

**FEATURED
PRODUCTS AND
SERVICES FOR
SEPTEMBER**

Center Section

**PHOTOS
from RIBA's
66th ANNUAL
CLAMBAKE**

Pages 6-9

**ANNUAL
MEETING:
October 4**

The Rhode Island Builders Association's Annual Meeting and Election of Officers for 2016-2017 will take place at Quidnessett Country Club, North Kingstown. See the complete slate of officers and directors in our next issue.

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**RIBA Golf Classic
is Sept. 12**

RIBA's 26th Annual Golf Classic to benefit Builders Helping Heroes takes place at the Warwick Country Club.

Page 2

**High cost of
construction
hobbles
home buyers**

Excessive regulation has driven home prices higher since 2011, a new study from the National Association of Home Builders says.

Page 26

RIBA, state and local officials meet to smooth permit process



State and local code officials meet with builders, remodelers and suppliers at Rhode Island Builders Association headquarters on August 3rd. This was the first quarterly meeting of the group, which intends to maintain a dialogue to help smooth the permitting and inspection process for all. Story on page 3.

Estimating to join RIBA education lineup

By Paul F. Eno Editor

It's just as important for contractors to know what to charge as it is for them to know their trades. That's the spirit behind a new series of estimating courses to debut at the Rhode Island Builders Association in September.

The series of classes, requested by many RIBA mem-

bers, will be worth six credits toward the state-mandated continuing-education credits for contractors.

"Knowing how to cost out labor and materials, then knowing what to charge while still making a profit, is as basic as you can get for any contractor," said instructor Felix A. Carlone of the New England Institute of

see **EDUCATION...**page 32

Industry's online Jobs Bank on a roll

By Paul F. Eno Editor

Summer is wrapping up and Rhode Island's career and technical education (CTE) programs are, or soon will soon be, back in session. But neither the Residential Construction Workforce Partnership (RCWP) nor its online Jobs Bank at www.RCWPJobs.com has taken the summer off.

More and more hiring managers are using online job boards like www.RCWPJobs.com to find good employees.

Using the Jobs Bank over the last few months, employers have found employees they need, and vice versa.

As an example, Arnold Lumber Co. has been

see **JOBS...**page 30



RIBA Golf Classic set for Sept. 12

All net proceeds to benefit RIBA's charity, Builders Helping Heroes

WHEN: Monday, September 12th, registration and lunch 11:30 a.m. to 12:45 p.m. Shotgun start will be at 1 p.m.

WHERE: Warwick Country Club, 394 Narragansett Bay Ave., Warwick, RI 02889

COST AND DEADLINE TO REGISTER: \$195 per golfer through August 31st. \$205 per golfer after that date.

Dinner only: \$50 per person.

FOR INFORMATION AND TO REGISTER: Contact Elizabeth Carpenter at (401) 438-7400 or ecarpenter@ribuilders.org.

It's the Rhode Island Builders Association's 26th Annual Golf Classic to benefit the association's charity, Builders Helping Heroes!

Enjoy a day of great golf, fine food and valuable networking at one of the state's most beautiful waterfront country clubs while supporting RIBA's non-profit work to help wounded veterans and their families.

Cart, greens fees, lunch, dinner and a raffle ticket are included in the \$195 full

registration fee. There will be prizes for first, second, third and last-place teams, along with awards for longest drive and closest-to-the-pin on numerous holes.

Be a sponsor!

Please consider a sponsorship! In doing so you will generate great exposure for your company with tee signs, and you will be mentioned in *The Rhode Island Builder*. Top sponsorships offer you complimentary registrations at the event. In addition, you provide extra direct support for Builders Helping Heroes.

Many veterans of the War on Terror have returned home with life-altering injuries sustained while defending our country. These young men and women must now relearn skills we take for granted. Their homes are now filled with barriers that make it difficult to complete the simplest tasks.

Builders Helping Heroes helps turn these heroes' homes back into places of comfort. As a sponsor, your generosity enables RIBA to offer our Annual Golf Classic at a reasonable cost, and you help support our Builders Helping Heroes projects.



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SUPPORTING

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FRIEND

Includes one tee sign and mention in *The Rhode Island Builder Report* **\$75**

**Contact Elizabeth Carpenter
at (401) 438-7400 or ecarpenter@ribuilders.org.**

In the News

New think tank brings together R.I. industry members, officials to ease permitting, inspections

By Paul F. Eno and Lou Cotoia

Working together to solve permitting and inspection issues, then disseminating the information to builders and remodelers, will be the goal of a new think tank that held its first meeting at Rhode Island Builders Association headquarters on August 3rd.

Present were state and local code and building officials, builders, remodelers and suppliers, including state Building Commissioner John Leyden, state Building Code Inspector Thomas DiFusco, Rhode Island Building Officials Association President Wayne Pimental, International Code Council representative William Nash, Warwick Building Official Alfred Decorte, Louis Cotoia and Richard Audet of Arnold Lumber Co., James Deslandes of Deslandes Construction, Joseph Cracco of Modern Yankee Builders, Ronald Caniglia of Stand Corp., Daniel Maynard of Maynard Construction, Thom Marandola of Tomark Construction, and RIBA staffer Elise Geddes.

The panel plans to meet quarterly, according to the organizers, Mr. Cotoia, Mr. Pimental and Mr. Nash.

"Discussion topics will include any issue related to permitting and regulation," Mr. Cotoia said. "The key words will be 'communication' and 'working together.'"

"Our first meeting was awesome, very upbeat and exciting. We had 13 people in the RIBA conference room, and all had positive things to say as we look to help each other and our state's registered contractors," Mr. Cotoia added.

"Working together, we'll find ways to help builders in the permitting and inspection process and also assist inspectors with their issues. They'll let us know what we can do to make it easier."

Many builders and remodelers, especially newer ones, are daunted by the permitting and inspection process, Mr. Cotoia noted.

"Maybe they've heard that the process is needlessly difficult, or they have no experience working with it," he stated. "As we work with the officials at these meetings, we'll help contractors understand the process and help streamline our business."

see PERMITTING ...page 26

DEADLINES FOR THE OCT. ISSUE
All copy, ads and photos must be to us by

Friday, Sept. 2

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LOOKING AHEAD!

