Indiana Builder News

OFFICIAL PUBLICATION OF THE INDIANA BUILDERS ASSOCIATION, INC.

www.BuildIndiana.org

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Rogers elected IBA's 2015 President

The Indiana Builders Association Board of Directors recently elected Linda Rogers to lead IBA in 2015. Rogers is the 63rd President of the Indiana Builders Association and the first female to serve in the position.

Linda Rogers

She is the President and owner of Nugent Builders located in Granger, Indiana.

The Nugent Builders team of Linda, her husband Mike and her brother Don Nugent build custom homes in Michigan and Indiana.

She is a two-term Past President of the Home Builders Association of St. Joseph Valley and has served as an Area Vice President for the Indiana Builders Association.

The Rogers family also own Juday Creek Golf Course, an 18-hole championship course in Granger. Linda and her husband built the course as well as the surrounding neighborhood. They also developed East Pointe Estates populated with numerous Nugent homes.

She is the Immediate Past President of the National Golf Course Owners Association which is the leading association on the business of golf and has represented the interests of the golf industry and golf course owners on Capitol Hill.

She was one of the founding members of the Indiana Golf Course Owners Association, serving as a two-term President. As a member of the INGCOA, she was proactive in lobbying to bring Daylight Savings Time to the state as well as property tax reform for golf courses in Indiana.

Prior to the housing and golf industry Linda and her husband owned five restaurants in the Michiana area.

A graduate of Central Michigan University, she began her career teaching math.

The Rogers' only child Michelle Wittig is the General Manager of Juday Creek and is the Marketing Specialist for Nugent Builders. Wittig is the 2015 President of the Home Builders Association of St. Joseph Valley. Linda has two grandchildren Joseph and Maryella.

As the chief spokesperson for housing, she will direct the policy development for affordable housing and work for its implementation with the governor and legislature.

The Indiana Builders Association elected their 2015 leadership at a recent meeting. Serving as senior officers are (left to right): IBA Treasurer Lance Swank; IBA President Linda Rogers; IBA Secretary Pat Richard, CGP, and IBA Vice President Jim Pressel, CGB.

Members to get together at NAHB Convention

-www.BuildersShow.com -

Members will converge for NAHB's International Builders Show January 20-22, 2015 in Las Vegas, Nevada. On-line registration at www.BuildersShow.com is open so register today and book your hotel accommodations at special discounted rates.

Indiana's delegation has received discounted room rates at Caesars Palace (beginning at $190 per night) and the Flamingo (beginning at $74 per night). The room block is limited and will be assigned on a first-come, first-serve basis so make your reservations immediately.

NAHB International Builders' Show

IBA will host a networking night on Tuesday, January 20, 2015, from 4:30 - 6:00 pm at Margaritaville located in the Flamingo casino property. Join us for appetizers supplied by IBA. Drinks are on your own.

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Indiana Builders Association
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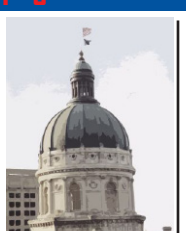
Indianapolis, IN 46204

2015 Housing & Legislative Conference

Events - Education - Product Displays - Networking

See page 23 for more registration and sponsorship details.

Schedule of Events



Tuesday, February 17, 2015

7 :30 - 6:00 pm	Registration
7:30 - 8:30 am	Senior Officers
8:30 - 10:30 am	Executive Committee
10:00 - 12:50 pm	Product Display Set
10:30 - 11:15 am	Legislative Briefing
11:30 - 1:00 pm	Legislative Lunch at Statehouse
1:00 - 6:00 pm	Table Top Displays & Refreshments
1:00 - 1:50 pm	Statehouse Tour at Indiana Statehouse
1:00 - 1:50 pm	Financing Options & Appraisals Seminar
2:00 - 2:50 pm	Table Top Displays & Refreshments
3:00 - 3:50 pm	Put Cash Back in Your Pocket Seminar
4:00 - 4:50 pm	Table Top Displays & Refreshments
5:00 - 5:50 pm	New Development Techniques Seminar
6:00 - 7:00 pm	Welcome Reception

Wednesday, February 18, 2015

8:00 - 3:30 pm	Registration
8:30 - 10:30 am	Seminar
10:30 - 11:45 am	Committees
11:45 - 1:00 pm	Commitees
1:15 - 3:15 pm	Board Meeting

Hundreds of IBA Members to Converge on Statehouse for Legislative Luncheon

Tuesday, February 17, 2015; 10::30-11:15 am - Briefing; 11:30 am - 1:00 pm - Lunch; South Atrium, Statehouse

Be one of nearly 200 members of the Indiana Builders Assocation to attend IBA's Legislative Briefing and Lunch. The Briefing will take place at the Westin Hotel, then attendees will go to the South Atrium at the Statehouse for lunch with the legislators. This is the one opportunity for members to meet with a large number of legislators from across the state and plead the case on issues impacting the housing industry - whether it is an expansion of the sales tax to services; licensing and registration of home improvement contractors and suppliers; Indiana's two-year budget; repealing the common construction wage; or any other important issue to the home building industry, it is imperative legislators hear about issues first hand from IBA's membership. Luncheon cost is $25.

20 Suppliers to Showcase Latest Housing Industry Products and Services

Tuesday, February 17, 2015 - 1:00 - 6:00 pm

Find out about the latest products and services your customers will want to include in their new homes and remodeling projects. 20 industry suppliers will showcase their products and be on hand to answer your questions. Table tops are available on first-come, first-serve basis. Entrance into the table tops is Free with your IBA membership. Table tops are $495 per company. Sponsorship opportunities range from $150 to $2,500.

All Members Invited to Welcome Reception Honoring IBA's State and Local Presidents

Tuesday, February 17, 2015 - 6:00 - 7:00 pm

Join IBA at this welcome reception honoring the 2015 local and state presidents. Free with your IBA membership.

Seminar --Free with your IBA membership

Tuesday, February 17, 2015

1:00 - 1:50 pm - Financing Options & Appraisals

Find out what new financing options are available to you and your buyer and how to get the appraisal you need.

Seminar --Free with your IBA membership

Tuesday, February 17, 2015

3:00 - 3:50 pm - Put Cash Back in Your Pocket

Find out how to put cash back in your pocket with the energy programs being offered around the state.

Seminar --Free with your IBA membership

Tuesday, February 17, 2015

5:00 - 5:50 pm - New Development Techniques

Find out what new development techniques are being used to accommodate building on any lot.

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The new year creates new opportunities

President's Message

By Linda Rogers,

Nugent Builders
Granger

President
Indiana Builders Association

Happy New Year! While I have never been one for resolutions, I've always enjoyed the start of a New Year and fresh beginnings. In 2011, when Andy Place, Sr., CGB, CGP, and now State Representative Doug Miller, GMB, CGB, CGP, CAPS, approached me about serving the IBA in a leadership role, I was honored and not apprehensive as 2015 seemed like the distant future.

At the time, I was preparing for my upcoming role to serve as the President of the National Golf Course Owners Association for the years 2012 and 2013, the first female to do so. The NGCOA is the leading association on the business of golf and our members are golf course owners and operators from all over the country with affiliates in Canada and Europe. Structured much like the NAHB, IBA and locals as a three for one membership, the NGCOA also has state and local chapters and has a two for one membership and as such is faced with many of the same association issues. Similar to the building industry, the golf business has been up against many obstacles in the last few years from a difficult economy, to sweeping changes in technology and misguided legislation.

During my tenure as President of the NGCOA, I had the opportunity to travel to Washington DC a number of times to meet with members of Congress to discuss legislative concerns of our industry. This included promoting the positive economic impact of the golf business. For example, when legislation provided disaster relief for nearly all businesses affected by Hurricane Katrina golf courses were grouped with casinos and massage parlors and excluded from any available relief. However, after careful presentation of our position, our message was heard and golf courses were able to benefit from disaster relief after Super Storm Sandy.

My 2-year term was complete in early 2014 and I sincerely think that I was able to affect positive change for not only the association and our members, but for the industry as a whole. In looking back, I am confident that the experience I had as the NGCOA President will serve me well as the leader of the IBA. Because I believe in the mission of the IBA and its value for myself as a builder and for the industry, I am passionate about making sure our lobbying efforts and regulatory affairs services will be served in the best interest of our members.

As we start this year, we have a number of challenges as an association and industry to overcome. But as the often quoted phrase goes "The bigger the challenge, the bigger the opportunity". My experience has shown me, you cannot become complacent. The world is always in motion and the housing industry is no different. If we want to succeed, we must adapt and change. Over the next couple of months, I will be appointing a strategic planning committee to assess the IBA direction to ensure that we are serving the mission of the IBA in our ever changing environment.

The senior officers along with the executive and finance committee will be working to finalize the 2015 budget for approval at the February board meeting. As mentioned at the December board meeting, I will also be appointing a task force to work on the IBA's finances with the goal of finding a solution to balance the budget by the end of 2016 and going forward.

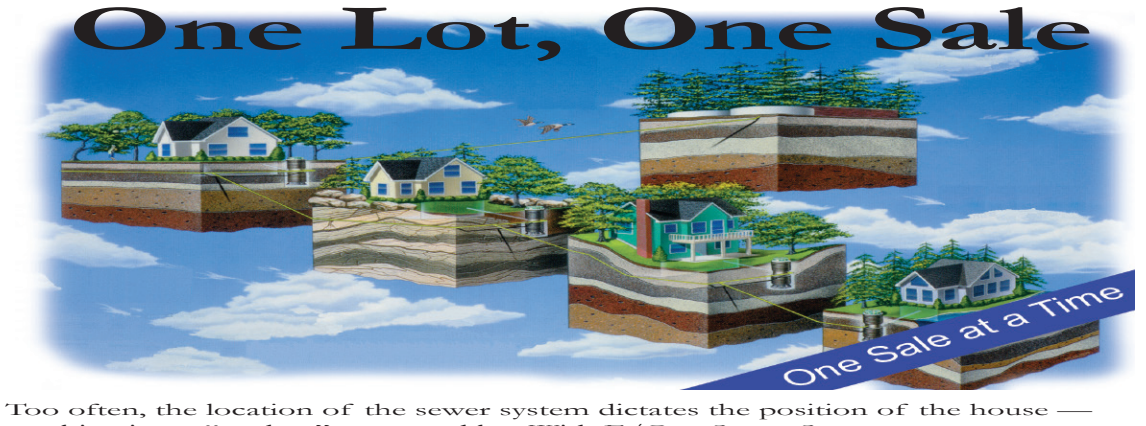
The housing industry is finally seeing movement in the right direction and as an association there is no better time than now to grow. It is imperative that we work together to bring in new members and retain existing ones. I have a goal of 200 new members by the end of 2015, but I need all of you to contribute to that effort.

I have asked all IBA directors as leaders in the association to pledge to bring in at least one new member in 2015. I also challenge every local director to do the same. As a former educator and long-time manager, I believe in follow-up and I will be keeping tabs on the progress. Membership recruitment is the responsibility of every member and only goes to strengthen our association. I hope that you will accept the challenge.

And while it seems as if that distant future certainly came quickly, I have no apprehensions, but only excitement for the fresh New Year. I am truly honored to serve as your President for 2015 and I want to say a very special thank you to Tom Mullen for his friendship and leadership last year along with Jim Pressel, CGB, and Lance Swank. They are amazing leaders and I am looking forward to continue working with Jim and Lance along with Pat Richard, CGP.

Your thoughts and concerns are important to me and I am always willing to listen. I hope to get to know all of you better throughout the year and know if we work together we can Build a Better Indiana.

One House,
One Lot, One Sale



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Professional Designations

Committee & Board involvement

Networking Opportunities

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Defeated Employee Classification

NAHB National Association of Home Builders

As of 12/29/2014

Benefits available to members of the Indiana Builders Association

Out with the old and in with the new

Inside the Issue

By Rick Wajda

Chief Executive Officer

Indiana Builders Association

2014 has drawn to a close and hopefully, everyone is excited for a prosperous 2015. At the time of print, we are about a month away from getting the final numbers on single-family building permits for the state of Indiana, but by all indications, we will finish the year close to the same level as 2013. However, many markets across the state have seen a steady increase in activity in the second half of the year and I am optimistic that 2015 will show some growth in the single-family sector.

The Indiana Builders Association Board of Directors wrapped up the year in December with its annual election of officers and awards presentation. Congratulations to all the award winners and thank you to all the members who volunteered to serve on a committee in 2014. You are the lifeblood of the organization and without your dedication to affordable housing in Indiana; the IBA would not be the force that it is.

Also, a big thanks goes out to every member who donated to IBA's Political Action Committee, the Association to Build a Better Indiana (ABBI) in 2014. Your political contributions go towards electing and reelecting statewide office holders and members of the Indiana General Assembly who understand the importance of affordable housing at all price points. To that end, the industry is fortunate to have five members of the association serving in the Indiana General Assembly, three of which who serve on the IBA Board of Directors.

As we welcome in the New Year, please help us to make Indiana and the housing industry across the state the best it can be. We need your help as members of the association to engage in the efforts of the organization to make sure our voice is heard on issues of interest to affordable housing. The Indiana General Assembly will convene in early January and begin deliberations on crafting a new two-year state budget, as well as over 1000 pieces of legislation. Many of these bills will impact our industry and economic development across the state. Please take the time to review our Legislative and Regulatory Report that goes out to the membership via email every Friday the Legislature is in session. If you have specific comments, concerns, or feedback regarding a piece of legislation, please let us know. We are a membership organization and rely on your input as we take a position, positive or negative, on certain pieces of legislation.

I would also invite every member to get involved at the local, state and national levels with your association. We have numerous opportunities at every level of the federation to participate, whether you are a builder, remodeler, developer, or supplier to the housing industry. Various committees are in place to help facilitate discussion on a myriad of issues impacting our industry. Let us know if you are interested, we can always use the help!

On a final note, please spread the word on the good work the Association is doing for you and your business with your peers. Membership is the lifeblood of any organization and the more members we have, the stronger our voice is with local leaders, statewide officials, and leaders in Washington, DC.

Let's make 2015 a great year and the beginning of a sustained, vibrant housing industry for years to come.

Do we have your e-mail?

When a member joins a local builders association, they automatically become members of the Indiana Builders Association (IBA) and the National Association of Home Builders (NAHB).

E-mail has become the most efficient way for all tiers of the builders associations to correspond with members.

Make sure you have an accurate e-mail on file with your local builders association so that you receive correspondence from your local, state, and national builders associations in a timely manner. Unless you opt out, your local builders association should put your e-mail into the NAHB WMS system which allows NAHB and IBA to e-mail you with important information.

Your builders associations take your privacy very seriously and only e-mail you pertinent information. You may opt out of receiving e-mails at any time.

If you are not receiving e-mails from IBA which would have a ...@BuildIndiana.org e-mail address, please e-mail Cindy @BuildIndiana.org or call the IBA office at 800-377-6334 ext. 203.

For 24 hour access to all of IBA's benefits visit www.BuildIndiana.org.

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Changes to OSHA recordkeeping and reporting rules enforced March 1

The U.S. Department of Labor's Occupational Safety and Health Administration (OSHA) announced a final rule requiring all employers covered by the Occupational Safety and Health Act to comply with OSHA's new severe injury and illness reporting requirements. The new rule for reporting requirements goes into effect for federal OSHA jurisdiction on January 1, 2015; however, Indiana OSHA will begin enforcing this requirement in Indiana on or after March 1, 2015.

Codes Corner

By Carlie Hopper
Regulatory Affairs Director,
Indiana Builders Association

IBA Safety Committee Chairman Greg Gerbers reached out to Darby Reagan Miller, Public Relations Specialist with the Indiana Department of Labor, to find out more about the new requirements. Miller said "Understanding and properly applying these new rules is critical to ensuring your business remains in compliance with the OSHA's recordkeeping standards." Miller provided the following questions and answers to assist IBA members with the new recordkeeping and reporting requirements.

What is the new requirement?

