

CONTRACTOR LICENSING THE FACTS REVEALED

FROM NATIONAL BUILDING EXPERT &
INTERNATIONAL BEST-SELLING AUTHOR

VERIFY THEN TRUST. ASK FOR PROOF.



STATE OF HAWAII	
	
Contractor License	
Name	COMPANY NAME
License No	XX-00000-XX
Expiration	00/00/0000



LANCE LUKE, CCC, CCI, CCPM

CONTRACTOR LICENSING THE FACTS REVEALED

VERIFY THEN TRUST. ASK FOR PROOF.

**FROM NATIONAL BUILDING EXPERT &
INTERNATIONAL BEST-SELLING AUTHOR**

LANCE LUKE, CCC, CCI, CCPM

Copyright © 2024 by "Read All About It Publishers"
All Rights Reserved.

Reproduction or translation of any part of this work beyond that permitted by Section 107 or 108 of the 1976 United States Copyright Act without permission of the copyright owner is unlawful. Request for permission or further information should be addressed to the Permissions Department, Read All About It Publishers, 820 W. Hind Drive, Suite 240275, Honolulu, Hawaii 96824.

No part of this book may be reproduced, stored in a retrieval system, or transmitted in any form by any electronic, mechanical photocopying, recording means or otherwise without prior written permission of the publisher.

"ReadAllAboutItPublishers.now.site"

"The Word According to Luke" Series

This publication is designed to provide general information regarding the subject matter covered. However, laws and practices often vary from state to state and country to country are subject to change. Because each factual situation is different, specific advice should be tailored to the particular circumstances. For this reason, the reader is advised to consult with an advisor regarding that individual's specific situation.

The author has taken reasonable precautions in the preparation of this book and believes that the facts as presented in this work are accurate as of the date written. However, neither the author nor the publisher assumes any responsibility for any errors or omissions. The author expressly disclaims any liability resulting from the use or application of the information contained in this book, and the information is not intended to serve as legal advice related to individual situations.

Sign up to attend live webinars or watch the numerous videos on demand.

Construction Management
Inspection LLC is a full-service
construction management
company located in Honolulu
Hawaii.



SCAN ME

National Building Expert
and Ask Building Expert is
a webinar series on
construction and building
topics of interest.



SCAN ME

Contents

Introduction	5
Chapter I	
When is a License needed?	6
Chapter II	
Contractor License Classification	8
Chapter III	
Specialty Contractors	13
Chapter IV	
Incidental and Supplemental Work	14
Chapter V	
Handyman Exemption & Owner- Builder Law	17
Chapter VI	
Be aware of Contractor License and Insurance Scams	22
Chapter VII	
Discussion of Actual Cases	29
Chapter VIII	
Question & Answer	34
About the Author	39

Introduction

This book comes with a disclaimer that all the information strictly applies to Hawaii contractor licensing laws. If you're from a different state, the laws in Hawaii do not apply to other states.

Therefore, it's best to check with your local contractor licensing board for specific regulations. I used to hold a contractor license in the state of Oregon as a general contractor, both residential and commercial.

CHAPTER I

When is a License needed?

HRS 444 & HAR 16-77

When do you need to have a contractor's license?

There is a lot of misinformation, disinformation, myths, and fairy tales, and I'm here to really make sure that the facts are revealed. Despite what other contractors may have told you or other people may have told you, here are the facts, and I'm not making anything up because the information I am presenting to you comes from state laws.

HRS 444 and HAR 16-77 are legal references that provide the rules and regulations governing contractor licensing in Hawaii. HRS 444 (Hawaii Revised Statutes) outlines the laws related to contractors, specifying who needs a license, the licensing process, and the responsibilities of licensed contractors. HAR 16-77 (Hawaii Administrative Rules) offers detailed regulations and guidelines on how these laws are implemented.

Basically, these are the rules and regulations with respect to contractor licensing. So, if anybody tells you something and you don't know whether it's true or not, it's easy to check just by going to the reference source of the law and the administrative rules. And that's what I do.

By the way, I served as an advisory board member for DCCA Rico for over 15 years. My job was to resolve complaints filed against contractors. And in my role, we really must be versed in the laws and contractor laws, as well as the construction codes, to be able to help resolve cases.

