

## Members meet with planners, regulators on 'freeboard' issue



Participants in the November 26<sup>th</sup> round-table discussion on the need for more "freeboard" in flood-prone areas pause for the camera at Rhode Island Builders Association headquarters.

By Paul F. Eno *Editor*

"We're looking at a Rhode Island regulatory policy that goes far beyond what the federal government believes is necessary."

That was the comment from Daniel G. Paquette, chairman of the Rhode Island Builders Association's Green Building Committee, following a November 26<sup>th</sup> meeting between RIBA members, state regulators and state planners on the issue of "freeboard."



Daniel G. Paquette

Freeboard is extra space between the lowest structural member in a building and anticipated storm wave heights. By definition, it exceeds what is required by the National Flood Insurance Program (NFIP). The NFIP requirement, which is considered the federal standard, varies depending on an area's Flood Insurance Rate Map (FIRM).

"We plan to recommend that the state building code require an additional 1 foot of freeboard," stated James R. Boyd, coastal policy analyst with the Rhode Island Coastal Resources Management Council (CRMC).

The state building code currently requires 1 foot of freeboard, so the suggested change would bring the required freeboard to 2 feet and would require action by the state legislature. Freeboard rules do not apply outside inland A and coastal V flood zones.

Along with RIBA members who work in coastal areas, representatives of CRMC, the Rhode Island Division of Plan-

see FREEBOARD...page 26



After being notified by regulators of their intent to raise "freeboard" levels, RIBA put together a meeting with all parties to facilitate discussion and ideas, and to provide a degree of education for all involved. This article is a summary of these continuing discussions thus far.

-Executive Director  
John Marcantonio

### Member Benefit: Rebate Program

More and more members are using The Rhode Island Builders Association's Member Rebate Program, allowing you to get quarterly rebates from major manufacturers for products you use in your building and remodeling projects every day!

Page 8

### RIBA questions 15% hike in rates

The Narragansett Bay Commission proposes a 14.98 percent rate hike for residential and commercial customers, to take effect on July 1<sup>st</sup>, and RIBA intends to be heard on the issue.

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### RIBA offers 8 hour lead class

The 8 Hour Lead-Safe Remodeler/Renovator Course will take place on January 21<sup>st</sup> at RIBA headquarters. Check inside for details on this and other classes and seminars.

Pages 14, 16

### 2013 Directory wrapping up

As January begins, the 2013 RIBA Membership Directory and Buyer's Guide will be getting ready for press. Members should logon to [www.RIBAlist.com](http://www.RIBAlist.com) NOW to be sure that their free listing is correct. Advertising sales end on December 28<sup>th</sup>.

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### The Narragansett Bay Commission

# RIBA questions proposed 15% increase in sewer rates

By Paul F. Eno Editor

The Narragansett Bay Commission (NBC) is seeking its second rate increase in six months, and members of the Rhode Island Builders Association

are ready to question the move.

NBC has received approval from the Rhode Island Public Utilities Commission (PUC) to raise rates by 7.35 percent on January 1<sup>st</sup> in order to fund debt service related to the Combined Sewer Overflow (CSO) Phase I Project in Providence. NBC is now asking for an increase of 14.98 percent on all residential and non-



Frank Bragantin

mortgages," commented Frank O. Bragantin of Ferland Corp., a member of RIBA's Legislative Committee who is spearheading efforts to fight the rate increase.

"In addition, this is a lienable regulation. If a homeowner has a past-due balance, NBC can actually seize the property and auction it off. There are people who have lost their homes this way," he stated.

Mr. Bragantin attended the November 19<sup>th</sup> PUC public hearing on the January rate increase.

Other RIBA members have expressed concern over the speed of the PUC's approval process and the lack of publicity about public hearings on the latest rate increase. Luly E. Massaro, the PUC's commission clerk, told *The Rhode Island Builder Report* that a public hearing on the proposed July rate increase would take place on May 15<sup>th</sup>.

"We are now going through discovery and the filing of testimony by the parties. That takes a few months," Ms. Massaro said. "People can file written comments. But if anyone wants to be an intervening party in this case, they

see **RATE INCREASE...page 25**

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see MEMBERS...page 25

**For membership information: Visit [www.RIBUILDERS.org](http://www.RIBUILDERS.org) or call (401) 438-7400.**



## LOOKING AHEAD!

**January 8: Landscape Design with VizTerra 3-D Software** - Win more projects with landscape design visuals via the VizTerra 3-D software. Scott Santos will present advanced VizTerra design elements at this FREE seminar. Tuesday, January 8<sup>th</sup>, 9 p.m. to noon, J&J Materials Masonry & Landscaping, Rehoboth, Mass. *Details on Page 14.*

**January 9: Retirement Options for Your Small Business** - A FREE seminar for contractors presented by Eric Coury of Ameriprise Financial Services, RIBA headquarters, 450 Veterans Memorial Pkwy., Building 3, East Providence, 5:30 to 6:30 p.m. *Details on page 16.*

**January 17: SILPRO Products Applications and Techniques** - Learn about SILPRO masonry products, 9 a.m. to noon, J&J Materials Masonry & Landscaping, Rehoboth, Mass. *Details on Page 16.*

♦ **January 21: 8-Hour Lead Safe Remodeler Renovator Course** - 8 a.m. to 4:30 p.m. at RIBA headquarters. This course is required for all contractors working in pre-1978 buildings. Cost: Members \$150, non-members \$195. *Details on page 14.*

**January 22-24: 2013 International Builders Show and National Association of Home Builders Convention** - At the Las Vegas Convention Center, Las Vegas, Nev. For information and to register, visit [www.BUILDERSSHOW.com](http://www.BUILDERSSHOW.com).

♦ **January 23: RIBA Open House** - Network with fellow contractors, enjoy refreshments and participate in a round-table discussion. The event is FREE, and all are welcome! Members are encouraged to bring non-members and other guests. Sponsored by the RIBA Remodelers Committee. *Details on page 17.*

♦ **February TBA: OSHA 10-Hour Certification Course.** *Watch for more information.*

♦ **February 21: Cost-Effective Marketing** - 5 to 7 p.m., RIBA headquarters. Learn the top 10 most effective, low- or no-cost ways to spread the word about your products and services, reinforce your brand, and attract customers. The focus is on practical, results-oriented marketing, sales and other proven tactics. This seminar will help you implement big-budget marketing activities for your business on a shoestring budget – no matter what the economy. Food and beverages will be served from 5 to 5:30. There will be time for networking. Sponsored by the RIBA Remodelers Committee. Bring a non-member. All are welcome! Presenter: Betty Galligan, founder/president of Newberry PR & Marketing Inc., East Providence. Logon to [RIBUILDERS.org](http://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, or Sheila McCarthy at [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org) or (401) 438-7400.