* All businesses, regardless of size or industry category, are required to report a workplace fatality to OSHA within 8 hours - this portion of the rule has not changed.
* All businesses must report an in-patient hospitalization to OSHA within 24 hours - in the past this only applied if three or more employees were hospitalized.
* All businesses must report work-related amputations to OSHA within 24 hours - this is a new requirement.
* All businesses must report the loss of an eye to OSHA within 24 hours - this is a new requirement.

Why is the law changing?

The new rule will help better ensure OSHA receives critical reports and information on worker fatalities and severe work-related injuries and illnesses. The new data will help OSHA identify workplaces where workers are at greater risk. This information will help target compliance assistance and enforcement resources more appropriately.

What if my business is exempt from maintaining the OSHA 300 Log?

Even if a business is not required to maintain OSHA 300/300A logs, whether that is due to size or being part of a generally exempted industry, that business still must report fatalities, amputations, eye losses and in-patient hospitalizations to IOSHA within the established time frame. Exempt businesses have always been required to make fatality and catastrophe reports to IOSHA, and this new rule occupies the same space.

Do I have to report every hospital visit?

No. If an employee is not admitted or only brought in for observation or testing, and no treatment is provided, that visit does not need to be immediately reported to IOSHA.

How do I report an incident?

* If it is during normal business hours, you may contact IOSHA directly at (317) 232-2693.
* If you are reporting after business hours, call the 24-hour OSHA hotline at 1-800-321-6742.

Who can help me with the new rules?

Help is available by contacting the Indiana Department of Labor's training and assistance division, INSafe, by either calling (317) 232-2688 to speak with a consultant or by emailing insafe@dol.in.gov.

Compliance assistance resources may also be found at OSHA's 2014 recordkeeping page online at www.osha.gov/recordkeeping2014/ or by visiting the Frequently Asked Questions (FAQ) webpage at www.osha.gov/recordkeeping/faq_search.

Employers may also request a free workplace safety or health consultation from INSafe by completing and submitting the form available online at www.in.gov/dol/insaferequest. IBA members receive priority in scheduling a consultation as part of IBA's Alliance with the Indiana Department of Labor.

Approved Agents

Dearborn County HBA
BA of Dubois County
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812-886-4000
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IBA offers fully insured health insurance program to members

Contact an insurance agent listed if you are a builder, remodeler, subcontractor or provide a product or service that is included in the certificate of occupancy and would like to find out if you can offer a quality, fully-insured health insurance program (Anthem) to your employees at a reasonable cost.

Ask the agent to consider your company for the Indiana Builders Association Health Insurance Program.

The Indiana Builders Association (IBA) has partnered with Association Insurance Partners to bring a health insurance program to our membership. The Indiana Employers Trust is operational.

This product is medically underwritten and fully insured by Anthem. It offers coverage utilizing the BlueCard network just like products currently offered by Anthem. There are 12 benefit designs across a wide range of deductibles, drug cards and high deductible health plans, all of which meet or exceed Bronze-level coverage.

The Indiana Employers Trust will give member firms the opportunity to possibly realize lower health insurance rates due to several factors, the most important of which is the aggregation of like industry companies into a larger group, creating buying power and spreading the risk of a few amongst many.

http://www.buildindiana.org/pdf/IBAHealthInsuranceProgram.pdf Updated 9/17/2014

INDIANA BUILDERS ASSOCIATION

By The Numbers

The Indiana Builders Association, Inc. (IBA) is a resource for our members, the general public, elected officials and regulatory bodies; we exist to maintain and develop workable and affordable regulations and laws that enable the citizens of Indiana to own a home.

IBA is an advocate of safe and affordable housing for all Hoosiers. IBA members accomplish this by operating competitive businesses that serve to keep costs low while maintaining a high level of quality.

Each year presents a new opportunity for IBA and its members to maintain the success achieved in prior years, and reach for ever-increasing levels of success in the future.

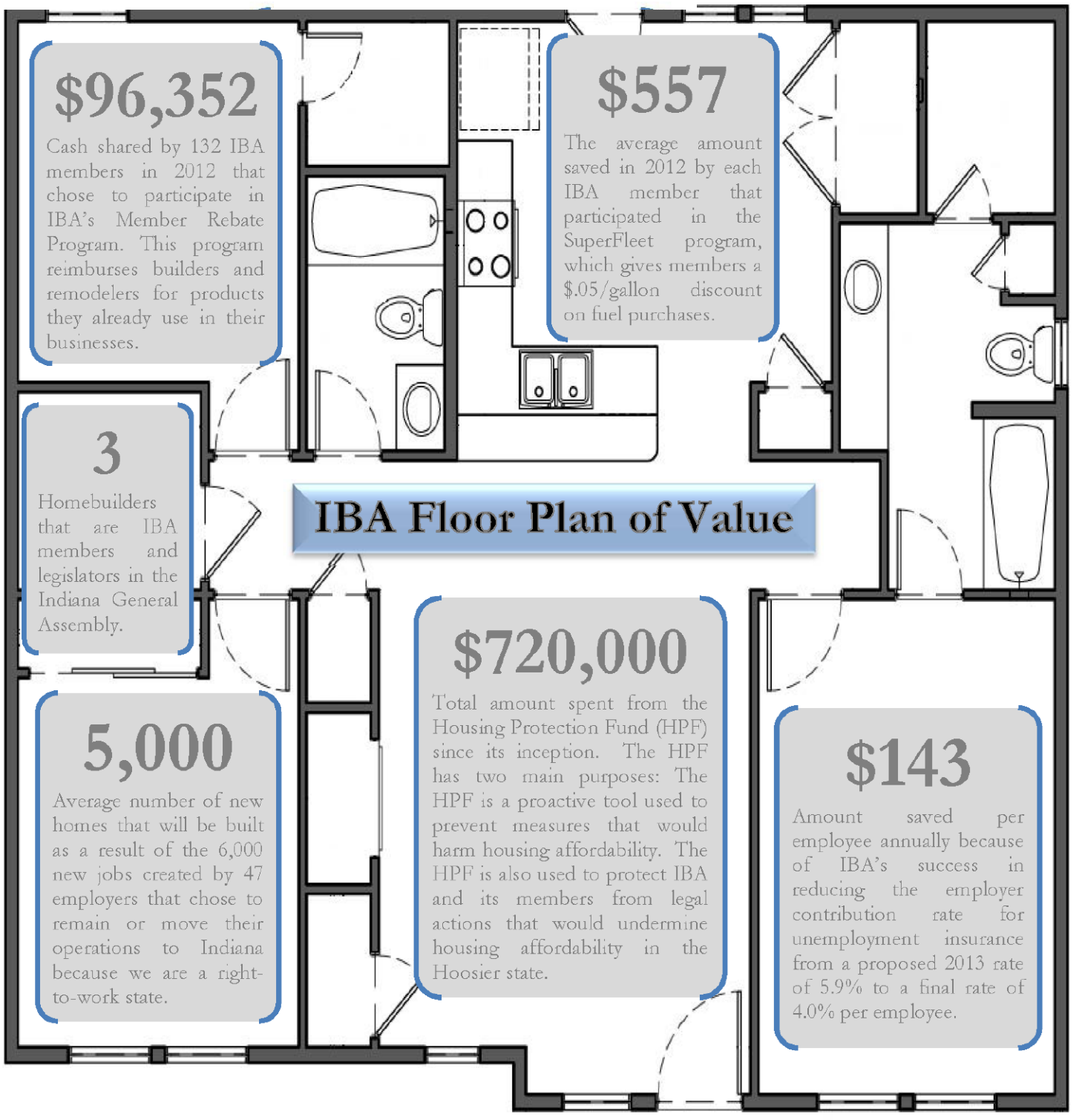
By The Numbers illustrates initiatives that we have been engaged in during the recent past and the value that IBA directly provides to its members through public advocacy, political action and member services.

$300

The minimum amount in your pocket as a result of IBA successfully supporting legislation in 2013 creating a 2+ year moratorium on any city or town ordinances that would require builders and remodelers to get a license or register before working in the city or town. Current local licensing can cost over $300 annually per contractor in each city and town that requires it. These savings could easily reach and even exceed $1,000 in cases where multiple licenses or registrations would have been required.

$5,893

The average cost of a residential fire sprinkler system in new home construction – the cost balloons to $13,000 in rural areas not served by municipal water. Fire sprinkler advocates continue to push for mandatory fire sprinkler installation in every home. Industry experts estimate that 31,000 to 81,000 Indiana households will be priced out of the market for a new home if the price of a new home increases by $6,000 to $13,000. IBA has worked hard to fight the fire sprinkler mandate so homeowners continue to have the right to choose whether or not to install a system. IBA supports public health strategies to increase awareness about the installation and maintenance of smoke alarms in all homes rather than mandating fire sprinkler systems.



$2,301

The average dollar amount saved in property taxes per unit claimed by IBA members under the Model Home and Spec. Home Acts. During the three years the law has been in effect, Indiana home builders have claimed more than 770 Model and Spec Home Act property tax deductions. Builders can claim a deduction on up to 6 homes under both of those acts.

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IBA's Housing Protection Fund works to the benefit of IBA members

Inside the Issue

By Rick Wajda

Chief Executive Officer

Indiana Builders Association

I am always amazed at the level of foresight our leaders possess when it comes to direction of the association and the residential construction industry as a whole. The IBA has been a leader across the country in many areas of governmental and regulatory activities. Our committee process and Board of Directors are not afraid to take on the big issues and they understand the importance of looking forward and not necessarily dwelling on the past.

The Board of Directors created the Indiana Builders Association Legal Defense Fund in the fall of 1996 to assist members and local associations dealing with increased attacks on affordable housing in Indiana. These attacks came in the form of illegal impact fees, exclusionary zoning issues, comprehensive land use planning issues, subdivision control issues, sign ordinances, and other issues negatively impacting housing affordability across the state.

A Legal Defense Fund was established and funded with a $20 per member, per year assessment.

Trustees of the Fund in the early days saw numerous requests for assistance in combating excessive tap fees, illegal impact fees and engaging in legal action on housing related issues. The Trustees were engaged in activities in all corners of the state, and they were building a big war chest in the process. Their mission was clear, protection of the housing industry and keeping housing affordable for Hoosier homeowners.

As the balance on the Fund continued to grow, the demands on the Fund did as well. The Board of Trustees ultimately changed the name of the Fund to the IBA Housing Protection Fund in 2000. The Fund was now used not only to help defray the staggering litigation costs of builders and developers litigating a case of statewide significance to the housing industry or which had the potential for positive impact on an issue of particular interest to the housing industry, but it was also used to take a more proactive role in affecting legislation and public policy favorable to the housing industry.

Over the years, the Indiana Builders Association's Housing Protection Fund has provided an invaluable resource to members and the general public by helping keep housing affordable in Indiana. To date, the Fund has engaged in over 70 various causes and lawsuits, some on the reactive level, and many on a proactive front, with total expensed allocations exceeding $650,000.

We were successful in many lawsuits including the Twin Eagles wetlands case, and Zionsville impact fee case where builders were refunded over $350,000 in illegally collected park impact fees. The Fund has engaged on a proactive front in numerous causes as well, including the Indiana Water Quality Coalition, property tax caps, and a recent zoning ordinance rewrite in LaPorte County, among others.

The Board of Trustees meets on a quarterly basis to discuss funding requests and to review current projects. Please feel free to contact me at Rick@buildindiana.org for an application and guidelines on submitting a request for funding from the Housing Protection Fund.

Committees Help Build a Great Association!

Please mark the committee(s) and council(s) you are interested in joining (rank your interests if you do not wish to serve on more than one.)

- ☐ **Associates Committee:** Provides associate members with a networking tool to support, strengthen, and advance our association and the home building industry. *Staff: Cindy Bussell*
- ☐ **Codes Committee:** Code experts from around the state convene to discuss the latest developments in building codes. The committee recommends policy to the Board that helps IBA to be proactive with the state building commissioner's office relative to the adoption and implementation of codes. *Staff: Carlie Hopper*
- ☐ **Rural On-Site Wastewater Subcommittee:** Monitors regulations concerning rural wastewater issues across the state. *Staff: Carlie Hopper*
- ☐ **Mechanic's Lien:** Works on issues involving mechanic's lien. *Staff: Tom Havens*
- ☐ **Green Building Committee:** Encourages green building initiatives. *Staff: Tom Haavens*
- ☐ **Indiana Remodelers:** Comprised of remodelers, is unified representation to serve the professional remodeler while providing information and education. *Staff: Tom Havens*
- ☐ **Executive Committee:** Conducts the affairs of the Association in accordance with the By-Laws, policies, and instructions of the Board. Policy and steering committee of the Association. *Staff: Rick Wajda & Cindy Bussell*
- ☐ **Investment Policy Committee:** Reviews the reserve funds of IBA and establishes investments to adhere to the highest possible yield at the lowest possible risk. *Staff: Cindy Bussell*
- ☐ **Convention ExploratoryCommittee:** Monitor and recommend, when appropriate, reinstating IBA's Convention.

Revised 6/23/2014.

- ☐ **OSHA Safety Committee:** Consults with INSafe to develop a strategic training plan and participate in the delivery of current safety group-wide training programs. *Staff: Carlie Hopper*
- ☐ **Strategic Plan Committee:** Develops and monitors strategic plan. *Staff: Cindy Bussell & Rick Wajda*
- ☐ **Golf Committee:** Produces the annual state golf outing that is designed to raise funds for Indiana to meet its NAHB Build-PAC fund raising goal. *Staff: H. Sturgeon*
- ☐ **Housing Protection Fund:** Protects the industry and the affordability of housing. Carefully crafts strategy for legal defense. *Staff: Rick Wajda*
- ☐ **Land Use Committee:** Land developers compare successful strategies from their projects. Competitive guards are relaxed as colleagues network with each other in this intensely regulated business. *Staff: Rick Wajda*
- ☐ **Professional Designation Committee:** Implements Designation program. *Staff: Carlie Hopper*
- ☐ **Membership Committee:** Join IBA's team of members who recruit new members into the association. *Staff: Cindy Bussell*
- ☐ **IBA's Educational Scholarship Foundation:** Awards scholarships and raises funds. *Staff: Cindy Bussell*
- ☐ **Insurance Task Force:** Review and recommend insurance programs as possible member benefits. *Staff: Cindy Bussell*
- ☐ **Finance Committee:** Studies the finances of the Association, and makes recommendations of financial policy to the Executive Committee and Board of Directors. This committee also prepares the annual budget. *Staff: C. Bussell*
- ☐ **Multi-FamilyTask Force:** Activate to review multi-family issues when necessary. *Staff: Rick Wajda*

2015 Committee & Council Sign-Up Form

Please submit a conflict of interest form along with your committee request.

NAME_____ PHONE_____

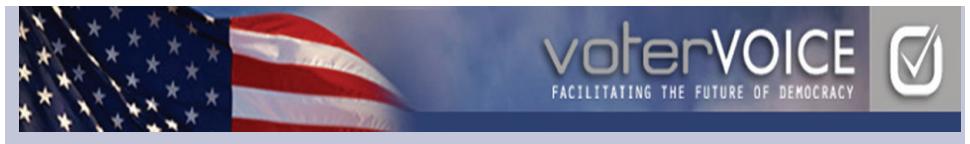
COMPANY_____ FAX_____

ADDRESS_____

CITY/STATE/ZIP_____

E-MAIL_____

Complete and return to: IBA, 101 W. Ohio St., Ste. 710, Indianapolis, IN 46204. FAX (317) 917-0335.
Info@BuildIndiana.org. Questions? *(800) 377-6334, Rick ext. 204 or Rick@BuildIndiana.org, Cindy ext. 203 or Cindy@BuildIndiana.org, Tom ext. 205 or Tom@BuildIndiana.org, Carlie ext. 206 or Carlie@BuildIndiana.org, and Heather ext. 207 or Heather@BuildIndiana.org.*



Contact Elected Officials

Make Your Voice Heard

Up-To-Date State & Local Government Information

What is voterVoice?

voterVoice is your quick and easy means to communicate with elected officials on both your personal and industry issues.

voterVoice will select your elected officials from your business and home address information. In addition to personally contacting your officials, you will receive alerts from IBA so your voice can be heard on industry issues.

