

Bay Area Remodeling Awards 2026

A Local Remodeling Awards Program Sponsored by National Association of the Remodeling

Project Entry Information and Rules

Competition is open to members of:

SFBA NARI

NARI of Diablo Valley

New Projects submitted for award consideration must have been completed between July 1, 2024 and September 1, 2026

The link to the Online Entry Portal can be found at

sfbnari.org/Bay_Area_Remodeling_Awards

The deadline for submission is Friday, September 18, 2026 by 11:59 pm

SFBA NARI, NARI of Diablo Valley and North Bay NARI

REDUCED until August 22! \$140 per individual entry or team leader entry, then increases to standard rate of \$155 per individual or team leader entry \$100 for each additional team member entry

ENTRY INFORMATION

We want lots of winners but to preserve the integrity of the program, all entries must comply with the same rules.

- Only NARI members belonging to SFBA, Diablo Valley and North Bay Chapters and who are in good standing (dues are current) are eligible to participate.
- Projects submitted for award consideration must have been completed between July 1, 2024 and September 1, 2026.
- The entrant company needs to be an active (i.e. dues current) NARI Member that had complete oversight of the project. *If needed, contact your chapter office via email to confirm the status of membership.*

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- Team Members (additional fees apply) are other NARI Member companies that participated in the project and are not the entrant employees. They should also be current NARI Members. *If needed, contact your chapter office via email to confirm the status of membership.*
- **Project Forms:** *Client/Contractor Agreement* and *Photographer Release Forms* (available online) must be submitted for each entry. These are not a part of the submitted Project Presentation and will only be viewed by the Awards Committee.
- **Project Entry:** Your presentation will include text and your photos in a PDF format for a maximum of 30 pages. The file can be up to 20MB. We suggest using PowerPoint, Publisher, Word, InDesign, or similar program to build an entry, and then save it to a PDF file. The PDF presentation is the ONLY file the judges will see. Therefore, please do not include the names of any project participants, (such as your company, or any company name, or the homeowner's name) in the actual presentation. To do so will result in the project being disqualified from the competition. Pictures **MUST** be included in the PDF presentation.

In the presentation, be sure to include a project statement, drawings, images, before and after pictures, and any descriptive text or captions that will help the judges understand the details of the transformation.

- All entries must have before and after photos. **Do not include photos with people in them.** If a photo is included in your PDF of the entry and it has people in it, the photos cannot be pulled out so the entire project has to be disqualified.
- Projects that have been submitted previously for the Bay Area Remodeling Awards or the former "Remmies" are **not** eligible for resubmission. However, these projects may be submitted in the Remodeler of the Year (RotY) Awards on the regional level. Those regional entries could then automatically become entrant(s) into the national RotY Awards.
- All projects entered must be an improvement or addition to an existing structure. Entries for new structures will be accepted only where specifically noted in the category description.
- A project may be entered in only one category. If you have a large, multi-area project, you can enter it as a single project or break it down into components. For example, if

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your project includes the remodel of an entire house, you can enter either the Entire House category OR the Kitchen category, and Interior category and Bathroom category, etc. Keep in mind, each room is considered an individual project so you will have to calculate the cost for each project on the entry form. **Note: if you enter your project by separating the rooms or areas, you will not be able to enter them in the Entire House category or in any other category. You must choose to enter, one way or the other, not both.**

- The project cost is defined as contract price, all extras, change orders, fees for all professional services (including, but not limited to, design work, architectural and engineering services, etc.), permit and application fees, and the fair market value of materials and products that were purchased, sweat-equity and in-kind services provided, and/or any subcontract work. The cost of all homeowner provided products, services, third-party professional services, or labor should be included in this cost. All markups and profit should be included in the cost provided. For member-owned projects, costs should include normal markups as if the project was contracted to an outside client
- The Awards Committee and judges reserve the right to disqualify, adjust the category, or deduct points from any entry without prior notice if it does not follow these rules and guidelines.
- All entry fees are nonrefundable, non-transferable and cannot be carried over to subsequent years.

