Store front, curtain walls
- Custom glass showers

Servicing all of Rhode Island and Southeastern Massachusetts

401.500.5249

Professional Women in Building: PWB NEWS

Join us for this unique networking collaboration!!




BEERS AND BITES

A DESIGN-BUILD INDUSTRY MIXER
SPONSORED BY 

MAY 18
5:30 PM - 8:00 PM
ROGUE ISLAND, THE ARCADE PROVIDENCE,
65 WEYBOSSET STREET SUITE 108 PROVIDENCE, RI 02903

AIA Rhode Island
RI BUILDERS ASSOCIATION
BUILDING PROFESSIONALS | SINCE 1948
RI BUILDERS ASSOCIATION
PROFESSIONAL WOMEN IN BUILDING

IN COLLABORATION WITH

Scan QR Code to register



PWB Officers

- Linda Bohmbach - President
- Jacqueline Pagel - Vice President
- Chelsea Elsdorfer-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>



ZEOS partners call for RFPs

Rhode Island Energy is pleased to partner with RIHousing and the Rhode Island Office of Energy Resources (OER) to offer funding for qualified teams to help design and construct affordable, energy-efficient Zero Energy Building (ZEB) housing units to serve low- and moderate-income residents in Rhode Island.

A total of \$500,000 for the development of these units will be available through Zero Energy for the Ocean State (ZEOS). The total award cannot exceed \$250,000 for any individual project. The housing units must meet ZEB standards and include solar photovoltaic (PV) and air-source heat pump (ASHP) technologies to achieve ZEB status.

Eligible units may be new construction and/or renovation projects in one- to four-unit properties or larger multifamily homes. The ZEOS grant award will be limited to \$17,000 per unit for one- to four-unit properties and \$7,000 per unit for larger multifamily developments. Buildings must participate in Rhode Island Energy’s Residential New Construction Program, which offers additional incentives as well as technical support to help achieve all-electric ZEB.

ZEOS is the result of a collaborative approach by the program partners to expand ZEB housing to low- and moderate-income sectors. Complete details can be found in the ZEOS Request for



Rhode Island Energy™

a PPL company

UPDATE with Robin Donnelly

Proposals (RFP) at RIHousing.com/rfps-rfqs.

Since the ZEOS program began in 2019, it has supported the development of 186 units of Net Zero housing. This new grant funding is being made available following two successful rounds of ZEOS in 2019 and 2021 that resulted in the funding of six projects in Tiverton, Providence, East Greenwich, Jamestown, Middletown and North Kingstown with a variety of income requirements and innovative designs.

“We’re excited to build upon the success the ZEOS initiative has achieved over the past few years in bringing more net-zero energy homes to the affordable housing market in Rhode Island. These grants and the projects are critical in helping to ensure we have a reliable, equitable and scalable roadmap to help more Rhode Islanders participate in the clean energy future,” said Brett Feldman of Rhode Island Energy, Energy Efficiency Strategy

RFP Requirements

A summary checklist of requirements is included on pages 10 through 16 of the RFP. See RIHousing.com/rfps-rfqs

• RFP Timeline: issued March 15, 2023, submission deadline is Monday, May 1, 2023.

Questions regarding the RFP should be submitted to ZEO-SProgram@rihousing.com.

To find out more about how Rhode Island Energy’s Residential New Construction Program can support your new construction or renovation project please visit: RIEnergy.com/RI-Home/Energy-Saving-Programs/New-Construction.




SAVAGE LAW PARTNERS LLP
Law and Business Advisors

Construction Law Group
Representing:
Owners, Developers, General Contractors, Construction Managers, Architects, Engineers, Sub-contractors and Suppliers

Dealing with all phases of the construction process including:

- Construction consulting
- Contract formation and review
- Delay claims, extra work claims
- Change orders, mid contract disputes
- Mediation, arbitration, litigation
- Mechanic liens
- Construction documentation including contracts, general conditions and requirements etc.
- Bond Claims
- Surety Litigation
- Insolvency Issues
- Environmental and Siting Issues
- Real Estate Law

Unmatched Experience




Girard R. Visconti, Co-Chair David M. Campbell, Co-Chair

Attorneys:
Larissa B. DeLisi
Christopher J. Fragomeni
Douglas A. Giron
Edward D. Pare
Michael P. Robinson
Jeremy B. Savage
Jonathan N. Savage
Dean J. Wagner

564 South Water St., Providence, RI 02903 • p: 401-238-8500 • f: 401-648-6748
www.savagelawpartners.com

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

Featured Products & Services for May 2023



A Rhode Island Builder Magazine Special Section



The five tiers of Trex Decking Collections - Trex Enhance, Select, Transcend, Lineage, and Signature - provide a comprehensive range of durable yet low-maintenance options so that every family and every budget can experience the warm feeling of belonging.

Within all Trex Decking Collections you will have the same high performance and long-lasting beauty, resisting stains and mold. Trex Decking is sustainably manufactured and is easy to install with a screw-free premium finish.

At Finetco, we believe in having material when it is needed. Which is why all locations have all colors to service any job.

Finetco is Home to one of the Largest Outdoor Deck Displays in the Northeast. We invite you to visit one of our locations today for help from one of our Decking Pros.



Scan the QR Code to visit our website



FINETCO Corporate
6 Jefferson Drive
Coventry, RI
www.finetco.net

Coventry Lumber
2030 Nooseneck Hill Rd.
Coventry, RI
(401) 821-2800

E.L. Morse Lumber
2502 Cranberry Hwy.
Wareham, MA
(508) 295-1170

West Haven Lumber
7 North Union Ave.
West Haven, CT
(203) 933-1641



RI BUILDERS
ASSOCIATION
BUILDING PROFESSIONALS SINCE 1945

RIBA MEMBER BENEFIT GUIDE

RIBuilders.org

Comprehensive RIBA Member Benefits

- Member Solution Services
- Complimentary Education Programs
- Workforce & Trade Training for Employees
- Vital Information Resources
- Legislative Advocacy at State House
- Monthly Industry-focused Magazine
- Business Marketing Opportunities
- Full-Service Insurance Agency
- Member to Member Referral database
- Medical and Dental Plans
- Complimentary Jobsite Safety Service
- Mentoring
- Networking & Social Events



Find Work/Hire Members

Services include member-to-member referrals, the RIBAlist.com consumer website, and the annual *Membership Directory and Buyer's Guide*, which is a comprehensive listing of all members and their respective services.