September 12th: 26th Annual RIBA Golf Classic - Warwick Country Club. Registration begins 11:30 a.m., with shotgun start at 1 p.m. To become a sponsor, contact Elizabeth Carpenter at (401) 438-7400 or ecarpenter@ribuilders.org. *Details on page 2.*

September 14th and 30th: 5-Hour CRLB Pre-Registration Course - RIBA headquarters, East Providence, 8 a.m. to 1 p.m. This course is required by the Rhode Island Contractors' Registration and Licensing Board for new contractors before they register. This course is not required if you have been registered within the previous 10 years. Cost: \$250. You must pre-register for this class. No admittance without pre-registration and payment. To register, contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *Details on page 22.*

September 15th: RIBA Breakfast, New Member Orientation, Open House and Networking Event, sponsored by Davitt Design Build - RIBA headquarters, East Providence, between 7 and 10 a.m. Participants may stay longer if they wish. This FREE event is for new and current members who want to learn more about their member benefits and to meet the RIBA team. Non-members who wish to learn about RIBA are welcome. RSVPs are requested. To RSVP or if you or your company would like to sponsor a breakfast, please contact Cheryl Boyd at (401) 438-7400 or cboyd@ribuilders.org. *Information on Page 21.*

September 19th: 4-Hour Lead-Safe Refresher Class - RIBA headquarters, East Providence, 7:30 a.m. to 12:30 p.m. FREE for members and their employees, with a \$40 materials/registration fee. \$75 for non-members, with a \$40 materials/registration fee. You must pre-register for this class. No admittance without pre-registration and payment. To register, contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *Details on page 22.*

 **September 27th: Introduction to Estimating (First in a Series)** - RIBA headquarters, East Providence, 5 to 8 p.m. FREE for members and their employees, with a materials/registration fee depending on whether you have the required calculator. CALL FOR INFORMATION. \$75 for non-members, with the same materials/registration fee. You must pre-register for this class. No admittance without pre-registration and payment. To register, contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *This series of classes is worth six credits toward state-mandated continuing-education credits for contractors. Details on page 23.*

September 27th and 29th, October 3rd, 6th, 11th and 13th: OSHA 30-Hour Course - RIBA headquarters, East Providence, 7:30 a.m. to 12:30 p.m. FREE for members and their employees, with a \$60 materials/registration fee. \$400 for non-members, with a \$60 materials/registration fee. You must pre-register for this class. No admittance without pre-registration and payment. To register, contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *Details on page 23.*

October 4th: RIBA Annual Meeting and Election of Officers - Quiddnessett Country Club, North Kingstown. 5 p.m. Contact Elizabeth Carpenter at (401) 438-7400 or ecarpenter@ribuilders.org.

 **October 5th, 11th, 18th and 26th: Introduction to Estimating (First in a Series)** - RIBA headquarters, East Providence, 5 to 8 p.m. FREE for members and their employees, with a materials/registration fee depending on whether you have the required calculator. CALL FOR INFORMATION. \$75 for non-members, with the same materials/registration fee. You must pre-register for this class. No admittance without pre-registration and payment. To register, contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *This series of classes is worth six credits toward state-mandated continuing-education credits for contractors. Details on page 23.*

 **October 12th: Starting and Building Your Business** - RIBA headquarters, East Providence, 5 to 8 p.m. FREE for members and their employees, with a \$10 materials/registration fee. \$75 for non-members, with a \$10 materials/registration fee. You must pre-register for this class. No admittance without pre-registration and payment. To register, contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *This class is worth three credits toward state-mandated continuing-education credits for contractors. Details on page 23.*

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 state-mandated continuing education credits. Contact RIBA for confirmation.

S Class will be taught in Spanish.

President's Message



Roland J. Fiore

Networking: One of the best RIBA member benefits

Enjoying our 66th Annual Clambake on August 5th, it struck me: Where else but at a Rhode Island Builders Association event could I meet and network with so many of our state's top professionals in the residential construction industry?

Where else could I make such great connections?

Of all the many benefits of membership in our trade association, networking is among the best.

I'm sure you enjoy the monthly "Member Profile" articles in *The Rhode Island Builder* as much as I do. The featured members always say when they joined RIBA and which member benefits are their favorites.

The free tuition for members and their employees taking RIBA's many educational classes is nearly always mentioned. Information and resources provided by the RIBA staff and by this magazine are often mentioned as well. But I don't think I've ever read a Member Profile where the networking opportunities weren't mentioned.

If you missed the free Networking Barbecue in June or the Clambake in August, you will still have opportunities to network soon, namely at RIBA's 26th Annual Golf Classic on September 12th and at our Annual Meeting on October 4th.

Take full advantage of your membership by attending these events, and encourage your non-member colleagues to join! 



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2016 Clambake draws over 550, biggest crowd in nearly 30 years

By Paul F. Eno *Editor*

It was a beautiful day as some 554 members and guests gathered at Francis Farm, Rehoboth, Mass., on August 5th for the Rhode Island Builders Association's 66th Annual Clambake.

The attendance topped last year's total of 520, making it the best-attended RIBA Clambake in nearly 30 years.

Clambake-goers gathered in groups to chat, play cards, toss Frisbees or horseshoes, play bocce or try the hoops on the basketball court. Then there were the more formal events, including golf chipping, the football toss, nail driving and, of course, the famous, RIBA-invented sports of plywood throwing and insulation tossing. *See the list of winners on page 11.*

A first this year was a dunking "Shark Tank," provided by Andersen Corp. Don Hamel, Andersen's dealer account representative, perched bravely above the dunking tank from noon to 4 p.m., receiving the occasional drenching at the hands of softball-throwing guests who hit a red target next to the tank. The sharks were entirely imaginary.

Dunking ace

Dunking ace of the day was Matt Gallagher of R.J. Ferreira Builder Inc., who hit the target 28 times and won \$100 from Andersen for his skill.

see CLAMBAKE...page 33



Welcoming Rhode Island Secretary of State Nellie Gorbea (center) are, from left, RIBA Vice President Dave Caldwell, President Roland Fiore, Jeff Vaillancourt of Amity Electric, RIBA Executive Director John Marcantonio, and Latino Outreach Coordinator Betty Bernal.

Presenting Sponsor

Picerne Realty Group!

Many thanks to one of two Presenting Sponsors of our 66th Annual Clambake, Picerne Realty Group! Thanks to Picerne and our many other sponsors, the price of Clambake tickets remained low, and many more people were able to attend.



Picerne has always been a strong supporter of the Rhode Island Builders Association, and no less than four Picerne family members have served as presidents: Romeo S. Picerne (1966-1968), John R. Picerne (1974-1976), Ronald R.S. Picerne (1984-1986) and John G. Picerne (1998-2000).

See our complete list of sponsors and donors on page 11.

Presenting Sponsor

Consolidated Concrete!



Along with company President George Pesce (front, third from left) Consolidated Concrete sent 14 staffers to enjoy RIBA's 66th Annual Clambake at Francis Farm.

Many thanks to one of two Presenting Sponsors of our 66th Annual Clambake, Consolidated Concrete Corp.! Thanks to Consolidated and our many other sponsors, the price of Clambake tickets remained low, and many more people were able to attend.

"We have always been a proud supporter of the Rhode Island Builders Association, since the 1940s," stated Consolidated President George Pesce.

"This helps us give back to the residential construction industry that has given so much to us."

See our complete list of sponsors and donors on page 11.

66th Annual Clambake



Drawing 554 people, the Rhode Island Builders Association's 66th Annual Clambake got under way at noon on August 5th. The registration desk was busy for hours. At right, RIBA bookkeeper Tara DeMelo pitches in.



Among the early arrivals was the contingent from TradeSource, with Gordon Sigman, Christina Messier, Ellie Licari and George Grayson.



Representing Supporting Sponsor Paradigm Media Consultants were Derin Temal, Logan Fortier and Amanda Brayman.



Distributing lots of cool free stuff, like pocket flashlights and cell-phone holders, throughout the day were Jade Lupinacci and Frank Leporacci of Supporting Sponsor Insurance Reconstruction Services and Enviro-Clean Inc.



