

## New features and themes draw huge crowds to 2015 Home Show



From left, Providence Mayor Jorge Alorza, Rhode Island Gov. Gina Raimondo and Secretary of State Nellie Gorbea cut the ceremonial ribbon at the Interior Design Showcase to open RIBA's 65<sup>th</sup> Annual Home Show on March 5<sup>th</sup>. With them are carpentry students from the Providence Career and Technical Academy who built the Showcase.

By Paul F. Eno *Editor*

New content, new themes and a demographic shift brought in massive crowds at the Rhode Island Home Show March 5<sup>th</sup>-8<sup>th</sup>.

In fact, despite snowy weather on the show's first day, the numbers of visitors by Sunday morning had already surpassed those of the 2014 event.

Overall, attendance was up 15 percent from the 2014 show, which was itself up 43 percent

from the 2013 event, according to RIBA. The Home Show took place at the Rhode Island Convention Center.

"Three years ago, we integrated three new key elements into the Home Show - housing, the environment and energy," Executive Director John Marcantonio explained. "We've done a great deal to grow content and features, and there's more information and education than ever for visitors."

*see HOME SHOW...page 6*

### FEATURED PRODUCTS AND SERVICES FOR APRIL

*Center Spread*

### MORE HOME SHOW PHOTOS

*Pages 6-8*

### Free member OSHA education programs for April

Seminars on scaffolding safety/fall protection, and how to work safely around isocyanate-laden materials are highlights of the Rhode Island Builders Association's free educational offerings for April.

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### Hearing set on continuing ed. for contractors

A public hearing on revisions to the rules and regulations of the Contractors' Registration and Licensing Board will take place on April 2<sup>nd</sup>. These include requirements for continuing education. RIBA members are encouraged to attend.

*Pages 4 and 22*

### Dealing with water damage and insurers

Many RIBA members are being called upon to repair leaks from ice dams and other winter woes. Two experienced members offer some advice.

*Page 2*

# How to deal with winter damage and the insurers who cover it

By Paul F. Eno *Editor*

“There are a million ice dams and a boatload of work going on out there. Contractors had better know what to look for and how to deal with insurance companies.”

That’s the advice from Jack Anderson, CGR, of Insurance Reconstruction Services/Enviro-Clean Inc., who has dealt with those challenges for over 30 years.

Here are some of Mr. Anderson’s suggestions if you’re contacted by a customer who reports leakage from outside because of ice dams, frozen pipes or other sources.

- Be aware that two major problems caused by leakage are wet insulation and, later, mold.

- As a rule of thumb: If the plaster or drywall has been wet for less than a week, it can often be dried out. If wet for more than a week, it should be replaced, unless conditions have been very cold. The contractor must find out exactly what’s wet, how wet is it, and make a judgment about whether it can be dried. Wet insulation will reduce or eliminate much of the R-value.

- Gaining access to the insulation can be difficult, especially in older homes where there may be plaster and custom moldings, as opposed to sheet rock. You can dry the insulation only if there is access to it.

- Be aware that there may be insulation in hard-to-reach wall cavities or behind kitchen cabinets, and that vapor barriers can trap the moisture. This can cause problems for the homeowner later.

- Most homeowner policies cover water damage, but be aware that insurance adjusters are not contractors. Just because their computer gives them a price on repairs doesn’t mean it’s the right price.

- Contractors don’t have to accept the first price the insurance company’s “catastrophe” or “cat” adjuster offers. Their computer-generated estimate may or may not be accurate. Careful attention must be given to the scope of damage as well.

## ***Stand firm***

“Contractors should get what they need and stand firm,” Mr. Anderson advised. “If more work is required than first anticipated, a supplemental claim can always be filed.”

Eric S. Anderson of Enviro-Clean added several more points.

- Only so much work can be done under

*see ICE DAMAGE...page 25*

*The Rhode Island*  
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***At right is a typical ice formation from the brutal winter of 2015, and, at left, what could be the interior result. (Photos courtesy Enviro-Clean Inc.)***

# RIBA welcomes our new members and thanks their sponsors!

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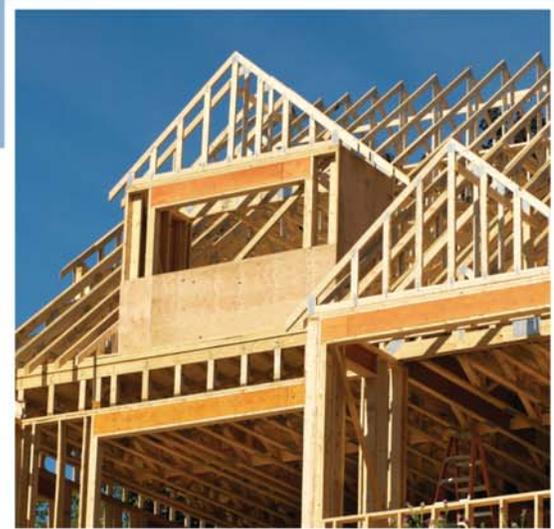
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## LOOKING AHEAD!

**April 2: Public Hearing on Revised Rules and Regulations for the Rhode Island Contractors' Registration and Licensing Board** - 3 p.m., Conference Room A, Dept. of Administration, One Capitol Hill, Providence 02908. These rules include new requirements for continuing education for contractors, along with streamlining and clarification of regulations to reflect legislative changes.

*More information is in the interview on page 22.*

♦**April 8: Branding You, Your Services and Your Product** - Workshop on improving your social media profile, 6 p.m., Rhode Island Builders Association headquarters, 450 Veterans Memorial Pkwy #301, East Providence 02914. Sponsored by RIBA's Professional Women in Building Council. All are welcome and the event is FREE, but RSVP is required. *Details on page 10.*

♦**April 9: OSHA Safety - Scaffolding and Fall Protection** - 8 to 9 a.m., RIBA headquarters. Seminar is FREE. *Details on page 17.*

♦**April 14: OSHA Safety - Isocyanates - Are They Dangerous?** - 8 to 9 a.m., RIBA headquarters. Seminar is FREE. *Details on page 17.*

**April 14: Free Workshop on Transfer of Development Rights (TDR)** - Sponsored by the Narragansett Bay Research Reserve, 9:30 a.m. to 12:30 p.m., Warwick Public Library, 600 Sandy Ln., Warwick. Register by April 7<sup>th</sup>: Visit <https://www.surveymonkey.com/s/BPQGT8> or contact Jennifer West at [jennifer@nbnerr.org](mailto:jennifer@nbnerr.org) or call (401) 222-4700, ext. 7413.