♦ **March 21: IT Seminar, An Evening with Atrion SMB** - 5:30 p.m., RIBA headquarters. Learn how to use information technology to ease your everyday workload and grow your business. Sponsored by the RIBA Remodelers Committee.

**Additional information, registration and payment for most  
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# PRESIDENT'S MESSAGE



**Felix A. Carlone**

## Let the future roll!

Information, education and inspiration.... Those three words describe an event that every member of the Rhode Island Builders Association needs to attend at least once in his or her career. Of course, once you attend, you'll want to do so every year!

I'm talking about the National Association of Home Builders Convention and the International Builders Show (IBS), being held January 22<sup>nd</sup> through 24<sup>th</sup> at the Las Vegas Convention Center, Las Vegas, Nev. The IBS is filled with information because it's the largest annual light construction show in the world. There are literally miles of the latest and most advanced building products and services ever assembled. See all of the latest innovations for yourself, with hands-on demonstrations and working models in over 300 building industry categories.

The IBS is filled with education, too, with over 100 educational sessions. And it's full of inspiration because you will see the power of the residential construction industry in America first-hand.

The full, three-day registration is discounted for NAHB members (every RIBA member automatically belongs to NAHB) and includes a complimentary one-year subscrip-

tion with on-demand access to NAHB's Online Library of recorded 2013 IBS education sessions (a \$399 value), and entry to the exhibit floor.

For complete information and to register, visit [www.BUILDERSSHOW.com](http://www.BUILDERSSHOW.com).

### Our committees

RIBA's committees are revved up and ready to go. As you can see from this issue of *The Rhode Island Builder Report*, the Legislative Committee is fully geared up for the 2013 session of the General Assembly (*see story on page 18*), and the Remodelers Committee has re-energized its monthly schedule, with seminars and round-table discussions planned that will be of interest and benefit to every remodeler (*see story on page 17*).

### Regulatory issues

RIBA has been especially active on your behalf with three important regulatory issues lately: The proposal to increase "freeboard" another foot in A and V flood zones (*see*

*see PRESIDENT...page 25*

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From the Board of Directors

# RIBA looks forward to a dynamic 2013



*Members of Rhode Island Builders Association's Board of Directors put in long hours and serve without compensation, so an annual holiday dinner is a tradition. This year's took place at the Quiddnesset Country Club, North Kingstown, on December 4<sup>th</sup>. At left are four of the past presidents present. From left are Stephen J. Olson (2002-2004), Edgar N. Ladouceur (2004-2006), Steven Gianlorenzo (2000-2002) and Michael C. Artesani Sr. (2008-2010). Above are four winners of the \$50 recruiting award RIBA offered in 2012 as part of its membership drive. From left are Mr. Gianlorenzo, Louis Cotoia, David A. Caldwell Jr., and Kenneth Coury. Other winners were Robert E. DeBlois, Eric Johnson, Louis Regnier, Steven R. Carlino, Thomas E. D'Angelo and Timothy J. Stasiunas.*



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## RIBA's 2013 Member Directory, Buyer's Guide is wrapping up

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The Rhode Island Builders Association's 2013 *Membership Directory and Buyer's Guide*! Time is almost up, so be sure that your listing is correct, and reserve your advertising in this attractive, year-long venue. Advertising rates remain the same as last year. It's the perfect venue!

First, logon to [www.RIBUILDERS.org](http://www.RIBUILDERS.org) and check to see that your business information is correct. This is the information that is carried over to the *Directory* and to

RIBA's online listings at [www.RIBAlist.com](http://www.RIBAlist.com). If you do not have a username and password for [www.RIBUILDERS.org](http://www.RIBUILDERS.org), please contact Elizabeth Carpenter at the RIBA office, [ecarpenter@ribuilders.org](mailto:ecarpenter@ribuilders.org) or (401) 438-7400.

The *Directory* will be distributed to thousands of visitors at the 2013 Home Show, slated for April 4<sup>th</sup>-7<sup>th</sup> at the Rhode Island Convention Center, Providence. But the publication will appear earlier than that, making it available to property owners as they seek out contractors and begin planning their spring construction and remodeling projects.

### Win a free full-page color ad!

Once again, RIBA will have a drawing to award a free, full-page color ad to a lucky winner. Any advertiser who has purchased their *Directory* ad by December 15<sup>th</sup> will be eligible for the drawing. The final deadline for *Directory* advertising is December 28<sup>th</sup>.

*Directory* advertising has been mailed to members, and premium advertising positions will go quickly, as they always do. RIBA will once again offer advertising "package

### AD RATES: 2013 DIRECTORY

(Ads sold to RIBA members only)

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ONE-THIRD PAGE BLACK & WHITE	\$330

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.

"Remember that contractors, suppliers and the public use the *Directory* all year long. Advertising in the *Directory* and *The Rhode Island Builder Report* will cover all the bases for any advertiser, whether they serve contractors, the public or both," said Paul F. Eno, editor of the *Builder Report*. "Through the magazine, advertisers can reach their best contractor customers on a monthly basis."

If they haven't already, current and potential advertisers can expect to be contacted 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 signs of improvement in the market, it's even more important to keep the name of your business in the public eye.

By the time you read this, you will have received your *Directory* advertising information package from RIBA in the mail. Advertising information also is available online at [www.NEWRIVERPRESS.com/ribaads](http://www.NEWRIVERPRESS.com/ribaads), or call Paul or Jonathan at (401) 250-5760, ext. 1.



### New education coordinator joins RIBA staff

As the Rhode Island Builders Association's ambitious education program for 2013 takes form, members will soon get to know a new staffer: Sheila McCarthy, the association's education coordinator.




Sheila McCarthy

Sheila has only recently arrived, and is helping Executive Director John Marcantonio set up the education programs, especially continuing education for contractors, that will be a core member benefit for 2013.

For members who would like to be instructors and who want to find out about classes, Sheila is the one to contact.

"Right now, I'm contacting instructors who have applied to teach classes, and then I'll be getting in touch with members about participating in the classes," said the West Warwick resident.

Sheila has worked part-time at the West Warwick School Dept. and the *Kent County Daily Times*.

Reach her at [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org) or (401) 438-7400. 

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## R.I. Kitchen & Bath wins national award

R.I. Kitchen & Bath, an award-winning RIBA member design-build firm specializing in kitchen, bath and interior renovations throughout southeastern New England, has received a Gold 2012 Contractor of the Year (CotY) Award – Eastern Massachusetts region – in the "Residential Kitchen \$100,001 - \$150,000" category, it was announced in November.




Steven L. St. Onge

For its winning project, R.I. Kitchen & Bath re-worked an existing first floor layout to open the floor plan for a more spacious kitchen and dining area. Highlights include creating kitchen space suitable for up to three chefs, building a large island to ac-

commodate the homeowners' three children, creating a desk area for a computer, and improving the lighting.