Stay up-to-date. Make your voice heard and join today. All IBA members are eligible to sign up as a FREE member service.

Who Should Register?

ALL IBA MEMBERS SHOULD REGISTER! It is likely you have employees residing and voting in areas you do business, and keeping them up-to-date and informed about candidates and issues in their communities creates a stronger voting block for the industry. After you sign up, encourage your employees to register also!

Easy 3-Step Registration

1. Visit IBA's website: *http://www.BuildIndiana.org/VoterVoice.htm* - Click on the voterVoice logo.

2. Click on 'New users click here'. Returning users can log in here, as well.

3. Fill out the short user profile and follow the instructions.

voterVoice Registration

☐ Yes, sign me up today to be proactive at the grassroots level.

☐ I want to receive future alerts from IBA.

User Information

First Name_____
Last Name_____
Suffix_____
E-mail_____

Home Information

Address_____
City_____
State_____ Zip_____

Business Information

Your Title_____
Phone_____
Company_____
Co. Address_____
City_____
State_____ Zip_____

Complete and return this form to:
Indiana Builders Association
101 W. Ohio St., Ste. 710
Indianapolis, IN 46204

Or fill out the form online by visiting IBA's Web site: www.BuildIndiana.org/VoterVoice.htm

Questions? Call Carlie at (800) 377-6334 ext. 206 or e-mail Carlie@BuildIndiana.org

Indiana Builders Association

LEGISLATIVE GUIDE

Who We Are

The Indiana Builders Association is a statewide trade organization representing Indiana's home building, remodeling and light commercial construction industry. Established in 1952, IBA has 27 local affiliates organized into nine geographic areas across Indiana. IBA, along with its affiliates, are associated with the National Association of Home Builders in Washington, D.C.

Our Mission

The Indiana Builders Association works to educate its members, the general public, elected officials and regulatory bodies to maintain and develop workable and affordable regulations and laws that enable the citizens of Indiana to own a home.

Our Members

The construction industry plays a large role in keeping the economy in Indiana moving forward. The Indiana Builders Association is the country's 16th largest statewide home building trade association, representing more than 3,000 member companies. IBA members are organized into two groups: builders and associates. Builder members include: custom builders, small, medium, and large volume production builders, as well as multi-family, light commercial, remodelers and developers. Associate members provide essential home building industry services and products, and support IBA's mission and goals. Associate members include: architects, attorneys, bankers, building suppliers, engineers, interior designers, lenders, subcontractors and real estate professionals.

Priority Issues Affecting Home Builders

During the 2015 Legislative Session, lawmakers will debate many issues affecting Indiana's home building industry. IBA's Governmental Affairs team will closely monitor the following priority issues to foster growth in Indiana and to protect our members ability to provide safe and affordable housing for Hoosiers.

Sales Tax on Services

The state gross retail tax (i.e., sales tax) in Indiana currently applies to retail transactions involving the exchange of tangible property (i.e., sale of goods). The provision of services or labor, with few exceptions, is exempt from Indiana's sales tax. A proposal likely will be introduced during the 2015 legislative session that would assess a sales tax on services – potentially in exchange for a reduced overall sales tax rate. For instance, the current 7% state sales tax rate assessed exclusively on the sale of goods may be reduced to 4.5% on the sale of both goods and services.

Such a proposal would be problematic as it creates a new tax and will ultimately increase the price of housing in Indiana. From the attorney that handles zoning issues, to the plumber that installs the kitchen sink, or even the contractor who builds a new home for a fixed percentage fee – all are services that could be subject to sales tax if a new tax on services is enacted and all are part of the cost basis of a new home; and as costs increase, so do prices.

Any discussion on establishing a new sales tax on services, should also involve a simultaneous consideration of eliminating another meaningful tax – but potentially more volatile and unreliable one – such as the state income tax. That way, the state could achieve more stability in tax collection receipts, and businesses and consumers would have more discretionary funds to pay the higher price for the goods and services they consume as a result of the new sales tax on services.

Fire Sprinklers

The Indiana Builders Association opposes mandating the installation of fire sprinkler systems in one-and two-family dwellings and townhouses because it is not a cost-effective safety improvement over smoke alarms. Almost two-thirds of home fire deaths resulted from fires in properties without working smoke alarms. Fire sprinkler installation costs vary significantly, $2.66/ sq. ft.-$6.88/ sq. ft., depending on a home's location, layout, number of stories and access to water. Between 31,000 and 81,000 Indiana households will be priced out of the market for a new home if the price of a new home increases by $5,000-$13,000, which is the estimated cost to insall a fire sprinkler system. IBA supports programs that encourage the installation and maintenance of smoke alarms rather than measures to mandate fire sprinkler systems.

Contractor Registry

Indiana Attorney General Greg Zoeller plans to introduce a voluntary contractor registry in Indiana in response to complaints his office received regarding home improvement contractors. The registry would be voluntary and would require the home improvement contractor to post a performance bond to cover the cost of any incomplete or potentially even substandard work. IBA's concerns with the registry are as follows:

* Becomes a de facto requirement to register to remain competitive because consumers would screen out contractors that are not listed on the registry.

* Increase the cost of remodeling projects because remodelers who want to be included on the registry would be required to purchase a performance bond, possibly for each project, at an average cost of 1% to 3% of the total project amount; however, rates can increase to as much as 5% upwards of 20% for contractors that have a below average credit rating. For example, if a contractor completes $1 million worth of remodeling work in a year, they can expect to payout an additional $10,000 to $200,000 just to be registered with the AG.

* Harm competition because newer or smaller contractors may not be able to afford the added cost of performance bonds, especially if they are forced to pay a higher percentage rate for bonds than more established or bigger contractors.

* Increase the number of consumer complaints to the AG's office if consumers use it as the default method for dispute resolution.

Patent Trolls

The American Enterprise Institute defines a patent troll as "a person or company who enforces patent rights against accused infringers in an attempt to collect licensing fees, but does not manufacture products or supply services based upon the patents in question, thus engaging in economic rent-seeking."

Patent trolls are continuously expanding their reach into new industries, and the home building industry is no exception. Patent trolls frequently target small businesses with letters demanding they pay a license fee and sometimes a penalty for using or infringing upon a patent the troll owns (many times without even providing any proof that a patent has been infringed).

Indiana can protect small business owners by making sure that patent trolls avoid preying on Indiana businesses while at the same time ensuring that patent owners who exercise their rights in good faith are able to do so uninhibited.

Overview of Issues Affecting Home Builders

Business Regulation
- Economic Development
- Impact Fees
- Foreclosure Issues
- Homeowners Associations
- Contractor Licensing
- Home Inspectors
- Mechanic's Lien
- Home Warranties
- Performance & Maintenance Bonds

Taxation
- Property Tax Caps
- Model/Speculative Home Exemption
- Real Estate Transfer Tax
- School Funding
- TIF Districts
- Property Assessed Clean Energy (PACE) Programs
- Historic Preservation Tax Credit

Insurance
- Workers' Compensation
- Medical Insurance
- Title Insurance

Construction Codes & Standards
- Statewide Building Code
- Building Code Mandates
- Permit & Inspection Fees
- Green Building
- Fire Sprinklers
- Carbon Monoxide Alarms
- Building Plan Review & Design Release Standards

Labor
- Immigration
- Right to Work
- Workforce Training Programs for Construction Trades
- Employee Classification
- Unemployment Insurance Trust Fund
- Common Construction Wage

Land Development
- Smart Growth
- Farmland Preservation
- Retention Ponds
- Voluntary Annexation
- Private Property Rights
- Eminent Domain
- Planning & Zoning
- Archaeology
- Land Banks
- Mass Transit
- Complete Streets

Energy & Environment
- Onsite Sewage Systems
- Combined Sewer Overflows
- Mold Remediation
- No More Stringent Than Corresponding Federal Provisions
- Wetland Mitigation
- Lead Paint
- Radon-resistant Construction

Indiana Builders Association
Governmental Affairs Team
Rick Wajda Tom Havens Carlie Hopper
(800) 377-6334 / InfoLeg@BuildIndiana.org

Indiana Builders Association Return on Investment (ROI)

Members utilizing benefits cover their investment plus return money to their pockets!

Direct benefit savings, discounts, and rebate programs available only to IBA members:

HBA Member Rebate Program, http://www.hbarebates.com/iba.html. Total two-year rebates to 161 participating IBA builders/remodelers: $204,910. Range of annual rebates: $15 - $7,984.75. ***Average annual rebate: $636.***

Speedway SuperFleet Association Fueling Program, www.superfleet.net. Total monthly discount to 295 participating IBA members: $11,840.67. Range of monthly discounts: $0.10 - $362.71. ***Average annual savings: $482.***

NPP National Purchasing Partners, https://associations.mynpp.com/myNPP/memberSavings.xhtml?guid=72OBDIDX. Total quarterly discounts to 532 IBA qualifying Verizon customers: $616,246.05. Range of quarterly discounts: $12.64 - $77,369. ***Average annual savings: $1,158.***

American Express Membership Rewards Program. NEW PROGRAM! Members can earn 1% back on money already going out the door. For more information, contact Gregory Truex at Gregory.M.Truex@aexp.com or 317-657-6205. ***Average member savings: 1%.***

Model and Spec Home Property Tax Deductions, http://www.buildindiana.org/pdf/ModelHomeActRulesfor2008Assessment.pdf, and http://www.buildindiana.org/pdf/ResidenceinInventory.pdf. Total savings on 770 model and spec home act property tax deductions: $1,771,770. ***Average per house savings: $2,301.***

HEALTH INSURANCE PROGRAM

Indiana Health Insurance Trust Program. NEW PROGRAM! A fully-insured Anthem health insurance program, http://www.buildindiana.org/pdf/IBAHealthInsuranceProgram.pdf. ***One member savings: $12,000; another member savings: $36,000.***

A moratorium on any new mandated licensing or registration of builders or remodelers in the state of Indiana. ***Average annual per license and registration per year per local jurisdiction savings: $300.***

Through **IBA's Housing Protection Fund**, nearly **$1 million dollars is available to IBA members** for use to help defray litigation costs of members litigating a case of statewide significance to the housing industry, to assist members in preventing litigation detrimental to the housing industry, or for proactive assistance on issues of particular interest to the housing industry with statewide significance. To date disbursements on 66 requests: $742,366.35. Range of disbursements: $240.97 - $25,000. Average disbursement: $11,248. ***Average member savings: Priceless.***

NAHB Member Advantage, http://www.nahb.org/ma. Nationwide members saved over $7.2 million dollars on discount programs such as GM, Lowes, UPS, Hertz, Geico, AVIS, Budget, Office Depot, HP, FTD, etc. ***Average member savings: 2% to 20%.***

Continual benefits to IBA members:

- ⇨Immediate access to **IBA's website**, www.BuildIndiana.org, which includes housing related news, events, codes, laws, education, resources, and links.
- ⇨Easy contact through **IBA's toll free line**, 1-800-377-6334, for answers to your housing related questions.
- ⇨**Daily, full-time representation** on state legislative and regulatory issues that impact the housing industry.
- ⇨**VoterVoice access**, http://www.buildindiana.org/votervoice.htm, where members are kept up-to-date on all pending housing related legislative happenings, as well as immediate e-mail access to state elected officials.
- ⇨Use of the **Indiana Quality Assurance Builder Standards** program, http://www.buildindiana.org/QABS.htm, which assists members in reducing customer callbacks by setting realistic customer expectations throughout the building process.
- ⇨Subscription to the **Indiana Builder News**, http://www.buildindiana.org/buildernews2014.htm, where IBA communicates the latest industry news and events. Members can receive on-line or by hard copy.
- ⇨**Support on Building Code** questions, variance process, disputes, and energy efficiency mandates. http://www.buildindiana.org/codesandotherrules.htm.
- ⇨**Constant monitoring of and opposing attempts to mandate fire sprinklers**, which could add upwards of $6,000 per new home, plus additional liability, if fire sprinklers are mandated in all new residential homes. http://www.buildindiana.org/Firesprinklermandate.htm.
- ⇨Access to the **appraisal guide for builders** which provides information on how to make sure you get a realistic appraisal. http://www.buildindiana.org/pdf/Membership%20Benefits/Appraisal-Guidance-for-Builders.pdf.
- ⇨Information on compliance with the **EPA Lead Rule**, http://www.buildindiana.org/epaleadrule.htm, in order to avoid fines which could amount to $3,500 per occurrence.
- ⇨Explanation of Indiana's **Right to Cure** statute, http://www.buildindiana.org/righttocure.htm, so that members can meet customer expectations and avoid costly litigation.
- ⇨Information on Indiana's **new home and remodeling warranties statutes** so that members understand their obligations. http://www.buildindiana.org/warranties.htm.
- ⇨**Relationships with and support to state legislators** who are pro-housing and pro-business, built through the Association to Build A Better Indiana (ABBI), IBA's political action fund.
- ⇨**Networking** opportunities and **educational offerings** at IBA's meetings and events.
- ⇨Assist in **shaping Indiana's housing policy** through participation on IBA's committees and Board of Directors. http://www.buildindiana.org/committees.htm.

From the IBA Board of Directors Meeting

IBA's 2014 President Tom Mullen, MIRM, CMP, CGB, CGP (right) presents Life Director status to Joe Anderson of Terre Haute at the recent meeting. Anderson is owner of Joe Anderson Builders and the 2014 President of the HBA of Greater Terre Haute. He received the status upon attending his 40th State Board meeting as a Director.

Over 130 members attended the recent IBA Board of Directors meeting.

Builder and Associate Area Vice Presidents were thanked for their service at the recent meeting (left to right): Ryan Baker, Builder AVP and Land Use Committee Chairman; Greg Gerbers, Associate AVP and OSHA Committee Chairman; Jim Klotz ,Builder AVP; Hal Kemmerer, Associate AVP; Tina Bernacchi, Builder AVP; Brett Harter, Builder AVP; Tim Eckert, Associate AVP, Associates and Membership Co-Chairman; State Representative Heath VanNatter, Builder AVP; Dan Losekamp, Builder AVP; Pat Richard, CGP, Builder AVP; and Trent Hunt, Associate AVP. (Not pictured): Tom Fuller, Builder AVP; Jeff Hatfield, Builder AVP; and Tom Slater, Associate AVP and Associate Nat. Director.

IBA President Tom Mullen, MIRM, CMP, CGB, CGP, (right) congratulates and presents Kurt Jones, Jones & Sons in Terrre Haute, IBA's Don Cassidy Sr. Associate of the Year award for 2014. Jones has served on the Boards of his local association and the IBA. He has been an Alternate National Director and Golf Chairman. In 2011 he received his local association's Associate of the Year award. He holds the ACI Concrete Field Testing Technician certification.

John Hill, Governor Pence's Deputy Chief of Staff of Public Safety, spoke to the IBA Board of Directors recently. He updated the Board on the status of the modifications to the Indiana Department of Fire and Building Services Codes Department.

Joe Damo, a representative with Security 1 Lending, updated the IBA Board of Directors on the new guidelines for reverse mortgages and reminded the directors to let their members know of this opportunity to provide financing for buyers.

From the IBA Board of Directors Meeting

The John C. Hart Presidential Award, named after a legend and the highest degree of long-range commitment and dedication in service to this industry, was presented to Mike Bell (left) by IBA's 2014 President Tom Mullen, MIRM, CMP, CGB, CGP. Having been in the industry for nearly 33 years, Bell learned about the business by working with his uncle, who was a builder, and his grandfather, who was a master carpenter. He served as President of his local builders association. He has received honors of being named "Member of the Year" and "Remodeler of the Year" by his local hba. He is the second builder in IBA history to attain the Graduate Master Builder designation. He is a past winner of the individual state membership contest and currently is the 11th highest Spike in Indiana history, recording over 347 Spike credits. He is a Life Director of the IBA State Board and a National Director on the NAHB Board. He is a past state president. He currently serves as the NAHB Area 9 Vice Chairman for Indiana, Illinois, and Michigan. He is owner and founder of Bell Construction.