♦**April 15: R.I. Residential Energy Code: HVAC and Indoor Air Quality** - 8:30 to 11:30 a.m., RIBA headquarters. FREE National Grid program with Rob Sherwood of Conservation Services Group. To register, logon to RIBUILDERS.org, and click on this event under the "Events Calendar," or contact Sheila McCarthy, [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org), or call (401) 438-7400.

♦**April 15: R.I. Residential Energy Code: Overview** - 1 to 4 p.m., RIBA headquarters. FREE National Grid program with Rob Sherwood of Conservation Services Group. To register, logon to RIBUILDERS.org, and click on this event under the "Events Calendar," or contact Sheila McCarthy, [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org), or call (401) 438-7400.

**April 20-21: Become a FORTIFIED-Wise Associate™**, with an understanding of FORTIFIED building principles. Class 1 is Monday, April 20<sup>th</sup>, at URI Narragansett Bay Campus, Corless Auditorium, Narragansett 02882. Class 2 is Tuesday, April 21<sup>st</sup>, at Save the Bay, 100 Save the Bay Dr., Providence 02905. Both classes are 8 a.m. to 5 p.m. Cost is \$400. Register by April 1<sup>st</sup>: Visit <https://www.disastersafety.org/fortified-home-training/> or contact Sharon Yetter at Architectural Testing, (717) 764-7700, ext. 3735 or [kyetter@archtest.com](mailto:kyetter@archtest.com). Use the registration code RI-INDEPENDENT.

♦**May 7: Mold Awareness for Contractors** - RIBA headquarters, East Providence, 5 to 7 p.m. FREE for members, with a \$10 materials charge. \$45 for non-members, with a \$10 materials charge. To register, logon to RIBUILDERS.org, and click on this event under the "Events Calendar," or contact Sheila McCarthy, [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org), or call (401) 438-7400. *Details on page 17.*

♦**May 19: Insurance 101 for the Small Business Owner** - 4:30-6 p.m., RIBA Headquarters, East Providence. Join Charles Lowe of the Builders Insurance Group to learn about commercial insurance and how small business owners can avoid problems. FREE for members and non-members, and open to the public. *Details on page 17.*

♦**May 20: R.I. Commercial Energy Code: HVAC and Indoor Air Quality** - 8:30 to 11:30 a.m., RIBA headquarters. FREE National Grid program with Rob Sherwood of Conservation Services Group. To register, logon to RIBUILDERS.org, and click on this event under the "Events Calendar," or contact Sheila McCarthy, [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org), or call (401) 438-7400.

♦**May 20: R.I. Commercial Energy Code: Lighting, Lighting Control, and other Electrical Provisions** - 1 to 4 p.m., RIBA headquarters. FREE National Grid program with Rob Sherwood of Conservation Services Group. To register, logon to RIBUILDERS.org, and click on this event under the "Events Calendar," or contact Sheila McCarthy, [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org), or call (401) 438-7400.

♦**June 11: Networking Barbecue** - Sponsored by Boston Cedar. Free for members and non-members.

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

♦Indicates a RIBA-sponsored event.

# President's Message



Roland J. Fiore

## CTE is key to plans to improve state economy

It was truly inspiring to see Gov. Gina Raimondo, Providence Mayor Jorge Alorza and Secretary of State Nellie Gorbea cutting the ceremonial ribbon at the Interior Design Showcase to open the Rhode Island Builders Association's 65<sup>th</sup> Annual Home Show on March 5<sup>th</sup>.

They were flanked by the talented students from the Providence Career and Technical Academy (PCTA) who built the extensive structure for the beautiful Showcase, a popular attraction throughout the show. And it was great to see these officials chatting with the students, encouraging them and posing for pictures with them.

And from the smiles on their faces, the students clearly appreciated it.

To me, this scene personified the standing that career and technical education (CTE) should have in our state: Students learning

the skills they need to make a good living, lifting our economy along with their own lives and futures, all supported by our officials and our industry.

In fact, CTE is clearly a pillar within Gov. Raimondo's three-tiered structure for improving Rhode Island's economy and the job market overall: increasing education in general and workforce skills in particular, improving the business environment, and streamlining state regulations and government in general. She made that clear in her State of the State Address on March 12<sup>th</sup>.

RIBA supports that initiative and urges implementation of a unified and dynamic statewide CTE system as called for in the 2014 CTE reform legislation.

We thank Gov. Raimondo for her help at the Home Show and for her support of our future workforce. 



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Visitors, including Congressman Jim Langevin, move through the Interior Design Showcase on Saturday, March 7th.

## HOME SHOW...from page 1

Ways RIBA is marketing the show have changed as well. “We’re targeting consumers who are ready to hire contractors,” Mr. Marcantonio added. “That’s because of a demographic shift among show visitors: 50 percent of them have annual family incomes of over \$100,000.”

In addition, more and more visitors are coming from Massachusetts, according to surveys, which also found that 90 percent of visitors would recommend the Home Show to a friend.

“So the Home Show continues to grow, and it continues to get better and better,” said Mr. Marcantonio.

Throughout the show, the latest trends in housing, including interior and exterior design features, were showcased, and visitors learned how today’s builders incorporate these ideas into new homes.

## Interior Design Showcase a hit

Especially popular with visitors was the Interior Design Showcase, featuring Cabot House furniture and separate rooms designed by Melonie Monteiro-Lopes. Highlights included a living room, dining room, home office, bedroom, game room, den and more.

The showcase was 32’ wide by 48’ deep, and built by students from the Providence Career and Technical Academy, with materials donated by the Rhode Island Lumber and Building Materials Dealers Association.

## Energy Expo draws crowds

The Home Show’s Energy Expo, sponsored by National Grid and the Rhode Island Office of Energy Resources, was back for a second year. The Expo drew huge crowds to learn about solar-energy options and programs for energy efficiency. There were discounts on energy-efficient products purchased at the show.

Some Energy Expo displays were built by students from the Warwick Area Career and Technical Center, who had their own energy-information booth.

Friday evening featured an awards ceremony for student artists

and videographers, as well as achievers among energy professionals.

Adjacent to the Energy Expo was “The Tiny House,” demonstrating just how much homeowners can do with today’s trend toward “living small.”

## Inspiring landscapes

There were three inspiring landscapes to walk through at the Home Show, courtesy of the Rhode Island Nursery and Landscape Association. Homeowners were able to see and learn about environmentally responsible landscape techniques, which can help deal with everything from erosion and flooding to stormwater retention, and how to plant gardens in small spaces.

Along with exhibits on everything for the home and its maintenance were the ever-popular seminars offered by such luminaries as Steve St. Onge of RI Kitchen & Bath (RIKB), Bob and Linda Bombach of Home Healthsmith, Mary Cool of California Closets, Karen Corinha of Corinha Designs, RIBA Immediate Past President Felix Carlone, Greg Belanger of J&J Materials, Prudence Stoddard of RIKB and Rob Sherwood of Conservation Services Group.