"We are extremely pleased to be honored with the award," stated R.I. Kitchen & Bath President Steven L. St. Onge. "I'm proud of our team: Dave Meegan, Shea Ferace and interior designer Nathan Reynolds. They did

an amazing job on this project, taking a dark and dated kitchen and transforming it into an airy and light-filled space."

Established in 1989, R.I. Kitchen & Bath has won two previous CotY awards and is based in Warwick. Find out more at [www.RIKB.com](http://www.RIKB.com). 

## Make money through RIBA's Member Rebate Program


Get quarterly rebates on products you use every day in your building and remodeling projects.

More and more members of the Rhode Island Builders Association are taking advantage of the Member Rebate Program, which rewards you for your loyalty to over 35 of the nation's leading manufacturers.

For the minimal effort of informing the program about the products you use, and telling them when you complete a home or a remodeling job, you'll be putting money back in your pocket. When you participate in the Member Rebate Program, you can count on receiving checks every quarter!

Get started by registering for the program. If you are a RIBA member already, you can register online at [www.HBAREBATES.com](http://www.HBAREBATES.com). Just fill out the form and submit it per the instructions on the form.

This Member Rebate Program website has complete information on this great member benefit.

We recommend visiting [www.HBAREBATES.com](http://www.HBAREBATES.com) at least once a quarter to stay up-to-date with any new manufacturers, the calendar, and the current claim forms. 



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### Member Profile: Eric J. Wishart of Civil CADD Services Inc.

# An engineer prepared for anything



*In response to the demand for member profiles, RIBA has expanded the offerings. It's a great way for members to get exposure and for the association to highlight its support and member resources. To arrange for a profile for your member company, contact the editor, Paul Eno, at [builder@newriverpress.com](mailto:builder@newriverpress.com) or (401) 250-5760, ext. 1.*

*-Executive Director  
John Marcantonio*

**"Jobs can come very much from the 'strange' category...."**

*-Eric Wishart*

#### **Civil CADD Services Inc.**

**Owner: Eric J. Wishart**

**RIBA member since: 2006**

**Focus: Structural, geotechnical, civil and marine engineering, zoning, planning, and building and fire code appeals.**

**Serves: Southern New England**

**Founded: 2002**

**Based: Lincoln, R.I.**

**By Paul F. Eno Editor**

You never know what you're going to run into when you walk through a client's door. That's one thing that Eric J. Wishart has learned over the past 10 years of his work as Civil CADD Services Inc.

"CADD" stands for "computer aided design and detailing," and it involves creation, modification, analysis or optimization of a design, often in conjunction with builders, remodelers, architects and other professionals. Eric formed Civil CADD Services in 2002 and has operated on his own as a registered professional engineer ever since, though he sometimes contracts out work if there are overlapping deadlines. His skills include structural, geotechnical, civil and marine engineering, zoning, planning, and building and fire code appeals.

"I help people negotiate the processes of building permitting and fire permitting. That entails all aspects of new construction or renovation/remodeling, or changes of use and occupancy," Eric explains.

Based in Lincoln, about 20 percent of his business is residential, and Eric is registered in Rhode Island, Massachusetts and Connecticut. He has worked in all three states.

Even outside his CADD work, Eric is a busy guy. A member of the Rhode Island Contractors' Registration and Licensing Board, the Warwick native serves on that city's Building Code Board of Appeals and Noise Ordinance Committee. A member of the Rhode Island Builders Association since 2006, Eric is active on the Legislative Committee and was a key player in RIBA testimony that recently prompted the Rhode Island Fire Safety Code Board of Appeal and Review to ease up on overly restrictive regulations. He also serves on the Legislative Committee of the Rhode Island Building Officials Association.

A graduate of the University of Rhode Island, Eric earned his master's degree in civil engineering from the Virginia Polytechnic Institute and State University (*Virginia Tech*) in 1990.

Returning to our story's lead, Eric is clear that there is nothing ordinary about much of his work.

"Jobs can come very much from the 'strange' category. About two months ago, I was called to a residence in Lincoln. The engineered lumber joists appeared to be 'bleeding' or 'crying' a purplish liquid. It was like *The Amityville Horror* in Rhode Island!" he recalls.



**Eric Wishart, foreground, takes a break from his life as a civil engineer with a little skydiving over Rhode Island last summer.**

*see ERIC WISHART...page 26*



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## Member Profile: William J. Poole of Engineering, Welding & Fabricating Co.

# A company of steel for 50 years

By Paul F. Eno *Editor*

For Bill Poole, it's a half century in business and still humming or, in his case, engineering, welding and fabricating.

"I started working with steel when I was 18 years old, I founded this company on a part-time basis, and in April we celebrate our 50<sup>th</sup> anniversary," Bill tells *The Rhode Island Builder Report*.

The firm he founded is the Engineering, Welding & Fabricating Co., based in North Kingstown. Steel fabricators and erectors, Engineering, Welding & Fabricating specializes in structural steel, miscellaneous iron items such as steel stairs, rails of all types, and steel ladders. There's a complete welding service also.

An early fascination with taking steel and making it into something useful prompted Bill into the field, and he started out at Rumford Steel Products. After earning an associate's degree in engineering, Bill worked for McGuire Associates Inc., then gradually started on his own.

"My son, Billy, will be taking over the company. He's a college grad but has been around the shop here since the age of 10," Bill states.

The company serves all of southern New England, with an occasional foray into New Hampshire. The jobs are many and varied.

"At Temple Torat Yisrael in East Greenwich, we put up three of the largest beams going into any building in Rhode Island in 2012," Bill recalls.

The company also erected the structural steel at Roger Williams University Law School in Bristol, and supplied all the permanent jacking beams for the Providence viaduct adjacent to Providence Place Mall, Bill reports.



**Bill Poole and his wife, Dorothy, make it a family business at North Kingstown-based Engineering, Welding & Fabricating Co. Their grandson is in the picture on the wall at the left.**

"We also have done some projects in Greater Boston at MBTA stations," he adds.

Other projects have included work for the military at the U.S. Naval Station, Newport; U.S. Air Force Station Cape Cod and Westover Air Force Base. For the private sector, work has included New London Mall in Connecticut, New England Electric Systems in Massachusetts, and Warwick Mall and St. George's School in Rhode Island.

Engineering, Welding & Fabricating is an enthusiastic member of the Rhode Island Builders Association. Joining in 1997, Bill says the company has taken advantage of member services, especially classes and insurance. Employees currently have their dental insurance through RIBA.

Find out more at [www.engineeringwelding.com](http://www.engineeringwelding.com).

### **Engineering, Welding & Fabricating Co.**

**Owner: William J. Poole**

**RIBA member since: 1997**

**Focus: Steel engineering, fabricating and erecting**

**Serves: Southern New England**

**Founded: 1963**

**Based: North Kingstown, R.I.**

**Employees: 6**

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# RIBA offers 8 hour lead class in Jan.