Two presidential citations were presented to Rick (left) and Dayle Jenkins by IBA's 2014 President Tom Mullen, MIRM, CMP, CGB, CGP. During Mullen's presentation of the awards he commented, "When IBA needed a golf course donated and assistance with the August Board meeting last minute, these two individuals jumped right in." Dayle was thanked for her generous contribution of time and talent hosting the August state Board session. Rick was honored for his generosity and contribution of the golf course to support the state builders association and the NAHB Build-PAC.

Mike Hannigan, Jr. (left) was bestowed with a Presidential Citation for his extraordinary support of IBA's projects and spearheading the update of IBA's By-Laws. Hannigan has held almost every position and every membership in IBA having been a Builder member, Associate member, and Developer member. He is a Senior Life Director and past state president of the IBA Board.

Sheila Hurst was presented a Presidential Citation by IBA's 2014 President Tom Mullen, MIRM, CMP, CGB, CGP. He applauded her dedication to the IBA over the years in providing one of IBA's great member benefits, the Speedway Gas Program. She was recognized for always being at the events making sure every IBA member is receiving the quality service she expects from her company.

Doug Dillion (center) is presented with a Presidential Award by IBA's 2014 President Tom Mullen, MIRM, CMP, CGB, CGP, and his wife, Sarah Huff. Dillion received the honor for his incredible mind, along with his incredible follow-through in being instrumental in bringing attention to careers in the home building industry and his extraordinary support of workforce development for the housing industry and for IBA.

IBA Chief Operating Officer Cindy Bussell, MA, (left) thanks national speaker Bev Koehn for presenting leadership strategies to IBA's incoming leaders.

IBA welcomes two new Local Executive Officers Dayna Marcum (St. Joseph Valley) and Kay Miller (Marshall County).

IBA's 2014 President Tom Mullen, MIRM, CMP, CGB, CGP, transfers the gavel to IBA's 2015 President Linda Rogers.

Committee chairpersons recognized at the recent Board of Directors meeting are (left to right): Dennis Spidel, Remodelers Chairman; Ryan Downey, Local Presidents' Council Chairman; State Representative Doug Miller, GMB, CGB, CGP, CAPS, Membership Co-Chairman; Vicky Gadd, Local Executive Officers' Council Chairwoman; Jeff Loucks, CGB, CGP, CAPS, Green Building Committee Chairman; Lynn Madden, Codes Committee Chairwoman; Mike Hannigan, Jr., Builders/Bankers Roundtable and By-Laws Task Force Chairman; and Sarah Huff, Convention Exploratory Committee Chairwoman. (Not pictured): David Compton, Housing Protection Fund Chairman and Steve Schreckengast, Insurance Task Force Chairman.

Indiana Builder News

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WWW.BUILDINDIANA.ORG

Advertising 2015

- **Indiana Builder News** is the **official** and only **publication** of the Indiana Builders Association.
- It is **distributed bi-monthly** to Indiana's builders, developers, remodelers, trade contractors, and building suppliers.
- Each issue is **packed with building industry information** from the national, state, and local levels, allowing all professionals to stay up to date on building industry happenings.
- There are **4,000+ copies published** monthly. Each copy is circulated to **over 40,000 readers**.
- Each issue is also published continuously on-line at www.BuildIndiana.org.
- Advertisers also receive a continuous logo link on the IBA website, www.BuildIndiana.org.
- **Target your advertising** to the professionals who *buy*, *utilize*, and *promote* your products and services by advertising in the **Indiana Builder News**.

Call to reserve your space today (800) 377-6334.

The Issues & Deadlines - 2015

Issue	Deadline
January/February	December 19
March/April	February 27
May/June	April 24
July/August	June 19
September/October	August 21
November/December	October 23

Advertisement Sizes

Full Page 10 1/4" wide by 12 3/4" tall	**1/2 Page Dominant** 7 3/4" wide by 9 1/4" tall
1/2 Page Horizontal 10 1/4" wide by 6 1/4" tall	**1/2 Page Vertical** 5" wide by 12 3/4" tall
1/4 Page 5" wide by 6 1/4" tall	**1/8 Page** 5" wide by 3" tall

The Staff

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Publisher, Advertising Manager
Cindy Bussell Cindy@BuildIndiana.org

Specifications

- 11" x 13" tabloid offset newspaper.
- Camera ready advertisements can be submitted on computer disk, cd, or e-mailed and must be a .tif file or a .pdf composite file.
- Full or spot color must be color separated CMYK (not RGB)- 200 dpi.
- Black and white - 600 dpi.
- Grayscale - 200 dpi.
- If mailed, please include a proof.

Advertising Rates

Ad Size	1x	3x	6x
Full Page	$850	$700	$550
1/2 Page	$550	$410	$330
1/4 Page	$350	$270	$190
1/8 Page	$200	$170	$130

- *Rates quoted are for black and white advertisement placement per issue for IBA members.*
- *Additional 40% for non-members.*
- *One Spot Color - $75 additional per issue.*
- *Full Process Color - $160 additional per issue.*
- *Inserts - $900 (company to provide 7,000 copies.)*

The value of being a good winner

Statehouse Scoop

By Tom Havens
Governmental Affairs Director
Indiana Builders Association

"We did it! We did it! We won! In your face losers," says little Johnny!

"Why are we losers," the other team asks?

"Why are you losers?...I'll tell you why," little Johnny says. "Because you lost and we won, that's why! And there can only be one winner, and that winner is us!"

This was an actual conversation (slightly paraphrased) I overheard between two eight year old kids after one of my son's soccer games this past fall. Fortunately, my son was not one of the eight year old's in question (I'll credit that to good parenting - and I can do that because this is my article, and there's no comments section at the end for my kids to rebut). Unfortunately, however, my son overheard that very same conversation - which resulted in me spending the next 30 minutes explaining (actually, re-explaining) what it means to be a good winner. Looking back on that conversation, I think a lot of similarities can be drawn between the conversation I had with my son and the way IBA approaches governmental affairs at the statehouse.

Good winners understand that winning is more than just showing up on game day: it is a lot of planning, preparation and hard work.

Good winners appreciate every victory: they understand that prior victories offer no guarantee of future success.

Good winners don't always win the competition, but they nevertheless remain good winners because they don't give up and know how to rebound from a loss.

Good winners respect their competitors: congratulating them when they win, and wishing them the best of luck when they lose.

Good winners can be ultra-competitive, but they play by the rules.

Good winners understand that just because the other side loses does not mean they didn't invest just as much effort, or maybe even more, in trying to win.

Good winners don't spend time inflating their ego or sense of self-worth by bragging to others about how great they are; they let others draw their own conclusion from the tangible results that can only come from unrelenting hard work and dedication to a cause they believe in.

Because of these virtues, people oftentimes want to associate and work with people whom they consider to be good winners. Neither Little Johnny nor his parents get it. But my son does, and I believe IBA does too.

Make no mistake, results do matter and winning is important. And even good winners don't enjoy losing. But what separates a good winner from a bad one, at least in my view, is exercising humility regardless of whether you win or lose. Over the years, IBA has won some battles and lost others. We have worked with legislators on some issues and opposed them on others. We have aligned ourselves with other trade associations on certain proposals, and fought tooth-and-nail on others. But when the political dust settles, we all remain friends regardless of which side of the debate we were on. And this is an important point that can be overlooked at times.

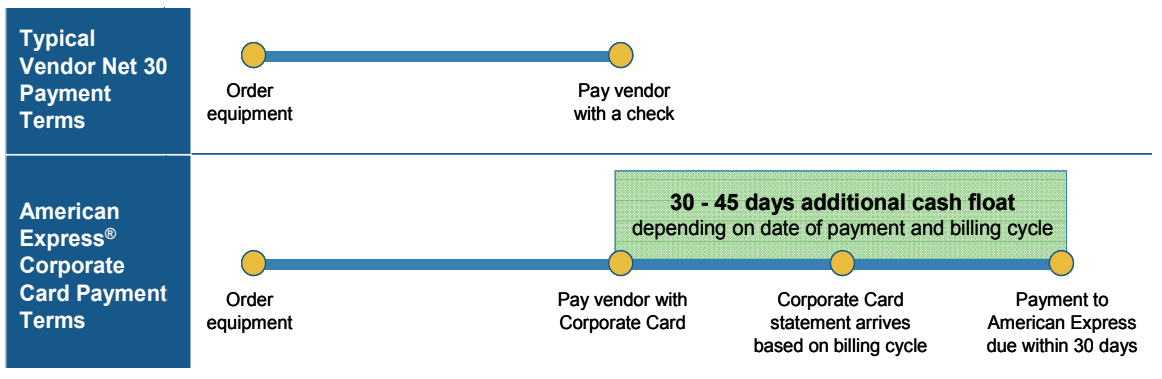
While we may not scream from the mountaintops every time we are met with success, that doesn't mean that success came easy. What it does mean is that we, as an association, understand what it means to be a good winner. We don't gloat upon every victory or wallow in self-pity when things don't go our way, but we do take pride in the diligence and hard work we invest regardless of the outcome. We respect the fact that legislators and lobbyists may not always agree with us on every issue, but that doesn't stop us from being friends and working together on issues upon which we agree.

Because of the effort we invest in being good winners, we are rewarded with as much as we could reasonably ask for: a fair shot at success in the future.

Earn *1% back* on money already going out the door!

Stop writing checks, and start paying your primary invoices with the American Express Corporate Vendor Card.

- **Write fewer checks** and **improve cash flow** by taking advantage of 30-60 day float on key purchases



- **Earn rewards** with the *Membership Rewards* program. Earn 1 point for every dollar spent. Points do not expire and there is no limit to the number of points you can earn. Redeem points for airline tickets, hotels, car rentals, restaurant & retail certificates, travelers cheques and more!

Redeem points for Cash, or rewards from over 150 retail partners or 20 airlines.

Example: If you charge $75,000 a month, your company will earn 900,000 points/miles in 12 months. The Return on Investment is:

- ✦$4,500 Cash -0r- $9,000 Cash if you are a Not-for-Profit (501c3)
- ✦$9,000 in merchandise from Dell, Staples, Home Depot, Panasonic, Callaway Golf, etc. –or--
- ✦36 Free Round-Trip Airline Tickets in the Continental U.S.[2]

Companies use the vendor card to pay primary vendors such as:

- Advertising
- Telecom
- Shipping
- Office Supplies
- Cleaning Supplies
- MRO
- Raw Materials
- Many other everyday expenses
- ***Just About Everything***

For more information, please contact your local American Express representative:

Gregory Truex
Manager, Business Development
(317) 657-6205
Gregory.M.Truex@aexp.com

AMERICAN EXPRESS

Indiana Builders Association members have received cash rebates totaling $204,910 from this program.

Program is available for **free** to all builder and remodeler members of the Indiana Builders Association. www.HBARebates.com

ATTENTION BUILDERS AND REMODELERS:

Do you want to start getting money for products you already use?

The Member Rebate Program is a free member benefit of the State Home Builders Association that is available to all active Builder and Remodeler Members.

There are currently over 40 of the country's leading Manufacturer Brands participating in the Member Rebate Program.

MOST THAT YOU PROBABLY ALREADY USE!

OVER 70% OF PARTICIPANTS RECEIVED MORE THAN THEIR ANNUAL DUES TO THEIR ASSOCIATION LAST YEAR!

It's as easy as 1-2-3!

1) Register
2) Submit a Rebate Claim
3) Receive a Rebate Check!

Visit www.HBArebates.com to Register & Claim

"Like" us on Facebook for more information:
www.facebook.com/MemberRebateProgram

Call us Toll Free:
866-849-8400

Or visit our website:
www.HBArebates.com

Rebate Claim Form

You can claim for all **homes, remodeling projects** or **multi-family units** completed

Free Member Benefit to Active Builders or Remodeler Members

Address where products were installed (multiple addresses? - use last page)

Company _____ **Completion Date** _____

Address or Lot/Block _____

City _____ **State** _____

* No receipts are necessary
* Please submit **only the completed pages**
* Complete the Manufacturers used & leave the Manufacturers not used blank

* Submit to info below. **An email will be sent to confirm your claims were received**
* Visit www.HBArebates.com for tutorial videos on how to claim

You don't have to use this form! Claim Online at: www.HBAclaimform.com, use our customized EXCEL template or send us an email with your addresses and use this Claim Form as a guide to what we need. Call (866-849-8400) or email (info@HBArebates.com) with any questions!

This logo indicates that Utility Rebates could be available - visit www.HBArebates.com to learn more

Basement Doors & Window Wells

Bilco — Please List Qty:

Supplier: _____

Basement Doors:		Window Wells:	
Bilco Steel Door (any size)	_____	ScapeWEL Window Well (any size)	_____
Bilco ULTRA Series Door (Low Maintenance)	_____	ScapeWEL Window Well with Cover	_____
		StakWEL Window Well (3 or more modules per opening = 1 rebate)	_____
		StakWEL Window Well with Cover	_____

Block Windows

Hy-Lite — A U.S. Block Windows Company

Please List Qty:

Fixed Window	Decorative Window	Operable Window (excluding basement hoppers)
_____	_____	_____

Supplier: _____

GreenOhm

Central Vac. Systems

Dirt Devil Central Vacuum Systems — VACUFLO Built-In Central Vacuum Systems

- Complete Hide-A-Hose Central Vacuum System Install ☐
- Complete Standard Valve Central Vacuum System Install ☐
- (List Qty:) Vroom Vacuum System Install _____

Installer & Phone: _____

Ceramic Tile

daltile — Installed Price = Material + Labor

- Tile Series Used: _____
- Total Sq. Footage: _____
- Total Installed Price: $_____
- **Tile Installation Co:** _____

Closet Shelving

CLOSETMAID — **Only ClosetMaid Dealer Installed**

- MasterSuite Laminate ☐
- Laminate Pantry Closet ☐
- Super Slide Ventilated Shelving ☐
- Garage using Laminate system w/at least a 4 ft section ☐
- Shelf & Rod/Wardrobe and or Total Slide ☐

List Qty: Each additional bedroom closet using Laminate w/at least 1 tower _____

ClosetMaid Dealer: _____

Columns

HB&G — DIXIE PACIFIC Manufacturing Company

List Qty: All Columns w/ Caps & Bases

Square PermaLite Columns	_____
Craftsman Fiberglass Columns	_____
Round PermaCast Fiberglass Columns	_____
Square PermaCast Fiberglass Columns	_____
Square PermaWrap Cellular PVC Columns	_____
PermaPorch Plyethylene Posts (ea)	_____

List LF: Pre-built Cellular PVC PermaPorch _____ Balustrade Systems: _____

Supplier: _____

Columns Inc. — Aluminum Round Fluted_____ Aluminum Square Recessed_____ Aluminum Square Fluted_____ Aluminum Square Plain_____

Turnkey Millwork — Quantity of Columns Installed:_____ Total Amount of Purchases: $_____

Engineered Wood — **Home must have Boise Engineered I-Joists, LVL Beams, & Rim Boards**

Boise Cascade Engineered Wood Products — **Complete all:**

Home Sq. Footage: _____ # of Floors with Boise EWP: _____ Invoice # (Need One Per Home): _____

Dealer Name & Phone #: _____

Fiberglass Entry Doors — Check Highest Level Product Used: **Fiberglass Doors Only**

THERMA-TRU DOORS

Smooth-Star - "Good" ☐ * Fiber-Classic - "Better" ☐ * Classic-Craft - "Best" ☐

* Additional rebate for glass

List Highest Level - Product Number('s) Only: _____

GreenOhm

Fireplaces

heatilator — The first name in fireplaces — HEAT & GLO — Where everything comes together

Gas Qty: _____ Wood Qty: _____

Gas Model #('s): _____ Wood Model #('s): _____

Exception - No Rebate For Model #: DV3732SBI — Exception - No Rebate For Model #: EL36 & EL42

Wood Mantels/Cabinets Qty: _____ Flat Stone Surrounds Qty: _____

Fireplace Distributor: _____

GreenOhm

Please visit and "Like" us on Facebook:
www.Facebook.com/MemberRebateProgram
for all information, deadlines, and Manufacturer updates

If you are presently receiving any Manufacturer Rebates, you cannot "Double-Dip."