Cooking demonstrations in the Visiting Chef Series, sponsored by RIKB, attracted large audiences, especially with Chef Frank Terranova on the scene.

The Home Show opened on Thursday afternoon with a ribbon cutting by Gov. Gina Raimondo, Providence Mayor Jorge Alorza and Secretary of State Nellie Gorbea.

“We have a lot of work to do to get this state back on track. We want to create a better atmosphere so you can all do more building,” the governor said. Also present were officials of the Rhode Island Builders Association and the carpentry students from the Providence Career and Technical Academy who built the Interior Design Showcase.

Watch for information on RIBA’s 66<sup>th</sup> Annual Rhode Island Home Show in 2016, and plan to bring your products and services before the growing crowds at the Convention Center as an exhibitor, especially if you’re a contractor or supplier!

# RIBA Happenings: 65th Annual Home Show



▶ **Gov. Gina Raimondo and Mayor Jorge Alorza with students from the Providence Career and Technical Academy (PCTA) who built the Interior Design Showcase.**



▲ **From left, RIBA Executive Director John Marcantonio, Congressman James Langevin, along with Marc Petrowicz and John Bradley of the Rhode Island Nursery and Landscape Association, which landscaped the show venues.**

▶ **A line of visitors curls around the side and back of "The Tiny House."**



▶ **Students from the Warwick Area Career and Technical Center are busy telling visitors how to save on their energy costs. The students built displays for the Energy Expo.**



▲ **Tom Kelly of Ecologic Spray Foam Insulation talks materials with potential customers.**



▲ **Exhibitor Dave Caldwell of Caldwell & Johnson Inc. talks with some potential clients.**



▲ The operating Consolidated Concrete cement truck attracted much attention, especially from the kids.



▲ The Steve Gianlorenzos, senior and junior, meet Governor Gina Raimondo on opening day.



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**And the members of our hard-working Home Show Committee!**

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Shannon Brawley of the Rhode Island Nursery & Landscape Association  
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# PWB sets workshop on social media

WHEN: Wednesday, April 8<sup>th</sup>, 6 p.m.

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

COST: FREE

FOR INFORMATION AND TO REGISTER: Contact Tracey Boyajian at (800) 860-4996 or tboyajian@abcleads.com.

“Branding You, Your Services and Your Product” will be the subject as the Rhode Island Builders Association’s Professional Women in Building Council (PWB) welcomes members and non-members alike to a workshop on building a powerful, professional social media profile. Presenters will be PWB President Tracey Boyajian and Cheryl Boyd of Arnold Lumber Co.

Refreshments will be served.

### Learning about visual communication

PWB held a Wine & Cheese Networking Event on February 11<sup>th</sup> at Blowouts in Cranston. Discussion covered the importance of “visual communication” in our personal and professional lives. One message members and guests picked up that evening: Your logo and “head shot” photo reveal quite a bit about you.

The more professional, yet approachable, you appear, the more interest people will take in you, your business and your products.

There was a great turnout, and attendees included several new prospective members. A few photos were taken upon arrival. Then, after a quick hair and makeup session, new photos were taken to show the difference. While waiting for others to finish, everyone had a chance to chat about our topic – whether as business owners, employees or potential employees.

“Many thanks to the fantastic staff at Blowouts for their expertise in hair and makeup! They are friendly, timely and very accommodating,” commented Ms. Boyajian.

PWB is the premier professional organization that provides strategies and solutions for professional women in the construction industry. Through various publications, awards, scholarships, seminars and programs, PWB provides women in the industry the professional advantage necessary to excel and succeed.

For more information on PWB, contact Ms. Boyajian at (800) 860-4996 or tboyajian@abcleads.com.

# Board reviews legislative agenda

By Paul F. Eno *Editor*

An in-depth legislative update and approving a number of new members were prime agenda items for the March 3<sup>rd</sup> meeting of the Rhode Island Builders Association’s Board of Directors.

Executive Director John Marcantonio reported on details of RIBA’s legislative agenda, including permitting and housing issues. Environmental Committee Co-Chairmen Thomas E. D’Angelo and Timothy A. Stasiunas outlined the final work of the Legislative Task Force on Wetland and OWTS Setbacks.

In January, that panel presented its proposals for single statewide standards in those arenas, to replace local environmental regulations in 2016. RIBA will actively follow the legislation expected to result from the committee’s work. *Related story on page 18.*

Robert J. Baldwin, co-chairman of RIBA’s Legislative Committee, made it a point to commend Mr. D’Angelo and Mr. Stasiunas for their work on the statewide-standards issue over the past year.

The board was also made aware that underground utility contractor licenses are now being issued by the Contractors’ Registration and Licensing Board (CRLB) and not by municipalities. *Information in the interview on page 22.*

*see BOARD...page 25*



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Member Profile: Jeanine Lantini of Lighting & Design by J&K Electric

# A classic American success story...

By Paul F. Eno *Editor*

“Don’t be afraid to work. Make the work be afraid of you!”

That was the advice Jeanine Hermoian’s father gave her when she was little, and it was the beginning of a classic American immigrant success story.

“Everything I have, I did it with my own sweat, and I’m proud of myself. And it’s the same story with my husband,” says Jeanine Lantini today. She and her husband, Ken, own Johnston-based Lighting & Design by J&K Electric Inc., one of the busiest suppliers of lighting fixtures and home décor in New England.

Of Armenian descent, Jeanine was born in France and came to America in 1956 at the age of 15½.

“I couldn’t wait to get to this beautiful country!” she declares. “And I couldn’t wait until I was 16 and could go to work.”

In those days, members of immigrant families had to wait their turns before coming to America. Jeanine and her brother arrived before her parents, living with an aunt in Smithfield in the meantime. She went to school, then started work at a mill, where she made boxes eight hours a day. When her parents finally arrived, Jeanine moved into a third-floor apartment with the family.

“I learned to drive so my mother wouldn’t have to walk to work,” Jeanine recalls.

She also remembers that one job, paying \$1 an hour, wasn’t enough. So she got a second job, working five hours a day in a jewelry factory.

“I used to walk home at 10:30 at night, sometimes in the snow or pouring rain. That’s how I became what I am today. I’m a worker,” Jeanine states. “And the same with Ken. He worked his way up from the ‘projects.’”

Jeanine met Ken Lantini in 1959, when they got talking one day because they both had the same kind of old car. They made a date for that weekend.



Jeanine and Ken Lantini

“And I never went out with another boy,” she laughs. “When you know it’s the right guy, that’s it!”

Two years later, they married.