**WHEN:** Monday, January 21<sup>st</sup>, 8 a.m.-4:30 p.m.

**WHERE:** Rhode Island Builders Association headquarters,  
450 Veterans Memorial Pkwy., East Providence

**COST:** Members \$150, Non-members \$195. Includes a light meal.

**DEADLINE TO REGISTER:** Full payment required by January 13<sup>th</sup>. Credit cards accepted.

**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, or Sheila McCarthy at [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org) or (401) 438-7400.

The Rhode Island Builders Association will once again 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).

The instructor will be Kent Ackley of Rhode Island Lead Technicians.

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 January 13<sup>th</sup>. No-shows will not receive refunds or credit toward future classes. Space is limited - please register now!



Kent Ackley

## Learn what 3-D can do for landscape planning

**WHEN:** Tuesday, January 8<sup>th</sup>, 9 a.m. to 12 p.m.

**WHERE:** J&J Materials Masonry & Landscaping, 71 Fall River Ave., Rehoboth, MA 02769

**COST:** Free


**DEADLINE TO REGISTER:** ASAP

**FOR INFORMATION AND TO REGISTER:** Contact Rick Marshall at [rmarshall@jjmaterials.com](mailto:rmarshall@jjmaterials.com), (508) 536-0124

Builders and remodelers have already discovered how residential sales can be enhanced with 3-D tours of the project for clients. Now you can learn about the latest ways to enhance sales through 3-D tours with VizTerra™ landscape design software.

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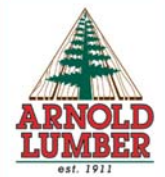
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# Ameriprise to host free seminar at RIBA on retirement planning

**WHEN:** Wednesday, January 9<sup>th</sup>, 5:30-6:30 p.m.  
**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pkwy., East Providence  
**COST:** FREE  
**DEADLINE TO REGISTER:** January 4<sup>th</sup>  
**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, or Sheila McCarthy at [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org) or (401) 438-7400.

Options for Small Business Retirement Plans will be the subject of a free seminar offered at Rhode Island Builders Association headquarters in January.

Hosted and presented by RIBA member Eric Coury, financial adviser from Ameriprise Financial, this one-hour event will present retirement options for you as a small-business owner and for your employees. Plans to be reviewed will include the simple to the sophisticated.

Issues to be explored will include:

- The benefits of sponsoring retirement plans for the business owner and the employees.
- The features and benefits of SEP, SIMPLE, 401(k) and Individual(k) plans.
- How to make informed decisions about your retirement plan options.

Space is limited, so please make your reservation by January 4<sup>th</sup>. This is an informational seminar. There is no cost or obligation. A light meal will be served.

## Session will teach you about masonry products

**WHEN:** Thursday, January 17<sup>th</sup>, 9 a.m. to 12 p.m.  
**WHERE:** J&J Materials Masonry & Landscaping, 71 Fall River Ave., Rehoboth, MA 02769  
**COST:** Free  
**DEADLINE TO REGISTER:** ASAP  
**FOR INFORMATION AND TO REGISTER:** Contact Rick Marshall at [rmarshall@jjmaterials.com](mailto:rmarshall@jjmaterials.com), (508) 536-0124.

This SILPRO Product Applications & Techniques free seminar will reveal what you can do on the jobsite with these masonry products. Topics will include cleaners and sealers, bonding agents, including their differences and where to use them. There also will be a discussion about repairing spalled (chipped or fragmented) or otherwise damaged concrete.

Also covered will be breathable and wet-look sealers, and more.

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## 'RIBA to offer OSHA 10 class in February

**WHEN:** Wednesday, February (date and time TBA)  
**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pkwy., East Providence  
**COST:** TBA  
**DEADLINE TO REGISTER:** TBA  
**FOR INFORMATION AND TO REGISTER:** TBA

The Rhode Island Builders Association will once again offer the OSHA 10-Hour Certification Course in February. The course provides training in compliance with the state Dept. of Labor and Training's municipal jobsite training requirements.

The course is geared to train safety directors, job foremen and field employees in OSHA construction standards. It highlights the areas of major safety concern with the intent to reduce accidents on the jobsite, saving time and money.

Each person completing the course will receive a copy of the OSHA Standard 29 CFR Part 1926 and an official OSHA-10 certification card.

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

## Update from the Remodelers Committee

# Open house, round-table session will kick off 2013 for remodelers

By Dean Martineau *Chairman*



Dean Martineau

Many positive changes have been happening at your Rhode Island Builders Association. A new year is dawning and, contrary to the "Mayan Prophecy" we've heard so much about in the media, the world *didn't* end on December 21<sup>st</sup>! So be part of the "new" RIBA by getting involved with our reenergized Remodeler's Committee and our monthly events. We need and want your participation! Why should you get involved? You will meet fellow remodelers who are dealing with the same issues you are. Network with them and with vendors. Learn new tools of the trade that will definitely help you become more profitable, knowledgeable and professional. We have some great speakers lined up.

We'll begin with an open house at RIBA headquarters on January 23<sup>rd</sup>. Bring your friends who are remodelers and subcontractors so they can find out about RIBA and the Remodelers Committee, and participate in a stimulating round-table discussion.

In subsequent months, we'll meet at places like Wes' Rib House or Pane e Vino, and we are working with the RIBA Programs and Events Committee for a great summertime shindig.

Why should you spend a few hours once a month with us? Because RIBA offers you everything from the remodeler networking and continuing education that's vital to your business, all the way to insurance, information,

legislative advocacy and affinity programs that save you money and help you find work.

RIBA's Member Rebate Program alone can pay your dues and make you money on top of it!

We need your involvement too. We want to know what's going on out in the remodeling "trenches." Topics and problems that you bring to our attention can help guide RIBA's legislative advocacy, guiding us on what bills to support and what legislation we submit to help the industry. If we don't hear from you and don't see you, we don't know what you need.

Don't go it alone out there. Now, more than ever, like-minded people need to hang together. As your Remodeling Committee chairman for 2013, I ask you to come get involved. You won't be disappointed!

## ***Come to RIBA on Jan. 23 and bring a friend!***

WHEN: Wednesday, January 23<sup>rd</sup>, 6-8 p.m.

WHERE: Rhode Island Builders Association headquarters, 450 Veterans Memorial Pkwy., East Providence

COST: Free

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, or Sheila McCarthy at [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org) or (401) 438-7400.

Members and non-members alike are invited to attend an open house at the headquarters of the Rhode Island Builders Association, sponsored by RIBA's Remodelers Committee. Come and meet fellow remodelers for a round-table discussion on issues of concern to the industry. Do some networking and learn some tips and tricks. Bring fellow remodelers and your subcontractors – all are welcome! Refreshments will be served.