"Double Dipping" is receiving a rebate twice for the same purchase. Anyone found deliberately "Double Dipping" will be out of the Member Rebate Program and will forfeit any pending rebates. Please do not let this happen!

Submit to Claims Department: P. O. Box 1073, Point Pleasant Beach, NJ 08742, by scan & email to: info@HBArebates.com, or Toll-Free Fax (800) 977-5591

Building code dispute? We have a solution

Codes Corner

By Carlie Hopper
Regulatory Affairs Director,
Indiana Builders Association

The energy efficiency requirements for one-and two-family dwellings and townhouses became effective in 2012. During the past few years, home builders and building officials have struggled with compliance and enforcement. Whether it is the new energy efficiency requirements or other areas of the code that home builders and building officials may not see eye to eye on, you should know there is an avenue for settling your disagreements.

Code Interpretations by the Building Law Compliance Officer

Indiana Code 22-13-5 grants the Building Law Compliance Officer (formerly known as the Building Commissioner) in the Indiana Department of Homeland Security the authority to interpret a building law or a fire safety law.

These interpretations may be issued upon the written request of an interested person, which refers to a person that has a dispute with a county or a municipality regarding the interpretation of a building law or a fire safety law.

Further, the Building Law Compliance Officer may issue a written interpretation of a building law or fire safety law whether or not the county or municipality has taken any action to enforce the building law or fire safety law. This means a home builder does not have to wait to be red tagged before requesting a written interpretation.

Finally, a written interpretation binds the interested person and the county or municipality with whom the interested person has the dispute until the written interpretation is overruled by the Indiana Fire Prevention and Building Safety Commission. A written interpretation of a building law or fire safety law binds all counties and municipalities if the Building Law Compliance Officer publishes the written interpretation of the building law or fire safety law in the Indiana Register.

Requesting a Code Interpretation

To assure the Building Law Compliance Officer has the information necessary to issue a written interpretation, please include the following information in your written request:

* Name and contact information of the builder (or remodeler, architect, engineer, etc.);
* Name and contact information of the county or municipality in which the project is constructed;
* Problem or concern and identify the specific section(s) of the Code for which the written interpretation is requested; and
* All documents that are referenced should be included with the request, in addition to any other information that could assist the Building Law Compliance Officer in reaching a decision.

Please submit your written request to Dean Illingworth, Building Law Compliance Officer, at 302 West Washington St Room E241, Indianapolis, IN 46204 or dillingworth@dhs.in.gov. Be sure to copy me on your submission at Carlie@Build Indiana.org.

The Building Law Compliance Officer will research the applicable codes and send a written response to the requestor. While statute does not specify the turnaround time for receiving a response, Illingworth has expressed to IBA staff that he understands the need for prompt replies to requests for a written interpretation and that he will make every effort to render such within two weeks of receipt.

View Code Interpretations

Non-rule policy documents/interpretations of the Indiana Fire Prevention and Building Safety Commission's rules are posted at: http://www.in.gov/dhs/3780.htm and can also be found on the Indiana Register at http://www.in.gov/legislative/register/irtoc.htm.

Have a Code Question?
Call the Indiana Builders Association
Carlie Hopper
Regulatory Affairs Director,
Indiana Builders Association
1-800-377-6334 ext. 206 or
e-mail Carlie@BuildIndiana.org

IBA members benefit from state's code variance process

There is a process that allows you to request a variance from a particular section of a fire, building or other code or standard adopted by the Indiana Fire Prevention and Building Safety Commission.

A decision made by the Commission is specific to the project. Additional projects, even those based on the same facts, require an applicant to file another application for variance.

There are costs associated with the variance application process. Members should weigh the cost of compliance with the cost of pursuing a variance. Expenses associated with a variance include a $276 application fee, plus an additional $69 for each unrelated code provision for the project, costs for providing documents and photographs to supplement your application, waiting up to a month to be included on the Commission's agenda, a trip to Indianapolis to appear before the Commission to answer questions about alternate design proposals or undue hardship, and, if necessary, hiring a code consultant to develop cost effective equivalencies and alternatives to the codes and to make your case to the Commission.

Each month, the Commission considers 50 or more applications for variance from its rules, and the process has provided relief for many businesses looking to locate or expand operations in Indiana. The actions taken on variance requests are public record and can be accessed by a project number, variance number or Commission action date range in the variance database at http://www.in.gov/dhs/3543.htm.

Here are a few examples of variances IBA members have received the last few years:

In 2011, a multifamily builder received a variance from the Commission to comply with the residential provisions of Chapter 4 of the 2009 International Energy Conservation Code instead of the requirements of the Indiana Energy Conservation Code (based on ASHRAE 90.1, 2007 Edition) for a 3-story apartment building project. The multifamily builder, with the help of a code consultant and design professional, demonstrated that the use of the 2009 International Energy Conservation Code would result in cost savings for a residential development without sacrificing energy efficiency.

In 2012, the Commission granted variance from the 2008 Indiana Building Code requirement to install a NFPA 13R fire suppression system in rental units classified as R-2 occupancies and allowed the installation of a NFPA 13D fire suppression system. In this case, the builder's design professional demonstrated that the existing waterline infrastructure would not be sufficient for the waterflow requirements of a NFPA 13R system. The design professional also argued that use of the building was identical to a one-and two-family dwelling and it was constructed like a townhouse, which requires the installation of a NFPA 13D system, but because the townhouses would be rentals they were classified as R-2 occupancies requiring a NFPA 13R system.

In July 2013, a similar variance was granted for another multifamily builder to use a NFPA 13D fire suppression system in 6-plex, 1-story patio homes classified as R-2 occupancies.

Also in 2012, the Commission considered a variance application pertaining to Chapter 11 of the 2005 Indiana Residential Code requiring insulating ducts under a slab. The home builder, with the help of his energy efficiency consultant, his building designer, and his local building official, persuaded the Commission that the performance method of compliance, which in this case included un-insulated ducts under a slab, is an alternate method under the 2005 Indiana Residential Code, R106.1. The Commission affirmed that the local building official had the authority to make such a determination, and the builder withdrew his application for variance.

In July, a building designer represented a cabinet company that expanded its business to a second building and wanted to connect the two buildings with a corridor. In lieu of the 3-hour fire separation requirement in the 2008 Indiana Building Code, the designer proposed sheathing the inside and outside of the corridor with 5/8" Type X drywall, adding fire shutters, maintaining six exits and including an NFPA 664 dust collection system. The Commission added the condition that all exit doors swing in the direction of travel and approved the application for variance.

In August, a multifamily builder received a variance from the Commission to install a sewer line in a legally recorded easement beneath townhouses. The variance was needed since this installation conflicts with an interpretation which became effective May 15, 2010 and does not permit systems and equipment for townhouses which include, but are not limited to, gas electrical, telephone, cable, fiber optics, water, and sanitary to cross property lines. Counsel for the multifamily builder testified that they have constructed townhouses in this manner for the last 10 years without adversely impacting public health or safety, and compliance with the interpretation would result in a design overhaul since larger lots would be needed to accommodate individual infrastructure.

Variance applicants must demonstrate that imposition of the rule would result in undue hardship because of 1) physical limitations of the construction site or its utility services; 2) major operational problems in the use of the building or structure; 3) excessive costs of additional or altered construction elements, or 4) prevention of the preservation of an architecturally or a historically significant part of the building or structure and that public health, safety, and welfare will be protected.

If you are interested in applying for a variance, you can download the application for variance and instructions at http://www.in.gov/dhs/3552.htm.

Energy efficiency compliance in residential construction

As a home builder or remodeler, do I have to comply with the new energy efficiency requirements for residential construction?

Yes. One-and two-family dwellings and townhouses constructed in Indiana must comply with the 2005 Indiana Residential Code (based on the 2003 International Residential Code with Indiana amendments), including the new energy efficiency requirements.

Amendments to Chapter 11 for energy efficiency became effective in 2012. The Chapter 11 amendments are based on parts of the 2009 International Residential Code (IRC), Chapter 11 and the 2009 International Energy Conservation Code (IECC), Chapter 4.

Builders demonstrate compliance with the energy efficiency requirements of the code through the prescriptive path (N1102.1.1), the component trade-off path (N1102.1.2 and N1102.1.3), or the performance path (N1106). All three paths have requirements that are consistent and address certification; air barriers and insulation; vapor barriers; windows; and HVAC systems.

How do the three compliance paths differ from one another?

The prescriptive path is the simplest, but not the most cost-effective, way for builders to meet energy efficiency requirements. Insulation and fenestration criteria for the building thermal envelope are shown in Table N1102.1 which specifies minimum R-values and maximum U-factors by climate zone. No computer software is needed.

The component trade-off path, often referred to as "the Total UA alternative", is found in sections N1102.1.2 and N1102.1.3. Builders who choose the Total UA Alternative path can choose insulation thickness and window U-factors that deviate from those in the prescriptive table, as long as the total building thermal envelope UA (the sum of each assembly U-factor times each relevant area) is not more than the total UA resulting from using the U-factors in the prescriptive table. Computer software must be used. REScheck is an example of this software and it can be downloaded for free from the U.S. Department of Energy.

Section N1106 Performance Based Calculations adopts by reference the 2009 IECC and amends Chapter 4 to provide a performance based alternative. Builders choosing the performance path must show that a proposed house design has an annual energy budget less than or equal to that of a similar house (referred to as the standard reference design) that complies with the code's prescriptive requirements. Utilizing the performance path offers the builder the greatest flexibility in design and construction and therefore is the most cost effective. Performance path calculations are usually performed by an energy consultant, HERS rater, architect, or engineer using a software program like REM/Rate.

Is an addition or alteration required to comply with the new energy efficiency requirements?

Yes. R105 states "Additions and alterations to any structure shall conform to that required for a new structure without requiring the existing structure to comply with all the requirements of this code. Additions and alterations shall not cause the structure to become unsafe."

Are modular and HUD homes required to comply with the 2005 Indiana Residential Code including the energy efficiency requirements?

Indiana modular homes, which have a yellow label in the shape of Indiana on electrical panel door, are inspected at the factory and must comply with the 2005 Indiana Residential Code, including the Chapter 11 Energy Efficiency requirements. HUD homes, which have a red rectangular label on the frame's tongue, are inspected to the HUD code.

Is a panel certificate required?

Yes, according to Section N1101.8 Certificate. A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawl space wall and/or floor), ducts outside conditioned spaces, and U-factors for fenestration. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace, and/or baseboard electric heater is installed in the residence, the certificate shall list "gas-fired unvented room heater", "electric furnace", or "baseboard electric heater" as appropriate. An efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces, or electric baseboard heaters.

Is a blower door test required?

No. A blower door test can be used to demonstrate air sealing compliance. Builders have two options for demonstrating air sealing compliance: 1) Testing (Section N1102.4.2.1) or 2) Visual inspection (Section N1102.4.2.2). Additionally, Table N1102.4.2 Air Barrier and Insulation Inspection is used only with the visual inspection option (Section N1102.4.2.2).

If a builder chooses the visual inspection option (Section N1102.4.2.2), who does the field verification of the air barrier and insulation?

Unless a local ordinance requires an approved party independent from the insulation installer to inspect the air barrier and insulation, the builder may perform the field verification of the items in Table N1102.4.2.

Is a duct tightness test required?

Yes, unless the air handler and all ducts are located within conditioned space. According to Section N1103.2.2, duct tightness shall be verified by either of the following: 1) Post-construction test or 2) Rough-in test.

The requirements for each test are as follows:

Post-construction test: Leakage to outdoors shall be less than or equal to eight (8) cfm (3.78 L/s) per one hundred (100) ft^2 (9.29 m^2) of conditioned floor area or a total leakage less than or equal to twelve (12) cfm (5.66 L/s) per one hundred (100) ft^2 (9.29 m^2) of conditioned floor area when tested at a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler end closure. All register boots shall be taped or otherwise sealed during the test.

Rough-in test: Total leakage shall be less than or equal to six (6) cfm (2.83 L/s) per one hundred (100) ft^2 (9.29 m^2) of conditioned floor area when tested at a pressure differential of 0.1 inch w.g. (25 Pa) across the roughed in system, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test. If the air handler is not installed at the time of the test, total leakage shall be less than or equal to four (4) cfm (1.89 L/s) per one hundred (100) ft^2 (9.29 m^2) of conditioned floor area.

Is the performance path, which requires the use of software and testing, the most expensive path?

No. Most home energy professionals charge $450 to $550 for performance compliance which includes two site visits, testing and all documentation. Please contact your local HBA for members who are home energy professionals.

Additional Resources

Purchase the 2003 International Residential Code from the NAHB Bookstore at www.builderbooks.com or from the AIA Indiana Bookstore at www.aiaindiana.org.

Indiana Amendments to the 2003 International Residential Code are available for download at http://www.in.gov/legislative/iac/T06750/A00140.PDF.

Download REScheck at http://www.energycodes.gov/rescheck.

For additional information on energy efficiency requirements in the 2005 Indiana Residential Code, please contact Carlie Hopper at Carlie@BuildIndiana.org or at (800) 377-6334 ext. 206.

Save 50% on property taxes by filing and/or re-filing model home deduction

Builders must file and/or re-file applications for the Model Home Deduction to their county auditor before December 31. The Deduction provides a 50 percent deduction on the structure (not the land) for up to three models statewide for the initial partial assessment followed by three full assessments. Applications must be filed annually and the deduction terminates if the property is sold or occupied.

"Model residence" means real property that consists of a single family residence, single family townhouse, or single family condominium that has never been occupied as a principal residence, and is used for display or demonstration to prospective buyers or lessees for purposes of potential acquisition or lease of a similar type of residence, townhouse, or condominium unit on the same property or other property.

The application can be found by visiting https://forms.in.gov/Download.aspx?id=6921 or by contacting Tom Havens, IBA Governmental Affairs Director at (800)377-6334 ext. 205 or by e-mail at Tom@BuildIndiana.org.

Indiana Code, Article 25, gives direction on the deduction for model residences.

Purpose

Sec. 1. The purpose of this article is to establish procedures to govern the application for the deduction for model residences established under IC 6-1.1-12.6.

Sec. 2. This article applies to taxpayers applying for the deduction for model residences.

Definitions

Sec. 1. The definitions in this rule apply throughout this article.

Sec. 2. "Affiliated group" means any combination of the following in accordance with IC 6-1.1-12.6-0.5: (1) An affiliated group within the meaning provided in Section 1504 of the Internal Revenue Code except that the ownership percentage in Section 1504(a)(2)of the Internal Revenue Code must be determined using 50 percent instead of 80 percent or a relationship described in Section 267(b)(11) of the Internal Revenue Code. (2) Two or more partnerships as defined in IC 6-3-1-19, including limited liability companies and limited liability partnerships that have the same degree of mutual ownership as an affiliated group described in subdivision (1).

Sec. 3. "Model residence" has the meaning set forth in IC 6-1.1-12.6-1.

Model Residence Deduction

Sec. 1. (a) The deduction from the assessed value of a model residence described in subsection (b) is applicable only to a model residence that is first assessed as a: (1) partially completed structure; or (2) fully completed structure; for the assessment date in 2009 or a later year.

(b) An owner of a qualified model residence is entitled to a deduction from the assessed value of the model residence in the amount of 50 percent of the assessed value of the model residence for: (1) not more than one assessment date for which the model residence is assessed as a partially completed structure; (2) the assessment date for which the model residence is first assessed as a fully completed structure; and (3) the two assessment dates that immediately follow the assessment date referred to in subdivision (2).