“I was still making boxes, and Ken said, ‘You’re too smart to do that!’ So I passed the test and became a real estate broker. I was 23 years old,” Jeanine says. “I sold a house in one day the agency hadn’t been able to sell in nine months.

Soon, though, Jeanine had a chance to own her own business, so she added another skill by learning hairdressing. Thus was born Mademoiselle Jeanine Hair Fashions, which she ran out of a former pizza restaurant for 16 years.

“Ken fixed the place up beautifully for me. I worked at that business 15 to 16 hours a day and came home at midnight. It wasn’t easy.”

In the meantime, Ken, a tool maker, wanted his own business too. A hairdressing client of Jeanine’s was a real estate broker and found a lighting store for sale on Greenville Avenue in Johnston. That was in 1972.

“We knew nothing about the lighting business, but we learned fast!” Jeanine recalls.

A few years later, the business outgrew the original store, and J&K Electric moved to its current location at 1253 Hartford Ave., Johnston. Ken took care of the day-to-day business matters, and Jeanine became the lighting designer.

“People often come in and they don’t know what they want. All they have to do is show me a picture (of a house or room), and I know what they need,” she says. “I love what I do, and I love people!”

Word soon spread about “Jeanine at J&K,” and that brought in many faithful customers, one from as far away as New Hampshire – a 10,000 square-foot lighting layout that Jeanine designed in one day. And visitors to the showroom don’t soon forget it, with over 3,000 fixtures on display.

As longtime members of the Rhode Island Builders Association and never-failing Home Show exhibitors, the Lantinis have always enjoyed “the networking that turns into friendships” they have experienced through the association, and the ways RIBA helps them connect with builders and remodelers. Jeanine and Ken are familiar faces at many RIBA networking events.

From humble beginnings, Jeanine and Ken Lantini created a thriving business with 17 employees who’ll tell you it’s more like a family than a company.

That’s what hard work and the American spirit can do. 

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# Baldwin named to CTE board

Robert J. Baldwin of R.B. Homes Inc., chairman of the Rhode Island Builders Association's Education and Workforce Development Committee, co-chairman of the Legislative Committee and a past RIBA president, has been appointed to the Rhode Island Career and Technical Board of Trustees (CTBT) by Gov. Gina Raimondo.

Mr. Baldwin is one of 15 members appointed to the CTBT. Gov. Raimondo also appointed nine members to the Rhode Island Career and Technical Education (CTE) Trust. The governor announced the appointments on February 19<sup>th</sup>.

The two boards were created by the General Assembly in 2014 as part of the largest overhaul of career and technical education in the state in 40 years. The legislation lays the groundwork for a unified statewide CTE system in 2016, supported in part by extensive liaisons with national, state and local businesses, and with institutions of higher education.

Among the CTBT's tasks is furthering the goal of (in the words of Title 16 Chapter 97 – The Rhode Island Board of Education Act) "a comprehensive and coordinated career and technical system..." It has assumed all duties of the former Advisory Council on Vocational Education, and is charged with drafting a plan for the state's nine current CTE programs to become a single system by next year.

The CTE Trust is a permanent, not-for-profit corporation to help fund the program through partnerships with private and corporate sources. It is charged with creating partnerships with various employers for internships, apprenticeship programs, voluntary work relationships and other arrangements to facilitate education.

The 2014 CTE legislation was inspired by the nationally-acclaimed Worcester Technical High School in Massachusetts, and was supported by the Rhode Island Business Coalition, which includes RIBA.

"A highly-skilled workforce will help attract companies, stimulate our economy, and expand opportunity for people to make it in Rhode Island," said Gov. Raimondo.

"We need to strengthen our CTE system to equip our students with the skills they need to compete in the 21<sup>st</sup> century economy."

Along with Mr. Baldwin, members of the CTBT include William Bryan of Gilbane Building Co., Timothy Byrne of Plumbers & Pipefitters Local 51, Shannon Carroll of the Genesis Center, Victoria Gailiard-Garrick of William M. Davies Jr. Career & Technical High School, Commissioner of Education Deborah Gist, Michael Grey of Sodexo, Raymond Johnson of New England Laborers/Cranston Public Schools Construction Career Academy, Alfonso Lubrano of Materion Technical Materials Inc., William McCourt of the R.I. Manufacturers Association,



Robert J. Baldwin

Jeannine Nota-Masse of Cranston Public Schools, Peter Petrarca of Petrarca & Petrarca Law Offices, Commerce Secretary Stefan Pryor, James Purcell of the Dept. of Education, and Kathie Shields of the Tech Collective.

Appointed to the CTE Trust are Lisa Bisaccia of CVS Health, Maura Dunn of General Dynamics Electric Boat, Stephanie Federico of Anthony DeSisto Law Associates,

Brenna Force of Adler Pollock & Sheehan, John Gregory of the Northern R.I. Chamber of Commerce, William McCourt of the R.I. Manufacturers Association, Commerce Secretary Stefan Pryor, David Rampone of Hart Engineering, and Martin Trueb of Hasbro.

## The Million Foot Club!

**Coventry Lumber Inc. now belongs to the "Million Foot Club." The designation was awarded at the Lumber and Building Materials Expo '15, held February 4<sup>th</sup>-6<sup>th</sup> at the John B. Hynes Memorial Convention Center in Boston. It was awarded by BB&S Treated Lumber of New England for sales of over 1 million feet of pressure-treated lumber from BB&S in 2014. The Expo was sponsored by the Northeastern Retail Lumber Association (NRLA).**