The art of dunking is skillfully demonstrated by Don Hamel of Supporting Sponsor Andersen Corp., the coolest man at the event. At right, Don presents his nemesis, Matt Gallagher of R.J. Ferreira Builder, with a prize of \$100. Matt dunked Don 28 times.





◀ From Premier Sponsor Baystate Financial came Brian Falconer, Brian Heil and Guido Sarcione.



▲ The team from Premier Sponsor Coventry Lumber included Paul Cirillo, Dave Hindle, Dan LaCroix, Corey Bates, Bill Hofius and Bernadette Drennan. Second from left is RIBA Vice President Dave Caldwell, from Supporting Sponsor Caldwell and Johnson Inc.



◀ Representatives from two Premier Sponsors were Steve Rendine of Douglas Lumber, Kitchens & Home Center and Maria Fratiello of National Building Products.

▶ The large team from Premier Sponsor Pawtucket Credit Union included President and CEO George J. Charette, fourth from left, rear.



Supporting Sponsor US Solar Works boasted a large team at the Clambake.



▲ Marc Petrowicz of UNILOCK joins folks from Premier Sponsor Arnold Lumber Co.: Kelli Butler, Dave Whitney, Lou Cotoia and Rob Sousa.

Please patronize our advertisers and our generous event sponsors, and tell them you heard about them through RIBA!



▶ *Displaying the sheet they donated for the Plywood Throw again this year, the crew from Premier Sponsor Riverhead Building Supply included Mark Nine, Ken Coury, Jeff Mello, Brad Borges, Kevin Barske and Sean Rooney.*



◀ *Products presented by Supporting Sponsor Dryvit attracted plenty of attention.*



◀ *Anthony Pezza was representing Supporting Sponsor Pezza Garage Doors.*

▶ *The Wickham Boys, father and son, displayed products for Supporting Sponsor Holden Humphrey.*

▶ *Supporting Sponsor Builders Insurance Group turned out in force.*



▲ *Here, representing two sponsors, are Bill Dawson of Pawtucket Credit Union, left, and Jack Anderson of Insurance Reconstruction Services/Enviro-Clean Inc.*

Miss your chance to be a sponsor at the 66th Annual Clambake? You can still be a sponsor of the RIBA Golf Classic to benefit Builders Helping Heroes! See page 2.



◀ Jack Dosreis tries his hand at golf chipping.

▶ Lorena Voyer takes a shot for Davitt Design Build on the bocce court.



▶ The venerable sport of insulation tossing. Many thanks to Anchor Insulation for donating the bale!

▶ An impromptu game gets under way on the basketball court. Behind the group is the National Building Products hydraulic lift, which permitted some aerial photography.



▲ Plywood Throwing: Harder than it looks!

▶ Trying their hands at horseshoes.



▶ Having spent the day working up an appetite, participants enjoy the Clambake!



▶ Bill Hanley, at right, was one of many lucky winners during the door-prize raffle at the end of the day. Here he takes away a Dewalt® power tool. Awarding the prizes is Steve Gianlorenzo, who was attending the Clambake with his family for the 47th year in a row.

The Rhode Island Builders Association thanks the generous sponsors of our 66th Annual Clambake!



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And congratulations to our Clambake event winners!

***Football Toss: Tad Holland
Plywood Throw: Angelo Squadrito
Nail Driving: Oscar Panadero
Insulation Toss: Angelo Squadrito
Golf Chipping: Kevin Sweeney***

Member Profile: Jeff Sweenor of Sweenor Builders

From making candy to building homes

By Paul F. Eno *Editor*

It began with sweets, and it ended up with a Sweenor in the home-building business.

Bill Sweenor was a candy maker, himself the son of the confectioner who founded Sweenor's Chocolates in Cranston in the mid-1950s. Sweenor's is still a thriving family business in Cranston and Wakefield. Bill Jr.; his sister, Lisa Sweenor Dunham; and his son Brian continue to create a wide assortment of treats by hand.

Then there was another brother: Jeff.

"In 1988, when I was 24, I took a summer off from working in the candy store because I wanted to build my own house," Jeff Sweenor recalls.

The problem: Jeff didn't know how to build a house.

"To work alongside me I hired someone who knew what they were doing. By the time we were done, in a little less than a year, it had become a combination of people," Jeff says.

"We built the house in phases, and I was hooked! That's when I decided to become a builder."

Jeff continued to learn by hiring experienced people who knew more than he did, and he wasted no time in founding Sweenor Builders in 1989. Hiring knowledgeable people helped the company grow.

"Still, I started from scratch. No tools, no jobs, no nothing. No real office," Jeff says. "But with every job I took, I wanted to get to the next level. Each time, I would take on a job that was a little more over my head. And I would hire people who knew more than I did. That way I could look like I knew what I was doing."

Eventually, Jeff learned so much that he was the one who knew what was happening. Sweenor Builders began with a combination of new construction and remodeling jobs, but Jeff had big dreams.

"I was always drawn to new construction, and I always wanted



Jeff Sweenor, right, and son Ryan

to be a high-end home builder," he remembers. "One way I got there was by building a spec house that was on the level I wanted to get to. Then I marketed it to every prospect I could to let people know this was what my company was capable of."

It worked!

"That became my 'book of business.' Build a spec house that was even nicer than the one before. I chipped away at that over the course of 14 years, until 2003, when we built our first million-dollar house," Jeff explains with satisfaction.

"I enjoy the legacy that home-building creates. I love building houses that will last for generations. And for my customers, I believe that high-end homes are a little more recession-proof. I really enjoy doing nice work!"

While Sweenor is a respected custom-home builder today, how did Jeff manage to get financing for those early projects?

"I was helped by a great relationship with Arnold Lumber Co. I leveraged that and did a lot with them. I volunteered for public panel discussions they had for their customers, and that helped get my name out there."

Jeff also developed a relationship with a local bank, "and I made sure I paid my bills and became bankable."

Today, Sweenor Builders has 20 employees, a full-service cabinetry and millwork shop, along with a complete design team and, of course, an office staff. Most of the company's work involves six to eight high-end custom homes annually in South Kingstown and Narragansett, but there is some remodeling and light commercial work.

One of Jeff's more interesting projects was restoring the façade of Arnold Lumber's "Main Street Branch" in Wakefield, which Sweenor Builders re-built based only on a postcard from the 1870s. The result won several awards.

Sweenor Builders joined the Rhode Island Builders Association in 1997.

"I like the networking," Jeff says. "RIBA is a strong community that always has resources available for just about anything: insurance, legal, contract language, classes. And I look forward to the magazine every month."

Jeff's 22-year-old son, Ryan, has now joined the business full-time.

"That gives me a motivation to keep the legacy going, to keep the company strong!" says Jeff.

Find out more at www.SWEENORBUILDERS.com.

Sweenor Builders Inc.**President:** Jeffrey Sweenor**RIBA member since:** 1997**Focus:** Custom home and light commercial building and remodeling**Serves:** Southern Rhode Island**Founded:** 1989**Based:** Wakefield, Rhode Island

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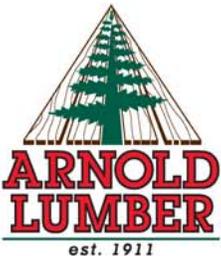


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RIKB promotes Donahue

Tanya Donahue, an active member of the Rhode Island Builders Association for many years, has been promoted to vice-president of R.I. Kitchen & Bath Inc. (RIKB).

