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**Key Ceremony set
for BHH house**

The Rhode Island Builders Association's charity, Builders Helping Heroes, along with Homes For Our Troops, plans to turn over the keys to the house it has built in Burrillville for wounded Marine Kevin Dubois in a December 21st ceremony.

Page 6

**BUILD teams
forming in R.I.**

RIBA's Legislative Committee is forming Builders United for Informed Local Decision-making (BUILD) teams around Rhode Island.

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**Changes loom in
DEM permitting**

Will the Dept. of Environmental Management really streamline its permitting system? Get the word from DEM Associate Director for Environmental Protection Terrence Gray.

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**R.I. Code Books
on sale at RIBA**

Rhode Island 2013 Code Books are on sale to members at RIBA headquarters. Contact Elizabeth Carpenter at (401) 438-7400.

Homeowners in over their heads as flood insurance rates soar

A proposal to put off the increases would only 'delay the inevitable.'

By Paul F. Eno *Editor*

Homeowners in flood plains all over Rhode Island may face "sticker shock" in 2014 and beyond as federal subsidies for flood insurance are phased out and premiums soar. Beginning October 1st, more than a million policy holders throughout the country were facing huge rate increases, unless Congress passes the Grimm-Waters Homeowner Flood Insurance Affordability Act. This bill was before the Senate Banking, Housing and Urban Affairs Committee as of this writing.

"Even if this legislation is enacted, it will just

delay the inevitable. But it would give owners of homes and businesses grandfathering if their flood zone has been re-mapped to become higher-risk," said Michelle Burnett, Rhode Island state floodplain coordinator. "Premium increases would be delayed, and the Federal Emergency Management Agency (FEMA) would be directed to conduct an affordability study within two years."

The original legislative culprit in the scenario is the Biggert-Waters Flood Insurance Reform Act, passed by Congress almost unanimously in 2012. After decades of artificially low premiums, the law appeared to finally place the National Flood Insurance Program on a firm financial basis. Grandfathered and subsidized insurance rates rise, payments no longer go to

see FLOOD...page 29



A busy agenda

Cranston Mayor Allan Fung, a Republican candidate for governor, addresses the Rhode Island Builders Association's Board of Directors on November 5th. He emphasized his own roots in a family that struggled to build a small business. The board also dealt with planning and legislative issues, along with plans for an expanded Home Show in 2014. Story on page 2.

RIBA board hears about RhodeMap RI, legislative plans for upcoming year

By Paul F. Eno *Editor*

Politics, planning and preparation for 2014 were the themes of a busy evening for the Rhode Island Builders Association's Board of Directors on November 5th.

Cranston Mayor Allan Fung, Republican candidate for governor, addressed the meeting, outlining his vision for Rhode Island's economy and business climate, and stressing his roots in small business and his appreciation for the importance of housing to the economy.

Kevin M. Flynn, associate director for planning at the state's Division of Planning, informed the board about RhodeMap RI, a broad-based planning project that includes a consortium of state and quasi-state agencies, municipalities and non-profit organizations.

The three-year project is funded by a \$1.9 million Sustainable Communities Regional Planning Grant. It is addressing the state's future issues in transportation, water, land use, economic development and housing, according to Mr. Flynn. This is year two, and ongoing public participa-

tion is sought as the planning process begins.

Meetings are being held throughout the state, and RIBA members have been urged to participate. Watch RIBA's Facebook® page and website for dates, times and locations. One of these meetings was to be held at RIBA's East Providence headquarters on November 20th. See the story on RhodeMap RI in the November issue of *The Rhode Island Builder Report*.

Mr. Flynn mentioned that a Land Use Task Force and a Wetlands Task Force are part of the process, and that RIBA is represented on both.

Find out more at www.RHODE-MAPRI.org.

In other matters, Robert J. Baldwin, co-chairman of RIBA's Legislative Committee outlined six highlights of the association's legislative agenda for 2014, stressing that grassroots member participation is essential if RIBA is to have the legislative success that occurred in 2013.



Kevin Flynn, associate director of the state Division of Planning, listens to a question during the November 5th RIBA board meeting.

RIBA Executive Director John Marcan-tonio reviewed some very positive budget figures and told the board that a budget surplus is expected for the 2013-2014 fiscal year.

Preparations begin for RIBA 2014 *Directory and Buyers Guide*

What will carry the name of your business through 2014, and be in the hands of thousands of potential customers before and after the Home Show? The Rhode Island Builders Association's 2014 *Membership Directory and Buyer's Guide!*

Now is the time for RIBA members and non-members alike to start planning their advertising in this attractive, year-long venue. The *Membership Directory and Buyer's Guide* is the source in Rhode Island for homeowners and businesses to find suppliers, subcontractors, lenders, *see DIRECTORY...page 29*

AD RATES: 2014 DIRECTORY	
CENTER SPREAD, FULL COLOR	\$2,200 SOLD
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Check out the other benefits RIBA offers: discounts and rebates on products you use every day, education, marketing opportunities and far more. Call (401) 438-7400 or visit www.RIBUILDERS.org.

DEADLINES FOR THE NEXT ISSUE

For the JANUARY issue, copy, ads and photos must be to us by

Friday, November 29

Send material to The R.I. Builder Report, c/o RIBA,
450 Veterans Memorial Pkwy., Suite 301, East Providence, RI 02914
or e-mail to builder@newriverpress.com. Fax: (401) 356-0913

THE RHODE ISLAND
builder report

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LOOKING AHEAD!

◊**December 4: OSHA-HAZCOM New Requirement Seminar** - RIBA headquarters, East Providence, 4:30 to 6 p.m. Instructor Scott Asprey of Risk & Safety Management will introduce attendees to the revised OSHA Hazard Communication Standard. FREE for RIBA members and non-members. To register, logon to RIBUILDERS.org, and click on this event under the "Events Calendar," or contact Elizabeth Carpenter, ecarpenter@ribuilders.org, or call (401) 438-7400. *Details on page 10.*

◊**December 12: Remodelers/Subcontractors Networking Night** - RIBA headquarters, East Providence. 5 p.m. FREE for members and non-members. To register, logon to RIBUILDERS.org, and click on this event under the "Events Calendar," or contact Elizabeth Carpenter, ecarpenter@ribuilders.org, or call (401) 438-7400. *Details on page 22.*