A lot of the information that I learned in the past came from on-the-job training as I worked on various cases dealing with contractor complaints and helping resolve those complaints. The complaints were mainly pertaining to residential construction, but there were some commercial construction issues as well. So, if at any time you need to double-check the resource, you just go and look it up.

By the way, this information is available online; you just type in a Google search, and it will take you there, or you can go to the DCCA website, and they have some information there as well.

CHAPTER II

Contractor License Classification

There are three main contractor classifications: A, B, and C.

General Engineering - A

The License A category is general engineering. In this category, it covers basically the construction of bridges, wastewater treatment plants, and a lot of basically nonresidential work.

Look at the photo; it's at the Honolulu airport, and there's rail construction being built.



How many of you think the rail is too costly? Then I tell them, "I'm for the rail." And they're like, "Ooh," I said, "I'm for the rail to be built in San Diego." By the way, when I drove past the airport and saw rail construction, something magical happened: my wallet felt lighter. The rail is like the costliest public works project in Hawaii ever, and the rail is basically two different projects.

The main project is a construction project, and the second one is an operation and maintenance project. We haven't even started the operation and maintenance. So, we're only into the construction phase, which is way over budget, as you know, but enough about the rail.

Let's talk about contractors and licensing. The classification A is general engineering; it covers bridges, roadways, site work, and a lot of heavy equipment-type work. When you pass by the Kakaako area and you see this huge equipment moving around, doing site work, and digging a huge hole in the ground, 40 feet below the street level, that's basically general engineering-type work.

The other type of work is not in general engineering. It is commonly known as general building, which is a B license.

General Building - B

This is the most common license, and normally when you ask if a contractor is licensed and he says, "Yes", then he has a B license. If he's a general contractor, say, "I said general contractor."

A general contractor is a contractor who can basically build a house or a high-rise building such as the one we're looking at. I think the photo is of Keeaumoku Street near Ala Moana.



A B license is often referred to as a BC license, with the C indicating specialty contractor work. If a contractor only holds a B license, they are limited in the types of work they can perform.

For instance, let's say a contractor only has a B license and doesn't have a C specialty. He cannot do different types of work, say, asphalt shingle roofing, under the B license. He would have to subcontract it out to a roofing contractor who has a C roofing license and can do asphalt shingle work. Under his B license, he can do carpentry work, drywall, concrete, and some other types of construction. Sometimes it may get a little confusing.

Specialty Contractor - C

The C license is for specialty contractors, and under this category, we have almost every type of construction work. There's a C license for asphalt seal coating, and he has a C license for asphalt seal coating.



This project is out in Ewa, and as you can see, the seal coating was just freshly made, and it looks wet. So, under the C License, there are a whole bunch of different categories.

CHAPTER III

Specialty Contractors

On the complete list, there are over 87 distinct specialty licenses. Basically, for any kind of building component, there's a separate license. Just be aware of that. It means that for almost every single building component, you practically need to be licensed to properly install that component; it could be concrete, carpentry work, roofing, plumbing, electrical, and so forth.

There's also a specialty license that doesn't categorize; there's no name for it. It's unknown, and that license is for something that's basically construction that nobody really does. It's so specialized that they would have to go to the state contractor's license board and apply for that license to do whatever construction work there is that hasn't been done before.

CHAPTER IV

Incidental and Supplemental Work

Related Work Defined

In the case of, say, plumbing work, the contractor has a plumbing license, but he does not have any other license related to doing his work. The photo shows a plumbing drainpipe, and this is a photo of a ceiling and the drywall that is cut out.



There was an installation there, and there was a leak that damaged the ceiling. So, the ceiling got wet, the insulation had mold on it, and it was an emergency plumbing job.

In this circumstance, the plumber did not have a drywall license; he did not have a license to install insulation; he did not have a mold remediation license; and he only had a plumbing license. But the law allows, and this is covered under incidental and supplemental work. The plumber cut the drywall out, removed the board, removed the insulation, and fixed the plumbing. He put the new installation back and the new drywall patched and painted.

He does not have a license for any of the work except plumbing, but the law allows him to do all the other work because it's considered incidental and supplemental to the plumbing work.

Basically, that's kind of an exemption from having a specific license for specific types of work. By the way, caveat: if you have a license, or, let's say, if you have a B license, a general building license, you cannot do electrical and plumbing work unless you have a specific electrical and plumbing license. So, that's very important. Also, RME stands for Responsible Managing Employee.