With over 25 years in the home building and remodeling industries, Ms. Donahue has been with RIKB since September 2009. She has headed the company's marketing efforts, leading many seminars and workshops with industry experts (including Kevin O'Connor, host of the PBS program *This Old House!*), and has helped win many awards for RIKB.

Ms. Donahue is always a prominent participant in the Rhode Island Home Show, where she organizes and leads popular seminars.

"We are delighted to recognize Tanya with this well-deserved promotion," said RIKB President Steven L. St. Onge. "Over the years, Tanya has been a major contributor to the growth and success of the Rhode Island Kitchen and Bath team."



Tanya Donahue with Chef Frank Terranova at the 2015 Home Show



Networking Breakfasts at RIBA resume in September

Sponsored by Davitt Design Build

WHEN: Thursday September 15th, 7 to 10 a.m.

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

COST: FREE for members and non-members.

DEADLINE TO REGISTER: September 12th

FOR INFORMATION AND TO REGISTER: Contact Cheryl Boyd at cboyd@ribuilders.org, or call (401) 438-7400.

The Breakfast, New Member Orientation, Open House and Networking Events at Rhode Island Builders Association headquarters will resume on September 15th with an event generously sponsored by Davitt Design Build.

The breakfast, FREE for members and non-members who wish to learn about RIBA, will begin at 7 a.m., convenient for contractors who get an early start at the jobsite. This is a chance to visit the RIBA offices, meet the RIBA team and find out more about the benefits you receive as a member. Bring your non-member colleagues so they can find out about the benefits of membership.

The hot buffet includes eggs, bacon, home fries, fruit, coffee and more. RSVPs are requested by September 12th. If your company would like to sponsor a Breakfast (the next ones are January 19th and May 18th), and be entitled to a display table at the event, contact Cheryl Boyd.



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5 Hour Pre-Registration Course

September 14th, September 30th

New contractors only

WHEN: All dates, 8 a.m. to 1 p.m.

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

COST: \$250

DEADLINE TO REGISTER: One week before class

FOR INFORMATION AND TO REGISTER: Contact Sheila McCarthy at smccarthy@ribuilders.org, or call (401) 438-7400.

The Contractors' Registration and Licensing Board (CRLB) now requires five hours of education for anyone who plans to register as a new contractor in Rhode Island. The course includes: Introduction to Construction Contracts, Introduction to Construction Codes and Standards, Introduction to Construction Regulations and Regulating Agencies, Introduction to Construction Business Principles and Practices, and Workplace Health and Safety. Pre-registration is required. This course is not required for those registered within the previous 10 years. 

Four-hour Lead licensing refresher

September 19th

WHEN: Wednesday, August 16th, 7:30 a.m. to 12 p.m.

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

COST: FREE for members and their employees, with a \$40 materials/registration fee. A \$75 charge for non-members and a \$40 materials/registration fee.

DEADLINE TO REGISTER: One week before class.

FOR INFORMATION AND TO REGISTER: Contact Sheila McCarthy at smccarthy@ribuilders.org, or call (401) 438-7400.

This is a four-hour RRP refresher class with Scott Asprey of Risk & Safety Management, for contractors who have their lead renovator/remodeler certification and whose certificate is up for renewal.

The class will review lead-hazard controls and update attendees on any changes to state or federal regulations. You must pre-register for this class. No admittance without pre-registration and payment. 



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Intro to Estimating

September 27

October 5th, 11th, 18th and 26th

This series of classes is worth six credits toward state-mandated continuing-education credits for contractors.

WHEN: September 27th, October 5th, 11th, 18th and 26th, 5 to 8 p.m. Refreshments will be served at 4:30 p.m.

WHERE: RIBA headquarters, 450 Veterans Memorial Pkwy. #301, East Providence 02914

COST: FREE for members and their employees, with a materials/registration fee depending on whether you have the required calculator. CALL FOR INFORMATION. \$75 for non-members, with the same materials/registration fee.

DEADLINE TO REGISTER: One week before class

FOR INFORMATION AND TO REGISTER: Contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400.

Join instructor Felix Carlone of the New England Institute of Technology for this first in a series that will address a crucial question for all contractors: What should I charge?

In this class, meet the Construction Master Pro Calculator and basic construction math. Also learn about units of measure (linear, area and volume) and lumber pricing.

Various basic calculations will be discussed and practiced in class.

The Construction Master Pro model 4065, or Construction Master Pro Trig. model 4080 (for later advanced classes) will be used.

Tuition is free for members with a materials/registration fee that will be determined based on whether you supply your own calculator or purchase one through the Rhode Island Builders Association. 

Ergonomics classes coming to RIBA

Starting this fall, Dr. Lorri Haber-DiBoni, a Smithfield-based chiropractor, will offer a course in ergonomics at Rhode Island Builders Association headquarters.

Dr. Haber-DiBoni's practice, Haber-DiBoni Chiropractic Ltd., opened in 1993 and focuses on families. Her patients range from newborns to senior citizens. She also offers workshops and health classes to many Rhode Island businesses.

"These classes are highly informational for employers and employees. In these workshops, Dr. Lorri stresses the importance of proper biomechanics for each individual job," Ms. Boyd said.

"Participants will learn the significance of doing proper exercises and stretches to prevent injury at home or at the jobsite."

Watch for class dates or contact RIBA Membership and Education Director Cheryl Boyd at (401) 438-7400 or e-mail cboyd@ribuilders.org.

For details on classes this fall, see pages 4, 22 and 23. 

OSHA 30-Hour Course

September 27th and 29th

October 3rd, 6th, 11th and 13th

WHEN: September 9th and 29th, October 3rd, 6th, 11th and 13th, 7:30 a.m. to 1 p.m. each day

WHERE: RIBA headquarters, 450 Veterans Memorial Pkwy. #301, East Providence 02914

COST: FREE for members with a \$60 materials charge. \$400 for non-members with a \$60 materials charge.

DEADLINE TO REGISTER: One week before class

FOR INFORMATION AND TO REGISTER: Contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400.

Instructor Scott Asprey, construction safety consultant and trainer at Risk and Safety Management, will take participants through a complete safety overview. The course will cover everything from the OSHA law itself through walking surfaces and emergencies to electrical safety, ergonomics and hazardous materials. It is specifically devised for safety directors, foremen and field supervisors to learn OSHA construction standards. The course provides complete information on OSHA compliance issues. 

Starting and Building Your Business

October 12th

This class is worth three credits toward state-mandated continuing-education credits for contractors.

WHEN: October 12th, 5 to 8 p.m. Refreshments will be served at 4:30 p.m.

WHERE: RIBA headquarters, 450 Veterans Memorial Pkwy. #301, East Providence 02914

COST: FREE for members with a \$10 materials charge. \$75 for non-members with a \$10 materials charge.

DEADLINE TO REGISTER: One week before class

FOR INFORMATION AND TO REGISTER: Contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400.