Sec. 2. (a) A property owner who qualifies for the model residence deduction must file a claim for the deduction with the county auditor on the form prescribed by the department of local government finance for each assessment date for which the property owner wishes to receive the deduction.

(b) The form must be verified under the penalties for perjury and contain all of the following information: (1) The assessed values of the real property for which the person is claiming the model residence deduction. (2) The full name and complete business address of the person claiming the model residence deduction. (3) The complete address and a brief description of the real property for which the person is claiming the model residence deduction. (4) The name of any other county in which the person has applied for a model residence deduction for that assessment date. (5) The complete address and a brief description of any other real property for which the person has applied for a model residence deduction for that assessment date.

(c) The assessing official must verify a claim for the model residence deduction.

(d) The county auditor must make the model residence deduction and notify the county property tax assessment board of appeals of all approved deductions.

(e) The county auditor with whom the claim is filed must immediately prepare and transmit a copy of the claim to the auditor of any other county if the property owner owns or is buying a model residence in the other county.

(f) The county auditor receiving the copy of the claim described in subsection (e) must note on the copy whether the property owner has claimed a deduction for the current year for a model residence in that county. The county auditor must then return the copy of the statement to the auditor who sent the copy.

Limitations on Model Residence Deduction

Sec. 1. (a) A property owner who is not an affiliated group as defined in 50 IAC 25-2-2 may not receive the deduction for more than three model residences in Indiana for a particular assessment date.

(b) Owners of model residences who are part of an affiliated group as defined in 50 IAC 25-2-2 may not exceed an aggregate of three model residence deductions for a particular assessment date.

Sec. 2. A property owner may not receive a model residence deduction for a model residence located in an allocation area as defined in IC 6-1.1-21.2-3.

Sec. 3. (a) A property owner that qualifies for a model residence deduction and also qualifies for a deduction under another statute with respect to the same model home for a particular assessment year may not receive a deduction under both statutes for that year.

(b) A county auditor who receives claims for more than one deduction with respect to a model residence may approve only one of the deductions. If the model residence owner is otherwise qualified, the county auditor must approve the deduction that results in the greater property tax saving for the owner of the model residence.

Change of Ownership

Sec. 1. If ownership of the model residence changes: (1) a new owner that continues to use the property as a model residence may claim the deduction under this rule; and (2) the deduction only applies for the assessment date to which the deduction would have applied had the ownership not changed.

Sec. 2. A person who owns a model residence and claims the deduction must provide the county auditor with a notice that: (1) informs the auditor of a transfer of ownership of the model residence; and (2) indicates whether the new owner is eligible to receive the model residence deduction. The notice must be submitted to the county auditor at the same time that a sales disclosure form is filed under IC 6-1.1-5.5.

Sec. 3. (a) The deduction allowed for a model residence is terminated if the model is sold after the assessment date of a particular year but before January 1 of the following year to a person who does not continue to use the property as a model residence.

(b) The county auditor must immediately mail notice of the termination of the deduction to the former owner, the current property owner, and the township assessor, if there is one, or, if not, the county assessor.

(c) The county auditor must:(1) remove the deduction from the tax duplicate; and (2) notify the county treasurer of the termination of the deduction.

APPLICATION FOR MODEL RESIDENCE DEDUCTION
State Form 53812 (R / 12-11)
Prescribed by the Department of Local Government Finance

March 1, 20___ payable in 20___
For official use only

INSTRUCTIONS: *This form is to be filed annually, by mail or in person,* ***with the County Auditor of the county where the property is located.***

Filing Date: *During the twelve (12) months before December 31 of the year the deduction is to be effective.*

Notice to the Taxpayer of the opportunity to appeal this determination: If a taxpayer does not agree with this determination, a Form 133 Petition for Correction of Error can be filed with the County Auditor to petition for a review of that Determination. (IC 6-1.1-15-12)

See page 2 for additional instructions and qualifications.

APPLICANT INFORMATION

Name of applicant	Telephone number ( )	E-mail address
Business address *(number and street, city, state, and ZIP code)*		County

PROPERTY INFORMATION

Address of model residence *(number and street, city, state, and ZIP code)*		
Brief description of residence and any other real property claimed for deduction		
Legal description	Key number	Assessed value of qualifying real property
As of March 1, 20___, the property is: ☐ Partially completed ☐ Fully completed	Have you received this deduction on this property in prior years? ☐ Yes, as partially completed ☐ Yes, as fully completed ☐ No	If yes, indicate which years
Deduction claimed (50% of qualifying assessed value)	Is the property located in an allocation area as defined by IC 6-1.1-21.2-3? ☐ Yes ☐ No	
Are there other deductions applied to this property? ☐ Yes ☐ No	If yes, please list:	
Have you filed for this deduction on other properties located in Indiana, either alone or as a member of an affiliated group? ☐ Yes ☐ No	*If yes, please list below.*	

Property Address *(number and street, city, state, and ZIP code)*	Key Number / Legal Description of Property	County
A.		
B.		
C.		

CERTIFICATION

I / We certify, under penalty of perjury, that the above and foregoing information is true and correct and the applicant was, to the best of our knowledge and belief, eligible for the deduction as of December 31, 20___.

Signature of applicant or authorized representative	Printed name of applicant or authorized representative	Date signed *(month, day, year)*

VERIFICATION BY ASSESSING OFFICIAL

Is property recommended for deduction? ☐ Yes ☐ No	Assessed value of qualifying real property	Recommended deduction (50% of qualifying real property)

Signature of Assessing Official	Printed name of Assessing Official	Date signed *(month, day, year)*

FINAL DETERMINATION OF COUNTY AUDITOR

Deduction determined by County Auditor for March 1, 20___ payable in 20___:	Approved deduction $

Signature of County Auditor	Printed name of County Auditor	Date signed *(month, day, year)*

Description or reasons for change:

Distribution on date of filing: Original – County Auditor; File stamped copy – Applicant; File stamped copy – Township Assessor, if any, or County Assessor
Distribution on date that determination is made: Original – County Auditor; Copy – Applicant; Copy – Township Assessor, if any, or County Assessor

Save 50% by filing and/or refiling residence in inventory (spec homes) deduction

As a result of legislation passed in 2011, the Residence in Inventory Deduction application is now available.

The deduction allows builders to apply for a 50 percent property tax deduction for a single family residence, townhouse, or condominium that is classified as a residence in inventory (spec home).

The deduction may be claimed on up to three homes for the first three years the spec home is fully assessed.

The application must be filed annually with the County Auditor of the county where the property is located.

The Residence in Inventory Deduction is in addition to the Model Home Deduction.

To view the Residence in Inventory application online, please visit https://forms.in.gov/Download.aspx?id=10251.

In a memorandum issued by Brian E. Bailey, Commissioner, Department of Local Government Finance, on June 2, 2011, he issues guidance concerning the deduction for residences in inventory added to the Indiana Code by HEA 1046-2011, as a new chapter, IC 6-1.1-12.8, effective July 1, 2011.

I. Qualification as a "Residence in Inventory" for Purposes of the Deduction

For purposes of the deduction, "residence in inventory" means real property that: 1) is not a model residence as defined in IC 6-1.1-12.6-1; 2) has never been occupied; and 3) is a single family: residence, townhouse or condominium unit.

The term "residence in inventory" does not include any of the land on which the residence, townhouse, or condominium unit is located. Moreover, the owner's regular office space may not be considered a "residence in inventory." That said, an owner cannot not lose the deduction simply by using a garage or other space in the real property to store or display promotional materials or as a space to meet with potential buyers.

II. Definition of "Residential Builder"

The term "residential builder" means a person who, in the ordinary course of the person's trade or business, builds single family residences, townhouses, or condominium units.

III. Deduction

In general, a residential builder that is the owner of a residence in inventory is entitled to a deduction in the amount of 50 percent of the assessed value of the residence in inventory. The deduction applies only to a residence in inventory that is first assessed as a partially or fully completed structure for the assessment date in 2012 or a later year. A deduction for a residence in inventory does not apply, however, for a particular assessment date if the residence in inventory is leased for any purpose for any part of the calendar year in which the assessment date occurs.

IV. Application for Deduction and County Official's Duties

A property owner who qualifies for the deduction must file State Form 54861 with the county auditor, in the manner prescribed by the Department of Local Government Finance (Department), containing the following information, verified under penalties for perjury: 1) the assessed value of the real property for which the person is claiming the deduction; 2) the full name and business address of the person claiming the deduction; 3) the complete address and a brief description of the real property; 4) the name of any other county in which the person has applied for a deduction for that assessment date; 5) the complete address and a brief description of any other real property for which the person has applied for the deduction for that assessment date; 6) an affirmation by the owner that the owner is not receiving more than three (3) such deductions, including the deduction for which the owner is applying, either as the owner of the residence in inventory or as an owner that is part of an affiliated group; and 7) an affirmation that the real property has not been leased and will not be leased for any purpose during the term of the deduction.

The application form is available online at https://forms.in.gov/Download.aspx?id=10251.

The assessing official must verify each statement in the application. After the application has been verified, the county auditor must make the deductions and notify the county property tax assessment board of appeals of all approved deductions.

V. Number of Deductions for a Particular Residence

The deduction is available on a particular Residence for a total of not more than four assessment dates as follows: 1) one assessment date for which the Residence is first assessed as a partially completed structure; 2) the assessment date for which the Residence is first assessed as a fully completed structure; 3) the two assessment dates that immediately succeed the assessment date in number 2 above.

VI. Number of Residences for an Assessment Date

Except for members of an affiliated group, a property owner is entitled to a deduction for an assessment date on not more than three Residences in Indiana. The auditor of the county with whom an application for the deduction is filed must immediately prepare and transmit a copy of the application to the auditor of any other county if the property owner that claims the deduction owns or is buying a Residence located in another county. The auditor of the other county must note on the copy of the application whether the property owner has claimed a deduction for the current year for a Residence in that county. That county auditor must then return the copy of the application to the auditor who sent the copy in the first instance.

For example, Mr. Smith owns a Residence in County A and another in County B and is claiming a deduction for the Residence in County A. The Auditor of County A will send a copy of the deduction application to the Auditor of County B, who will note whether Mr. Smith is receiving a deduction for a Residence in County B. The Auditor of County B will then return the noted application to the Auditor in County A.

The aggregate number of deductions claimed for a particular assessment date by the owners of a Residence who are part of an affiliated group may not exceed three deductions. For purposes of the deduction, the term "affiliated group" has the meaning set forth in IC 6-1.1-12.6-1 and means any combination of the following:

(1) An affiliated group within the meaning provided in Section 1504 of the Internal Revenue Code (except that the ownership percentage in Section 1504(a)(2) of the Internal Revenue Code must be determined using 50 percent instead of 80 percent) or a relationship described in Section 267(b)(11) of the Internal Revenue Code.

(2) Two or more partnerships (as defined in IC 6-3-1-19), including limited liability companies and limited liability partnerships, that have the same degree of mutual ownership as an affiliated group described in (1), as determined under the rules adopted by the department of local government finance.

For example, Small Potatoes Builders, along with Big Time Builders, and Homes Are Us formed a business association under the name Build It, Inc. Build It, Inc. owns fifty percent (50%) of the stock of the three companies. Small Potatoes, Big Time and Homes Are Us are part of an affiliated group for determining the number of homes that qualify for the deduction.

VII. Deduction not Permitted for Residence in Allocation Area

A property owner may not receive a deduction with respect to a Residence located in an allocation area as defined in IC 6-1.1-21.2-3. The term "allocation area" refers to an area that is established under the authority of any of the following statutes (IC 6-1.1-39; IC 8-22-3.5; IC 36-7-14; IC 36-7-14.5; IC 36-7-15.1; IC 36-7-30; IC 36-7-30.5) and in which tax increment revenues are collected.

VIII. Limit of One Deduction Per Residence Per Year

A property owner that qualifies for the Residence deduction and another deduction with respect to the same Residence may not receive a deduction under both statutes for the Residence for that year.

IX. Change of Ownership

If the ownership of a Residence changes, and the new owner is a residential builder, the new owner may claim the deduction. The deduction, however, is limited to the assessment dates for which the prior owner qualified. In other words, the deduction assessment dates are those that would have applied had the ownership not changed. The new owner must, at the time of the filing of the sales disclosure form, inform the auditor of the transfer of ownership and of the new owner's eligibility for the deduction.

The deduction for the Residence for a particular assessment date is terminated if the residence in inventory is sold after the assessment date of that year but before January 1 of the following year to a person who does not continue to use the real property as a residence in inventory. In such case, the county auditor must immediately mail notice of the termination to the former owner, the property owner, and the township assessor or the county assessor if there is no township assessor. The county auditor must remove the deduction from the tax duplicate and must notify the county treasurer of the termination of the deduction.

APPLICATION FOR RESIDENCE IN INVENTORY DEDUCTION
State Form 54861 (12-11)
Prescribed by the Department of Local Government Finance

March 1, 2012 payable in 2013
For official use only

INSTRUCTIONS: *This form is to be filed annually, by mail or in person, with the County Auditor of the county where the property is located. This deduction applies to qualifying residences first assessed for the assessment date of March 1, 2012 and later.*

Filing Date: *During the twelve (12) months before December 31 of the year the deduction is to be effective.*

Notice to the Taxpayer of the opportunity to appeal this determination: If a taxpayer does not agree with this determination, a Form 133 Petition for Correction of Error can be filed with the County Auditor to petition for a review of that Determination. (IC 6-1.1-15-12)

See page 2 for additional instructions and qualifications.

APPLICANT INFORMATION

Name of applicant	Telephone number ( )	E-mail address
Business address *(number and street, city, state, and ZIP code)*		County

PROPERTY INFORMATION

Address of residence in inventory *(number and street, city, state, and ZIP code)*		
Brief description of residence and any other real property claimed for deduction		
Legal description	Key number	Assessed value of qualifying real property
As of March 1, the property is: ☐ Partially completed ☐ Fully completed	Is the owner of this property, or the owner of this property that is part of an affiliated group, receiving more than three (3) deductions in the state of Indiana? ☐ Yes ☐ No	
Deduction claimed (50% of qualifying actual value)	Is the property located in an allocation area as defined by IC 6-1.1-21.2-3? ☐ Yes ☐ No	
Are there other deductions applied to this property? ☐ Yes ☐ No	If yes, please list:	
Have you filed for this deduction on other properties located in Indiana, either alone or as a member of an affiliated group? ☐ Yes ☐ No	*If yes, please list below.*	

Property Address *(number and street, city, state, and ZIP code)*	Key Number / Legal Description of Property	County
A.		
B.		
C.		

CERTIFICATION

I certify, under penalty of perjury, that I am not receiving more than three (3) deductions for a residence in inventory or that the real property has not been leased and will not be leased for any purpose during the term of the deduction. The above and foregoing information is true and correct and I, to the best of my knowledge and belief, am eligible for this deduction.

Signature of applicant or authorized representative	Printed name of applicant or authorized representative	Date signed *(month, day, year)*

VERIFICATION BY ASSESSING OFFICIAL

Is property recommended for deduction? ☐ Yes ☐ No	Assessed value of qualifying structure	Recommended deduction (50% of qualifying assessed value)
Signature of Assessing Official	Printed name of Assessing Official	Date signed *(month, day, year)*

FINAL DETERMINATION OF COUNTY AUDITOR

Deduction determined by County Auditor for March 1, 20____ payable in 20____:		Approved deduction $
Signature of County Auditor	Printed name of County Auditor	Date signed *(month, day, year)*
Description or reasons for change:		

Distribution on date of filing: Original – County Auditor; File stamped copy – Applicant; File stamped copy – Township Assessor, if any, or County Assessor
Distribution on date that determination is made: Original – County Auditor; Copy – Applicant; Copy – Township Assessor, if any, or County Assessor

NAHB is the resource nationally - www.NAHB.org

NAHB...Representing the home building industry across America and the world, NAHB is a must for any organization involved in home building. Membership benefits include discounts, resources, educational opportunities, and representation on capitol hill.