Every licensed contractor must have an RME license. If you're a sole proprietor contractor, meaning you don't have any employees, you're just by yourself; you're the RME. If you work for a company, say XYZ Construction, that company has a licensed RME, and it may be a different person than the owner of the company. The XYZ construction company would have their own contractor's license under their name.

CHAPTER V

Handyman Exemption & Owner- Builder Law

Is there a situation where you don't really need a license? The answer is yes, because carpenter Bob here is finishing up a bird house, and he doesn't need a license for that.



There are situations where the law allows work to be done without having a contractor's license, and this is commonly known as the handyman exemption. Currently, you can do any work without a license for up to \$1,500. The \$1,500 would include the cost of labor and materials. When I said any work, I basically meant any type of work except plumbing and electrical. Plumbing and electrical work still require a license.

Also under the handyman exemption, if you work at the same property and do different jobs, you cannot parcel the jobs out to make each job under the \$1,500 baseline. And it's also over a 12-month period.

So, if you're a handyman, you cannot work on the same property and charge a thousand dollars on one job and then charge \$600 on another job. You've already exceeded the \$1,500 threshold, which would require a license.

Also, another caveat is that if the work being done requires a building permit, then that already automatically triggers the need to use a licensed contractor. There are different things to be aware of and fine lines in what the law says.

Let's talk about the owner-builder law. This is another situation where you don't need to be licensed if you're building your own house. It's kind of tricky and it's kind of risky because if you're an owner builder, you still must hire licensed plumbing and electrical contractors, but the rest of the work you can basically do yourself. Personally, I do not agree with some of the contents of the law, but that's what it is.

Basically, under the owner-builder law, the property owner needs to sign an affidavit with the DPP. The homeowner cannot sell the property for 18 months from the completion of construction. The reason for that is that they don't want the developers or contractors to be flipping houses and selling them. If the work is shoddy, there's hardly any recourse because there was no licensed contractor doing the work. There are catches or exemptions to that.

If somebody is building their own house under the owner builder permit, by the way, you get a permit. The lines on the permit form list You, as the owner, would have your name listed, and you've got to be very careful because if you're doing work on your own under the owner builder permit, Because there are things that you need to be aware of, you need to check with your own insurance company to make sure that they know what's going on. Because if anybody gets hurt on the property, you may be liable.

A couple other things are that you're required by law to keep track of all the paperwork, contract documents, change orders, hours that people work at your property, and all of that. You're required to keep your records for three years.

Also, you must supervise the work yourself, unless you hire somebody else who's a professional. You're responsible for ensuring that the construction meets all the building codes and inspections because, remember, you're acting like your own general contractor. You're also responsible for all the contractors working on the property and making sure that they're licensed, such as electrical and plumbing.

And then you're also responsible for compliance with all the tax laws, and what I mean by that is that if you have workers that you hired, they are your employees. You have to pay or be responsible for paying their unemployment taxes and workman's compensation, and that's a scary issue because the bottom line is that if you hire workers and they don't have a contractor's license, it's a gray area, but they basically become your own employee.

That's why a lot of people don't want to be owner-builders because they don't want to be responsible for taxes and things like that.

Also, make sure that if the people you hire don't have a contractor's license and they decide to bring their friends or family to help them do the work, who pays for their insurance or who's going to have the liability?

When somebody who worked there didn't get paid or got hurt on the job. So that's a big caveat and something very important.

CHAPTER VI

Be aware of Contractor License and Insurance Scams



First, when you're going to hire a contractor, make sure the contractor is licensed. How do you make sure? Call up DCCA, and you do a check to see whether they have a license, and what's important is what kind of license do they have? Case in point: I was called to inspect this rock wall that fell, and the lady called me, and I said, "Was a contractor licensed?" And she said, "Yes." So, I called DCCA, and they told me that he was licensed.

I said, "Okay, well, that's good." I got out to the property, and the wall was improperly built, and I asked the lady, "Can I see your contract?" And she showed it to me; it had XYZ Rock Wall Company and the license number. I said, "That's a good step." Then I made a call to DCCA and asked them, "Here's the name? Are they licensed, and is a licensed license current?" And they said, "Yeah, the license is current." Alright, so we're doing well so far, but here's what happened:

I asked another question. "What kind of license is that?" And you know what DCC told me—it's a license for tree trimming. The bottom line is that the contractor that built the rock wall was not licensed to build a rock wall; they were only licensed to do tree trimming.