December 21: Key Ceremony at the Dubois Home - Marine Cpl. Kevin Dubois will be officially presented with the keys to the specially adapted home at 659 Sherman Farm Rd., Burrillville, built this year by RIBA's Builders Helping Heroes charity and Homes For Our Troops. 11 a.m. All are invited. Parking will be at TransCanada's parking lot at 1575 Sherman Farm Rd. A bus will bring guests to the home site and will run from 10:15 a.m. until the end of the ceremony. Please RSVP to Doreen Lewis at dlewis@hfotusa.org. *Information on page 6.*

◊**January 8-9: OSHA 10-Hour Certification Course** - RIBA headquarters, East Providence, 11:30 a.m. to 5 p.m. both days. Attendance on both days is required for certification. Course is FREE for members, book is \$25. \$125 charge for non-members includes book. To register, logon to RIBUILDERS.org, and click on this event under the "Events Calendar," or contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *Details on page 10.*

◊**January 14: 4-Hour Lead Safe Refresher Class** - RIBA headquarters, East Providence, 1 to 5 p.m. FREE for members, and a small materials charge may apply. \$115 for non-members. To register, logon to RIBUILDERS.org, and click on this event under the "Events Calendar," or contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *Details on page 12.*

◊**January 22: 8-Hour Lead Safe Remodeler Renovator Course** - 8 a.m. to 5 p.m. at RIBA headquarters. This course is required for all contractors working in pre-1978 buildings. Course is FREE for members, printed materials are \$15. \$125 charge for non-members includes printed materials. To register, logon to RIBUILDERS.org, and click on this event under the "Events Calendar," or contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *Details on page 12.*

February 4-6: International Builders Show - Sponsored by the National Association of Home Builders, Las Vegas Convention Center, Las Vegas, Nev. Visit www.BUILDERSSHOW.com.

◊**April 3-6: RIBA Annual Home Show** - Rhode Island Convention Center, Providence. Visit www.RIBAHomeShow.com. *Details on page 8.*

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

◊Indicates a RIBA-sponsored event.



Felix A. Carlone

Success on all fronts

First, let me wish every member and friend of the Rhode Island Builders Association a wonderful holiday season!

Beyond that season is 2014, a new year with many challenges old and new. Along with RIBA's capable and hard-working executive director and staff are our committees. These are the people on the front lines with the issues facing our industry. They put in long hours in meetings and in the field, and that work shows.

Members know about our Legislative Committee (see page 24), Environmental Committee (see page 1), Remodelers Committee (see page 22), Professional Women in Building Council (see page 7) and Home Show Committee (see page 8) because their work is very visible and is covered extensively in *The Rhode Island Builder Report*. But there are many other committees whose work is crucial to RIBA and our industry. These include our State Political Action and PAC Fundraising Committees, along with committees on building codes, contractor education, education and workforce development, green building, land use, marketing and public relations, membership, multi-family, and programs and events. We urge members to serve on a committee.

A turnaround year

This has truly been a turnaround year for our trade associa-

tion. In fact, I have never felt such a strong spirit of enthusiasm, cooperation and all-around "can-do" energy as I have felt over the past two years!

More members than ever are getting involved, and it shows in our legislative successes, in our committees, in our revitalized Home Show and in attendance at our educational and networking events.

I know that I am always praising our energetic executive director, John Marcantonio, and the RIBA staff, but they obviously deserve it.

So my message is: Let's keep it going and let's keep it getting better!

In December, we are looking at the completion and presentation of another major achievement: The house that our charity, Builders Helping Heroes (BHH), has built for Marine Cpl. Kevin Dubois, who lost both legs in combat in Afghanistan. Well done to BHH, well done to our cooperating organization, Homes For Our Troops, and many thanks to the myriad of donors without whom this project would never have been possible. And special thanks to BHH President Bob Baldwin, Project Supervisor Dave Caldwell and all who brought it together.

Wishing you
and your family a
**Happy
Holiday
season**

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 Superior Propane • T.H. Malloy Fuels • Tartaglia Trucking Inc.
 Trinity Excavating • United Builders Supply • Vector Stone
 Village Paint & Decorating • Vinyl Concepts
 Volvo Rents of Southboro
 Wood & Wire Fence • Zawadzki Plumbing and Heating

House to be presented to Marine on Dec. 21



Timothy Grenier of The Grenier Group, left, and Matthew Ozmanski of Frenchtown Builders do some finish work at the Dubois house on October 29th.

By Paul F. Eno *Editor*

Wrapping up the punch list items has been the order of the day at the Burrillville site where Homes For Our Troops and the Rhode Island Builders Association's charity, Builders Helping Heroes (BHH), are rapidly completing a specially adapted home for wounded Marine Cpl. Kevin Dubois and his wife, Kayla.

The ceremony to turn the house keys over to the Dubois family is scheduled for December 21st, at the site, 659 Sherman Farm Rd., beginning at 11 a.m. All are invited. Parking will be at Trans-Canada's parking lot at 1575 Sherman Farm Rd. A bus will bring guests to the home site and will run from 10:15 a.m. until the end of the ceremony. Please RSVP to Doreen Lewis at dlewis@hfotusa.org.

Meanwhile, generous contributors continue to come forward to support the Dubois project.

National Building Products: Mike McDole and the team from this longtime RIBA member company arranged for donation of nearly \$5,000 worth of roof trusses.

Armstrong® provided the flooring materials.

Builders Surplus Inc.: Owner Mike Winter provided the pre-hung doors, closet doors and all the paint-grade interior trim.

Caldwell & Johnson Inc.: Dave Caldwell, along with Dwayne Smith and Matt Dallaire, provided some essential interior work.

see HEROES...page 28

22 attend PWB workshop on office organization

“Creating and Maintaining Office Organization” was the theme as 22 people turned out on October 21st to hear Kristin MacRae of Organizing In RI LLC.

It was the monthly meeting and networking session of the Rhode Island Builders Association’s Professional Women in Building Council (PWB). RIBA headquarters was the scene. PWB President Cheryl Boyd welcomed members and guests.

“Kristin presented a great seminar, and we learned all about streamlining and maximizing office space, paper management, time management, and how to organize space,” Ms. Boyd said.

Ms. McRae is a contributing writer for the *Rhode Island Small Business Journal*, produces a weekly column for GoLocalProv.com and writes for *New England Home Life Magazine*.

At the end of the evening, an organizational CD by Ms. McRae was raffled off.



Kristin McRae presents “Creating and Maintaining Office Organization” at RIBA headquarters on October 21st.