Instructor Jack Anderson of Insurance Reconstruction Services/Tech Builders will take participants through the whole process of starting and running a business: writing a business plan, incorporating, finances, sales and marketing, management and leadership, dealing with employees, and building a winning team for a successful business. 

Lower cost of construction in R.I. is our prime advocacy target



Steven Carlino

Each year in our advocacy, we try to take a few more steps, and each year Gov. Gina Raimondo, the legislative leadership and our lawmakers have been trying to help us do so.

Our goal is to make housing more affordable for those who need it most by reducing the cost of construction, driven up by double-digit percentages nationally and in Rhode Island by unnecessary regulation.

Story on page 26.

Part of this effort is to scale back unnecessary municipal regulations as well.

We believe these new laws, passed this year, will help. See the August magazine for an explanation of each.

- Land Fairness Act was signed by the governor on July 6th.

- Unified Review Bill awaited the governor's signature as of this writing.

- Freeboard Bill was signed by the governor on July 6th.

- Fire Chaser Law took effect without the governor's signature on July 9th.

- Permit Tolling Law took effect without the governor's signature on July 22nd.

- The In-Law Bill was signed by the governor on July 20th.

We continue to work hard toward permitting reform, especially in the matter of fees. We thank state leaders for being aware of these economic needs and for helping. For more information on the Rhode Island Builders Association's advocacy, call Executive Director John Marantonio at (401) 438-7400.



Robert J. Baldwin

RIBA's Legislative Committee

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Things Builders Need to Know:

The R.I. Rehabilitation Code

By Paul F. Eno *Editor*

A combined building and fire code applicable statewide, with a single permit process, is a longtime dream of builders and developers. But if you have the right project, Rhode Island already has such a code.

In May 2002, Rhode Island became the third state in the nation to adopt a statewide Rehabilitation Code based on the Nationally Applicable Recommended Rehabilitation Provisions (NARRP) from the U.S. Dept. of Housing and Urban Development, originally developed by the National Association of Home Builders (NAHB).

Our code, officially known as the State of Rhode Island Rehabilitation Building and Fire Code for Existing Buildings and

Structures, can be applied to buildings that are at least 10 years old for either residential or commercial projects. It provides a single, uniform, statewide code with fire code and building code elements applicable to covered existing buildings and structures.

The code is intended to encourage the continued use or reuse of existing buildings, and it covers repairs, renovations, alterations, reconstructions, additions, and/or changes of occupancy “that maintain or improve the health, safety and welfare in existing buildings, without requiring full compliance with the construction requirements of the Building Code, Mechanical Code, Plumbing Code, Rhode Island Fire Safety Code, Rhode Island Fire Prevention Code, Electrical Code, Boiler Safety Code,

Energy Code, Elevator Code, or Accessibility Code, except for proportional additional work as specified....”

Not covered are repairs, renovations, alterations, reconstruction, additions and/or conversions to healthcare facilities, nursing homes, daycare centers, community residences, schools, detention and correctional occupancies, high-hazard occupancies, and one-, two-, and three-family homes.

All applicable provisions of the Building Code, Mechanical Code, Plumbing Code, Rhode Island Fire Safety Code, Rhode Island Fire Prevention Code, Electrical Code, Boiler Safety Code, Energy Code, Elevator Code, or Accessibility Code still apply.

For the entire code, visit http://www.RBFC.RI.GOV/rehab/chapter_1.php.

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Regulations add up to 30% or more to a home price

By Paul F. Eno *Editor*

Regulatory overreach has driven up housing costs to the tune of nearly 30 percent nationally and, in some cases, as high as 40 percent in Rhode Island, experts report.

PERMITTING...from page 3

Please participate!

Builders, remodelers, inspectors, building officials and others are urged to participate with anonymous feedback via www.RIBUILDERS.org/permitting-think-tank. Only general information is asked for and you will not be identified. Share your own stories about how things might have gone better in particular cases.

A monthly update on understanding and improving the permitting and inspection process is also planned in *The Rhode Island Builder*.

"This information will include code interpretations that can sometimes be confusing for builders and remodelers," Mr. Cotoia said.

Other information will include code changes, local e-permitting timelines and roll-out dates, suggested options and resources for contractors when they're unsure about handling a situation, according to Mr. Cotoia.

Watch for more information in our October issue.

"Fees on everything from the cost to service roads, sewers and parks to environmental quality standards and the required number of bricks on a home's exterior have risen dramatically in recent years," wrote business reporter and *Wall Street Journal* Los Angeles Bureau Chief Chris Kirkham in the July 23rd edition of that newspaper.

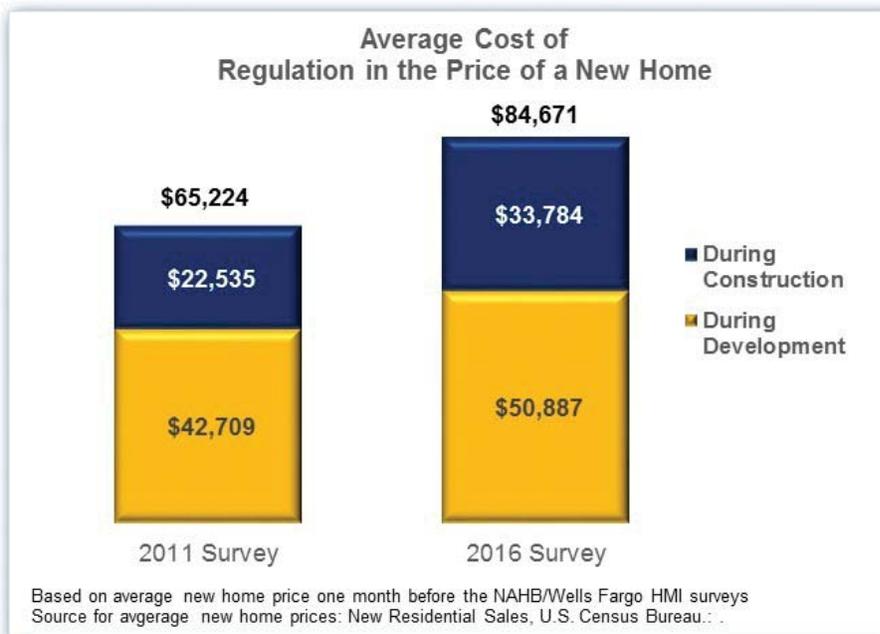
"The cost to comply with regulations has risen 29.8 percent over the past five years. That has helped catapult the growth of median home prices by nearly a third over and above the rise in prices for other reasons."

As an example, Mr. Kirkham cited an Atlanta home builder who now itemizes the

regulatory costs for his customers so they can see what's driving up their prices. This includes \$8,000 for a new type of storm-water capture device required for each house, \$3,500 for customized architectural plans required on every lot, and about \$15,000 to remove a tree from the property, according to Mr. Kirkham.