So, the lesson learned is that when you check with DCC, you must ask them not only if the contractor is licensed but what exactly the license is for. If the contractor is doing drywall at your house but his actual license is for cabinet work, that might not work, right? Be sure you ask a specific question. Also check and double check the expiration date of the license, because there was a job where I was on and the owner hired a guy to build this \$1 million house up in Hawaii, Little Ridge.

When he started the job, he was licensed, but halfway through, his license expired and that's where problems came up. Because during the time that he was finishing half the house, he was unlicensed, and he didn't renew his insurance either. Even at the start of the job, you can be licensed, but if your license expires in the middle of the job, then guess what; it doesn't cover the contractor for the remaining part of the job to finish the house. It only covers up to the point where the contractor had a valid contractor's license.

Also, be careful about the insurance. At the time the contractor starts the job, you want to be sure you ask them for a certificate of insurance and don't accept the certificate on the bottom where it says, "Certificate holder, it's just the state of Hawaii." That's not acceptable, and that's the only evidence that the contractor had for insurance at the time. He had to submit that certificate to the state of Hawaii showing that he did have the proper insurance, but after that, the next day, the contractor can cancel the insurance or he can fail to make his monthly payments if he's on a payment plan. And guess what? His insurance is canceled, and you don't know it. So be sure to track the expiration dates of the contract and the insurance.

If the job is going to be such that the schedule is over the date of the expiration period of the insurance, make sure that prior to the expiration of the insurance, the contractor gives you a new certificate showing the renewal date is another year, and then you're protected.

You always want to have the insurance term longer than the construction period, and don't be scared to ask for that. Also, if you're the homeowner, the building owner, or a developer, make sure that the actual certificate of insurance has you named as the certificate holder.

There's what's called the One to One Rule, and that rule pertains to electrical plumbing. Basically, you can have one licensed electrician. If you have two electricians working on the job, one of them must be licensed, and the other could be an apprentice or helper. And the same applies for plumbing. It's one-to-one.

So, you cannot have a situation where you have eight electricians on the job, and I'm talking about big jobs. If it's just one house, you may have only two people there. But if you have more, it's good to remember the one-to-one role.

On bigger jobs, let's say they're building a high-rise in Kakaako, and you've got 10 electricians on the job. Guess what? Five of those must be licensed. They must have an electrician who is licensed. The other half doesn't need it. That's the One to One Rule. You cannot have two guys who are licensed and eight guys who aren't licensed. And the same goes for plumbing. Just be aware of that on the bigger jobs.

The insurance, and here's where the scams can come in. Basically, what can happen is that the contractor would will give you a certificate of insurance and he says that he's a sole proprietor.

If you look at their certificate, there's general liability coverage, and then under workman's comp, the coverage is zero because he's self-insured. But what happens if the guy works on your house and then has a helper? Are those helpers covered? They're not covered under his workman's comp because his workman's comp is only him, self-insured.

Then the scam part of it is, "These workers are my family or friends of mine. So, don't worry, they're under me." Well, how are they under you? Because you don't have any insurance for workman's comp. The only way to get around that is if that person contracted with an employee leasing company that provided workman's compensation insurance.

The other problem could be that he covers two of his employees and names them under the workman's comp policy for the employee leasing company. And both quit, and he hired two new people, but he didn't notify the employee leasing company of the change. Guess what? Those two new guys are not covered under workman's compensation.

So be sure that you get the names of the workers and make sure that they're properly licensed. Once again, there's no exemption for friends or family members. If that guy you hired had a license, he might not have the proper insurance.

CHAPTER VII

Discussion of Actual Cases

The photo shows a rock wall that was damaged and repaired. It wasn't repaired correctly because the guy who did the work wasn't a licensed rock wall contractor, and then it failed. So, this is a situation where it would be considered unlicensed activity. By the way, there was no permit taken out for the repair.



Here is something interesting; you may or may not know about it. But in this situation, the wall had collapsed, and it was repaired. He still needed to get a building permit. So just because you're repairing or maintaining something that's already there, that's not an exemption to getting a building permit.

Just be careful of the contractor. I've heard that so many times where the contractor says, "We don't need a permit because we're only repairing it and it's considered repair and maintenance." And that's what they tell the property owners. And the property owner says, "Oh, okay, but there is no such thing in the law that says that if you're doing repair and maintenance, you don't need a building permit."