The RI Home Show

RIBA hosts the Rhode Island Home Show, which is attended by thousands of people from southern New England. Attendees are all interested in buying/building a new home or remodeling an existing one, making it one of the largest shows around. As RIBA member, you get a 5% discount on the booth rates.

Complimentary Education! (Thousands \$ in value)

Online or in-person, our contractor education offerings are some of the best association-based programs. Each are designed for your professional development, and they are always tuition free for our members! Classes and seminars are given monthly for both owners and their respective employees. Subject matter includes codes, safety, estimating and so much more! Most classes also are eligible for Rhode Island continuing-education credits. MA education credits also are available.

Workforce / Trade Training for Employees (amazing value!)

As a member of RIBA, you can send current or prospective employees to trade training. Upskill your current workforce or enroll them in a 26-week pre-apprentice training before you hire them. With 6 locations and Spanish speaking options, this trade training program is a standout — Carpentry, Electrical, and HVAC/ Plumbing are available. Looking to post or find a job, use RCWPJob.com, an industry specific residential construction job resource.





Complimentary Safety Service

All members have access to a complimentary Safety Service that includes a jobsite visit and/or consultation to guide teams toward proper workforce-safety procedures, ensure OSHA compliance, and lower insurance rates. This is a totally confidential service, and it can save you thousands of dollars as well as fines.

Vital Information Resources

Members stay in the know with information they can only find through RIBA, including the award-winning, monthly Rhode Island Builder magazine; update e-mails; participation on various committees; member podcasts and so much more! This is a true advantage in the marketplace!

Solution Services

Industry-based professionals are available to help you find answers to your most troubling issues. From permitting, new-regulations compliance, to financing resources, the solutions staff at RIBA gives you peace of mind!

Insurance & Bonding

RIBA has its own full-service, in-house insurance agency — The Builders Insurance Group (BIG). Members will find a rewarding service experience, trusted advice on insurance products, and the knowledge that the resources of this affiliate go toward helping the industry. BIG understands construction and works with more than 40 other insurance partners to find the right type of coverage for you. Members can reach out at any time for a free quote to confidentially compare policies and be sure the coverage you need is there when you need it most.



**To access member resources,
please call us today 401.438.7400.**

Dear Members:

Thank you for your continued commitment and support of the Rhode Island Builders Association. We are such a wonderful and unique place, thanks to you. Whether you've just joined us or a long-standing member, your involvement supports the residential construction industry in so many ways.



As you will read in this member benefit guide, we offer the services that can help protect you, save you money, improve your knowledge, and ultimately grow your business! I encourage you to keep this guide handy and take full advantage of the many things your annual membership brings.

You might have heard me say it before, but I truly believe the true strength of this Association lies in its sheer numbers. So please share details about us with your colleagues. Ask them to join! Our services, advocacy and industry-leading resources depend on membership. Helping someone join is easy, just have them call the office at (401) 438-7400 and we'll take it from there!

Thanks again for being a member and for allowing us to serve your needs. Please always feel free to call us with any issue or ideas as we're always here for you!

Our industry's future looks bright, and I'm so happy to have you on board with us.

Warm Regards,

John Marcantonio
Chief Executive Officer

RIBuilders.org



Medical & Dental Plans for You, Your Employees

The Association offers complete health and dental plans for both you and your employees. The dental plans are the best available when it comes to cost because RIBA has its own pool and its own rate. Contact Builders Insurance Group to learn more today.

Powerful Legislative Advocacy

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



Professional Women in Building

Participate and become a member of **RIBA's Professional Women in Building (PWB)**. The group offers informative programs that focus on professional development, networking, and career knowledge for the construction industry. All RIBA members are welcome to join and participate in programs.



Socialize, Network & Enjoy!

Our events are a favorite benefit among our new and long-standing members! Take advantage of big, fun events like our Annual Clambake, Golf Classic, monthly network events, a holiday party, cookouts, annual meeting.... And if you like to socialize, meet new people, and catch up with old friends, these events offer that opportunity!



To access member resources, please call today. 401.438.7400.
RIBuilders.org • Follow or like us on Facebook



At FINETCO®: The Trex® Railing Collection!

Encourage your clients to frame their view and complement their decks with three Trex® deck railing systems to choose from. Trex railing systems are made with composite and aluminum rail options designed for every aesthetic and budget.

Trex Signature® offers effortless style, exceptional strength, and is made from premium aluminum. Trex Transcend® brings timeless design you can trust—and tailor, and it's made from high-performance composite. Trex Select® is the simple choice for backyards, made from high-performance composite and aluminum. Trex railing systems offer:



HIGH PERFORMANCE: They resist fading and corrosion, and are backed by a 25-Year Limited Residential Warranty.

SUSTAINABLY MANUFACTURED: They're made in the USA using a minimum of 40% recycled content.

EASY INSTALLATION: Railing kits, pre-assembled panels and online resources makes installation simple.

DURABLE: They are built with the same outstanding durability as Trex decking—won't rot, warp, peel or splinter.

See the Trex Railing Collection at one of our conveniently located Finetco® locations today!

Coventry Lumber, Coventry, R.I. • 401-821-2800

E.L. Morse Lumber, Wareham, MA • 508-295-1170

West Haven Lumber, West Haven, CT • 203-933-1641

www.finetco.net • [Page 18](#)

At Pella® Windows: Easy-Slide Operator hardware solution!

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!