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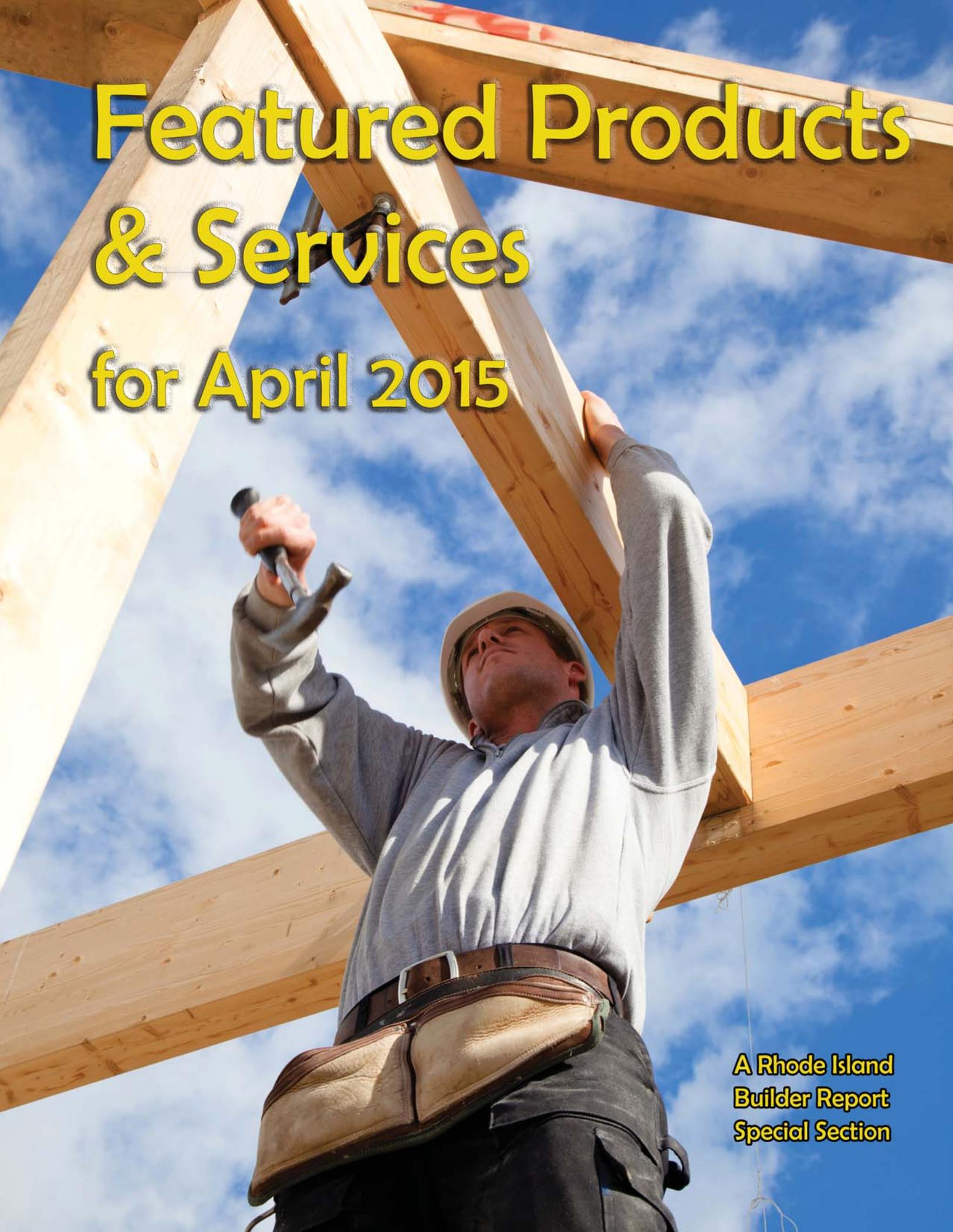
## RIKB wins 'Best of Houzz'

RI Kitchen & Bath Inc. (RIKB) has been awarded "Best of Houzz" for Design and Customer Satisfaction by Houzz.com, the online platform for home remodeling and design.

According to a statement from Houzz.com, the 25-year-old design/build remodeling company, based in Warwick, was chosen "by the users that comprise the Houzz community from among more than 500,000 active home building, remodeling and design industry professionals."

"I am not surprised but I am pleased that so many people had such positive reviews of RI Kitchen & Bath on Houzz," commented RIKB President Steven L. St. Onge.

For more information, visit [www.HOUZZ.com/pro/rikitchenbath](http://www.HOUZZ.com/pro/rikitchenbath).



# Featured Products & Services for April 2015

**A Rhode Island  
Builder Report  
Special Section**



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A perfect day for that will be Saturday, May 9<sup>th</sup> - Decking Day at Coventry Lumber, from 8:30 a.m. to 3 p.m., at 2030 Nooseneck Hill Road, Coventry.

Coventry Lumber recently acquired the venerable West Haven Lumber Co. in West Haven, Conn. Since 1927 West Haven Lumber has provided the greater New Haven community with premium building products at competitive prices. Now it's part of the Coventry Lumber family. Because of its well earned reputation, the name of West Haven Lumber will remain. So if you work in Connecticut, we're there for you too!

**Coventry Lumber Inc., Coventry, R.I. 401-821-2800**  
**West Haven Lumber Inc., West Haven, Conn.**  
**203-933-1641 • [coventrylumber.com](http://coventrylumber.com) Page 2**

## At Arnold Lumber: Danver® Stainless Outdoor Kitchens!

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Arnold Lumber Co. honors that trend by welcoming the full line of Danver® stainless steel outdoor kitchen products, including cabinetry with doors in many different finishes, including "powder coat" finish to sustain elements on the shoreline; two lines of American-made grills, power cookers, pizza ovens and refrigeration; along with many countertop selections and amenities, right down to floating shelves and kitchen carts.



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**[arnoldlumber.com](http://arnoldlumber.com) Page 4**

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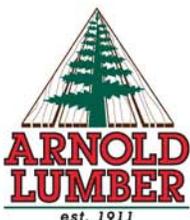
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RI REG #11

# Scaffolding & Fall Protection

April 9

**WHEN:** Thursday, April 9<sup>th</sup>, 8-9 a.m.  
**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pky #301, East Providence 02914  
**COST:** FREE for members and non-members  
**FOR INFORMATION AND TO REGISTER:** Logon to [www.RIBUILDERS.org](http://www.RIBUILDERS.org), click on this event under the "Events Calendar," or contact Sheila McCarthy at [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org), or call (401) 438-7400.

Falls are the most common cause of injuries and deaths on construction jobsites, and the leading reasons for OSHA fines. An average of 362 fatal falls occurred each year from 1995 to 1999, with the trend on the increase ever since, according to OSHA.

This free class will review the regulations and what you need to know to keep your people safe. Learn about safe scaffolding and find the answers to your fall-protection needs. 

# All About Isocyanates

April 14

**WHEN:** Tuesday, April 14<sup>th</sup>, 8-9 a.m.  
**WHERE:** RIBA headquarters, 450 Veterans Memorial Pkwy., East Providence  
**COST:** FREE for members and non-members  
**FOR INFORMATION AND TO REGISTER:** Logon to [www.RIBUILDERS.org](http://www.RIBUILDERS.org), click on any of these events under the "Events Calendar," or contact Sheila McCarthy at [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org), or call (401) 438-7400.

Isocyanates: What are they, and why and how can they be dangerous to your health?

If you work on construction or remodeling sites, especially with painting or spray insulation, you are likely to be in contact with isocyanates. In this free class, learn about isocyanates and how to avoid the health issues they can cause for you and your employees. 

# Mold awareness

May 7

**WHEN:** Thursday, May 7<sup>th</sup>, 5-7 p.m.  
**WHERE:** RIBA headquarters, 450 Veterans Memorial Pkwy. #301, East Providence 02914  
**COST:** FREE for members with a \$10 materials charge. \$45 for non-members with a \$10 materials charge.  
**DEADLINE TO REGISTER:** May 1<sup>st</sup>  
**FOR INFORMATION AND TO REGISTER:** Logon to [www.RIBUILDERS.org](http://www.RIBUILDERS.org), and click on this event under the "Events Calendar," or contact Sheila McCarthy, [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org), or call (401) 438-7400.