So, there are a lot of untrue things going around, and I'm just here to try to let you know what the real facts are.

Another case: I inspected this house because when the lady turned on her disposal, all the lights started flickering, and this is a new addition. Something doesn't seem right. I go and inspect the electrical wiring, and I'm like, "Wow, there are too many wires on a circuit." And then I asked the lady, "Who did the work? Oh, a licensed contractor?" And I said, "I don't think a licensed contractor did the work. I mean, was the guy licensed to do electrical work?" And the lady said, "I don't know." He just said he was a licensed contractor.

So, the mindset was that because the guy had a license, he could do anything. Then she came to find out that the guy had remodeled her bathroom. He decided to do electrical work. So, he did not have an electrical license, but he had a license for ceramic tile.

On a lot of big projects, when they waterproof parking decks, it's done by painting contractors. And they don't have a waterproofing license. How do I know that? I check. A painting license is a C33, waterproofing is a C55, and they didn't have a C55.

Also, general contractors have a B license or a BC license, which includes miscellaneous types of work. They build a new house, or they remodel the existing house, and that same contractor's crew puts on the asphalt shingle roof.

Guess what? If that guy doesn't have a specific license for asphalt roofing, he cannot do asphalt shingle work, and the contractor may say, "Oh, because I have a B license. I can do any kind of roofing work." No, that's not true. Under the B license, he can only do metal roofs and wood shake or shingle roofs. He cannot do asphalt shingle roofs; that's a separate specialty license.

So, there was this big, multimillion-dollar house up in Waialae Ridge, and the homeowner wanted to install a new sprinkler system because the old one was failing and leaking. He spent \$25,000 on a brand-new system, and there were problems because some of the stations didn't work.

So, I got called because it was a complaint, and I came to find out the guy was the homeowner's yard man, and he was hired to install the sprinkler system. The yard man didn't have a special license for sprinkler systems. In fact, he didn't even have a license at all. It was just a yard guy doing weeding, mowing, and a little bit of tree cutting.

You have those high-rise buildings with swing stages, and you have a painting contractor painting the building. But he finds concrete cracks like spalling, and he must repair a lot of those, and some of the rebar are corroded. He must repair the rebar, and he only has a painting license. He didn't have a concrete spalling license. So be aware. I know that 20 years ago, a lot of painters were doing spalling repair, but if it's minor, superficial is fine. But if it's structural, where it encompasses rebar, and you have to replace the rebar or maintain the corrosion and the rebar, then it requires a separate concrete spalling repair license.

CHAPTER VIII

Question & Answer

1. "Lance did the home inspection for a house I purchased back in 2019. As you know, this is Adobe, and we're getting ready to put in a carport. But first, we need to complete three phases of work: excavation, moving the sewer line, building the retaining wall, and then finally installing the carport. I applied for the building permit as an owner-builder, but I have no experience. My son is an electrical contractor, so I plan on using licensed contractors for the different phases of the project. Should I proceed? We need to pay for it in cash. What's your advice for me, Lance? You've been a good friend and my inspector for many years."

There's a beautiful view of downtown, but you have a steep slope. Are they going to cut into the slope to make it flat from the road, or will you have a driveway going up?

No, because it's just a carport-type garage thing. It's not critical that you hire a general contractor. You can be an owner-builder on that. Are you going to have any electrical work?

"My son is an electrical contractor, and he works on multi-million-dollar houses. So, I understand everything you're saying because he often has to go back and fix problems caused by others. Yes, he's been an electrical contractor for about seven years. He has all the necessary licenses and insurance, and I'm diligent about keeping track of that—not just when getting bids, but also ensuring their license and insurance remain current throughout the building process. That can change at any time, right?"

I don't think you need to worry too much about that. This type of work can be covered under an owner-builder permit, so you should be fine.

2. "My relative has a rental property. He was out of the country for about two years. They did some plumbing work in one of the bathrooms, and they turned a shower into a bath or a bath into a shower. But since it's not permitted, they're trying to figure out, When they sell it, can they get a permit after the fact, or what is the best way to approach them?"

After the fact, a building permit is kind of hard to get because you need to get a contractor to basically go in and say that he's the one that did the work, and the problem is, he can't see what the work was all about. The going rate now is that when you try to get a contractor to sign on as a contractor of record, they're asking you to pay them \$5,000 for them to sign the paper. Attesting that they're the contract of record to get the building permit, even if they don't do any work, because they're the ones that are assuming the liability as if they did the work. Let's say that during the work in Mililani, the pipe wasn't connected properly, and the guy signs off, and he's the contractor of record on the permit.