Pella Windows & Doors

Seekonk, Mass. • 508-336-6890

Newport, R.I. • 401-633-3000

Centerville, Mass. (Cape Cod) 508-771-9730

Corporate Headquarters, Fall River, Mass. • [Page 14](#)

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.

Construction financing made easy.



With a construction loan from Washington Trust, the process is easy and efficient - there's one application, one approval, and one closing. We offer competitive rates and fees with the option of a fixed- or adjustable-rate loan, plus

- 12-month interest-only construction term
- Primary or second homes
- Purchase land and construct home
- Construction of home on your land
- Rehabs or additions to your current home

Disbursements are made quickly and are handled at the local level with an experienced, knowledgeable staff. Call Washington Trust today at 401-654-4831 to find out how we can help you build the home of your dreams.



WASHINGTON TRUST®

washtrust.com



FRANK CASSISI • ANTHONY CASSISI

**Paving & Excavation
Snow Removal**

**Office: 401-861-7900
Cell: 401-258-1011**

RI Reg. #31290



From frame to finish, roofing, kitchens and more, Riverhead Building Supply has it all to help you Build Smarter. Build Better.®

RIVERHEAD
BUILDING SUPPLY

rbscorp.com • 1-800-874-9500

BUILD SMARTER. BUILD BETTER.®



RIBA Contractor Training

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. **Recordatorio:** La Junta de Licencias y Registro de Contratistas (CRLB) requiere 2.5 educación continua créditos cada año para renovar su registro de Rhode Island. La Asociación de Constructores de Rhode Island (estado código de proveedor aprobado #1) ofrece todos los cursos que necesita para cumplir con estos requisitos. Mira estas ofertas del mes en estas páginas, o en RIBuilders.org. RIBA lo hace simple para usted para ganar sus créditos rápida y fácilmente. ¿Tiene preguntas? ¿Quieres ser miembro? Llámanos al (401) 438-7400. Y recuerde, los cursos son siempre gratuitos para los miembros de RIBA y sus empleados.

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:

Accounting and Cash Flow

May 2nd

WHEN: Tuesday, May 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 Salvias at bsalvas@ribuilders.org, or call (401) 438-7400.

This course helps a contractor understand the basics of accounting and how to manage cash flow. The instructor is David Lucier.

You must pre-register for this course. 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:

Residential Estimating

Advanced

May 3rd

WHEN: Wednesday, May 3rd, 8 to 10:30 a.m.

WHERE: Online via Zoom

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

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

Taught by instructor Luis Rivera, this course picks up from where the Introduction to Estimating class left off. More advanced construction math and examples will be given for determining the costs of a residential construction project.

You must pre-register for this course. 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.



WANTED:

Commercial Insurance Customer Service Rep/Account Representative

If you know an insurance agent looking for a new opportunity to be part of a great team of professionals, please have them call Builders Insurance Group at 401-438-4244 and ask for Chuck Lowe for more information.



RC WP RESIDENTIAL CONSTRUCTION WORKFORCE PARTNERSHIP

Find an Employee
Find a Job

Learn more at RCWPJOBS.com



2½ Credit Hours:
***Social Media
 and Digital Marketing***
May 4th

WHEN: Thursday, May 4th, 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 David Englund, this course provides guidance about the ways you can use social media platforms to grow your construction business.

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:
Wall Coverings and Sheathing
May 12th

WHEN: Friday, May 12th, 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 7 of the Rhode Island One and Two Family Dwelling Code with an up-close look at the codes that cover wall coverings and sheathing.

You must pre-register for this course. 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:
***Residential
 Energy Code Update***
May 10th

WHEN: Wednesday, May 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.

Taught by Jon Erickson, this course will identify and help you understand the changes between old and new IECC requirements, along with how these changes will impact details, material selection and current construction practices.

There will be emphasis on how performance testing is increasing, and on how mechanical ventilation is required.

We will focus on Rhode Island Energy Code updates that pertain to the building enclosure in residential remodel/renovation and new construction projects.

You must pre-register for this course. 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
May 16th

WHEN: Tuesday, May 16th, 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 for hands on training with CertainTeed® Siding Product Group's Mobile Training Vehicle and Application Specialist.

This is an **in-person** class to be held at Rhode Island Builders Association headquarters.

You must pre-register for this class. There will be no admittance to the class without pre-registration. Participants must provide proof of employment with a member company for the class to be free.



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



RIBA Contractor Training

2½ Credit Hours:


Understanding Your Construction Business Model

May 17th

WHEN: Wednesday, May 17th, 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.

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

The instructor is Bill Cunningham.

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

2½ Credit Hours:


Sizing and Installing Deck Joists and Beams

May 23rd

WHEN: Tuesday, May 23rd, 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.

Learn how to use the current and upcoming Rhode Island Building Code joist and beam tables and other resources to size, select and install the right joists and beam for a deck design.

The instructor is Mike Guertin.

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:


Contract Law

May 26th

WHEN: Friday, May 26th, 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 instructors George Lough and Merrill Friedemann for this course, which is designed to provide fundamental and advanced understanding of contract law in Rhode Island.

This is an **in-person** class to be held at Rhode Island Builders Association headquarters.

You must pre-register for this class. There will be no admittance to the class without pre-registration. Participants must provide proof of employment with a member company for the class to be free. 

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


QuickBooks® Specifics

May 5th

WHEN: Friday, May 5th, 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.

For those who are already familiar with QuickBooks®, this class will dive into more specifics, especially as it relates to project management and cost accounting.

The instructor is Melissa Johnson.

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. 


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



Big PR Ideas for Builders and Contractors *May 9th*

WHEN: Tuesday, May 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 Salvias at bsalvas@ribuilders.org, or call (401) 438-7400.

Join instructor Betty Galligan to learn how to use PR (public relations) as an effective way to get your business story out there. Learn what PR is, what's considered newsworthy, creative angles and techniques to get stories placed, and insider tips from a seasoned PR professional.


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. 