Mold can be a prime source of health problems for homeowners or tenants, a prime source of lawsuits, and a real headache for contractors.

In this Mold Awareness Workshop with Eric Anderson of Insurance Reconstruction Services/Enviro-Clean Inc., get the latest on this important and highly litigious topic. Subjects include: Introduction to mold and indoor air quality, basic health hazards associated with mold, potential locations of mold within buildings, monitoring and sampling of mold within buildings and HVAC systems, protecting yourself and others when working with mold, and good work practices when dealing with small-scale mold growth. 

# Insurance for small business

May 19

**WHEN:** Tuesday, May 19<sup>th</sup>, 4:30-6 p.m.  
**WHERE:** RIBA headquarters, 450 Veterans Memorial Pkwy., East Providence  
**COST:** FREE. Open to members, non-members and the public.  
**FOR INFORMATION AND TO REGISTER:** Logon to [www.RIBUILDERS.org](http://www.RIBUILDERS.org), click on this event under the "Events Calendar," or contact Sheila McCarthy at [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org), or call (401) 438-7400.

Join Charles Lowe of the Builders Insurance Group for an in-depth look at what you as a small-business owner need to know about commercial insurance.

Also learn how to avoid the pitfalls and problems that can occur in your company's insurance program. Find out what you need and don't need.

What you learn here can help take the mystery and confusion out of buying insurance so you can concentrate on growing your business. The class is perfect for business owners, regardless of how long you've been in business, and for those considering starting their own business.

This event is open to members of the Rhode Island Builders Association, non-members and the public. 

# Statewide standards are coming



**Steven Carlino**

One of the most critical legislative issues for our members at this juncture is transition to a statewide system of regulations for wetlands and onsite wastewater treatment systems (OWTS).

We all know the hassle and expense that has always been part of this process, with many municipalities having their own regulations, some going beyond those at the state level.

Our Environmental Committee, especially its co-chairmen Tom D'Angelo and Tim Stasiunas, have been working diligently as members of the state's Legislative Task Force on Wetland and OWTS Setbacks, and have put in many hours over the past year to help see that economic development and environmental considerations are properly balanced.

The Task Force in January submitted its recommendations to the General Assembly, which is expected to consider legislation to make the statewide wetlands and OWTS standards a reality. Rules and regulations will then be written by DEM based on that

legislation. These will be subject to public hearings, and it will be essential for RIBA members to attend those hearings.

It could take up to a year to write the regulations. But now our job is to work for good legislation to base them on. Under the Task Force's recommendations, DEM's jurisdictional area would increase to 100' from wetlands and 200' from all streams or rivers.

There would be a procedure for municipalities to request additional distances within this jurisdictional area, but only DEM could make the decision to implement those requests.

Regulations may or may not increase within these jurisdictional areas. The primary benefit in this whole process is that municipal wetlands and OWTS regulations, with the duplication and expense they create for builders and homeowners, will no longer exist. And the environment will be protected consistently.

Meanwhile, you can be sure that RIBA will be involved every step of the way, tracking the legislation and subsequent rule-making

see *LEGISLATION...page 25*



**Robert J. Baldwin**

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## RIBA's Legislative Committee

**Steven Carlino, Co-Chairman**  
*Douglas Lumber, Kitchens & Home Center*

**Robert J. Baldwin, Co-Chairman**  
*R.B. Homes Inc.*

**President Roland J. Fiore, Ex Officio**  
*South County Sand & Gravel Co., Inc.*

**John Marcantonio**  
*Executive Director, Rhode Island Builders Association*

**John Anderson**  
*Insurance Reconstruction Services/Tech Builders*

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**Thomas D'Angelo**  
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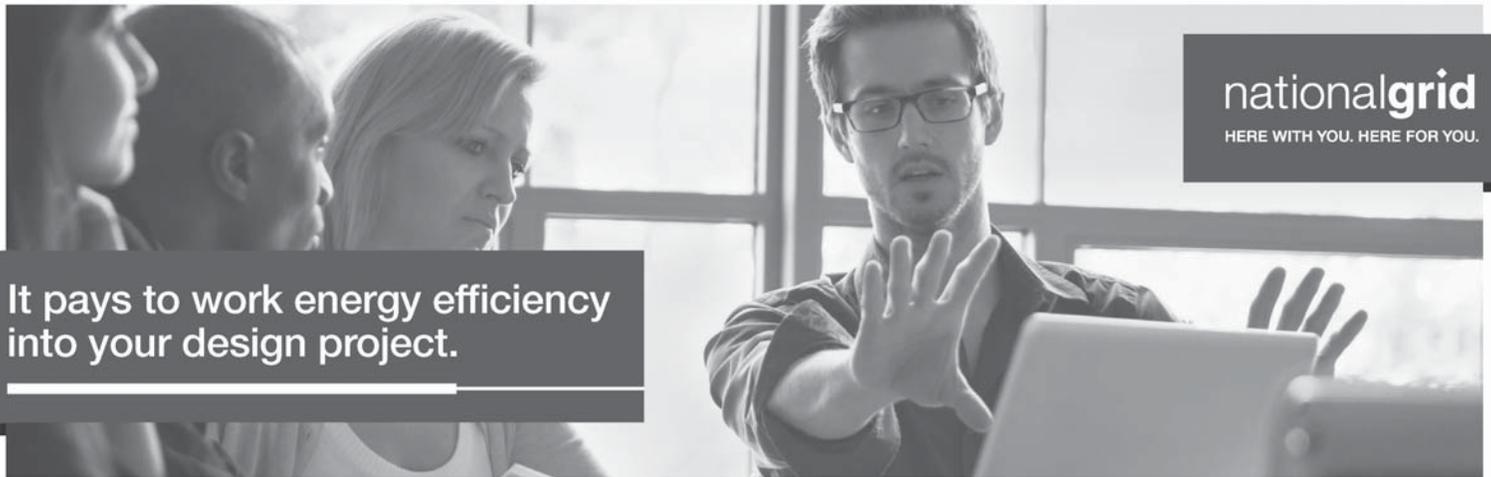
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# And the belief goes on: Towns think kids are a liability

By Paul F. Eno *Editor*

It's a sword with two edges: Twice the number of residential building permits but with hopes for, among other things, fewer children.

## Should you sign a release?

By Girard R. Visconti

Releases in the construction industry are common as a "general procedure" for payment to contractors, subcontractors and suppliers. The most popular releases are releases of lien and settlement releases.