PHOTOS

All before and after images you include in your project presentation should be of high-quality resolution of at least 300 dpi, a minimum size of 4 x 6 (1200 x 1800 pixels) and no larger than 12 MB each. **You will be submitting your photos in two different sections of the contest.** The first will be used for our presentation and promotion purposes, should your project win, and should be presented in .jpg or .jpeg format. The judges will NOT view these photos. Secondly, photos are to be inserted into the entry itself (in PDF form) and those ARE what the judges see. **NOTE: If you do not include photos in your presentation, the judges cannot score. The project will be disqualified – no refund will be given.**

Good quality photos are key elements in your presentation. Whether you use a professional photographer or not, please keep the following in mind:

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- Take “before” photographs from many angles before the start of every project. If you make this a standard practice, you will be ready when the job you anticipated to be an average remodel turns out to be an award winner.
- Include “during” photos if it will help clarify the project, explain challenges or obstacles encountered.
- Take the “after” shots from the same angles as the “before” shots whenever possible. This helps the judges get a clear understanding of the transformation.
- Include both vertical and horizontal photos. If your project is published, it stands a better chance of being featured in an editorial spread or on a magazine cover if the editors have vertical shots from which to choose.
- Only include photos that enhance the project entry for judging. Although you have 30 pages to present the project, you don’t need to use them all.
- All photo enhancement is limited to brightness, contrast, or sharpness. Items may not be added or removed through photo enhancement techniques. Do not add or subtract items or change the image in any way that may increase or decrease the value of the project. Cropping and straightening of edges allowed.
- **A reminder for the entry photos to have descriptive text or captions that will help the judges understand the details of the transformation.**

TEAM ENTRIES

You are encouraged to enter with other companies as a team entry. There should be one team leader who enters the project and who acts as the primary point of contact for the team. **The team leader pays \$140 (reduced!) until Saturday, August 22, 2025 then fee increases to standard \$155 per project and each team member pays \$100.** All winners on a team will receive an award. A reminder that each team member must be an active member (in good standing) of one of the three participating chapters.

SPECIALTY ENTRIES

Subcontractors who do specialty projects such as fireplaces, decorative tile, etc. are encouraged to enter in categories that will showcase their specialty projects. These can be entered individually or as part of a team.

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2026 PROJECT CATEGORIES

See the 2026-2027 list hyperlinked on the BARAs webpage. The Bay Area Remodeling Awards uses the same categories as NARI National to make entering both competitions easier. Read the category descriptions carefully to be sure you are entering your project correctly.

WHAT THE JUDGES ARE LOOKING FOR?

BARA judges will consider the following questions when reviewing the entries. Be sure your presentation addresses these points when applicable. Points will be awarded on a scale from 1-15. Scores will be made available to entrants after the awards ceremony.

- To what degree were the expressed needs of the client met?
 - Did the entry describe the client's needs and desires?
 - Did the contractor show that those needs were met?
- To what degree does the project enhance the existing structures functionally?
 - Do the room's new floor plans function well?
 - Is the counter space or work area adequate to perform necessary tasks?
 - Is there good traffic flow?
 - Is safety addressed adequately?
 - Are the materials functional?
 - Is lighting addressed – both general & task?
- To what degree does the project enhance the existing structure aesthetically?
 - Line & rhythm, continuity & repetition, texture, color & contrast, symmetry & balance, emphasis
- Is there evidence of superior craftsmanship?
 - Moldings, woodwork, stairs, cabinetry, countertops, tile, glass, marble, metal, stone, masonry, etc.
- Were innovative uses of material and/or methods of construction used in the project?
 - Are innovative uses evident, or were any described and noted?
 - Were difficult obstacles encountered and overcome, or were any described and noted?

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