*Check out other Remodelers Committee-sponsored events on page 4!*

I wasn't. As a matter of fact, it would take half the magazine to list everything I have benefited from since joining RIBA. I have met friends and colleagues from whom I have learned a great deal. I got my Lead Renovation, Repair and Painting (RRP) license at RIBA for less money than I would have at CCRI. I met industry expert Shawn McCadden and learned a lot from his seminars. I can have ongoing conversations with other members about similar issues affecting our industry and have an organization that lobbies on our behalf at the State House, and much more. Membership is priceless because of all the tangible and intangible benefits we get.

To find out more about the Remodelers Committee, watch *The Rhode Island Builder Report*, [www.RIBUILDERS.org](http://www.RIBUILDERS.org) or call (401) 438-7400.



# As the 2013 legislative session starts, we need to hear from you!

**Steven Carlino**

As the 2013 session of the Rhode Island General Assembly begins, we are asking our members to help us help you. Traditionally, we always ask members to assist by talking with their own senators and representatives about issues that affect our industry. That's important because no voices have greater weight for these lawmakers than those of their constituents.

There are several ways you can help, however. First, let us know what issues need to be dealt with from your own point of view. Drop an e-mail or give a call to let us know what federal, state or local policies or regulations are of concern to you, and let us know if you're aware of any that are being considered and that could create problems for you and our industry if

adopted.

Our advocacy is strong, but it needs your direction and participation. We can't be effective without you! Let us hear from you as soon as possible, hopefully before the session even begins.

What's your biggest concern? Is it unnecessarily restrictive environmental regulations, lead laws, taxes, illegal contractors, building or fire codes? What can we do to help you this legislative session?

Meanwhile, it's still important for you to talk with your local legislators. See the tips on how to do this in the "News" section of [www.RIBUILDERS.org](http://www.RIBUILDERS.org).

**Ed Ladouceur**

see **LEGISLATIVE COMMITTEE....page 26**

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## RIBA's Legislative Committee

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## Update from the Planning Community

# Are higher densities possible in R.I.?



In an effort to keep you informed on trends within the planning community, and to make sure that your interests as builders and remodelers are represented, RIBA has involved itself in many forums and on numerous boards and commissions statewide. This story is about village center development, where planners hope to encourage more density and less sprawl using the concept of "transfer of development rights" (TDR). This means taking development potential from outlying areas and moving that density to town centers. We will continue to follow this and keep you informed.

**-Executive Director  
John Marcantonio**

**"Sprawl....  
makes it more  
expensive for  
builders to  
build."**

**-Scott Millar**

**By Paul F. Eno** *Editor*

Thanks to a \$100,000 grant from the Rhode Island Division of Planning, the Dept. of Environmental Management (DEM) is developing a year-long guidance and training program for local officials, boards and home builders to promote the establishment of more "village centers" in Rhode Island.

"We're trying to encourage rural and suburban towns, instead of continuing to spread development out over the landscape, to establish mixed-use development in village centers, where people are close to the services they need," said Scott Millar, chief of DEM's Sustainable Watersheds Office.

"Sprawl significantly impacts natural resources, destroys community character, makes it harder to provide services, and makes it more expensive for builders to build. It doesn't benefit anyone," Mr. Millar added.

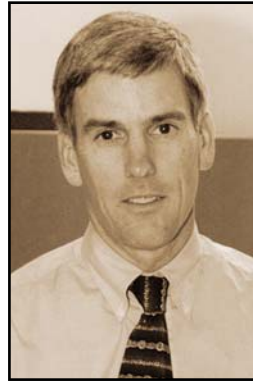
"Are there areas in your community where it makes sense to have some density on a village scale? Many towns have already thought about that question, and the answer is 'yes.'"

Asked if there is any more openness to density than there used to be among Rhode Island towns, Mr. Millar responded that, "There is beginning to be."

He cited Burrillville as an example of what a town can do with village centers.

"They are reusing abandoned properties, cleaning up Brownfield sites, and putting more businesses and residences into an area that's appropriate. There is already infrastructure, such as municipal water and sewer, and now they are expanding that into other villages. That's taking the pressure off the greenfields."

Mr. Millar felt that the current housing market will only encourage village center developments, particularly if builders are



Scott Millar

offered the chance to do transfers of development rights (TDRs) from other areas, along with workforce housing incentives.

"We are seeing a new trend in what people are looking for in housing. Homes in village settings are selling faster. For example, there was a village development of cottage-type homes in East Greenwich.

There are only about 1,200 square feet, but they sold for around \$300,000. Kind of pricey, but they sold quickly," Mr. Millar stated.

This was the 15-unit Cottages on Greene development, designed by Providence-based Donald Powers Architect. The development won an "honorable mention" award from the Congress for the New Urbanism in 2011.

"The development has attracted many empty nesters and single women, who like to walk to stores and other services, and who feel more secure in the village environment," said Mr. Millar.

"To prepare for the training program, we want to learn lessons from what other towns have experienced, not only in Rhode Island but elsewhere. What works and what doesn't? What obstacles might be getting in the way? We want to reach out to all stakeholders, including local officials and the building community. What are the obstacles to creating successful villages, and how can we overcome them?"

RIBA Executive Director John Marcantonio already belongs to the stakeholder group, Mr. Millar said.

"Consultants will be conducting interviews, and I'll be working with John to find who we should be talking to, specifically, to get feedback."

If you would like to contribute opinions or information on this issue, please contact Mr. Marcantonio at [jmarcantonio@ribuilders.org](mailto:jmarcantonio@ribuilders.org) or (401) 438-7400.



### A selection of news briefs from around the state related to housing and land use

#### NORTH KINGSTOWN

##### *Controversial project to proceed*

The Town Council on November 30<sup>th</sup> approved a controversial mixed-use development at the intersection of Routes 2 and 102. The Preserve at Rolling Greens, developed by M.L. Hawk Realty, will be sited at the Rolling Greens golf course on Ten Rod Road. Plans call for 106 housing units. Commercial space will range from 24,000 to 40,000 square feet.

Neighboring homeowners have expressed vehement opposition to the development.

##### *Group submits report in Rte. 2-102 area*

The stakeholder group that is consulting on development in the same area: the Route 2-102 intersection, offered the Town Council a 101-page document on November 19<sup>th</sup>. The paper outlines the 16-member group's recommendations for continued development of the intersection. Primary among these was maintaining the area's rural character and limiting buildings to two stories.

The stakeholder group has representatives from the municipal, residential and business arenas in both North Kingstown and neighboring Exeter.

#### RICHMOND

##### *DEM protects 245 acres*


The Dept. of Environmental Management (DEM), working with The Nature Conservancy, on November 30<sup>th</sup> announced the permanent protection of 245 acres of woodland off Richmond Townhouse Road, behind the Washington County Fairgrounds.