As to releases of lien, whether partial or final, scrutiny is a must in determining what the signing party is releasing. For example, a partial or final release of lien may include releasing any and all claims up to the time of the release or thereafter.

Usually, releases include a waiver of lien rights and release of all claims. Where there is a release of all claims, releases can bar unpaid retainage, change orders, delay claims, etc. unless those items are excepted for the release. Otherwise, the releasee, i.e. the one benefitting from the release, could take a position that the signing party gives up all of its rights to those items, except the payment noted in the release.

The other type of release is a settlement release, whereby there is a court action, arbitration, mediation, etc. where parties are settling a certain item of dispute. For example, if the dispute concerns a portion of a building that has incorrect work by a contractor or subcontractor, the release upon settlement should only release that portion of the work that's in dispute.

In the event the release releases the entire project, or the work of the subcontractor or contractor and another portion of the building fails in the future, the release may bar recovery of that particular work. In addition, if a subcontractor releases a general contractor or a general contractor releases the owner, and later on there is a claim against the subcontractor or the general contractor, either of them could be precluded from filing the claim against each other if, in fact, "full release is signed."

Therefore, it's recommended that all releases should be limited in scope and further recommended to add the following phrase: "Excepted from this release are any claims by third parties for personal injury or property damage."

So give serious thought before signing any release.

*Girard R. Visconti, a longtime member of the Rhode Island Builders Association, is an attorney with Shechtman, Halperin, Savage LLP.*

That's part of the strategy behind the Cumberland Town Council's waiver of its quarterly cap on building permits for a 30-acre apartment complex in the Highland Corporate Park on the Cumberland-Woonsocket line. Plans call for 200 units in 15 buildings, with 60 percent having one bedroom and the rest with no more than two. The estimated population will be 358 adults and 10 school-aged children.

In February, the Town Council waived its 25-per-quarter cap on residential building permits for the Highland Hills development, spearheaded by Rhode Island Builders Association member Colin Kane of the Peregrine Group LLC. The ordinance that established the permit cap in 2002 allows the Town Council to waive it for projects judged to have a low impact on public services, especially town schools. In this case, the council granted twice the number of permits than would usually be granted in a year.

When asked about the waiver, Cumberland Building Official Peter Scorpio Sr. referred The Rhode Island Builder Report to Town Solicitor Thomas E. Hefner.

"RIBA members should know that this waiver won't affect the number of building permits available in Cumberland in 2015, but we still have the permit cap," Mr. Hefner said.

As for Highland Hills, "we expect this to be a low-impact project, occupied by young professionals, many working within the industrial park, and with few children," he added.

Asked if Cumberland views families with children as a liability, Mr. Hefner said, "Yes, absolutely. Most of the development proposals, including this one, provide expert testimony or reports that say this type of program will only produce X number of children. Education is a major expense, and we're not the only town looking at development this way."

see *CHILDREN...* page 25



*Many towns feel that children are a financial liability. Accordingly, they have created policies that have decimated family housing and, subsequently, the school-age population in Rhode Island. We understand the simple math towns use, and the perceptions that infect local development decisions. But is the issue of families with children truly understood? We await an in-depth study of this issue from the Center for Global and Regional Economic Studies at Bryant University, due out this spring. We look forward to a constructive discussion based on its findings.*

*-Executive Director  
John Marcantonio*

# George W. Whalen

## Executive Director

### Contractors' Registration & Licensing Board

*George W. Whalen has been executive director of the Rhode Island Contractors' Registration Board (now the Contractors' Registration and Licensing Board) since 1991. He is a past president (2003-2004 and again in 2013-2014) of the National Association of State Contractors Licensing Agencies (NASCLA), the first time a president has been elected to two separate terms, and has served on its Board of Directors for 17 years. The Contractors' Registration and Licensing Board (CRLB) itself is celebrating 25 years of registering contractors, and assisting homeowners and contractors in settling construction disputes. The board has grown from seven to 17 members as a result of 2014 legislative changes.*



**THE BUILDER:** What's the current status of enforcement by the Contractors' Registration and Licensing Board (CRLB)?

**WHALEN:** Enforcement has continued, and sting operations and ticket issuances are always an ongoing function for our staff. I can't say when and where the stings will take place, of course!

As a matter of fact, the National Association of State Contractors Licensing Agencies (NASCLA) will meet in Alabama (in March), and we plan to put together a national sting operation, a day where all of us will go after contractors who aren't abiding by the registration or licensing laws where they work. This will be intense enforcement.

**THE BUILDER:** Speaking of illegal contractors, fax machines in Rhode Island have been humming with junk faxes from out-of-state contractors offering to clear roofs and ice dams in the wake of all the snow. Not surprisingly, no contractor registration numbers are given on the ads, as required by law. Have any of these contractors come in to register?

**WHALEN:** We get those faxes in our own office! No question there are people out there cleaning roofs who aren't regis-

tered. But by shoveling snow are they really acting as contractors? Whatever the answer, they can do a great deal of damage to roofs if they don't know what they're doing. So I always tell people to hire registered contractors for any work, not only to be sure the work is done right but to be certain they have proper insurance.

That said, I'm surprised there haven't been that many out-of-state contractors coming in to register in the wake of this tough winter. We had a big influx after the 2010 floods. We've had a few lately, but not many.

**THE BUILDER:** What legislation affecting the CRLB is pending in the General Assembly in 2015?

**WHALEN:** This legislative year looks to be very busy, with bills being submitted by the attorney general's office and other agencies. The CRLB voted in February to support the attorney general's efforts to make failing to comply with an order (from the CRLB) a felony if it exceeds an award or fine over \$5,000. This will help consumers collect judgments and monetary awards.

Currently, failure to comply is a misdemeanor, and it only applies for a year. Making it a felony would apply for five years, giving property owners a chance to get their restitution.

Another piece of legislation submitted by the attorney general would allow us to perform criminal background checks on registrants or licensees. This hopefully will be very beneficial to consumers who have people working on their property.

Also, the well drillers and pump installers have just come under CRLB jurisdiction for licensing, based on 2014 legislation. And legislation has been submitted to include water filtration-system installations and modifications.

We're also waiting for two new board members to be appointed to represent the underground-utility contractors, based on last year's law, and we have legislation pending to define which board members serve for how long. We have 15 members now, and this



...from previous page

will make it 17. We started 25 years ago with seven members.

So, in addition to the well drillers and pump installers, CRLB now has licensing jurisdiction over home inspectors, commercial roofers and underground-utility contractors.

**THE BUILDER: Aren't drain layers about to come under your jurisdiction as well?**

**WHALEN:** That comes under last year's legislation that dealt with underground utilities. Previously, the municipalities had jurisdiction over that program. None of those contractors were licensed by the state. They had to get local licenses, but last year's legislation puts that licensing authority at the state level for all underground utilities.