Holiday party on December 2

Join PWB on Monday, December 2nd, at the Farmer’s Daughter in South Kingstown for the perfect start to the holiday season with a “Ladies Night” of fun-filled holiday creativity! Each of us will create a beautiful centerpiece, complete with mixed greens, a taper candle, and accents to take home.

Also enjoy holiday music and light fare, including wine, cheese and crackers, and hot mulled cider. Dress comfortably, as we will gather for the centerpiece class and festivities in the greenhouse, beautifully decorated for the season.

Please feel free to bring a friend and plenty of business cards!

New members welcomed

PWB congratulates Carol O’Donnell of CRM Modular Homes, who now chairs the PWB Membership Committee. We also welcome 13 new members and thank their companies for their support: Cynthia Valenti-Smith of Washington Trust Co., Pat Baldwin and Deborah Baldwin of R. B. Homes., Linda Bentz of Property Advisory Group, Tina Caldwell of Caldwell & Johnson, Iris Carlone of F. A. Carlone & Son, Amy Cracco of Modern Yankee Builders, Janet Fitzgerald of Fitzgerald Building, Elise Geddes of Geddes Builders, Barbara Jones of Ken Jones Construction Inc., Maureen Marcantonio of Marcantonio Design Builders, Joyce Therrien of Builders Insurance Group, and Cheryl Kessler of Yoffe Exposition Services.

To learn more about the Professional Women in Building please contact Cheryl Boyd, or join us for our evening at the Farmer’s Daughter on December 2nd.

PWB is the premier professional organization for women in the

building industry. Through publications, awards, scholarships, seminars and programs, PWB helps give women the advantages they need to succeed in the building industry. Members include women who are RIBA and National Association of Home Builders members, including builders, remodelers and associates, along with affiliate members such as employees, spouses and extended family.

PWB members also receive well deserved recognition for their contributions to the residential construction industry and homeownership.

“We provide direct service to the general membership through education and training programs,” Ms. Boyd points out. For more information, contact her at (401) 255-5910 or cboyd@arnoldlumber.com.

RIBA Professional Women in Building

Holiday Party

December 2, 6 – 8 pm at
The Farmer’s Daughter,
716 Mooresfield Rd, South Kingstown, RI 02879
Cost: \$45 per person.

RSVP: Cheryl Boyd, 401.255.5910
or cboyd@arnoldlumber.com
or Elizabeth Carpenter, 401.438.7400
or ecarpenter@ribuilders.org

Home Show Model Home, backyard sure to draw crowds

WHEN: April 3rd-6th.

WHERE: Rhode Island Convention Center, Providence

FOR INFORMATION AND TO OBTAIN EXHIBIT SPACE: Call Yoffe Exposition Services at (800) 963-3395 or visit www.RIBAHomeShow.com.

The Model Home is back once again!

As the Rhode Island Builders Association's 64th Annual Home Show draws nearer, members of the Home Show Committee visited the Rhode Island Convention Center on November 5th to check the expanded setting for the Model Home and "The Ultimate Backyard," a new show feature.

The Model Home, which returns for the third year in a row thanks to Carol O'Donnell of CRM Modular Homes, will be furnished by Raymour & Flanagan and will once again be decorated by Karen Corinha of Corinha Design.

Also featured at the 2014 show will be the "Energy Expo," sponsored by the State of Rhode Island and National Grid. This

exclusive exhibit area will showcase products and services designed to reduce home energy usage, and will be a center for educational and how-to information.

Robert D. Yoffe of Yoffe Exposition Services Inc., the show producer, is carrying out a complete promotional strategy for the Home Show, including multi-media advertising, intensive public relations and special promotions.

The show will once again feature live cooking demonstrations, professional seminars, wine pairings and children's activities.

The hard-working Home Show Committee includes Chairman Ronald J. Smith of Ron Smith Homes LLC, Cheryl Boyd and Louis Cotoia of Arnold Lumber Co., RIBA Operations/Project Manager Elizabeth Carpenter, Ms. O'Donnell, Mr. Yoffe, Ms. Corinha, and Joseph C. Cracco of Modern Yankee Builders Inc.

Now is the time to plan your company's exhibit for the 2014 Home Show! RIBA members receive an automatic 5 percent discount on exhibit space. RIBA anticipates that the show space will be sold out, so please call Mr. Yoffe for more information today or visit www.RIBAHomeShow.com.

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OSHA HAZCOM Standard is Dec. 4 subject

WHEN: Wednesday, Dec. 4th, 4:30-6 p.m.
 WHERE: Rhode Island Builders Association headquarters,
 450 Veterans Memorial Pkwy. #301, East Providence
 02914
 COST: FREE for members and non-members
 DEADLINE TO REGISTER: Dec. 2nd
 FOR INFORMATION AND TO REGISTER: Logon to
 RIBUILDERS.org, click on this event under the "Events
 Calendar," or contact Elizabeth Carpenter at [ecarpenter@
 ribuilders.org](mailto:ecarpenter@ribuilders.org) or (401) 438-7400.

The Occupational Safety and Health Administration (OSHA) has revised its Hazard Communications Standard to align with the United Nations' Globally Harmonized System of Classification and Labeling of Chemicals (GHS).

All employers with hazardous chemicals in the workplace or on the jobsite must conduct new training for workers on the GHS label elements and safety data sheets so they will recognize and understand them.

In this free workshop, instructor Scott Asprey from Risk & Safety Management will take attendees through the ins and outs of the revised regulations.

OSHA 10-Hour course offered Jan. 8-9

WHEN: Jan. 8th and 9th 11:30 a.m.-5 p.m. each day
 WHERE: RIBA headquarters, 450 Veterans Memorial Pkwy.
 #301, East Providence 02914
 COST: FREE for members, with \$25 book charge. \$125 for
 non-members includes book.
 DEADLINE TO REGISTER: Dec. 28th.
 FOR INFORMATION AND TO REGISTER: Logon to [www.
 RIBUILDERS.org](http://www.RIBUILDERS.org), click on this event under the "Events
 Calendar," or contact Elizabeth Carpenter at [ecarpenter@
 ribuilders.org](mailto:ecarpenter@ribuilders.org) or Sheila McCarthy at [smccarthy@
 ribuilders.org](mailto:smccarthy@ribuilders.org), or call (401) 438-7400.

The Rhode Island Builders Association is offering the OSHA 10-Hour Certification Course in January.