DEM recently bought the property for \$1 million from Delbonis Sand and Gravel Co. The property had been slated for development as the third phase of Richmond Hills, a 53-acre development of single-family homes.

#### WOONSOCKET

##### *Back to the Zoning Board*

With a decision by Superior Court Judge William Carnes Jr. ordering the Zoning Board of Review to reconsider his application to increase the number of units allowed at the 22,300 square-foot former St. Francis House on Blackstone Street, developer Gary Fernandes will be before that panel for a fourth time. He seeks to increase the permitted number of units from 10 to 18.

One issue in the case has been whether the presence of one or more real estate investors on such a board creates conflicts of interest. Board members Allan Rivers and Roland Michaud both own rental properties in the city. 



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# James Bruckshaw

## OSHA Program Manager, R.I. Dept. of Health

*James Bruckshaw is deputy team leader of the Healthy Homes and Environment Team, Division of Community, Family Health and Equity, Rhode Island Dept. of Health. He also is program manager of the Rhode Island 21D Consultation Program. A native Rhode Islander, Mr. Bruckshaw is a U.S. Army veteran with an educational background in criminal justice and health and safety. He was a quality assurance specialist at General Dynamics Electric Boat in North Kingstown, then ran his own safety and health training and consulting firm. He came to the state Health Dept. in 2002.*



RIBA recently met with representatives of the Dept. of Health about Renovation, Repair and Painting (RRP) lead regulations. This interview took place to help members understand the issue from the regulators' perspective.  
-Executive Director  
John Marcantonio

**THE BUILDER:** Among your other duties, you oversee the Healthy Homes and Childhood Lead Poisoning Prevention Program. What does this do?

**BRUCKSHAW:** In a nutshell, we provide the state oversight for a number of different programs: radon, asbestos, lead, and we also have the OSHA 21D Consultation Program. That's a free program for small employers to get health and safety assistance. We also have the Worksite Wellness Program, which is designed for small

companies, free of charge. And there are a number of small programs, such as the Adult Blood Lead Epidemiological Survey Program (ABLES). We keep track of adult lead poisoning here as well as child lead poisoning, and we oversee the regulatory status of those climates for licensing and notification of work taking place.

**THE BUILDER:** How are all these regulatory requirements enforced?

**BRUCKSHAW:** There are a number of ways, including routine audits. We oversee the training providers who teach the required licensing classes, so an audit would make sure that the class content is being taught correctly.

We do field audits on regulated (pre-1978 buildings) jobsites. Whether it's asbestos, radon or a lead job, contractors are required to inform us before the work starts, so we can go to the site to make sure that the work is being done in

compliance with the standards.

We sometimes receive complaints from the public, another contractor or anyone else who suspects that a violation is taking place.

**THE BUILDER:** Does your office handle those complaints directly?

**BRUCKSHAW:** Yes, we do. Complaints typically come in through the general phone line here at the Dept. of Health (401-222-5960), and they forward those complaints to us.

I encourage contractors to report suspected violations because we don't have all the eyes and ears in the field to find people who are not doing this work properly. After all, legitimate contractors have taken the steps to do things right. If they come across people who are not doing things right, it undercuts them.

**THE BUILDER:** So that fits right in with the Rhode Island Builders Association's campaign to get illegal contractors out of the market.

**BRUCKSHAW:** Exactly. That's why I urge contractors to call me directly. They can just call the main number and ask to be connected to me.

**THE BUILDER:** Most of our members say they have never seen a representative from the Dept. of Health on a regulated jobsite. Why is that?

**BRUCKSHAW:** There are several reasons. Remember that every time contractors do this work, they have to submit a "start work" notification to the Dept. of Health at least three business days prior. One thing we've discovered is that these notifications are not being submitted in many cases. So sometimes we don't even know where the work is taking place. So we have to do some detective work to find out where these jobs are taking place, whether it's by



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## "Three quarters of the adults with lead poisoning in Rhode Island are contractors...."

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pulling building permit records, or relying on complaints.

So it's very important that we get those start-work notifications.

Some people might say that they're not turning in the notifications because they really don't want people to know where they're working! I'm sure that's true in some cases. But we are taking very aggressive action against employers who do not submit these notifications when we find out that they haven't. Penalties could include up to loss of license. They also could be fined \$100 a day. Depending on the nature and severity of the violation, it could be referred to the Environmental Protection Agency (EPA) for enforcement, and their fines are far higher than ours.

Another reason that contractors might not see our enforcement personnel is that we have lost some funding sources over the years, and have a smaller staff in the field to perform these unannounced spot checks. Today (December 4<sup>th</sup>), however, we just posted a new industrial hygienist position. This person's only job will be to perform enforcement in the field.

This will include not only those who have submitted their start-work notifications, but anyone working on a regulated jobsite. We'll be looking for unlicensed contractors, who have not received the training that has been required in Rhode Island for over a decade.

**THE BUILDER:** How much effort is being made to educate homeowners and tenants about keeping a clean house or supervising their children? We're thinking of the money the government spent to educate people about sanitation and personal hygiene in the wake of the cholera and flu epidemics of the early 1900s. These paid health dividends for decades.

**BRUCKSHAW:** Yes. The EPA brought out its pamphlet requirements in September 1996, recognizing that education is a huge part of trying to control lead poisoning. Generally, people were ignorant about how these exposures occur, and the result was the federal Lead-Based Paint Disclosure Rule and the pamphlet *Protect Your Family from Lead in Your Home*. This pamphlet stresses how important it is to clean, and the steps people can take to minimize lead exposure for their children.

The pamphlet had to be provided to a new property owner or tenant, and they were required to sign a paper acknowledging that they received it. If you purchased a residential property built before 1978, then the prior owner and the real estate agent were responsible for providing you with the pamphlet. Landlords had to see that their tenants receive copies of the pamphlet. This is all still true.

In 1997, Rhode Island went a step further, requiring distribution of the pamphlet for every real estate transaction, regardless of the year of construction. The fact is that we have a very high percentage of properties that have lead-based paint. We know that some lead-based paint was used even after the Consumer Product Safety Commission banned it. So we know that some of it was used after 1978, and we require that educational process to continue.

In 1999, the EPA required that *Protect Your Family from Lead in Your Home* also be distributed by contractors doing renovation work in pre-1978 housing, and that they have the customer sign for it. Their reasoning was that contractors are often the ones disturbing the paint.

In 2010, because the original pamphlet was designed for families, and it talked about children, dust, etc., the EPA came out with a new pamphlet: *Renovate Right*. This one is geared toward property owners who are having renovation work done.

These two pamphlets are a major educational program to let people know about the dangers of lead and the resulting safety requirements.