Taking Better Construction Photos with Your Cell Phone *May 15th*

WHEN: Monday, May 15th, 8 to 10 a.m.
WHERE: Online via Zoom
COST: FREE for members and their employees. Non-members, call for pricing options.
DEADLINE TO REGISTER: One day before class
FOR INFORMATION AND TO REGISTER: Contact Bob Salvias at bsalvas@ribuilders.org, or call (401) 438-7400.

The building industry is very visual, and having quality pictures of your work is a key to getting more business.

Join instructor and professional photographer Bill Parmentier as he discusses how to do a better job of this using your current cell phone.

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. 


OSHA-10 Course

May 24th - 25th

WHEN: Wednesday and Thursday, May 24th and 25th, 8 a.m. to 3 p.m. both days.
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, with a \$25 materials charge.
DEADLINE TO REGISTER: One day before first class
FOR INFORMATION AND TO REGISTER: Contact Bob Salvias at bsalvas@ribuilders.org, or call (401) 438-7400.

Safety and Health Administration's (OSHA) Outreach Training Program's 10-hour safety course covers general safety and health hazards for entry-level workers. Scott Asprey is the instructor. Each person completing the course will receive a copy of the OSHA Standard 29 CFR Part 1926 and an OSHA-10 certification card.

Every person working on a municipal or state construction project with a total project cost of \$100,000 or more must have card certifying their completion of an OSHA 10-Hour training program on their person at all times while work is being performed.

This does not apply to sales representatives, vendors, or to those delivering building materials and supplies/products to a construction site. You must pre-register for this course. Non-member payment is due upon registration. 

This is a 10-hour class, held over two days. The Occupational

MASTERFUL CRAFTSMANSHIP | EXPERT IN-HOUSE DESIGN | NO FINANCIAL SURPRISES

BUILDING
BEAUTIFUL HOMES
ACROSS RHODE ISLAND
& SOUTHEAST MASSACHUSETTS

 MERIDIANCUSTOMHOMES.COM | 866-455-6806





RIBA offering numerous courses in Spanish in 2023

May Classes:

RIBA ;Continúa ofreciendo una variedad de ofertas educativas para miembros y empleados! Además, todos los contratistas residenciales de RI son elegibles para tomar las clases a continuación de forma GRATUITA, sujeto a la inscripción en el Programa de Desarrollo de Contratistas.*

11 de mayo| 6-8:30 p.m. Comience y Haga Crecer su Negocio de Construcción - 2½ horas crédito – Impartido por Ramon Feliz.

Si está buscando comenzar su propio negocio o quizás reiniciar su negocio después de la crisis, esta clase cubrirá todos los aspectos de la propiedad empresarial exitosa. Esta clase es imprescindible para aquellos que no tienen mucha experiencia empresarial.

16 de mayo | 6-8:30 p.m. Lectura de Planos Residenciales - 2½ horas crédito – Impartido por Luis Rivera.

Una introducción a la lectura de planos residenciales, documentos/cálculos para la construcción y especificaciones

del Proyecto. Aprenda a leer leyendas, los detalles, las especificaciones, el uso efectivo de una regla de escala y encuentre las diferentes secciones de planos/dibujos.

18 de mayo| 6-8:30 p.m. Estimación residencial - 2½ horas crédito - Impartido por Luis Rivera

Este curso cubre las matemáticas básicas de la construcción y cómo se usa para estimar los costos de mano de obra y materiales de un proyecto de construcción residencial. Se recomienda tener conocimientos de lectura de planos.

26 y 27 de mayo| 9 a.m.-4:30 p.m. (ambos días) Capacitación OSHA 10 - No hay horas de crédito de Rhode Island, pero se emite la tarjeta OSHA 10. Impartido por Hector Moreno.


El curso de 10 horas del Programa de Capacitación de Alcance de la Administración de Salud y Seguridad Ocupacional (OSHA) cubre los peligros generales de seguridad y salud para los trabajadores principiantes.

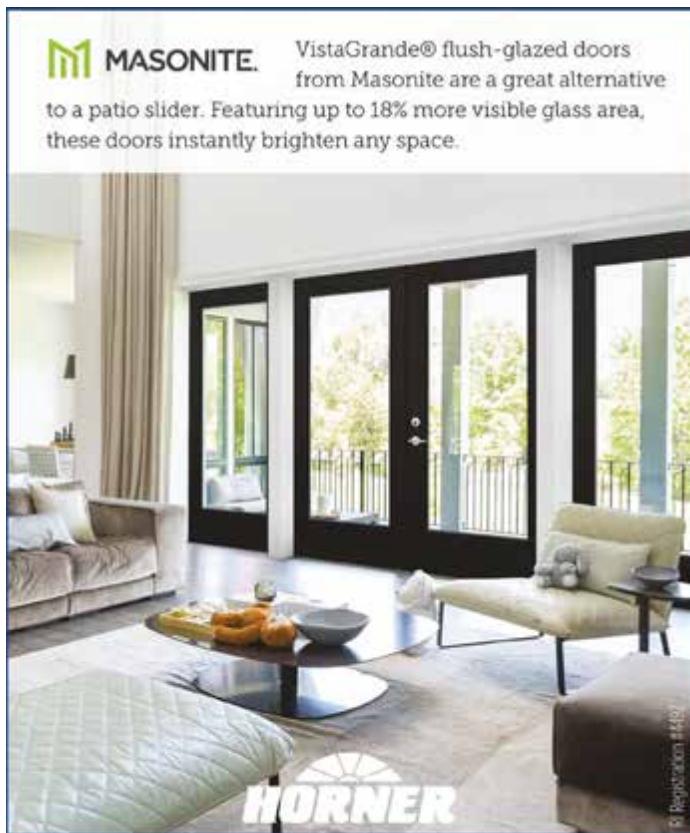
30 de mayo | 6-7:30 p.m. Finanzas Personales para Contratistas - No hay horas de crédito de Rhode Island. Impartido por Angel Ureña.