Another study, this one by the National Association of Home Builders (NAHB), found that, on average, regulations imposed by all levels of government account for 24.3 percent of the sales price of a new single-family home.

see *REGULATION*...page 32



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Carol Grant

Commissioner, R.I. Office of Energy Resources

Carol Grant assumed her current post at the Office of Energy Resources (OER) in June after with more than 20 years of experience in operations, strategic human resources, policy, law and communications related to the energy industry. As OER commissioner, Ms. Grant leads policy and planning for Rhode Island's clean-energy programs. Previously, Ms. Grant was a senior vice president at both SunEdison® and First Wind, which recently merged with SunEdison. She also held top executive positions at Textron and NYNEX. She holds a law degree from the University of Michigan.



THE BUILDER: Can you tell us about the energy legislation passed in the General Assembly this year?

GRANT: The 2016 legislative session was very positive for advancing our clean-energy policies in the state. The governor, the speaker, the Senate president all joined us in working hard to pass a number of renewable-energy policies.

The highlights are an extension of the Renewable Energy Fund for five years. Lawmakers also extended the Renewable Energy Standard (RES), our targets for renewables rising to 38.5 percent by 2035*.

The legislature also provided an important clarification on taxes, and more predictability in that process. They made clear that residential and manufacturing properties that install renewable-energy systems will be exempt from local taxes. For commercial properties, there can be a process to set up a statewide tax rate to be administered by the cities and towns, and it will be predictable for everyone.

Finally, third-party financing can now be used for renewable-energy systems. In the past, they had to be directly purchased. Now they can lease systems or use the financing, which makes it easier for people who don't want to pay the entire up-front cost.

THE BUILDER: What's the Statewide Energy Plan?

GRANT: The Statewide Energy Plan is a really important piece of work put in place by OER under my predecessor, Dr. Marion Gold, and the process was two years of really robust stakeholder engagement and technical modeling to look at what the opportunities are for Rhode Island over the next 20 years.

They saw chances to increase the reliability, the affordability and the sustainability of all our energy systems. The Energy Plan has 20 proposed strategies. It also has six major policy areas to focus

on: Maximizing energy efficiency in all sectors, promoting local and regional renewable energy, developing markets for alternative thermal and transportation fuels, making strategic investments in the energy infrastructure, mobilizing capital and reducing costs, and reducing greenhouse-gas emissions.

It also calls for us in the state to lead by example so we can help cities and towns as well, to demonstrate the effectiveness of these goals by our own actions. It will require bold steps by the state over the next 20 years, but it will build on the great progress we've had so far.

THE BUILDER: What's the progress of the town-by-town Solarize Rhode Island program for residents and businesses?

GRANT: The Solarize program is in full swing. It's in Providence, Warren and Bristol right now. Providence and Bristol have had really good participation. Warren has had such great participation that they have reached "tier 3," which means that Warren residents who sign a contract to solarize their properties will receive the lowest price offered.

Yesterday (July 26th) the Solarize Warwick program resumed. The city announced that they had selected their installer (SolarFlair Energy Inc., based in Ashland, Mass.) and that, until September 29th, residents can sign up on www.SOLARIZERI.com. So it's going really well.

THE BUILDER: In the Solarize Rhode Island program, each community designates its own "official" installer. Most of these seem to be from out-of-state. Can anything be done to encourage communities to hire Rhode Island-based installers?

GRANT: While there are four active communities engaged in the current round of Solarize Rhode Island, other Rhode Island-based installers have been selected for past rounds. An example would be Newport Solar, which was chosen as the installer for the Solarize Aquidneck Island and Newport campaigns.

SolarFlair, the selected installer for the Warwick campaign, has opened an office in North Smithfield. So there is activity with respect to Rhode Island-based firms.

Each Solarize community must go through a bidding process to ensure a competitive and transparent selection, and we welcome any company interested in participating to respond to requests

see INTERVIEW...next page

INTERVIEW...from previous page

for applications. I hope that reading this interview will encourage Rhode Island installers to apply! *Related story on next page.*

THE BUILDER: What percentage of Rhode Island's energy, both residential and commercial, is being provided by alternative sources now?

GRANT: Right now, the percentage of renewables in our (energy) load is really quite small, but it's accelerating at a great pace. The accelerating is because of the policies we just talked about and because the technologies are becoming more cost-effective.

So between the new policies and new technologies, we think we'll see a dramatic increase in the renewables across the state and the region. The most dramatic visual on that (in late July) is the enormous blades and towers that are about to be installed on Block Island, the first offshore wind project in the United States.

THE BUILDER: What does it all mean for the residential construction industry, and what opportunities are there for individual contractors?

GRANT: We've just released our second annual clean-energy jobs report (at www.ENERGY.ri.gov). It showed a staggering 40 percent increase in clean-energy jobs for just the past year. There are now about 14,000 workers in the industry across the state.

That's exciting enough, but that growth can continue with all the new technologies and improving costs, I think the builders have a huge range of options in meeting the demands of homeowners, who are increasingly interested in energy-efficient homes at all price points.

I think the growth in the solar industry will continue. As they appear on rooftops, installations create more demand among the neighbors. People start seeing that it's possible. So we'll continue to see new opportunities for all the builders.

THE BUILDER: This might dovetail with your last answer, but are there specific opportunities for remodelers doing home retrofits?

GRANT: Yes, and whether it's a new construction or a remodel, National Grid has a whole range of rebates for energy-efficient appliances, heating and cooling equipment, and the new-construction program to support high-performance homes.

There's plenty of work for both builders and remodelers, along with help for their customers at the OER website (www.ENERGY.ri.gov) and from National Grid.

THE BUILDER: There has been some criticism lately that renewable energy sources, at least at their current level of technology, are inefficient and unreliable. For example, solar panels (depending on the information source) can last as little as 10 years. What say you?

GRANT: I was in the renewable energy industry for the last seven and a half years. I've watched as renewable energy has steadily been incorporated into energy systems at rates that, even a few years ago, people thought were unlikely. That's because everyone is using technology to improve all forms of renewable energy.

Grid operators and innovators are looking at more ways the grid can incorporate renewable energy. So efficiency is a real question. What I see is every kind of energy provider pushing themselves for greater efficiency. And the changes in technology are coming faster and faster.

I'm confident that we can accelerate clean energy without sacrificing efficiency or affordability. It's not easy, and we might have to make adjustments, but I really believe that the players in all the energy markets have the ability to pull this off.

THE BUILDER: In that case, should builders, remodelers, residents and businesses wait for better technology before installing solar or any other form of renewable energy?

GRANT: As with any technology, there are people who really want to be first because of their enthusiasm for the benefits. Others prefer to wait. So it's really an individual decision.

I do believe that current technology is really excellent, and I believe that improvements will continue. So it's really about how soon you want to have the efficiency for your own use.

THE BUILDER: What about recent claims that solar actually damages the environment by doing things like zapping passing birds and siphoning off funds that could be used to improve the standard power infrastructure?

GRANT: Every technology has challenges when it comes to market, whether it's cell towers, wind turbines or solar panels. All forms of energy, whether traditional or renewable, are subject to public debate about where they should be sited and what the impacts are.

For solar in particular, having worked with it, it's an industry that takes very seriously the challenges of mitigating any negative impact and reducing the costs.

THE BUILDER: Can you talk about other renewable energy sources besides wind and solar that might be available to homeowners?

GRANT: An interesting question. Some alternative sources are sold into the standard grid rather than directly to homeowners. These can include hydroelectric power and major wind projects.