This course provides training in compliance with the Dept. of Labor & Training's municipal jobsite rules. The course trains safety directors, foremen and field employees in OSHA standards. It highlights major safety concerns to reduce jobsite accidents, saving time and money. Everyone completing the course will receive a copy of the OSHA Standard 29 CFR Part 1926 (\$25 book charge for those taking the course free) and an OSHA-10 certification card.





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Lead licensing refresher to take place Jan. 14

WHEN: Tuesday, Jan. 14th, 1-5 p.m.
WHERE: Rhode Island Builders Association headquarters, 450 Veterans Memorial Pky #301, East Providence 02914
COST: FREE for members, \$115 for non-members.
 Registration must be pre-paid. Credit cards accepted.
DEADLINE TO REGISTER: Jan. 9th, also the cancellation deadline.
FOR INFORMATION AND TO REGISTER: Logon to www.RIBUILDERS.org, click on this event under the "Events Calendar," or contact Elizabeth Carpenter at ecarpenter@ribuilders.org or Sheila McCarthy at smccarthy@ribuilders.org, or call (401) 438-7400.

This four-hour class is a refresher course for contractors who have their lead renovator/remodeler license and whose license is coming up for renewal or has expired within the six months before the class. *A small materials charge may apply.*

The class will review lead-hazard controls and update attendees on any changes to regulations since they were issued their licenses.



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8 Hour Lead-Safe course set for Jan. 22

WHEN: Wednesday, Jan. 22nd, 8 a.m.-5 p.m.
WHERE: Rhode Island Builders Association headquarters, 450 Veterans Memorial Pkwy., East Providence 02914
COST: Members FREE, with \$15 materials charge. Non-members \$150, including materials. Includes a light meal.
DEADLINE TO REGISTER: Full payment required by Dec. 17th. Credit cards accepted.
FOR INFORMATION AND TO REGISTER: Logon to www.RIBUILDERS.org, click on this event under the "Events Calendar," or contact Elizabeth Carpenter at ecarpenter@ribuilders.org or (401) 438-7400, or Sheila McCarthy at smccarthy@ribuilders.org or (401) 438-7400.

The Rhode Island Builders Association will present the 8 Hour Lead-Safe Remodeler/Renovator Course in January. This course is required to obtain or renew a Lead Safe Remodeler/Renovator License, which is necessary for work in all pre-1978 buildings in Rhode Island.

This class covers the Lead Renovation, Repair and Painting (RRP) requirements in Rhode Island and Massachusetts, as well as those of the Environmental Protection Agency (EPA).

A written exam is given at the end of the course, and a passing grade allows attendees to apply for licensing in Rhode Island, Massachusetts and through the EPA.

There will be no refunds for cancellations after December 17th. No-shows will not receive refunds or credit toward future classes. Space is limited - please register now!

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Pages 4, 5 & 6

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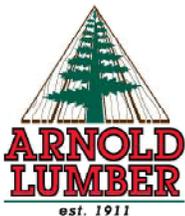


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Member Profile: Christian Sweet of Vinyl Concepts Inc.

Specializing is the specialty for this third-generation contractor

By Paul F. Eno *Editor*

Christian Sweet has both feet firmly planted, one in the past and one in the future.

“I was just a little kid when I started helping my grandfather and my father around jobsites,” says the Coventry native and third-generation contractor. “Before long, I was swinging a hammer alongside them, and I was doing carpentry with them by the time I was 18.”

Chris’s grandfather was Phil Pompei of Pompei Cement Construction, a longtime member of the Rhode Island Builders Association. His dad and mentor was Dennis Sweet. But Chris’s mind was set on the future too, and he saw a growing demand for vinyl products as a replacement for wood in construction. That’s why he founded his own company, Vinyl Concepts Inc., in 2000.

“I felt well prepared to do this. I spent years in extensive specialty and safety training. And today, I specialize in one thing: vinyl,” states Chris, a VSI (Vinyl Siding Institute) Certified Mastic® Master Elite Contractor.

Most days you can find Chris up on the scaffolding, working with his three-person crew, something his customers find reassuring. Their work includes vinyl siding installation and repair, custom trim work, replacement windows, roof installation and repair, skylights, ridge vents, soffits, shutters, gutters and even custom window flowerboxes.

“We do complete home exteriors, and we’re very proud of a Queen Anne Victorian house we restored last year in vinyl siding and PVC trim,” Chris declares.

Chris’s wife, Christine, manages the office.

Vinyl Concepts serves mostly residential customers in Kent and South Counties, but Chris’s crew can range all over Rhode Island. That includes Burrillville, where Vinyl Concepts is a major contributor to the home-building project led by Homes For Our Troops and RIBA’s charity, Builders Helping Heroes. Chris has donated all the labor while Dennis Poland of Mastic arranged for donation of all the siding materials.

“We’re very happy to make a difference for young heroes like Cpl. Kevin Dubois, who will live in that house,” Chris says.

Vinyl Concepts Inc.

Owners: Christian Sweet

RIBA member since: 2001

Focus: Residential applications for vinyl products

Serves: Rhode Island

Founded: 2000

Based: Coventry, Rhode Island



Christian Sweet

How has Vinyl Concepts handled the “Great Recession”?

“By keeping the company small and reducing overhead, we’re able to cut down the big guy’s prices by almost half,” he says. “We have advertised more, we do trade shows, and we have a big online presence.”

That strategy has paid off, according to Chris.

“Business has taken off, and this has been a record year for us. You just have to be proactive in building your brand. If you do quality work for a least 10 years, then people will come to you.”

Vinyl Concepts joined RIBA in 2001.

“We feel it’s important to be members because it always keeps you ahead of the curve. That’s because of the education and information RIBA provides,” Chris explains. “Every year there are new codes or other important information, and RIBA keeps us current. Without RIBA, we wouldn’t know.”

Remodelers Committee slates Networking Night

WHEN: Thursday, Dec. 12th, 5 to 7 p.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: Contact Elizabeth Carpenter at (401) 438-7400 or e-mail ecarpenter@ribuilders.org or visit www.RIBUILDERS.org.

Could you benefit from networking with other remodelers, meeting professionals who can refer work, and attending courses to improve your business systems? Are you a new member of Rhode Island Builders Association?

If you answer “yes” to any of these questions, you should take advantage of the many events sponsored by RIBA’s Remodelers Committee, whose foundation is bringing education and networking to the remodelers in our trade association.

Coming up will be Remodelers Networking Night, to be held on December 12th from 5 to 7 p.m. at RIBA headquarters. This is an opportunity to network with our members and many other building professionals – suppliers, architects, subcontractors, engineers and more, and to find out more about RIBA. The top goals of our networking events are twofold: To put you in contact

with our more seasoned members and the benefit of their long experience in the business, and to give you the chance to network with building professionals in general.