There's a \$20,000 bonding requirement and an application process. There's a grandfather clause that runs until June 30<sup>th</sup> of this year. Anyone who had a local license in Rhode Island over the last five years will be grandfathered until then, but they still have to meet the bonding requirement.

Technically, the cities' and towns' authority to grant those licenses was revoked as of January 1<sup>st</sup>, but we need those two new people on the board so we can fully develop rules, regulations and standards. Anyone with questions can call the CRLB at (401) 222-1268.

**THE BUILDER: Where stands the mandated education program for contractors?**

**WHALEN:** The CRLB recently approved new rules and regulations that will be put forth to a public hearing on April 2<sup>nd</sup> at 3 p.m. in Conference Room A at One Capitol Hill, Providence. New education and pre-registration classes will be required pursuant to Rhode Island General Law 5-65-5 (e). A public-hearing notice and proposed draft rules for adoption were posted with the secretary of state on February 25<sup>th</sup> and they're at the CRLB website: [www.crb.ri.gov](http://www.crb.ri.gov).

Those proposed rules incorporate legislative changes and also define how we'll go about this continuing education. We will have education requirements for new applicants before they register, and I think that's a great step toward "raising the bar."

This step helps bring us a little closer to licensing. That requires education, tests, and provable skills and knowledge. So once these regulations are in place, applicants will have to have five classes before they can register.

**THE BUILDER: What's your personnel situation at CRLB right now?**

**WHALEN:** As people can see, we changed our name a few years ago to reflect the new licensing programs that have been added recently, and hopefully will be up and running this year. As we said, these include the home inspector license, commercial roofer license, the well drillers and pump installers license, along

with the underground utility contractor license.

All these programs are being instituted this year as we adopt the new rules and regulations as well as testing, which will be provided by a third-party testing agency, PSI Services LLC. They're already working on the underground utility-contractor test. For home inspectors, there's a test that's used nationally.

That said, we're short two staffers at this point, one clerical and one investigative. The latter retired in December. But like most state agencies trying to do more with less, we hope to get these positions filled shortly.

**THE BUILDER: Won't these licensing programs require more people than just registrations do?**

**WHALEN:** We hope to get it done with just these two, though it will probably require more down the line because the dispute-resolution process will expand. Now we just do residential construction, but we will be doing residential for the licensing programs as well. Still, I don't expect it to be a major increase in work load, at least initially. It might take a few years before that happens.

**THE BUILDER: How are computer system updates going at CRLB?**

**WHALEN:** Our systems are 25 years old. But we're working on upgrading our current Informx System to reflect the new licensing programs until the state's new e-permit system is instituted. At that point we hope to be part of that system with the state building commissioner's office and the fire marshal's office.

**THE BUILDER: You will stay on under Gov. Gina Raimondo, right?**

**WHALEN:** I plan to stay and work with the new governor, and I look forward to it.

Over the last 35 years I've worked with many governors and look forward to supporting Governor Raimondo and continuing to support the State of Rhode Island. I hope to serve as executive director of the CRLB for a few more years in our efforts to protect the consumers in our state and provide a fair and positive environment for the construction industry.



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## ICE DAMAGE...from page 2

very cold conditions. So temporary insulation might have to be installed, with permanent insulation waiting for warmer weather. Temporary heat may also be required.

• The water causing the damage has to be diverted, especially if there's a great deal of rain or snowmelt, or the damage will only get worse.

"Many adjusters want to write the check and be done with it," Mr. Anderson said. "That might not be sufficient. And often, depreciation is taken with the 'holdback' not being paid until the work is complete."

If you have questions on these issues, reach the Andersons or Mark Constantine of their staff at (401) 231-3130. 

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## BOARD...from page 10

The Education and Workforce Development Committee updated the board on progress toward a curriculum for mandated continuing education for contractors, which is expected to be ready by May.

The CRLB recently approved new rules and regulations, and there will be a public hearing on April 2<sup>nd</sup> at 3 p.m. in Conference Room A at One Capitol Hill, Providence. *Related story on pages 4 and 22.*

On behalf of the Home Show Committee, Mr. Marcantonio thanked all those who volunteered for set-up before the show and take-down afterward. The Home Show took place at the Rhode Island Convention Center, Providence, March 5<sup>th</sup>-8<sup>th</sup>. *Related story on page 1.* 

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# Baud, Casali join RIBA Environmental Committee



David C. Baud and Joseph A. Casali

David C. Baud of Wakefield-based Baud Builders Inc. and Joseph A. Casali of Joe Casali Engineering Inc., based in Warwick, have become the newest members of the Rhode Island Builders Association's Environmental Committee.

The committee works with the Dept. of Environmental Management (DEM), the Coastal Resources Management Council (CRMC) and other regulatory agencies to encourage reasonable regulations for the residential construction agency.

RIBA members are encouraged to serve on one or more of the association's many committees. For more information, contact Executive Director John Marcantonio at (401) 438-7400. 

## New study details challenges to Latino home buyers in R.I.

The challenges Latino residents face in the Rhode Island housing market are outlined in a new study by HousingWorks RI (HWRI) and the Latino Policy Institute (LPI) at Roger William University.

Included is an overview of the conditions that contribute to preventing Latino renters from becoming home buyers.

HWRI's analysis reviews median renter household incomes and single-family home prices from 2007 to 2013. During that time, the income needed to afford the median-priced single-family home outpaced the household incomes of both Latino and non-Latino renters, according to the study.

However, the median renter household income for Latinos declined 16 percent from 2007 to 2013, while the median renter household income for non-Latinos remained the same, the study says.

"The data clearly show that Latinos in

Rhode Island are new to the homeowner market, with little room for unexpected expenses or setbacks," said Anna Cano Morales, director of LPI.

The study is available at the HWRI website at [housingworksri.org](http://housingworksri.org). 

## CHILDREN...from page 21

Asked why, with the continued slow housing market, Cumberland still has a permit cap, Mr. Heffner said the idea of removing it simply hasn't been brought up. "The cap went in during a building boom, but I tend to agree" that the issue should be revisited.

He also stressed that the Highland Hills development will come to fruition after a long history of issues, including a lawsuit by local residents, four Supreme Court decisions and questions about municipal water availability, all now resolved. 

## LEGISLATION...from page 18

ing, and providing input. And again, in the end, the new regulations will be statewide, with no more patchwork of local rules.

Our Environmental Committee will have a substantial challenge by way of time

and effort to ensure that this rulemaking process provides the proper balance for development and the environment, and the support of all members will be needed.

To find out how you can help, contact Executive Director John Marcantonio at (401) 438-7400. 

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