Este curso es un excelente punto de partida para cualquier contratista que se sienta abrumado por todas las facturas y el papeleo que se interponen entre ellos y la libertad financiera. Le enseñamos por dónde empezar, cómo organizar sus gastos y qué cosas debe priorizar para empezar sus finanzas personales con éxito.

Para registrarse o para obtener más información, comuníquese con Margarita Robledo por correo electrónico a mrobledo@ribuilders.org o llamando a la Asociación de Constructores de Rhode Island al (401) 438-7400.

For information about all courses in Spanish contact Margarita Robledo at (401) 438-7400 (ext. 117) or mrobledo@ribuilders.org.

For information about all courses in English contact Bob Salvas at (401) 438-7400 (ext. 104) or bsalvas@ribuilders.org. 



MASONITE. VistaGrande® flush-glazed doors from Masonite are a great alternative to a patio slider. Featuring up to 18% more visible glass area, these doors instantly brighten any space.

HORNER

800.543.5403 | HORNERMILLWORK.COM
SHOWROOMS IN SOMERSET, SOUTHBORO, AND PEMBROKE, MA

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

Mass. residential stretch code updated for 2023

Massachusetts has recently revamped its energy stretch code "to make it more energy efficient," according to Northeast Energy Efficiency Partnerships, which works with 12 states and the District of Columbia.

Some 300 of the 351 cities and towns in Massachusetts currently follow the stretch code through their Green Community designation by the state Dept. of Energy Resources.

All buildings permitted on or after January 1, 2023, must follow

the new stretch code requirements.

What does this mean for cities and towns who follow the stretch code? Here is the summary of all new provisions and changes in the 2023 update to the Massachusetts energy stretch code for residential buildings

- **HERS Index Reduction:** One of the pathways to compliance is a Home Energy Rating System (HERS) rating, which is a points-based rating system used to quantify overall energy use, similar to a miles-per-gallon sticker on a car.

- A HERS 100 is equivalent to a new home constructed in 2006 from the perspective of energy use, and the lower the score the better. The required HERS Index for compliance is HERS 42 if the building is using fossil fuels, or HERS 45 if the building is all electric.

- **New Ventilation Requirements:** An energy recovery ventilator (ERV) or heat recovery ventilator (HRV) is required to meet whole home ventilation requirements of the code.

These systems are more effective than traditional exhaust-only ventilation systems (such as a bath fan) because they provide supply air from the outside and also remove stale air from the home, which effectively balances the flow of the system and improves indoor air quality.

- **Electric Vehicle Readiness:** For single family homes, one parking space is required to be electric vehicle (EV) ready, which means it shall be wired to accommodate future electric vehicle use. For multifamily homes, 20 percent of parking spots shall be EV Ready.

- **Existing Building Upgrades:** The HERS Index required for alterations, additions, and change-of-use is lowered from a HERS 65 to a HERS 52 if the home is using fossil fuels, a HERS 55 if the home is all electric or using solar PV, or a HERS 58 if it is both all electric and using solar PV.

- **Passive House Design Pathway:** There is a new optional compliance pathway via Passive House Institute US (PHIUS), or Passive House International (PHI), which requires a home to meet Phius CORE 2021, PhiusZERO 2021, or PHI. Passive House is a holistic approach to durability, high air quality, occupant comfort, and energy savings.

See the summary online at NEEP.org/2023-updated-ma-residential-stretch-code-summary



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.

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

Also find information about trade licensing at this site.

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

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





Dr. Robert Dietz

Chief Economist, National Association of Home Builders

Dr. Robert Dietz is chief economist and senior vice president for economics and housing policy for the National Association of Home Builders, where his responsibilities include housing market analysis, economic forecasting and industry surveys, and housing policy research. He has published academic research on the benefits of homeownership, federal tax policy and other housing issues, and has testified before Congress on real estate policy matters. He is often cited on housing and economic issues in the Wall Street Journal, on CNBC and other media sources. Prior to joining NAHB in 2005, Dr. Dietz worked as an economist for the Congressional Joint Committee on Taxation, where he was the committee's real estate expert. He is a native of Dayton, Ohio, and earned a Ph.D. in Economics from the Ohio State University.

This interview took place on March 27th.

THE BUILDER: We're hearing all sorts of economic talk. What's the real story on the housing sector?

DIETZ: At the beginning of this year, the home-building sector is certainly weaker than it was a year ago. For example, if we look at single-family starts for the first two months of 2023, compared with the first two months of 2022, we're down about 30 percent.

That's consistent with other indices. Whether it's new home sales or existing home sales, a lot of the housing metrics right now show weakness of about 20 to 30 percent lower than where we were a year ago.

Of course, the primary factor behind that is the run-up in interest rates. If you think back to the start of 2022, we were at about a 3.1 percent average for a 30-year fixed-rate mortgage. By the time we got to October, that had increased to above 7 percent.

That significant rise in interest rates priced out a lot of households. In fact, we estimated that, in 2022, about 18 million households were priced out of the market.

What's changed is that, at the start of 2023, we saw mortgage interest rates go down. They got closer to 6 percent before rising again. So, in January, we actually had sales activity and traffic numbers come in above expectations.

A lot of builders were optimistic, probably based on the fact that those numbers weren't as bad as they expected. And they know there's a lot of demand, even though that's on the sidelines.

Existing home inventory remains limited. In fact, if you look at the National Association of Realtors® resale inventory data, it's about a two-month supply. A balanced market should be somewhere between four and six months.



New construction is typically 10 percent of the market. Right now, it's somewhere between a third and a quarter of the market. So, what we think is going to happen is consistent with our builder confidence measure - the National Association of Home Builders (NAHB)/Wells Fargo Housing Market Index or HMI. The HMI fell every single month of 2022. It increased in January, February and March of 2023.

We've had three months of gains. We think it's pointing to the idea of the market bottoming out in the months ahead, then beginning a recovery in terms of single-family construction volume during the second half of this year, and going into 2024.