If there's a leak, technically he can get sued because a new home buyer can say, "You're the contractor that did the work, and it was shoddy." And the contractor goes, "Oh yeah, I didn't even do any work. I just signed on as a contractor to get the permit." So, there could be issues, but I think one bath remodel shouldn't be a big deal.

A lot of times, it's huge house additions, like a thousand or 2000 square feet, where they build them without a permit. Then they try to get it after the fact. The problem with this after the fact is that you must conform to today's code.

Let's say the bathroom remodel was done 10 years ago, and even if it complied with the building code and the plumbing code 10 years ago, the codes change every three years. It might not meet today's code, and they're not going to give you the after-the-fact building permit based on the code back then when the construction work was done. They're going to say, "Well, we're looking at it from today's codes, and if it's not up to par, you've got to do this or you've got to do that."

So, it's a little bit different, but from a real estate standpoint, there are options to just disclose that condition and say, "We remodeled the bathroom, but we never got a permit, and we're selling it as is." That's one way to do it. The best way, though, is to get the permit.

So, everything's legal, and then there are no problems after that.

We always want to help; that's the name of the game. That's part of the reason why we have this Ask the Building Expert series, because we're here to help people with their building and construction issues. If you also have any other ideas for topics you want me to cover in the future, we will be happy to hear them and take them into consideration.

ABOUT THE AUTHOR



LANCE LUKE, CCC, CCI, CCPM

820 West Hind Drive, Suite 240275

Honolulu, HI 96824

(808) 422-2132

lanceluke@hawaiibuildingexpert.com

Lance Luke has been in the construction and real estate industry for over 43 years. He is a former general contractor and worked as a construction and project manager for real estate development companies. Currently he owns an independent construction consulting company, Construction Management Inspection, LLC. He has experience in design, engineering, construction inspections, construction management, reserve studies, real estate development, property management and condo association management.

His specialty is in inspection and construction management for condo association buildings and commercial properties. Various types of projects worked on include concrete spalling repair, painting, roofing, waterproofing, asphalt resurfacing, plumbing re-piping, electrical retrofit and structural wood repair. He provides construction oversight and progress inspections for residential and commercial projects. He

has 43 years managing capital improvement projects for condominium associations.

Lance Luke serves as an expert witness on construction and real estate litigation cases. He was formally an Advisory Board Member for the State of Hawaii Regulated Industries Complaints Office, as an expert consultant (for over 15 years). His expertise was in helping to resolve complaints filed with the Contractors' License Board. He was also selected in 2017 by Honolulu Assistant Fire Chief to serve on the RFSAC (Residential Fire Safety Advisory Committee) Building Code Subcommittee to prepare the Fire Life Safety Evaluation criteria.

He has written numerous articles on construction and inspection, which have published in both local and national media. He conducts up to 30 presentations a year to the construction, real estate and property management industry including educational webinars and construction seminars.

Three-time Best-Selling Author on subjects of construction management and building safety. Numerous articles published in national construction, design, and building management publications.

Featured guest on national media shows such as Times Square Today and Hollywood Live which were broadcast on national media outlets such as ABC, CNBC, CNN, NBC, Fox Affiliates, A&E, and Bravo.

Mr. Luke is a qualified insurance inspector and an approved Federal HUD Construction Inspector. HUD projects included "from the ground up" assisted living

facilities such as Plaza at Moanalua (2012), Plaza at Pearl City (2014) and Ilima at Leihano (2016) He is also listed as one of America's Premier Experts and Marquis Who's Who in America 70th Anniversary Edition. And is an instructor for National Seminar Providers such as Lorman Education Services, Compliance Prime, and Half Moon Education Seminars.

Lance Luke is a former member of the Structural Engineers Association of Hawaii and the American Bar Association serving on the Real Property/Probate Law Division and the Forum for the Construction Industry.

The National Building Expert Lance Luke shares his tips on Building Safety for Buildings large and small. He shares his 43 years of experience in the construction industry.

His webinars on building and construction topics draws audiences not only from the Unites States but from all over the world.

Sign up for a future webinar or two, or watch a few on demand at askbuildingexpert.now.site