**THE BUILDER:** The inspector general of the EPA said in July that his agency underestimated the cost to contractors and homeowners, and overestimated the benefits, of its 2008 and 2010 Renovation, Repair and Painting (RRP) rule revisions because EPA was working with "limited data." He also said that training materials for contractors were unclear and confusing. Since Rhode Island has authority from the EPA to maintain its own version of the RRP lead rules, is there anything the Dept. of Health can do about these shortcomings, either on its own or in working with the EPA?

**BRUCKSHAW:** You're right. The inspector general did say that the EPA was working with limited data. But the EPA came back and said they would not amend the regulations. While they didn't disagree with the inspector general, their position was that the information was limited because they had time restraints, but that didn't make it wrong. To date, we have no concrete information that they are reevaluating that information.

In Rhode Island, we've had regulations since 2001 which, for the most part, mimicked the RRP long before the EPA mandated it. What we had in place wasn't quite as confusing as the federal version. It was designed for the renovator and remodeler because studies show that 23 percent of lead-poisoned children are the result of recent renovation and remodeling.

see INTERVIEW...page 25



# NAHB to state lawmakers: Restore confidence and credit

*National Association of Home Builders*

At the State Government Affairs Council Foundation's 2012 Leaders' Policy Conference November 17<sup>th</sup>-20<sup>th</sup> in Santa Monica, Calif., National Association of Home Builders Chairman Barry Rutenberg told an audience of 65 influential state legislators from across the country that the most important thing policy makers at the federal, state and local levels can do to improve the economy is to restore confidence in the housing market and restore credit to credit-worthy borrowers, including home buyers and builders.

"Of central importance in this process is the need to reduce the number of homeowners going into foreclosure and absorb the supply of real estate

that is owned by banks, Fannie Mae, Freddie Mac and other lending institutions as a result of foreclosure," Mr. Rutenberg said.

On the issue of reducing the number of new defaults and foreclosures, he briefly touched on NAHB's task force recommendations and the association's support for programs to allow investors to purchase foreclosed homes and return them to the market as rentals for a certain time.

Mr. Rutenberg was participating in a panel focused on causes of and solutions to the economic crisis, for which he was joined by the chief economist of the International Council of Shopping

Centers and a representative from the California Manufacturers and Technology Association. The overall event, which featured a keynote address by economist and actor Ben Stein, billed as "the most famous economics teacher in history," provided an excellent opportunity to "bring our messages and recommendations directly to state lawmakers."

From Rhode Island, Rep. Brian Patrick Kennedy (D-Hopkinton, Westerly) attended the conference, according to NAHB staff.

For more, contact Steve Gallagher at [sgallagher@nahb.org](mailto:sgallagher@nahb.org) or (800-368-5242 x8319).

## Looking for work out of state?

If you are looking for work in or out of state, one website that might be helpful is [www.FLIPDOG.com/jobs/work-at-home/construction/](http://www.FLIPDOG.com/jobs/work-at-home/construction/). The site contains listings for residential construction jobs around the nation.

Jobs themselves include construction supervisors, home inspectors, project managers and field superintendents. Many of the offerings are for employment with the contractors placing the advertisements, but there sometimes are opportunities for independent contractors.

If you do choose to work in another state, be certain that you are thoroughly familiar with laws, codes, taxes, regulations and policies there, and that you are properly registered and/or licensed.

## RIBA member working on offshore wind project

Deepwater Wind enlists DiPrete Engineering to assist with Block Island wind farm and transmission system project.

As we went to press, it was learned that DiPrete Engineering Associates Inc., a longtime member of the Rhode Island Builders Association, has been working to survey, design and obtain local permits for the portions of the wind farm and transmission system on Block Island and in Narragansett, being built by Deepwater Wind, a major U.S. developer of offshore wind power.

The project also involves a bi-directional, underwater electrical cable that will connect Block Island to the mainland's electric grid for the first time. It is expected to generate over 125,000 megawatt hours annually, enough to power 17,000 homes. Deepwater Wind submitted its major permit application in September after three years of environmental and engineering field surveys. If approved, the Block Island Wind Farm could be the nation's first offshore energy project.

DiPrete Engineering is helping the company meet the state, and local permit requirements for their plans, and providing the land surveying services to assess the existing conditions and property lines. DiPrete Engineering has also represented Deepwater Wind at town meetings, supported community outreach and is responsible for overall coordination of the local land-use approvals.

"DiPrete's expertise in surveying and engineering has been invaluable," Jeffrey Grybowski, CEO of Deepwater Wind, was quoted as saying. "We are on the cusp of bringing the project to fruition, and the DiPrete team has played an important role in moving this path-breaking project forward."

## INTERVIEW...from page 23

Rhode Island has delegation of authority from the EPA, so we administer the program. We submitted all the paperwork on our program, and we had to change a few minor points, but our program is a little more stringent than the EPA's. That's mainly because of the start-work notification requirement.

We can administer the rules but not necessarily change them.

**THE BUILDER:** Are there any plans to modify Rhode Island's RRP rules, especially regarding training or licensing?

**BRUCKSHAW:** The RRP rules are not the only lead rules. We also have lead-hazard reduction contractors, who go through much more extensive training. They go in to fix the lead hazards at a property once a child has been significantly poisoned. We're finding that there is no known safe level of lead in children. There is no positive biological value to lead. As a matter of fact, we're seeing serious medical effects at lower and lower levels of lead.

As for the lead hazard reduction contractors, we are looking at modifying the training to include more continuing education and refresher courses.

## RATE INCREASE...from page 2

would need a lawyer. As an intervener, they would have the ability to cross examine witnesses or offer testimony."

The deadline to become an intervener was December 14<sup>th</sup>.

"As long as people are ratepayers, they should have standing to testify," Mr. Bragantini said. "When I attended the public hearing (on November 19<sup>th</sup>), there was no opportunity for public comment - apparently the rate increase had already been enabled.... Once again, Rhode Island proves that it knows how to take the 'affordable' out of affordable housing."

For more information on this issue and to find out how to help, contact RIBA Executive Director John Marcantonio at [jmarcantonio@ribuilders.org](mailto:jmarcantonio@ribuilders.org) or (401) 438-7400.

## MEMBERS...from page 3

Robert R. Stanton	Stanton Electric
Stephen D. Morgan	Stephen D. Morgan-Housewright, Inc.
George C. Arnold IV	Structures Unlimited, Inc.
David Corcoran	Supply New England
George Grayson	TradeSource, Inc.
James L. Mastors	USI - Mastors & Servant, Ltd.
William C. McCann	W.C. McCann Construction, Inc.
Ricky D. Wesson	Wesson Construction, Inc.
Donald Wilkinson	Wilkinson Associates, Inc.
William T. Calabro	William T. Calabro Builders, Inc.

**THE BUILDER:** What's your advice for contractors and homeowners regarding damage from Hurricane Sandy?

**BRUCKSHAW:** Contractors should know that, even though there are some provisions for emergency work when it comes to not meeting some of the standards, the bulk of the standards still need to be met. So just because it was Hurricane Sandy and they have to go in and take down a wall because there's mold on it, this doesn't exempt them from the RRP rules.