So, this will be a down year. For example, on single-family starts, we expect to see about a 20 percent drop compared

with 2022, but we're expecting the monthly pace to begin to improve off the low point during the second half of 2023. In 2024, we should experience a calendar-year increase. And I think that's generally consistent with the idea that the Federal Reserve is fairly close now to ending its tightening cycle. As they get to that kind of elevated level of interest rates and inflation continues to cool down, we should see long-term interest rates fall back.

Builders have told us in the surveys that we could see interest rates move to about 6 percent on the 30-year fixed rate mortgage, that they think a significant amount of housing demand would come back into the market.

Finally, there has been concern over the regional bank system, but it's too early to quantify the impacts there. We do have some concerns because of a lot of supply-side lending in the market, namely acquisition development and construction loans, what we call ADC, financing for builders, particularly private builders, who build about two thirds of the homes in the country.

This relies on the regional and community banks. If the depositor base of those banks shrinks, then the amount of funds available to lend for residential construction purposes declines.

As I said, it's a little too early to see the impact here. I was looking at some of the Federal Reserve data last week and, from the start of this particular event until March 15th, we saw about a 2 percent decline in the depositor base for smaller banks. That's not particularly large. I think some of the policy actions likely caused fewer funds to be moved from small banks to big banks. We will have much better data on that come May, when we have a quarterly survey.

The last point: We expect a weakening of multifamily construc-

see INTERVIEW...next page

My expectation is we're going to see gains in areas like slightly smaller single-family construction: Home size on a median basis is going to decline. We've got a 15 percent market share on townhouse construction. I think we're going to see more of that.

INTERVIEW...from previous page

tion later this year. The key is the construction pipeline right now. There are the largest number of apartments under construction in the United States since November 1973. So, we expect a rise in the vacancy rate. We also expect a slowdown in rent growth and, ultimately, a decline for permits and multifamily starts.

We expect the unemployment rate to rise, and that's the economic effect of the tightened monetary policy. All-in-all, we're expecting a lot of weak housing data, particularly for the first part of the year for single-family. We'll likely see the beginning of stronger housing data during the second half of this year.

It's important to keep in mind that housing's business cycle is accelerated. Housing feels the pain before the rest of the economy because we're so closely tied to the interest rate cycle. But we also rebound before the rest of the economy.

So, 2023 will be kind of a mixed-message year. During the second part of the year, we're likely to see improvements in some of the housing indicators. But at the same time, some of the lagging economic indicators, like the unemployment rate, and even home-price growth, are likely to continue to show some weakness. We expect that housing will once again lead the business cycle.

THE BUILDER: If this strengthening in housing returns in the second half of 2023, will it benefit workforce housing or the high-end?

DIETZ: The high-end market actually is doing fairly well right now. If we're thinking about the data, the incremental change will be in the kinds of homes we need more of. Is it going to be sufficient? No.

My expectation is we're going to see gains in areas like slightly smaller single-family construction: Home size on a median basis is going to decline. We've got a 15 percent market share on townhouse construction. I think we're going to see more of that.

The geography of home building has ebbed and flowed during the post-COVID period. Right now, we're experiencing about a 9 percent market share on tear-down construction, particularly in the Northeast, where you have an older housing stock. I expect that will grow to about 12 percent over the next two to three years.

Building in those inner suburbs will be more medium-density construction. The higher end, custom homes, is about 21 percent of the market right now. It hasn't experienced much of a decline. In fact, in the third quarter of 2022, the custom home building market had the strongest quarter of starts since the Great Recession itself, and that was during the period of time where the rest of the market was experiencing weakness.

As interest rates settle in closer to 6 percent and, ultimately, below 6 percent, that will be better for younger buyers. Those will

be more entry level homes.

That's a real problem because it's hard to build entry-level homes. There are zoning issues, minimum lot sizes, setback requirements, things that basically require you to use a lot of land to build an individual home.

Those markets aren't going to grow very much. The markets that are going to grow are those that allow more medium density and more entry-level construction.

THE BUILDER: What do you see for the labor market?

DIETZ: We're going to see some weakening in the residential construction labor force in the coming months, simply because we're completing more homes than we're starting. So, the demand for construction labor is going to soften. But even with that softening, we're still at levels where the skilled labor shortage in construction remains a real challenge.

This is a key agenda item for this industry over the next decade. In any given month, we're short 200,000 to 300,000 construction workers nationwide. And we have a wave of retirements coming.

Whether it's remodeling, single-family construction, apartment construction, we simply have to do a better job of recruiting workers, training them in the trades, then retaining them in the industry. Part of that is explaining the current wages, but also the potential to take those skills and start their own businesses. This issue will be with us for quite some time.

THE BUILDER: Artificial intelligence (AI) seems to be developing with breathtaking speed. What kind of construction jobs will this replace?

DIETZ: That's an entirely new issue. I'd say it will replace mostly knowledge-based jobs. The kinds of employment where there's going to be steady demand for workers will be in skilled professions like nursing, chefs, and certainly construction.

Jobs under pressure from AI would include, for example, office workers who write memos, work on contracts or write press releases. Those are the kinds of jobs that are likely to see some weakness due to the technology changes. We need to do a better job of communicating that to today's young people in terms of telling that story about jobs in the trades.

THE BUILDER: The Federal Reserve has raised interest rates nine times since March 2022. Can you say more about whether that will keep going?

DIETZ: Our forecast is one more 25-basis point increase in either May or June. That would raise the top rate to 5.25 percent on the Fed funds rate. And we think that'll be it.

see DIETZ...next page

Member begins affordable units in East Providence

ONE Neighborhood Builders, a long-time member of the Rhode Island Builders Association, broke ground for the new Residences at Riverside Square apartments in East Providence on April 10th.

Once complete, this affordable-unit development will include 16 one- and two-bedroom apartments on Bullocks Point Avenue, including three units that will be set aside to provide housing for youth

transitioning out of foster care through a partnership with Foster Forward.