Recently, the Remodelers Committee hosted the Andersen® Windows & Doors “Boot Camp” series with Shawn McCadden at RIBA. The final two seminars in the series of five were “Smart Selling for Tough Times” on November 7th and “You Sold It, Now You Need To Build It” on November 14th.

Our most recent meeting was to take place on Monday, November 25th, at 5 p.m. at Luxe Burger Bar, 5 Memorial Blvd., Providence. All remodelers and supporting trades are invited to our meetings.

The committee is working on its calendar of events for 2014, so if there’s something you’d like to see, let us know. Some educational topics to be considered are:

- How do I calculate my labor burden rate for estimating?
- Courses leading to National Association of Home Builders designations, such as Certified Graduate Remodeler (CGR).
- What should and what should not be in my contract?
- Why design-build?

Let us know what you need! Contact Elizabeth Carpenter at (401) 438-7400 or ecarpenter@ribuilders.org with your questions and ideas, or for more information.



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BUILD teams forming around R.I.



Steven Carlino

Members are reminded that e-notification systems are being set up at town and city clerks' offices throughout the state. Thanks to legislation supported by the Rhode Island Builders Association in the 2013 session of the General Assembly, you can sign up to receive e-mail notifications of all pending local actions on land-use issues, zoning, planning and municipal council actions that can profoundly affect your and your clients' property rights.

Contact RIBA Executive Director John Marcantonio for more information, (401-438-7400 or jmarcantonio@ribuilders.org).

In the meantime, the 2014 legislative session is about to begin, and we will once again need the participation of all members to maintain the momentum we developed last year. In cooperation with our business advocacy coalition partners, we have already

targeted seven major legislative areas.

In addition, we are forming a new team, Builders United for Informed Local Decision-making (BUILD). This will be a town-by-town, city-by-city network of RIBA members who will maintain personal contact with their own state lawmakers, make our business concerns known, and generally educate these legislators about the industry, its importance to the state economy, and the effect that state legislation can have locally.

BUILD members also will network with each other and RIBA's Legislative Committee to share ideas and strategies for local advocacy.

The fact is that every piece of legislation has an impact on our members and our industry locally. Regrettably, some state legis-
see LEGISLATION...page 29



Robert J. Baldwin

RIBA's Legislative Committee

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see INTERVIEW...page 31

Third quarter R.I. building permits show uneven housing recovery

Permits for the first three quarters of the year are up 8 percent over the same period in 2012.

By Paul F. Eno *Editor*

“Mixed emotions” might be the best way to greet the latest figures on single-family building permits issued in Rhode Island during the third quarter of this year. That’s because they offer a picture of a very uneven housing recovery.

Rhode Island experienced a 24 percent drop in the number of single-family building permits issued in the third quarter of this year (147), compared with the same period in 2012 (194), according to figures released in October by the Rhode Island Builders Association.

For the period before October 1st, however, there was a statewide increase of 8 percent (545 permits), as opposed to 505 in the January-October period last year.

With 17 issued, South Kingstown led the state in single-family building permits in the July-September period. But that’s a 63 percent drop from the third quarter of 2012, when 46 permits were issued, a number that also led the state for that period.

At 62 permits issued for the year as of October 1st, South Kingstown is still 10 permits behind the year-to-date figure for this time last year.

In second place was Westerly, with 12 permits, down from 14 in the same quarter of last year, a 14 percent decrease. Burrillville was third, with 10 permits, and also had the highest-percentage gain: 267 per-

cent over the same period last year, when only three permits were issued. As of October 1st, Westerly stood at 46 permits for 2013 thus far, the same number at that date last year.

In fourth place was Lincoln, with 11 permits, a 67 percent rise over the six issued in the third quarter of 2012.

At the other end of the spectrum, no single-family permits at all were issued during the third quarter in Central Falls, Exeter, Johnston, Narragansett or New Shoreham. Barrington, East Providence, Newport, Richmond, Smithfield, Tiverton, West Greenwich, Warwick and Woonsocket issued one each.

Central Falls was the only community that had issued no single-family permits at all in 2013, as of October 1st.



Single Family Building Permits

(Quarterly w/ YTD)

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	3rd Quarter				YTD					3rd Quarter				YTD			
	2013	2012	+/-	%	2013	2012	+/-	%		2013	2012	+/-	%	2013	2012	+/-	%
Barrington	1	4	-3	-75%	9	8	1	13%	Newport	1	2	-1	-50%	11	7	4	57%
Bristol	7	3	4	133%	14	7	7	100%	North Kingstown	7	8	-1	-13%	27	24	3	13%
Burrillville	11	3	8	267%	22	8	14	175%	North Providence	2	1	1	100%	11	8	3	38%
Central Falls	0	0	0	0%	0	1	-1	-100%	North Smithfield	4	4	0	0%	5	8	-3	-38%
Charlestown	4	4	0	0%	8	17	-9	-53%	Pawtucket	2	0	2	200%	5	4	1	25%
Coventry	4	3	1	33%	19	17	2	12%	Portsmouth	8	6	2	33%	16	10	6	60%
Cranston	3	3	0	0%	24	15	9	60%	Providence	3	3	0	0%	9	9	0	0%
Cumberland	6	12	-6	-50%	38	39	-1	-3%	Richmond	1	2	-1	-50%	9	6	3	50%
East Greenwich	4	6	-2	-33%	11	11	0	0%	Scituate	4	4	0	0%	7	7	0	0%
East Providence	1	2	-1	-50%	5	7	-2	-29%	Smithfield	1	2	-1	-50%	11	8	3	38%
Exeter	0	2	-2	-100%	6	9	-3	-33%	South Kingstown	17	46	-29	-63%	62	72	-10	-14%
Foster	2	2	0	0%	3	4	-1	-25%	Tiverton	1	5	-4	-80%	13	17	-4	-24%
Glocester	2	3	-1	-33%	11	9	2	22%	Warren	2	0	2	200%	6	2	4	200%
Hopkinton	2	3	-1	-33%	7	10	-3	-30%	Warwick	6	4	2	50%	25	23	2	9%
Jamestown	3	4	-1	-25%	9	10	-1	-10%	West Greenwich	1	0	1	100%	6	3	3	100%
Johnston	0	5	-5	-100%	6	12	-6	-50%	West Warwick	1	2	-1	-50%	4	8	-4	-50%
Lincoln	10	6	4	67%	22	11	11	100%	Westerly	12	14	-2	-14%	46	46	0	0%
Little Compton	4	6	-2	-33%	8	10	-2	-20%	Woonsocket	1	1	0	0%	4	2	2	100%
Middletown	9	11	-2	-18%	34	24	10	42%	Total	147	194	-47	-24%	545	505	40	8%
Narragansett	0	3	-3	-100%	6	7	-1	-14%									
New Shoreham	0	5	-5	-100%	6	5	1	20%									

Source: U.S. Bureau of the Census

A conversation with...