Certainly there are alternative approaches to home heating, and I'm sure the state's builders offer a wide array of choices when it comes to cleaner heating. More and more are being brought to market in ways people can afford and can trust.

Another alternative fuel is "biomass" or wood pellets.

Speaking of solar, there are alternatives to panels, such as solar shingles, which Dave Caldwell (of North Kingstown-based Caldwell and Johnson Inc.), your current vice president and a leader in green building, can tell you all about.

So there are lots of different approaches, and we'd like Rhode Island to be the driver for entrepreneurs and innovators who are working on all these possibilities.

THE BUILDER: Anything you would like to add?

GRANT: In Rhode Island we spend between \$3 and \$4 billion each year on electricity, heating and transportation. All our

see GRANT...next page

www.ribuilders.org

How to become a solar installer

During its 2014 session, the Rhode Island General Assembly passed two major pieces of legislation of interest to contractors who work with or want to work with renewable energy.

With the enactment of H 8200 Sub A, any registered contractor who obtains a certificate as a Renewable Energy Professional may install photovoltaics. There is a stipulation that certain work be performed by licensed electricians and/or plumbers.

Lawmakers also created the Renewable Energy Growth Program, establishing a five-year platform to finance solar and other “distributed-generation” projects, including those for private homes.

Under the measures, H 7727 and S 2690, the program makes projects self-funding by selling back to National Grid the excess power generated by home and commercial

GRANT...from previous page

households, businesses and institutions depend on reliable access to energy, so there are huge issues. But for homeowners, business people and builders, it’s a really exciting time in Rhode Island to create a clean-energy future, and I’m delighted to be on Gov. Raimondo’s team to work on it.

I very much enjoyed my recent visit with John Marcantonio and the staff of the Rhode Island Builders Association. There has always been a great relationship between that office and this one, and we look forward to continuing that.

**Rhode Island’s Renewable Energy Standard (RES), established in June 2004, requires the state’s retail electricity providers -- including non-regulated power producers and distribution companies -- to supply 38.5 percent of their retail electricity sales from renewable resources by 2035. The requirement began at 3 percent by the end of 2007, and then increased 0.5 percent per year through 2010, with an additional 1 percent per year from 2011 through 2014, and an additional 1.5 percent per year from 2015 through 2035. H.7413, enacted in June 2016, extended the RES to 2035. It was set to expire at the end of 2019.*

systems.

A bill sponsor, Rep. Deborah Ruggiero (D-Jamestown) was quoted as saying that the program will quadruple the number of renewable energy projects in Rhode Island and open up a significant homeowner solar market in the state.

The program also is generating work for contractors who obtain the Renewable Energy Professional (REP) certification. As of this writing, 31 Rhode Island contractors had earned their certifications. For information, visit <http://www.ENERGY.ri.gov/renewable/REP/>.

R.I. Housing expands Hardest Hit program

With additional federal funding and a new “HelpCenter,” Rhode Island Housing (RIH) has boosted its Hardest Hit Fund Rhode Island (HHFRI) program.

“The Hardest Hit Fund has helped more than 3,000 Rhode Island families remain in their homes,” said RIH spokeswoman Emily Martineau.

On July 25th, Gov. Gina Raimondo, U.S. Senators Jack Reed and Sheldon Whitehouse, Congressman Jim Langevin, Attorney General Peter F. Kilmartin and mayors from Rhode Island cities and towns affected by the housing and foreclosure crisis attended opening ceremonies at the new HHFRI HelpCenter, located at 43 Jefferson Blvd., Warwick.

The U.S. Dept. of the Treasury has designated RIH to oversee HHFRI, a federal program to help prevent “avoidable foreclosures” by assisting homeowners unable to make their mortgage payments because of a documented financial hardship.

“In previous rounds of funding, Rhode Island was recognized as one of the first hardest-hit states to fully distribute its funds; homeowners in every community in the state have been helped through the HHFRI program.” Ms. Martineau said.

For more information, contact Ms. Martineau at (401) 450-1309 or e-mail emartineau@rhodeislandhousing.org.

Clement heads HousingWorks

Roger Williams University has appointed Brenda J. Clement to serve as director of HousingWorks RI at Roger Williams University.

Ms. Clement has over 20 years of experience in housing and community development. She previously served as executive director of Citizens’ Housing and Planning Association (CHAPA), executive director of the Housing Action Coalition of Rhode Island, and executive director of the Housing Network.

She succeeds Nicole Lagace. For more information, visit www.HOUSINGWORKS-RI.org.



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JOBS...from page 1

successfully using the RCWP Jobs Bank for the past few months for their hiring needs, the company's David Whitney told *The Rhode Island Builder*.

"The Jobs Bank provides candidates with the experience and industry expertise we look for. Other job sites may require 10-15 applicants to find one quality potential employee, whereas the RIBA job board is consistently providing quality applicants. It's a great tool to find quality employees with experience in the building industry," Mr. Whitney said.

RCWP, with the Rhode Island Builders Association at its hub, has the task of solving the industry's labor shortage from within, matching qualified employees with the employers. And if those potential employees need training, RCWP is there to match them with it.

Jobs Bank is growing

"The Jobs Bank is growing," said RIBA Membership and Education Director Cheryl Boyd, who, along with RIBA board member Louis Cotoia, is one of the association's spearheads for developing the Jobs Bank and working with (CTE) programs.

"Employers and potential employees are signing up for free accounts at RCWPJobs.com. Applicants are building résumés online, and the website is growing. Members and non-members of RIBA are welcome," Ms. Boyd said.

Ms. Boyd urged suppliers and others in the industry, when they host builders, to invite her and Mr. Cotoia as well.

"We will come in and show them how to use the website, and what other great benefits come from RIBA membership. We're happy to go to schools and job fairs as well," she said.

RCWP's work is aided by grants from Gov. Gina Raimondo's Real Jobs Rhode Island program, and it involves continuing support of the state's CTE programs, with a special emphasis on encouraging those students to stay in Rhode Island and work in the residential construction industry.

"Call me if you're looking for skilled workers," Ms. Boyd added.

"With the Jobs Bank off to such a great start, it's important now to get the word out," Ms. Boyd said. "We need everyone

talking about it, encouraging all employers, along with CTE students and other potential job seekers, to sign up for the free RCWPJobs.com account, then post their job openings and résumés."

In addition, a free e-mail Jobs Bank newsletter is now available via the website. Sign up for this at RCWPJobs.com. Contact Ms. Boyd at (401) 438-7400 or cboyd@ribuilders.org.

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Registration opens for 2017 International Builders Show

WHEN: Tuesday-Thursday, January 10th-12th
 WHERE: Orlando, Florida
 COST: Varies
 FOR INFORMATION & TO REGISTER: Visit www.BUILDERSSHOW.com

Online registration is now open for the 2017 International Builders' Show® (IBS), the largest annual light construction trade show in the world, sponsored by the National Association of Home Builders (NAHB).

Following a four-year run in Las Vegas, IBS will return to Orlando in 2017 as part of Design & Construction Week™ (DCW), NAHB's co-location with the National Kitchen & Bath Association's (NKBA) Kitchen & Bath Industry Show® (KBIS).