Membership Types

NAHB serves the entire home building and remodeling industry. About one-third of NAHB's members are home builders and/or remodelers, while the remaining two-thirds work in closely related fields such as mortgage financing and building products.

Builder Members

Builders are the heart and soul of NAHB. Builder members are directly involved in building homes. They include small-volume builders, production builders, light commercial builders and remodelers.

Associate Members

Associate members provide products or services to home builders. They sell lumber, windows, appliances, etc. or offer services such as mortgage finance.

Membership Benefits

NAHB members get the very best information, advocacy, education and networking opportunities in their **Three-in-One Membership!** Members, who join at the local level, automatically become a full member at the state and national levels.

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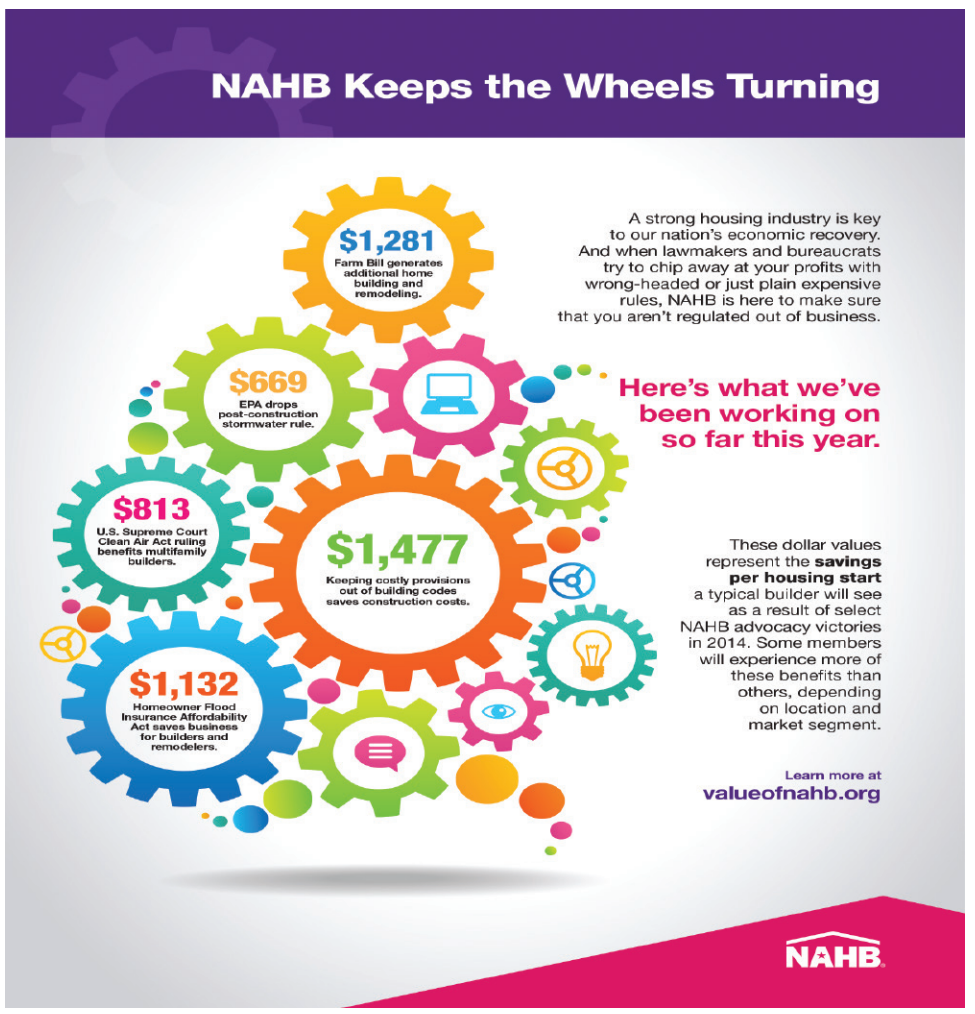
Invaluable Networking Opportunities with more than 140,000 members from all areas of the industry, NAHB is a one-stop networking shop! From local networking receptions and monthly membership meetings to regional trade shows, national committees and special-interest councils, NAHB provides hundreds of ways for you to meet and build relationships with fellow professionals, future customers and suppliers.

Nationally Recognized Educational Programs that give you the tools to gain an edge in the industry.

In our competitive marketplace, differentiation is the key to success and NAHB's nationally recognized education programs offer just that. NAHB Education offers hundreds of educational programs through conferences, courses (both traditional classroom and online) and Webinars. No matter what your specialty is, NAHB has the curriculum, instructors and prestige to boost your success.

Learn how to reduce costs, increase your profit margins and effectively deal with today's toughest issues through NAHB Education.



Access to NAHB's Team of Expert Advisors who can address your specific business questions. NAHB members get instant access to distinguished economists, tax experts, legal research staff, business management consultants, financial experts and regulatory and technical specialists.

Exposure to the Latest Building Products and Services through direct contact with industry vendors. As an NAHB member, you attend NAHB's trade shows and expositions at a low member price and get a first-hand look at all the latest products and services. The International Builders' Show™ (IBS) is a business-building experience like no other.

Industry Publications providing current and useful knowledge. Knowledge is your best defense in this rapidly changing industry. NAHB keeps you up-to-date with targeted news summaries of the housing industry, and a free subscription to Builder Magazine*. Plus, members have access to a variety of publications on specific industry segments such as sales and marketing, remodeling, industry economics and more.

**Builder, architect, engineer and designer members will receive BUILDER magazine automatically. Associate members must contact Hanley-Wood directly at 888-269-8410 to subscribe.*

Professional Recognition through a multitude of NAHB groups. Members can enhance their professional credibility and visibility by belonging to one of the nation's most highly respected and widely known trade associations. Not sure how to do that? Get involved. Join a committee. Join a council. Attend your membership meetings. Become a Spike. Teach a class. Work on a community service project. Become a Congressional Contact. Do just one of these and you will see, professional recognition comes easy when you get involved!

Valuable Member Discounts through NAHB's Member Advantage Program. Your membership entitles you to discounts on vehicles, shipping, computers, car rentals, office supplies and more. Participating nationally known companies include GM, FedEx, Office Depot, Dell, and Hertz, to name a few. NAHB's purchasing power means big savings!

Additional Builder Benefits

NAHB connects you to the power of the home building industry. NAHB staff works with Capitol Hill leaders to educate federal legislators and regulators on the importance of home building and remodeling to the nation's economic well-being. NAHB has the strength in numbers to defeat excessive regulations and defend affordable housing initiatives – saving **Remodeler and Builder** members time and money.

Here are a few examples of why it pays to be an **NAHB Builder or Remodeler Member**:

· Membership, representation, and networking at the local, state, and national levels.

· Complementary subscription to Nation's Building News, NAHB's official member newspaper with the latest news on regulatory, technological, legislative, and other industry and business related issues.

· Complementary subscription to *Builder*, the monthly magazine dedicated to the building industry.

· 10% discount on all bookstore products from BuilderBooks.com.

· The latest economic forecasts, demographic studies, consumer trend analyses, and technological and management breakthroughs.

· Access to the Sweets Network, the industry's leading product and service information resource.

· Member discounts on products and services relevant to your business, from payroll processing to office supplies.

· NAHB's member-only online community provides members with up-to-the-minute news reports, reference materials, and contact information.

· Access to valuable economic and forecasting information to understand current and future trends, legal assistance and individual consultation with any of NAHB's 250+ staff experts on over 500 industry subjects.

· 20 Clubs for Builders, Remodelers and Developers let you find out how your financials compare with similar businesses in non-competing markets.

· Educational opportunities to advance your professionalism. Choose from one-hour workshops, three-day conferences or work towards an NAHB designation, like the Certified Graduate Builder (CGB), Certified Graduate Remodeler (CGR), Certified Aging In Place Specialist (CAPS), Certified Graduate Associate (CGA) or Certified Green Professional (CGP).

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http://www.nahb.org/reference_ list.aspx?sectionID=1880

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Go to: www.nahb.org/ma

Member Advantage at a Glance

Lowe's - Visit www.LowesForPros.com/NAHB or call 877-435-2440 and register to save 2% on your Lowe's Accounts Receivable (LAR) purchases and free delivery on purchases over $500. Save an additional 5% every day at the store when they mention the 5% at time of purchase and when using their LAR.

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2-10 Home Buyers Warranty - Visit www.2-10.com/NAHB or call 855-280-1328 to receive exclusive access to discounts on select products, including the Builder Backed Service Program and the systems and appliances warranty.

UPS Savings Program & YRC Freight - UPS discounts of up to 36% on a broad portfolio of shipping services. Savings of at least 70% on less-than-truckload shipments 150 lbs. or more with UPS Freight and YRC Freight. Visit www.1800members.com/NAHB or call 1.800.MEMBERS (800-636-2377) for more information.

TransFirst - Payment solutions with average savings of 16% per year. Web/mobile tools, credit card and eCheck processing and more. Free "Savings Analysis" call 800-613-0148 or visit www.TransFirstAssociation.com/NAHB.

Dell - Up to 30% off on all Dell computers. Call 800-757-8442 and Mention NAHB or visit www.dell.com/nahb.

Associated Petroleum Products (APP) - Earn $0.015 for EVERY gallon purchased using the APP Fuel Card program. Visit www.associatedpetroleum.com/nahb to enroll or call 800-929-5243, Option 6 & mention NAHB.

GEICO - Exclusive discounts for members on auto and home owners insurance. Visit www.geico.com/disc/nahb or call 800-368-2734 and mention NAHB for a free quote.

Hertz - Up to 20% off on rental cars and FREE Gold Plus Rewards membership. Visit www.hertz.com/nahb or call 800-654-2200 and use CDP# 51046.

Avis - Up to 25% off rental cars and FREE Avis Preferred Service membership at www.avis.com/nahb or call 800-331-1212 and use AWD code G572900.

Budget - Up to 20% off rental cars and FREE Budget Fastbreak at www.budget.com/nahb or call 800-283-4387 and use BCD code Z536900.

Hewlett Packard - Discounts: 9% notebooks, 5% printers/scanners, 7% handhelds, 12% workstations, 16% servers, 12% storage and more. Call 888-202-4488 and mention pass code "NAHB" or visit www.hp.com/go/nahb.

Office Depot - 10% off all delivery orders. Free shipping on orders of $50 or more. Call 800-274-2753 mention NAHB.

Omaha Steaks - Save 10%, in addition to any online specials. www.OSincentives.com/promo/nahb.

Endless Vacation Rentals - 25% discount on over 200,000 vacation rentals worldwide. Call 877-782-9387 and mention NAHB at time of reservation or go to www.endlessvacationrentals.com/nahb.

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FTD - 20% off floral arrangements and gifts at www.ftd.com/nahb or call 800-SEND-FTD use code 17421.

NAHB Career Center - www.nahb.org/careers - 20% off of standard rates for job posting & 15% off other HR services.

Version 12.19.2014

New rules for building, fire, mechanical and fuel gas codes

Codes Corner

By Carlie Hopper
Regulatory Affairs Director,
Indiana Builders Association

In the summer of 2013, the Indiana Fire Prevention and Building Safety Commission (Commission) was granted exceptions from Governor Pence's Executive Order 13-03, which called for a moratorium on new regulations, excluding rules needed for emergencies, health or safety, to move forward with the adoption of the 2014 Indiana Building, Fire, Mechanical and Fuel Gas codes.

The Commission established review committees comprised of industry stakeholders for each of the four codes. The Indiana Builders Association had a voting representative on each. The committees met monthly for a year to review and amend the 2012 editions of the respective model I-Codes, which apply to the construction of Class 1 structures and do not apply to one and two-family dwellings and townhouses.

The committee's final recommendations were presented to the Commission as proposed rules, and public hearings were held on May 22. The Commission approved the four proposed rules with minimal changes on June 3, but did delete the requirement to install carbon monoxide alarms in all group R and I occupancies in the 2014 Indiana Building Code. Indiana Builders Association staff provided comments opposing the requirement since there is no recognized installation standard by which to reliably install CO alarms, there are a variety of standards for CO levels, and the causes of CO poisoning can be better prevented through annual service/maintenance of the structure's heating system, water heater and any other gas, oil, or coal burning appliances.

The final rules were approved by the attorney general and the governor and become effective on December 1, 2014.

Helpful links:

2014 Indiana Building Code (LSA Doc. #13-339): Based on the 2012 International Building Code, first printing, with Indiana amendments (repeals the 2008 Indiana Building Code). Purchase the code at: http://shop.iccsafe.org/codes/2012-international-codes/2012-international-building-code-35316.html. Download the free amendments at: http://www.in.gov/legislative/iac/20140827-IR-675130339FRA.xml.pdf.

2014 Indiana Fire Code (LSA Doc. #13-341): Based on the 2012 International Fire Code, first printing, with Indiana amendments (repeals the 2008 Indiana Fire Code). Purchase the code at: http://shop.iccsafe.org/codes/2012-international-codes/2012-international-fire-code-35592.html. Download the free amendments at: http://www.in.gov/legislative/iac/20140827-IR-675130341FRA.xml.pdf

2014 Indiana Mechanical Code (LSA Doc. #13-340): Based on the 2012 International Mechanical Code, first printing, with Indiana amendments (repeals the 2008 Indiana Mechanical Code). Purchase the code at: http://shop.iccsafe.org/codes/2012-international-codes/2012-international-mechanical-code-35552.html. Download the free amendments at: http://www.in.gov/legislative/iac/20140827-IR-675130340FRA.xml.pdf.

2014 Indiana Fuel Gas Code (LSA Doc. #13-342): Based on the 2012 International Fuel Gas Code, second printing, with Indiana amendments (repeals the 2008 Indiana Fuel Gas Code). Purchase the code at: http://shop.iccsafe.org/codes/2012-international-codes/2012-international-fuel-gas-code-35658.html. Download the free amendments at: http://www.in.gov/legislative/iac/20140827-IR-675130342FRA.xml.pdf.

Other Recent Commission Action

Commission Provides Interpretation on Landings at Exterior Doors

At its meeting in September, the Indiana Fire Prevention and Building Safety Commission (Commission) discussed Sections R311.4.3, R311.4.3.1 and R311.4.3.2 of the 2005 Indiana Residential Code pertaining to landings at doors. The Commission determined that a landing is not required on the exterior side of an exterior door unless the distance from the threshold to grade is greater than 8.25". The Commission also determined that ground at grade level may be considered the landing, so long as the ground does not slope any more than .25" in 12" for the dimensions of the landing required by the code. In short, a landing is not required less than 8 1/4" from the threshold, and a landing can be ground if the surface is level.

Commission Approves Rushville Ordinance to Label Homes

Also at its September meeting, the Commission approved a building ordinance for the City of Rushville requiring new class 1 and class 2 structures that contain engineered trusses and/or engineered floor joists to have a placard affixed to the structure.

The requirements in the ordinance mirrored those of the model text including: Size of the placard may not be smaller than 3 1/2 inches by 4 1/2 inches and may not be larger than 5 inches by 5 1/2 inches; cost may not exceed $5/placard; and specifies the responsibilities of the builder, local authority having jurisdiction, local fire department, 911 telephone call center, and owner of the structure.

The Indiana Builders Association (IBA), along with several other stakeholders, participated in the creation of this model text and supported its inclusion in the state's sample building code ordinances to provide consistency and uniformity should a local jurisdiction choose to require a label/placard identifying floor and roof materials be affixed to a newly constructed home. IBA opposes the requirement to label homes based on the materials used in their construction.

Commission Approves Product-Specific Smoke Alarm Ordinance

The Indianapolis City-County Council (Council) received approval from the Indiana Fire Prevention and Building Safety Commission (Commission) at its meeting in October for provisions of an ordinance pertaining to battery powered smoke alarms in Class 1 structures.