Secondly, the Occupational Safety and Health Administration (OSHA) has a regulation that protects adults against lead poisoning. As the ABLES coordinator, I see a number of adults with lead poisoning. Many of them had no clue that they were even being exposed to lead.

Three quarters of the adults with lead poisoning in Rhode Island are contractors. You need a blood test to determine if you have lead poisoning, so the number of adult victims we know about is probably low because so many people haven't had the blood test. Contractors really need to be aware that, when they're doing this work, whether it's on properties damaged in the storm or other work, they need to protect themselves against lead. The OSHA regulations are meant to protect contractors too. Homeowners doing their own work can be exposed as well.

I really want to stress to your members how dangerous lead really is. I often hear people say, "Well, we grew up with lead during the '60s and we're perfectly fine."

The fact is that they don't know that. It's like smoking. Not every smoker has major adverse health effects. Same thing with lead and lead poisoning. That's why we have these regulations: Because of the risk factors.

## PRESIDENT...from page 5

story on page 1), changes to the lead-hazard rules in the state (see the interview with Jim Bruckshaw of the Rhode Island Dept. of Health on page 22), and the proposed rate increase by the Narragansett Bay Commission (see story on page 2).

These are just three examples of RIBA's legislative and regulatory advocacy for you. But we need your help! Let our executive director, John Marcantonio, know what regulations and policies are making it hard for you to do business, whether they are local, state or federal. Your input will help us focus our advocacy for 2013. Contact John at [jmarcantonio@ribuilders.org](mailto:jmarcantonio@ribuilders.org) or at (401) 438-7400.

RIBA's 2013 *Member Benefit Guide* will soon be sent to members, with a complete and ambitious continuing education program for contractors, along with pages of other valuable services, discounts and other benefits that make your membership dues one of the biggest annual bargains in your business life.

RIBA is all about saving you money and finding you work. And for 2013, we're just getting started!

## **FREEBOARD...from page 1**

ning (DP), the Rhode Island Emergency Management Agency (EMA) and the University of Rhode Island Coastal Resources Center (CRC) attended the November 26<sup>th</sup> meeting.

Presenters included Mr. Boyd, Janet Freedman of CRMC and Jared Rhodes of DP. They offered a PowerPoint® presentation on the benefits of increasing the freeboard requirements. These include lower flood insurance premiums for homeowners, more protection from floods and storms, better protection from a projected rise in sea levels, and greater housing marketability, according to the speakers.

"We now have storms that exceed levels projected on the FIRMs," stated Ms. Freedman. "Hurricane Sandy came nowhere near the worst-case scenario."

She also discussed sea-level rise, saying that the average level along the Rhode Island coast has risen 10 inches since 1930.

"We can expect sea-level rise of 7 to 12 inches higher than the global average," Ms. Freedman added.

The RIBA members present tended to be skeptical.

"I'm the only one in this room who lives and works in a flood zone," stated one member after asking for a show of hands. "I walked the shore of this state, including Block Island, after Sandy. Among the houses that stood up best were the newer ones built in line with the current code. Adding more height will create a number of problems, including neighbors complaining about their views being cut off. And I've never found that an extra foot will accomplish anything."

He noted that there are already problems with stair heights. "People, especially the elderly, are having problems. Some are putting in elevators."

Another member pointed out that, with new FIRMs reflecting projected sea-level rise, tens of thousands of acres and thousands of homeowners could be affected by the recommen-

dation should it become a regulation, "and somehow I think it will."

Still another member noted, as did Mr. Paquette, that the state is "once again trying to go the federal government one better."

"The federal government hasn't even recognized the need for this freeboard increase," he said. "And nobody has done a cost/benefit analysis on this."

Several members stated that the real problem is beach erosion. Planners and regulators, however, said that taking anti-erosion measures, such as revetments and more sea walls at Rhode Island's beaches, would be extremely expensive and would make the shoreline unsightly, ruining tourism.

The group agreed to meet again before action is taken on the proposed freeboard increase.

There has been speculation that

Rhode Island's coastal regulations are the nation's toughest, but an inquiry to government affairs staffers at the National Association of Home Builders was inconclusive on that score.

"Unfortunately, NAHB does not track freeboard requirements at the state and local levels," reported Biljana Kaumaya, NAHB's federal legislative director. "We have seen requirements in V zones to adopt 2 feet of freeboard above the base flood elevation (i.e. Florida, Massachusetts). Additional freeboard requirements typically result in discounts to flood insurance. I believe that the Federal Emergency Management Agency commissioned a report claiming that the payback was relatively short – three to five years."

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

## **LEGISLATIVE COMMITTEE...from page 18**

### **Housing bond**

Once again, we are very pleased that voters approved the \$25 million affordable housing bond issue in November. As the process develops, we will provide you with news about how to benefit from this important boost to the housing industry.

To provide us with information about your legislative and regulatory needs and suggestions, please contact RIBA Executive Director John Marcantonio at [jmarcantonio@ribuilders.org](mailto:jmarcantonio@ribuilders.org) or (401) 438-7400.

## **ERIC WISHART...from page 10**

Investigation revealed that the cause was horrible, but far from supernatural.

"I noticed that the color of the ooze matched the color of the glue used in the joists. At first, I thought the joists might be coming apart, putting the house in structural danger. After I had the liquid analyzed by R.I. Analytical Laboratories (a RIBA member), it was found that it did contain phenol, as in the joist glue. But when I inspected the insulation, it turned out that the house was infested with mice! The glue used to hold the paper to the insulation also contained phenol, and this was reacting with decomposing mouse droppings to cause the liquid. So it was the insulation that was coming apart, not the joists. The insulation had to be replaced, and steps had to be taken to keep the mice from entering the house."

All in a day's work for Eric Wishart.

Along with his service to RIBA, Eric says he appreciates RIBA's service to him.

"I definitely take advantage of the insurance and education programs, and all members should appreciate the legislative advocacy RIBA conducts as vital to their businesses," he says.

Find out more about Civil CADD Services Inc. by contacting Eric at [civilcadd@cox.net](mailto:civilcadd@cox.net) or (401) 419-9791.



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## CONTACTING RIBA

Members are encouraged to contact the Rhode Island Builders Association staff at any time for information about their membership and its many benefits, RIBA events and educational opportunities, chances for leadership or to help with the association's legislative advocacy program, or with industry or business-related questions. General information is online at [RIBUILDERS.org](http://RIBUILDERS.org). RIBA's headquarters is located at 450 Veterans Memorial Parkway, Building # 3, East Providence, RI 02914. Hours are Monday-Friday, 8:30 a.m. to 5 p.m. Phone: (401) 438-7400, Fax: (401) 438-7446. Here is a list of staff:

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