The development is a collaboration with the City of East Providence and other partners and is scheduled to be completed in early 2024.

The apartments will be designated for extremely low-income to moderate-income households, with three of the apartments being reserved for the youth aging out of foster care.

DIETZ...from previous page

If you ask me what the Fed *should* do, I would say pause. I think they should not have increased at the last meeting (in March) until they get a better handle on what the balance sheets of these regional banks look like.

Going back to December and January, we were concerned that the Fed, in an effort to regain its credibility and fight inflation, would raise rates until something broke. In March, something did break: Those regional banks sitting on tier one capital. The Fed, the FDIC, the Treasury Dept., took action that have stabilized the system for now.

THE BUILDER: What's the story for the single-family built-for-rent market?

DIETZ: We've seen strength in that market. I think there's less demand for purchases of single-family rental housing, particularly when you do have home prices falling. They're adjusting to those new, higher interest rates. Overall, though, I think single-family built-for-rent is going to be a permanent fixture of the home-building industry. Right now, it's about 12 percent of the market. It's likely to level off in the 10 percent range.

Find out more at NAHB.org/news-and-economics/housing-economics.



ATTRACTIVE WINDOWS AT A GREAT LOOKING PRICE

With Andersen® Replacement windows and patio doors, you'll get the energy efficiency, low maintenance, durability, style, and color options you need. Andersen is the most trusted and recommended brand or windows and patio doors among residential contractors and builders.



Andersen® and all other marks where denoted are trademarks of Andersen Corporation. ©2022 Andersen Corporation. All rights reserved. *2022 Andersen brand surveys of U.S. contractors, builders & architects for the Andersen® is the #1 trusted and recommended window and door brand*



125 Douglas Pike, Smithfield, Rhode Island 02917
(401) 231-6800
www.douglaslumber.com

SAFETY...from page 3

As always on the jobsite, don't neglect the "buddy system."

Meanwhile, as with all hazards, constant assessment of the jobsite, both interior and exterior jobsites, are necessary to avoid heat-related hazards.

"Outside, at least we have the open air. Indoor jobsites can be very congested, very conducive to heat stroke because of the lack of air movement. Keep the fans or blowers going indoors," Mr. Asprey warns.

"Remember: All of the PPE we have to wear, especially the additional PPE of Tyvek® suits and respirators, can add to the risk for heat stroke. The bottom line is: Have a great summer, but do it safely."

Find complete information at OSHA.gov/heat-exposure.

RIBA's Safety Service

Potential safety hazards are everywhere on a residential construction site. RIBA's Safety Service can help members identify and remove these hazards. Members are

entitled to a free annual jobsite visit from Mr. Asprey that will, among other things, help you identify hazards.

"This service can be a tremendous help for RIBA members to meet the OSHA safety requirements," Mr. Asprey said. "That's especially true when it comes to new OSHA regulations that members might not be familiar with."

A RIBA Safety Service visit will be "a preliminary safety call," and will have a time limit, depending on the jobsite's location, according to Mr. Asprey. He estimated that the average visit will take about an hour.

"Member companies that don't take advantage of the Safety Service will be left

to their own safety knowledge in a very difficult regulatory environment, with the possibility of massive fines that can threaten their business."

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

To schedule your RIBA Safety Service jobsite visit, just call Elise Geddes at the RIBA office, (401) 438-7400 or e-mail egeddes@ribuilders.org.

Mr. Asprey will contact the member personally to set up the visit.

To learn more about
**Professional Women
 in Building**
 Visit RIBuilders.org or call (401)438-7400

Exclusive discounts that benefit you, your business and your family
nahb.org/Savings

NAHB Member **SAVINGS**
Put your membership to work.

GENERAL MOTORS FLEET NISSAN INFINITI

CHEVROLET GMC

DELL Technologies AVIS Budget

LOWE'S Heartland Office DEPOT

HotelPlanner houzz PRO RingCentral

ups YRC IBS

We Help You Build More Profitably

Expert boom truck deliveries of drywall directly to the level where you will install materials



Save time and money with precision end trim I-joists, roof trusses, and wall panels. In addition to window and door experts, our Custom Millwork Division utilizes state-of-the-art equipment to produce whatever your client can imagine.

**NATIONAL
BUILDING PRODUCTS**



**CHALLENGE ACCEPTED.
SOLUTION DELIVERED.**

National-BP.com | 3356 Post Rd, Parking in Rear | **Warwick (Apponaug)** | **401.921.0400**

THIS IS US

THE RHODE ISLAND LUMBER AND BUILDING
MATERIALS DEALERS ASSOCIATION

ARNOLD LUMBER COMPANY
COVENTRY LUMBER
DOUGLAS LUMBER
HUMPHREY'S BUILDING SUPPLY
L. SWEET LUMBER
LIBERTY CEDAR
NATIONAL BUILDING PRODUCTS
RIVERHEAD BUILDING SUPPLY
SCITUATE LUMBER



www.RILBMDA.org



RFP...from page 1

pressing needs of our neighborhoods and communities,” said RIH Executive Director Carol Ventura.

Zero Energy Buildings are defined as an energy-efficient building with zero net energy consumption, meaning the total amount of energy used by a building on an annual basis is less than or equal to the amount of renewable energy created on the site.

This new grant funding is being made available following a successful second round of ZEOS in 2021 that resulted in the funding of three projects in Tiverton, Providence and East Greenwich, with a variety of income requirements and innovative designs.

Among the 2021 awards, Tiverton’s Bourne Mill III project, currently under construction and expected to be completed in April 2024, is a 59-unit new construction project featuring a clean energy all-electric building with a solar photovoltaic array and electric vehicle charging. The energy efficient design adheres to strict Passive House standards and is targeted to hit a Net Zero rating.

Since the ZEOS program began in 2019, it has supported the development of 186 units of Net Zero housing.

Eligible units may be new construction and/or renovation projects in 1-4-unit properties or larger multifamily homes. The ZEOS grant award will be limited to \$17,000 per unit for 1-4-unit properties and \$7,000 per unit for larger multifamily developments.