Multifamily housing as well as commercial properties in Indianapolis and Marion County with battery-powered smoke alarms would be required to install smoke alarms with a 10-year, sealed battery when a non-compliant smoke detector is replaced for any reason.

The provisions of the ordinance pertaining to Class 2 structures, which includes one- and two-family dwellings and townhouses, became effective August 1, 2014 and was deemed enforceable without Commission approval under IC 22-13-2-5. According to Indiana Department of Homeland Security staff, "battery-operated smoke detectors are already required for those Class 2 structures where the Commission's rules did not otherwise require hardwired detectors, the ordinance is only requiring a specific type of battery operated smoke detector for those Class 2 structures."

Indiana Builders Association conveyed opposition to the provisions for Class 2 structures since the mandate applies to all existing housing with battery-powered smoke alarms regardless of whether or not any work is being performed, which conflicts with the 2005 Indiana Residential Code, Section R313.2.1. If homeowners prefer the convenience of installing smoke alarms with 10-year, sealed batteries, they may do so; however, homeowners with properly installed and maintained battery-powered smoke alarms should not be required to replace their units with more expensive units containing 10-year, sealed batteries.

Online Variance Application Available

Builders, design professionals, code consultants, and building owners seeking a variance from the Indiana Fire Prevention and Building Safety Commission's building and fire safety laws can utilize the new online variance application. The online variance application is available at http://www.in.gov/dhs/3865.htm.

HAVE A CODE QUESTION?
Contact Carlie at the IBA office
Carlie@BuildIndiana.org
or
1-800-377-6334 ext. 206

Indiana Builders Association & National Association of Home Builders
2015 Calendar of Events

2015	
January 1 - April 31	**Indiana General Assembly in Session**
January 20-22	**NAHB International Builders' Show, Las Vegas, NV**
February 17-18	**IBA Housing & Legislative Conference, Westin, Indianapolis, IN**
February 27	**Indiana Builder News Deadline for March/April Issue**
March	**National Professional Designation Classes, Indianapolis, IN**
April 24	**Indiana Builder News Deadline for May/June Issue**
May 11	**IBA Board & Committee Session**
May 12	**IBA Golf Outing, Winding Ridge Golf Course, Indianapolis, IN**
June 2-6	**NAHB Legislative Conference & Spring Board of Directors Meeting, Washington, DC**
June 19	**Indiana Builder News Deadline for July/August Issue**
July 21-24	**NAHB Association Leadership Institute, Pittsburg, PA**
August 16-17	**IBA Board & Committee Session**
August 21	**Indiana Builder News Deadline for September/October Issue**
September 27-30	**NAHB Fall Board of Directors Meeting, Dallas, TX**
Fall	**National Professional Designation Classes, Indianapolis, IN**
October 23	**Indiana Builder News Deadline for November/December Issue**
December 6-7	**IBA Election of Officers, Board & Committee Session**

Revised 12/29/2014

Joining the Builders Association

Who we are: The Indiana Builders Association, Inc. (IBA), is a statewide not-for-profit trade association representing approximately 3,000 builders, remodelers, land developers and suppliers to the residential and light commercial housing industry. There are 27 local builders associations across the state of Indiana affiliated with the IBA. Members join the builders association through a local builders association. Membership in a local builders association includes membership in both the IBA and the NAHB (National Association of Home Builders). There are over 150,000 NAHB members nationwide.

Interested in becoming a member in your area? Visit www.BuildIndiana.org and go to Membership, Join a Local or call the number listed below for the local association representing the area in which you do business. Any county not listed does not have an active association. If you work in a county not listed, please find the nearest county to you for local membership.

Local Association	Counties	Contact	Phone
Dearborn County HBA	Dearborn, Ohio	Jamie Mather	(812) 926-3375
BA of Dubois County	Dubois	Tracy Lee	(812) 634-0091
East Central Indiana BA	Blackford, Jay, Randolph, Delaware	Juli Wright	(765) 288-1893
BA of Elkhart County	Elkhart	Kim McKibbin	(574) 293-0997
HBA of Fort Wayne	Adams, Allen, Wells, De Kalb,	Maurine Holle Huntington, Whitley	(260) 420-2020
Gibson County BA	Gibson	Todd Mosby	(812) 386-0002
HBA of Howard County	Carroll, Howard, Tipton	Brenda Bell	(765) 236-0694
BA of Greater Indianapolis	Boone, Hancock, Hamilton, Hendricks, Johnson, Marion, Morgan, Shelby	Steve Lains	(317) 236-6330
Jackson-Jennings BA	Jackson, Jennings	Ange Luedeman	(812) 569-4916
Jasper County HBA	Jasper	Debbie Ellch	(219) 718-7177
BA Kosciusko Fulton Counties	Fulton, Kosciusko	Joni Truex	(574) 267-6125
BA of Greater Lafayette	Fountain, Tippecanoe	Linda Binford	(765) 423-4347
BA of LaPorte County	LaPorte	Cindy Dangler	(219) 326-0624
Lawrence County HBA	Lawrence	LaQuita Jennings	(812) 275-7718
Madison County BA	Madison	Donna Jacobsen	(317) 784-0859
Marshall County HBA	Marshall	Kay Miller	(574) 941-2100
Mid North Indiana BA	White, Pulaski, Cass	Cathy Gross	(765) 427-7323
Monroe County BA	Brown, Monroe, Owen	Jordyn McIntyre	(812) 332-7480
BA of Northeast Indiana	Lagrange, Noble, Steuben	Jan Garman	(877) 665-8921
HBA of Northwest Indiana	Porter, Lake	Vicky Gadd	(888) 812-9099
HBA of St. Joseph Valley	St. Joseph	Dayna Marcum	(574) 258-0411
BA of Southeastern Indiana	Decatur, Ripley, Rush	Suzanne Parmer	(812) 663-7608
HBA Southern Indiana	Clark, Harrison, Floyd, Scott, Washington	Charlie Smith	(812) 280-1600
Southwestern Indiana BA	Vanderburgh, Warrick, Posey	Bill Pedtke	(812) 479-6026
HBA of Greater Terre Haute	Vigo	Marsha Doan	(812) 234-5736
Vincennes Area BA	Daviess, Knox, Pike	Shirley Rose	(812) 882-5162
Wayne County BA	Wayne	Don DeLaCroix	(765) 458-5111

Questions?
Contact the Indiana Builders Association
1-800-377-6334
www.BuildIndiana.org

Member Recruitment Script

Every person you do business with should be a member of the builders association.

Begin the conversation....

1) **The builders association is committed to protecting your job and your industry on a daily basis. Are you a member?**

2) **I am a member of the builders association because I believe every Hoosier has the right to own a home they can afford and I have the right to make a reasonable profit.**

3) *Explain why you personally belong to the builders association.*

4) **The builders association works at the local, state, and national levels to keep unnecessary costs from being added to the cost of a home. We need your support.**

5) **The builders association has solutions to your housing industry business challenges. What are your biggest challenges?**

6) **The builders association can assist you with those challenges. Answers to national challenges can be found at www.nahb.org or by calling 1-800-368-5242. Answers to state challenges can be found at www.buildindiana.org or by calling 1-800-377-6334. Answers to local challenges can be found at www._____ or by calling _____, the local builders association.**

7) **All levels of the builders association offer additional benefits, discounts, rebates, educational opportunities, publications, industry information, advertising, and networking opportunities that are available to you as a member.**

8) **When you join the builders association, your membership dues are all inclusive of the local, state, and national federation.**

9) **If we can take a moment to fill out this membership application, I can drop it and your check off for you at the association office so that your membership can start immediately.**

Being a member of the builders' association means...

Being a member of the builders' association means...Being part of a federation that works constantly to protect your job and your industry on a daily basis.

Being a member of the builders' association means...Finding quick answers to your biggest challenges from your local, state, and national associations 250+ staff and over 100,000 building professional members.

Being a member of the builders' association means...Carrying on the vision started over 60 years ago to keep housing affordable in Indiana.

Being a member of the builders' association means...Advocating for present and future housing needs.

Being a member of the builders' association means...Building relationships with other housing professionals that will enhance your business.

Being a member of the builders' association means...Supporting the industry that you derive your livelihood from.

Indiana Builders Association

Contact: Cindy Bussell 317-917-1100 ext. 203 Toll-free 800-377-6334 ext. 203
Web site: www.BuildIndiana.org E-mail: Cindy@BuildIndiana.org

Request for Membership Information

Name:_____ E-mail:_____

Company: _____ Phone: (_____)_____

Address: _____

City, State, Zip Code:_____

Listed below are all Indiana counties. Please circle the county(ies) that you do business in and IBA will have a representative from that corresponding local association contact you.

Adams	Franklin	Lawrence	Rush
Allen	Fulton	Madison	Saint Joseph
Bartholomew	Gibson	Marion	Scott
Benton	Grant	Marshall	Shelby
Blackford	Greene	Martin	Spencer
Boone	Hamilton	Miami	Starke
Brown	Hancock	Monroe	Steuben
Carroll	Harrison	Montgomery	Sullivan
Cass	Hendricks	Morgan	Switzerland
Clark	Henry	Newton	Tippecanoe
Clay	Howard	Noble	Tipton
Clinton	Huntington	Ohio	Union
Crawford	Jackson	Orange	Vanderburgh
Daviess	Jasper	Owen	Vermillion
De Kalb	Jay	Parke	Vigo
Dearborn	Jefferson	Perry	Wabash
Decatur	Jennings	Pike	Warren
Delaware	Johnson	Porter	Warrick
Dubois	Knox	Posey	Washington
Elkhart	Kosciusko	Pulaski	Wayne
Fayette	Lagrange	Putnam	Wells
Floyd	Lake	Randolph	White
Fountain	LaPorte	Ripley	Whitley

www.BuildIndiana.org Phone (800)377-6334 Fax (317)917-0335

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News from Around the State

IBA's 2014 President Tom Mullen, MIRM, CMP, CGB, CGP (left) and IBA's Chief Operating Officer Cindy Bussell (second from left) were welcomed to the BA Kosciusko Fulton Counties by Executive Officer Joni Truex (third from left); President Brett Harter (back center); State Representative Rebecca Kubacki; IBA Past State President Larry Coplen; and Vice President David Johnson (right).

BA of Elkhart County Executive Officer Kim McKibben (left) and President Jeff Loucks, CGB, CAPS, CGP (right) welcome IBA's 2014 President Tom Mullen, MIRM, CMP, CGB, CGP and IBA's Chief Operating Officer Cindy Bussell to the membership meeting.

IBA Past State President Walt Leonard Passes Away

IBA's most senior Past State President Walt Leonard, passed away gently on December 22.

He will be remembered fondly for his fun-loving, adventurous spirit - April Fool's Day and Halloween being his favorite holidays!

A WW II vet and graduate of Purdue University, he married Helen Elizabeth Bowditch and raised three children: Jeff, John, and Susan Leonard. He was a home builder, contractor, past president and member of the Indiana Builder's Association (IBA) for many decades.

IBA's CEO of 40 years (also deceased) spoke fondly of Leonard in his book, 'High Pitches and Other Tall Tales,' commenting, "Custom builder now retired in Greenwood, Indiana. At age 33, he was the youngest ever to be elected to the IBA presidency. Today he holds a record that may never be broken, in that he has attended over 200 IBA Board sessions, the equivalent of over three life directorships. He traveled the state extensively to originate new chapters. He is the one who gets the blame for yet another benchmark decision in hiring Bill Carson as the CEO. Make no mistake about the life-long love affair between Walt Leonard and the builders association."

He played as hard as he worked - being an excellent golfer, downhill snow skier until his early 80s, and lover of travel and friends. A believer in Christ and role model to many, he will be missed. "No doubt in our hearts that he is in Heaven which is a great burden lifted from us," comments his family.

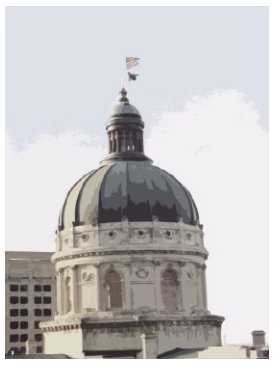
In lieu of flowers, please donate to Gleaners as he prayed most fervently to fight against hunger for children here in Indiana.

2015 Housing & Legislative Conference

Events - Education - Product Displays - Networking

Schedule of Events

Tuesday, February 17, 2015



7 :30 - 6:00 pm Registration
7:30 - 8:30 am Senior Officers Meeting
8:30 - 10:30 am Executive Committee Meeting
10:00 - 12:50 pm Table Top Display Setup
10:30 - 11:15 am Legislative Briefing
11:30 - 1:00 pm Legislative Lunch at Indiana Statehouse
1:00 - 6:00 pm Table Top Displays & Refreshments
1:00 - 1:50 pm Statehouse Tour at Indiana Statehouse
1:00 - 1:50 pm Financing Options & Appraisals Seminar
2:00 - 2:50 pm Table Top Displays & Refreshments
3:00 - 3:50 pm Put Cash Back in Your Pocket with Energy Efficiency Seminar
4:00 - 4:50 pm Table Top Displays & Refreshments
5:00 - 5:50 pm New Development Techniques Seminar
6:00 - 7:00 pm Welcome Reception honoring IBA's State and Local Presidents

Wednesday, February 18, 2015

8:00 - 3:30 pm Registration
8:30 - 10:30 am Seminar
10:30 - 11:45 am Housing Protection Fund Board Meeting
10:30 - 11:45 am Local Presidents , VP's & EO's Meeting
10:30 - 11:45 am Green Committee Meeting
10:30 - 11:45 am Convention Exploratory Committee
11:45 - 1:00 pm Codes/OSHA Committee Meeting
11:45 - 1:00 pm Land Use/Rural Meeting
11:45 - 1:00 pm Membership/Associates Meeting
11:45 - 1:00 pm Remodelers Meeting
1:00 - 1:15 pm Executive Committee Meeting
1:15 - 3:15 pm Board Meeting & Luncheon

Location & Hotel Accommodations:
Meetings will be held at The Westin Indianapolis, 50 S. Capitol Ave., Indianapolis, IN 46204. A limited number of hotel rooms are available at a discounted rate of $169++. Call the hotel reservation office at (800) 228-3000.

2015 IBA Housing Conference Registration, Sponsorship & Table Top Form

Indicate Day(s) You Will Be Attending
___ Tuesday, February 17 ____ Wednesday, February 18

Conference Registration Member Fee Schedule
____ $25 Legislative Lunch at Statehouse (Tuesday)
____ $25 Board Meeting Luncheon (Wednesday)
All other meetings, seminars, and activities are free to IBA members.

Sponsorship Opportunities
___ $2500 Conference Sponsor (Leg. or Board Intro, Leg Spon., Table Top, 10 attendees) 2 Available
___ $1000 Legislative Lunch Sponsor (10 attendees) 10 Available
___ $750 Tuesday Seminar Sponsor (Intro seminar, table top, 2 attendees) 3 Available
___ $150 Reception Sponsor (listing, 1 attendee) 20 Available
___ $495 Table Top (2 attendees) 15 -20 Available

Non-Member Fee
___$100 Additional Fee for Non-members

General Information (Please print clearly)
Name_____
Company_____
Address_____
City_____ State___ Zip_____
Phone_____Email _____

Payment Procedure
Total Amount Dues $_____
___ Check Enclosed
___ MC/VISA
MasterCard/VISA #_____ Exp. Date_____
CVV (last 3 number's on back) _____ Credit Card Zip Code_____
Payment is due prior to or at event for all attendees.

Cancellation Policy:
Written cancellation made prior to January 17, 2015 will receive a refund less 50% administrative fee. Registrants who cancel after January 17, 2015 are liable for the entire fee.

Complete and Return to: Indiana Builders Association, 101 W. Ohio St., Ste. 710, Indianapolis, IN 46204. E-mail: Heather@BuildIndiana.org. FAX (317)917-0335. Call (800)377-6334 ext. 207.

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