Terrence Gray

RIDEM's Associate Dir. for Environmental Protection

Terrence Gray's post at the Rhode Island Dept. of Environmental Management (DEM) is a new one. Previously, the 25-year DEM veteran was the assistant director for air, waste and compliance in the Division of Environmental Protection for 13 years. Now he oversees all major regulatory programs at the agency. He also directs implementation of the regulatory compliance, technical assistance, and enforcement programs. Mr. Gray is a past president of the Association of State and Territorial Waste Management Officials (ASTSWMO) and participated in the Leadership Rhode Island program. A graduate of Lehigh University in chemical engineering, he holds a master of science degree in environmental engineering from Northeastern University, and a master of business administration from the University of Rhode Island. Mr. Gray is a registered professional engineer in Rhode Island. Those with questions based on this interview may contact Mr. Gray at (401) 222-1700 ext. 7100 or e-mail terry.gray@DEM.RI.GOV.



Again, we're looking for ways to be clearer and more direct with the applicants.

THE BUILDER: The question was also meant to discover what stakeholders are participating in the improvement process.

GRAY: To be honest, it's mostly been an internal process. In the first round of implementation, we wanted to get our own staff comfortable with the language, the lean-government review process and with the whole concept of change. It's really important to lay the groundwork for that internally and get our people oriented before we open it up to a broader dialogue with stakeholders.

THE BUILDER: We understand that DEM is actively trying to streamline permitting. What is the nature of these improvements?

GRAY: We're using what are known as "lean-government tools" to systematically look at operations and business practices across DEM and try to improve customer service by providing clear, predictable and reliable outcomes in a timely manner.

Lean-government tools include mapping and flow-charting our different processes, looking for unnecessary steps, wasted efforts, areas where we can standardize more, and places where we can focus more on key information as opposed to things that have crept into these processes over the years.

THE BUILDER: How is DEM deciding what to change in the permitting processes?

GRAY: So far, we've looked at three programs that we believe have the biggest interaction and impact on business development in this state. The first two are site remediation and wetlands preliminary determinations. Those two have a pretty critical impact on land development. Third, we looked at air-pollution control, which has a lot to do with business operations, especially in manufacturing.

THE BUILDER: Do these changes deal with the most common complaints, such as website issues, inconsistency in reviews, the mailing process for applications, time delays, etc.?

GRAY: Actually, those areas are exactly what we're looking at. Where people are concerned about inconsistency in reviews, we're using a tool called "standardized work" to make sure that our scientists and engineers are consistently reviewing submissions.

Now we're moving into some processes that will have critical stakeholder involvement. The first one we started working on yesterday (October 29th) was the process we use to reimburse owners for cleanup expenses on underground storage tanks. That impacts all the gas station owners in the state.

The second one, certainly of interest to your readers, is a dialogue with developers that will start in the next month or so. This will be to really map and understand the land-development processes in Rhode Island and to understand how and where those processes interact with DEM.

Obviously there's a great deal more to development than just dealing with DEM. But we want to know where the interactions come up and if there's any way we can be more in synch with the schedules that developers deal with.

The mailing process for applications and the time delays have also come up. So by the end of the (2013) calendar year, we will have a consolidated Permit Application Center. Applicants will be able to drop off any type of application at one desk. The staff there will go through a completeness check, and the goal will be

see next page

...from previous page

to respond to the applicant within one day to let them know if applications are complete and have been moved on for technical review. It's almost an immediate feedback loop.

One thing we heard was that in some programs, people could wait weeks or months before they heard anything from the department. We want to rectify that.

We're also trying to encourage e-mail feedback. If we have questions, need more information, or there's a deficiency that needs to be corrected, I've really been pushing my staff to e-mail the applicants and their consultants to get that information in their hands as quickly as possible. The old U.S. Mail route was literally adding weeks to the process.

Internally, we've instituted monthly permit reviews, where all the program managers responsible for permitting meet. So if there's a big project that involves multiple offices with multiple permits, those managers are coordinating and making sure that project gets attention across the board.

Also in those meetings, we're flagging projects that have more than two "backs-and-forths" with the applicants. If we're commenting multiple times, there's miscommunication between DEM and the applicant, and we need to focus and get that back on track. If not, there can be months of delays.

THE BUILDER: We understand that DEM has been consulting with the Rhode Island Economic Development Corp. (EDC) in this improvement process.

GRAY: Yes, we briefed EDC, and there have been high-level discussions. We've been working most actively with Leslie Taito and EDC's Office of Regulatory Reform and Quality Management and the state Office of Management and Budget (OMB). So we're working with Leslie to streamline our processes and cleaning up our regulations, but we're also working with OMB on key performance indicators.

We're really starting to set targets when it comes to getting people timely answers, then we're measuring our performance against those targets.

THE BUILDER: Overall in this whole improvement process, how much weight is being given to economic considerations?

GRAY: There is a balance (between economic and environmental considerations). We're trying to maintain the same level of environmental results but really look at the process that's used to get there. It's that process that really puts the burden on DEM, but also on the applicants. So if there's a way to get to the same outcomes, but minimize that process-related burden, it will be a win-win situation. That's what we're looking for.

THE BUILDER: Some members of the Rhode Island Builders Association are saying that permitting might become quicker, but that DEM is now looking at more factors for an ordinary onsite wastewater treatment system (OWTS).

GRAY: We've always looked at stormwater structures and proximity to town wells with respect to OWTS permitting, but

the biggest message is that 80 percent of our permit applications are targeted at the OWTS program. That's a huge business process for us. Seventy percent of those applications are related to alterations or repairs to existing systems.

So for repairs and alterations, our target is to get a resolution to the applicant in no more than five days. Usually it's less than that because those applications are a priority. For new construction, our goal is to get a decision to the applicant within three weeks. And that includes some back-and-forth with the applicant, where there may be questions or deficiencies.