Buildings must meet ZEB standards and participate in RIE’s Residential New Construction Program. The total award cannot exceed \$250,000 for any individual project. Previously funded ZEOS projects are not eligible for this grant.

Find out more about ZEOS in the Rhode Island Energy column on page 16.

The RFP is posted on the RIHousing website: RIHousing.com/rfps-rfqs.



SCITUATE LUMBER

622 Danielson Pike | N. Scituate, RI | 02857
401.647.2988 | fax 401.647.2989
www.scituatelumber.com

**WINDOWS - DOORS
KITCHEN & BATHROOM CABINETS
DECKING - FLOORING - LUMBER
BUILDING MATERIALS**

Scituate Lumber has experienced staff that will help you through every step. Visit or call our store to talk to a representative today!



Decoria
KEMPER CABINETS

RIBA EDUCATES

Get the classes you and your employees need, free of tuition charges!

Join RIBA today!

Contact Elise Geddes
401-438-7400 or egeddes@ribuilders.org



Exceptional Polymerized Tung Oil Finishes since 1965. Beautiful, Durable, and Environmentally Friendly. Now In RI!
www.Sutherlandwelles.com 800.322.1245
 use coupon code RIBA23 for 10% off your first order



8 Robin Street, Providence, RI 02908



Delivering solutions that save money and help conserve the environment

- FIBERGLASS BATT • SPRAY FOAM • CELLULOSE •
- GUTTERS • FOUNDATION COATING •

AMERICA'S GREEN INSULATOR
www.anchorinsulation.com • 888-438-9612

THE LEADING WATER TREATMENT SPECIALISTS



- ▲ WELL DRILLING
- ▲ WATER TREATMENT SYSTEMS
- ▲ WELL AND BOOSTER PUMPS
- ▲ PRESSURE TANKS
- ▲ SERVICE & INSTALLATION
- ▲ WATER TESTING
- ▲ 24 HOUR EMERGENCY SERVICE

800-767-8731
www.aquascience.net

AquaSCIENCE est. 1985
 WDI License #73

301 NOOSENECK HILL RD, WYOMING, RI 02898

TILE CRAFT DESIGN CENTER

1305 Kingstown Road · Bldg. A
 Wakefield, RI 02879

Tel: 401-783-7770 · Fax: 401-789-6760
www.tilecraftdesigncenter.com

Richard Guglielmo
 Owner

Established 1952 - RI Reg. 956

SHAWMUT METAL PRODUCTS



TEL: 508.379.0803 INFO@SHAWMUTMETAL.COM CONTACT US TODAY!

STEEL SALES · FABRICATION · INSTALLATION



LOCATED JUST 1 MILE OFF OF RT. 195 (EXIT 2) ON RT. 6
 1914 G.A.R. HIGHWAY SWANSEA, MA 02777 VISIT US AT: WWW.SHAWMUTMETAL.COM

Wood & Wire
 FENCE CO INC

FOR QUICK SERVICE CALL TOLL FREE
1-866-RENT-A-BOX
 (1-866-736-8226)

R.I. # 401-727-0806
 FAX # 401-722-9916
www.PortableBox.com

CONTRACTORS:
 Temporary fence is also available

R.I. Reg. #1894

BEST PRICE IN TOWN!



20 feet long or 40 feet long
 M.B.E./S.O.M.B.A. Certified
 HAZMAT Certified

L. SWEET LUMBER

— EST. 1885 —

QUALITY LUMBER & BUILDING MATERIALS
 PROFESSIONAL SERVICES

FRAMING, PLYWOOD, ENGINEERED	WINDOWS & DOORS	ON-TIME DELIVERY
ROOFING, SIDING, DECKING	MOULDING & MILLWORK	EXPERIENCED STAFF
DRYWALL, INSULATION, CEILING	SOFTWOODS & HARDWOODS	CUSTOM MILLING
STEEL, FIRE-RATED, MASONRY	HARDWARE, TOOLS, COATINGS	SPECIAL ORDERS

401-521-3800



PROVIDENCE, R.I.

LSweetLumber.com



ROOFING · SIDING
 DECKING · TRIM
 TIMBERS · PATTERNS
 FLOORING
 PERGOLAS

325 Liberty Lane · West Kingston, RI 02892
 800.88CEDAR/401.789.6626 • Fax 401.789.0320

LIBERTYCEDAR.COM

We earn our stripes. Every day.

Quality we're number one...
Service we're second to none.



Open Saturdays

ALL MAJOR CREDIT CARDS ACCEPTED

VISA



Residential
& Commercial

CONSOLIDATED CONCRETE

Since 1957



Call for pricing and delivery options!

Best on the Block

SERVICING
RHODE ISLAND
&
SOUTHEASTERN
MASSACHUSETTS
SINCE
1957

Using the highest-quality concrete, Consolidated Concrete makes all of its one- and two-ton retaining-wall and landscaping blocks on-site in a variety of styles, with custom sizes available on request. Blocks are completely level to ensure the utmost stability when stacked, most with interlocking connections for easy assembly, increased strength and a secure fit. Our blocks have counter-sunk lifter hooks and are paintable and stainable to suit your building and landscaping needs.

EAST PROVIDENCE

COVENTRY

MASSACHUSETTS

401-438-4700

401-828-4700

508-673-4700

www.ConsolidatedConcrete.com



Rhode Island Builders Association
 450 Veterans Memorial Parkway, #301
 East Providence, RI 02914

PRSR STD
U.S. POSTAGE
PAID
NEWPORT, RI
Permit No. 286

MAY



Builderinsgroup.com

Full Service

Health • Personal • Business • Bonding
All Your Insurance Needs

401-438-4244



Chuck Lowe
 Agency Manager



Jim Pinheiro
 Employee Benefits Broker



Michelle A. Soares
 Commercial Lines Account Executive



Cristina M. Caporaletti
 Person Lines Account Manager