This fourth annual DCW event is expected to bring together more than 80,000 design and construction professionals in the largest annual gathering of the residential design and construction

industry. New for 2017, IBS and KBIS announced a partnership with CEDIA, the leading trade association for the residential technology industry, to be part of DCW.

The IBS show floor will now feature the CEDIA Smart Home Pavilion, designated specifically for exhibitors who specialize in technology solutions for the home.

"IBS brings together the industry's most important manufacturers and suppliers, and showcases the latest products, materials and technologies involved in all types of buildings," a statement from NAHB said.

"More than 1,400 of the industry's top manufacturers and suppliers, covering 550,000 net square feet of exhibit space, will pack the IBS show floor with the latest and most innovative products."

Many educational offerings also will be available at IBS. The 2017 show will feature more than 130 sessions taught by well-known building-industry experts on topics ranging from sales and marketing to construction techniques and building codes,

see IBS...page 33

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DISCOVER THE DIFFERENCE

REGULATION ...from page 26

Breaking down the total regulatory costs further, the 2015-2016 study revealed that three-fifths of this, or 14.6 percent of the final house price, can be blamed on a higher price for a finished lot resulting from regulations imposed during the lot's development.

The other two-fifths, or 9.7 percent of the house price, results from costs incurred by the builder after purchasing the finished lot.

"This study demonstrates the type of over-regulation our industry is facing," said NAHB Chairman Ed Brady, a home builder and developer from Bloomington, Ill.

"Not only is this inhibiting builders' ability to produce competitively priced homes in a still-recovering housing market, but this regulatory burden trickles down to the consumer level, and it prices many would-be home buyers out of the market," Mr. Brady added.

While NAHB's previous regulatory estimates, in a 2011 study, were fairly similar, the price of new homes increased substantially in the interim.

Huge increase since 2011

When applying these percentages to U.S. Census data on new-home prices, the data show an estimate that regulatory costs in an average home built for sale went from \$65,224 to \$84,671, a 29.8 percent increase during the roughly five-year span between NAHB's 2011 and 2016 estimates.

Meanwhile, disposable income per capita in the U.S. increased 14.4 percent during that same time period, meaning that the average cost of regulation embodied in a new home is rising more than twice as fast as the average American's ability to pay for it.

"Builders and developers can expect to feel the impact of additional regulations in the near future," the NAHB study continued.

"The rate of increase in regulatory costs embodied in the price of a new home will likely be accelerated. A substantial number of regulations have been implemented recently, or are in the process of being implemented or actively considered by key policymakers."

The full regulation-to-home-price study can be found at: www.NAHB.org/costof-regulation.

'The average cost of regulation embodied in a new home is rising more than twice as fast as the average American's ability to pay for it.'

-NAHB study

In Rhode Island, the cost added by regulation can be as high as 40 percent, in some cases, the Rhode Island Builders Association contends.

Among the many reasons are lower densities, high property taxes, the cost and

time involved in the planning and inspection processes, and lack of drinking-water and sewer infrastructure.

Look for more on the local impact of regulation on housing prices in forthcoming issues of *The Rhode Island Builder*. 

EDUCATION...from page 1

Technology, a past RIBA president.

"The primary reason contractors go out of business is that they don't know their costs," Mr. Carlone added.

He emphasized that this will be a series of classes, with the first ones being a basic introduction, with more advanced estimating classes later.

"If someone is an established contractor, there's no need to attend the introductory classes. They will benefit more from the advanced classes later," Mr. Carlone advised.

Among other basics, the introductory class will introduce participants to the Construction Master Pro Calculator and basic construction math. The Construction Master Pro model 4065, or Construction Master Pro Trig. model 4080 (for later advanced classes) will be used.

Tuition is free for members with a materials/registration fee that will be determined based on whether you supply your own calculator or purchase one through the Rhode Island Builders Association. *See pages 4 and 23 for more information and class schedules.*

Continuing education for contractors

"At RIBA, we'll continue to offer state-mandated continuing education for contractors, along with essential business, safety, compliance, lead and other classes," said Membership and Education Director Cheryl Boyd.

Both new and traditional courses will be included as the education program broadens, she said.

Also coming this fall will be www.RIBAEDUCATES.com, where members and non-members will be able to find out just what courses are being offered, register for them, and will be able to take some courses online. Watch for more information in your mail, e-mail and in *The Rhode Island Builder*.

All courses will continue to be free of tuition charges for members and their employees.

For more information, or if there is a class you would like to see offered, contact Ms. Boyd or Sheila McCarthy at (401) 438-7400, cboyd@ribuilders.org, smccarthy@ribuilders.org. 



CLAMBAKE...from page 6

Assisting the RIBA staff throughout the day was RIBA Treasurer and past President Steve Gianlorenzo and his two sons, with their own families. "Stevie G" was attending the Clambake for the 47th year in a row.

Attending the Clambake for the first time in many years was Charlene Rose Cirillo, a member of the RIBA staff from 1979 to 1995.

"It's wonderful to see the Clambake attendance growing again," said Charlene. "It's also great to see so many women attending now. It makes for a nice mix!"

Also stopping by during the day was Rhode Island Secretary of State Nellie Gorbea.

The highlight of the day was, of course, the famous Francis Farm cuisine, including clam cakes and chowder, hot dogs and little necks.

For the clambake itself there was fish, chicken and the optional lobster with all the fixings, with ice cream to top it off.

RIBA thanks the generous Clambake Premier and Supporting Sponsors, and especially Presenting Sponsors Consolidated Concrete Corp. and Picerne Realty Group. *See stories on page 6 and the complete sponsor list on page 11.*

"Thanks to our generous sponsors, we

kept the ticket price to a low \$35 for the whole day, half what the usual cost would have been," noted RIBA Executive Director John Marcantonio.

"When our event sponsorships grow, ticket prices go down the crowds at our events grow."



IBS...from page 31

according to NAHB.

"As in past years, IBS attendees will have access to several special show floor offerings such as featured-product demos, the High Performance Building Zone with a series of interactive sessions on high performance and green technologies, and IBS Live! sessions showcasing lively demos and presentations on a variety of topics," NAHB said.

The New American Home® (TNAH), the official IBS show home will return for its 34th year. The show home is constructed annually in conjunction with IBS to showcase innovative construction technologies, emerging design trends and the latest building products.

This year, in addition to TNAH, IBS attendees will have the opportunity to visit The New American Remodeled Home® 2017, a fully remodeled existing home that will exemplify the improved design, livability and energy efficiency made possible by renovation with updated building techniques, products and standards.

NAHB and *Professional Builder* magazine co-produce the show homes.

During August, IBS registrants can take advantage of several registration discounts. For a full list of offerings, visit: www.BUILDERSSHOW.com/fees.



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A scenic photograph of the Warwick Country Club golf course. In the foreground, a calm pond reflects the sky and the surrounding greenery. In the middle ground, a large, white, multi-story clubhouse with a dark roof sits on a grassy hill. The background shows a clear blue sky with a few wispy clouds and a line of trees in the distance.

26th Annual RIBA Golf Classic

Warwick Country Club

Monday, September 12, 2016

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See page 2 for details.