THE BUILDER: How often do you actually achieve that three-week target?

GRAY: Quiet often. I don't know exactly what the percentage is, but it's very high. That's the goal and the average decision time.

THE BUILDER: When do you expect to complete this improvement process?

GRAY: The lean-government approach is a continuous improvement process, so there's really no set end. We plan to open the Permit Application Center by January.

THE BUILDER: Staffing issues have always been a concern at DEM and other state and municipal agencies. Things are slow now, but what's going to happen to this streamlining when the market picks up and there are more applications?

GRAY: There's no question that there's an issue there, and that's one of the drivers behind our process improvement. Our staff has been reduced over the years. But because of the economy, we've also had a reduction in workload. Now we're beginning to see the leading indicators of an increase in workload, and there really won't be a corresponding increase in staff.

So we need to be sure that our processes are as efficient as possible so that we can effectively respond to that increase in workload. That's another reason to have the key performance indicators in place, so we can make sure we're keeping up. And if we aren't keeping up, we hopefully can flag that before it becomes critical to our customers.

THE BUILDER: Dovetailing with any impending increase in workload would be the fact that there is an ever-increasing load of regulations for applicants to comply with. Now there are new stormwater rules, for example. How is that going to affect what we just talked about?

GRAY: That's a really good point. The fact is that today's environmental challenges are more complicated than they were 30 years ago. Issues like stormwater are relatively new because of changes in the environment and changes in what we know about the science. That's only going to continue. New issues are going to come up and regulations will be put in place to deal with that.

We have to effectively manage the burden those regulations put on people so that it doesn't choke the economy. As I said, if we can achieve the environmental results and minimize the burden to get there, that's what we're shooting for.

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HEROES...from page 6

CertaPro Painters of Northern Rhode Island: Jovana Fera took care of priming and first-coat painting the interior walls.

Cluff's Carpet One Floor & Home: Owner Greg Cluff sent a crew to glue down the engineered wood floor and sent an additional crew to set the Endura® strip vinyl floor in the entryways.

Deslandes Construction: Owner Jim Deslandes contributed a crew to do finish carpentry work.

Douglas Lumber, Kitchens & Home Center: Jay Pires makes every material request for the project happen seamlessly.

Frenchtown Builders contributed finish work.

Granite City Electric donated all rough material, boxes, switches, plugs, plates, recessed cans, bath fans, connectors, smoke detectors, wire, GFI plugs, low-voltage wire, light fixtures and spotlights.

Granites of America: Tony Ramos donated the granite countertops.

Greenwich Bay Homes LLC: Dan Santis came through on several complex carpentry tasks that needed to be done "yesterday."

The Grenier Group Inc.: Tim Grenier supplied carpenters to install casings, the pull-down attic stairs and all the baseboard, as well as to undercut and re-install the closet doors.

J & J Electric Co.: Gerald McGraw sent a large crew to complete most of the final electrical work. This provided critical power for those doing the finish work.

Mastic® Home Exteriors provided vinyl siding and materials.

Charles E. Millard Inc.: Chuck Millard sent Jim Cabral and a crew of six other seasoned carpenters to install all the interior doors, jambs and hardware. They also built and installed the extension jambs for every door and window in the exterior SIPS wall, then cased out every door and window. They wrapped and trimmed all the exterior columns, installed the cabinetry in both bathrooms, then tackled a number of "loose ends."

Preferred Plumbing/Heating: Owner Rick Salley has been trouble-shooting. Aside from his normal plumbing duties, he managed to get our heat on just as flooring was starting to go in.

R.I. Kitchen & Bath Inc.: Steve St. Onge and his crews "shook out" and installed all the kitchen cabinets in a very complex layout over two full days.

Stanley® Security Solutions sent a crew to install the Stanley Automatic Door operators.

T.H. Malloy Fuels donated diesel fuel for the site work. This included the first delivery and all the fuel for the land clearing and foundation site work at the beginning of the project.

Trinity Excavating: Bob Baldwin and four of his men installed the septic system; graded and prepped for sidewalks; rough and fine-graded the lot; screened and placed, then power and hand-raked the loam; installed the roof drain system, the sod, and the drainage swale; and graded and prepped the driveway.

Vector Stone LLC donated all the slabs for the project.

Builders Helping Heroes welcomes cash donations. Please contact BHH President Robert J. Baldwin at bob@rbhomesinc.com or (401) 255-6546, or Mr. Caldwell at dave.caldwell@caldwell-andjohnson.com or (401) 885-1770.

FLOOD...from page 1

structures that flood repeatedly, and taxpayers are no longer on the hook for the program's \$24 billion deficit.

A budget buster

For homeowners, however, the law is a Trojan Horse for their budgets. And members of the Rhode Island Builders Association will face a second shock because the Biggert-Waters law eliminates all grandfathering.

"I just did a house in Misquamicut, and we had to be above a certain flood elevation. The base flood elevation (BFE) was 11 feet, and the code added one more foot. In October, the new FEMA maps came out, and it went up another foot," explained Thomas E. D'Angelo of Terry Lane Co./Progressive Realty Group and a co-chairman of RIBA's Environmental Committee.

"With the Biggert-Waters law, there's no more grandfathering. So suddenly I don't meet the flood zone requirement anymore. The owner's insurance will cost more."

Even if implementation of the law is delayed, the burden will eventually fall on builders and property owners, Mr. D'Angelo added.

"Owners of older buildings have been paying a little more anyway, but now their insurance might go up \$10,000 to \$12,000 a year, gradually over several years. You either have to raise your house or you have to pay this kind of insurance," he said.

"It's putting an unbelievable burden on people. There will be a lot of houses for sale in these ocean-front areas. The people who buy them will have money, will probably forego the flood insurance if they don't have a mortgage, and will take their chances."

Watch the January *Rhode Island Builder Report* for an in-depth interview with Ms. Burnett on the flood insurance issue. 

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LEGISLATION...from page 24

lators concentrate on the State House and don't fully appreciate that local impact.

In addition, these are the same lawmakers who make the rules by which we must carry on business. If we don't educate them about the residential construction industry – how it works, what it needs, and how vital its health is to the overall economy, who will? Will they get their information from us, who fully understand the industry, or will they get it from anti-growth forces or others who can't or won't see "the big picture"?

These lawmakers need to understand what RIBA is trying to accomplish, why we are doing it, and how this can benefit their own communities. Ideally, we want them to know every one of their constituents who is involved in the construction industry. We urge all RIBA members to join BUILD because now is the time to make yourself known with a phone call, an e-mail or, better yet, a personal meeting. Even if you have no particular issue to discuss just yet, let them know that you are a business person in their district and how much good, sensible legislation can mean for you and the economy.

One of the main reasons we had such legislative success last year is because our members responded to our calls to contact their own lawmakers and the governor's office. By joining BUILD, you will help us take that contact to the next level, with just as much, or greater, legislative success in 2014.

Contact Mr. Marcantonio for more information and to sign up. 

DIRECTORY...from page 2

real estate professionals and much more.

"There are plans to echo the *Directory* and *The Rhode Island Builder Report* advertising on the RIBA website and on RIBAlist.com in 2014," comments Paul F. Eno of New River Press, editor of *The Rhode Island Builder Report*. "This will add value for our advertisers."

The low advertising rates remain the same as last year.

The *Directory* will be printed, and distribution will begin, before the Home Show, and will be an excellent introduction to your business, especially if you are a Home Show exhibitor. The show will take place April 3rd-6th at the Rhode Island Convention Center, Providence. There, homeowners will seek out contractors and suppliers to begin their spring and summer construction and remodeling projects.

Once again, RIBA will have a drawing where one advertiser will win an additional ad: free, full-page and full-color. Any advertiser who has purchased their *Directory* ad by December 16th will be eligible

for the drawing. The final deadline for *Directory* advertising is December 30th.

Information about the *Directory* was mailed to members in October, and premium advertising positions are going quickly, as they always do. RIBA once again offers advertising "package deals" with the *Directory* and *The Rhode Island Builder Report*. Advertisers who opt for both publications will earn a 5 percent discount on their total advertising cost.

Current and potential advertisers can expect to be contacted about advertising by Paul or Jonathan Eno from New River Press. Consider what these two unique, targeted publications can do for your business, especially in challenging times, when you need to advertise most. With an improving market, it's even more important to keep the name of your business in the public eye.

Use the advertising information package you received from RIBA. Advertising information also is online at www.newriverpress.com/ribaads, or call Paul or Jonathan at (401) 250-5760, ext. 1.



It is very important for members to contact their town or city clerk's office and request to be added to the e-mail notification list. Knowing what's happening in your own community is crucial for you, your business and the industry.

**-Executive Director
John Marcantonio**

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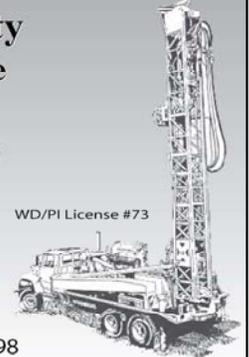
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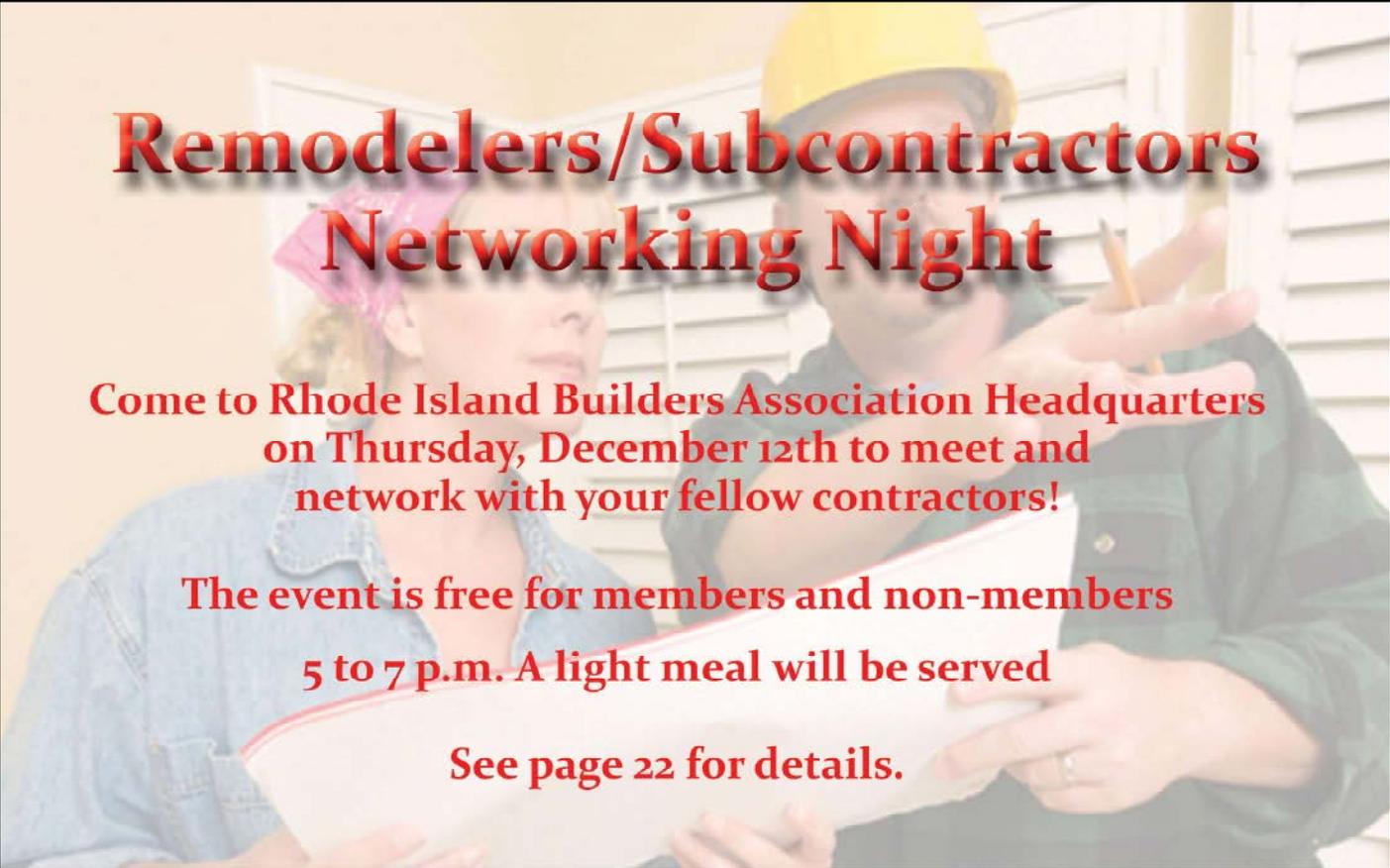
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See page 22 for details.