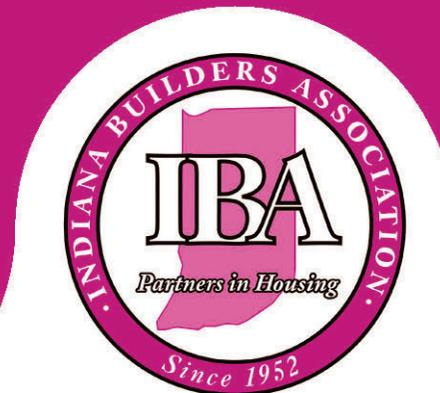


INDIANA BUILDER NEWS

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January/February, 2011



Vol. 48, No. 1

Indiana General Assembly Looks to Address Housing Issues

The Indiana General Assembly began its deliberations in early January for the long budget writing session of 2011. Over 1,000 pieces of legislation have been introduced as Legislators will tackle pressing issues of interest to Hoosiers across the state.



The makeup of the Indiana General Assembly is dramatically different than two years ago as Republicans control the House of Representatives by a 60-40 margin and hold a super-majority in the Indiana Senate by a 37-13 margin.

Legislators in the Senate and House have introduced several pieces of legislation of interest to the home building industry, some

of which are highlighted below.

HB 1046, authored by Representative Suzanne Crouch (R-Evansville), provides a 100 percent property tax deduction to a residential builder for a single family residence, townhouse, or condominium that has never been occupied as a principal residence. The deduction terminates when title to the structure is transferred to the homeowner. The deduction applies for one assessment date for which the structure is assessed as partially completed and not more than three assessment dates for which the structure is assessed as fully completed.

HB 1046 was assigned to the House Ways and Means Committee and as of printing has not been scheduled for a hearing yet. The Indiana Builders Association is supportive of this measure and will work for its passage this session. Builders across the state have been hit hard by the economic

Assembly (see page 5)

IBA Hosts annual Legislative Day March 14th

Hundreds of members from around Indiana will converge on the Statehouse during the Indiana Builders Association's Legislative Day on March 14th.

Members will arrive in Indianapolis and attend a Legislative Briefing in the morning and then head to the Statehouse to meet one-on-one with legislators at the annual IBA Legislative Lunch.

"This annual event brings the members to Indianapolis for grassroots political networking," comments Doug Miller, CGB, CGP, CAPS, GMB, IBA's President. "It is critical that we provide input to legislators on pending bills' potential impact on affordable housing."

The day's events also include a motivational session, "Reaching Your Full Potential", hosted by Howard Kellman, voice of the Indianapolis Indians.

A presidential reception will take place the evening of the 14th.

IBA's Board and committees will also convene in conjunction with the legislative day, with committee meetings the morning of March 15th and the Board luncheon meeting following at noon.

See page 9 for additional information.

Doug Miller to Lead the IBA in 2011

Doug Miller, CGB, CGP, CAPS, GMB, is the 59th President of the Indiana Builders Association.



Doug Miller,
CGB, CGP,
CAPS, GMB

Miller, owner of D.L. Miller Construction Co., Inc. based in Elkhart, Indiana, is a 2nd generation builder. During his 35 year career in the industry, his company has built over 1,000 single family homes encompassing starter, move-up and luxury homes for Indiana families. In addition to single family construction and remodeling, he also is a Realtor and developer in the Michiana community.

He has furthered his professionalism by obtaining four of the elite NAHB professional designations. He is a Certified Graduate Builder, Certified Green Professional, Certified Aging in Place Specialist and Graduate Master Builder.

His membership and active participation in the association began many years ago with the Builders Association of Elkhart County. He has served locally as a president and a board member. He has recorded over 140 Spike credits during his tenure. Spike credits are awarded for membership recruitment and retention.

At the state level, Miller worked his way through the chairs having served on committees, as chairman of several committees, as a builder area vice president, as the state secretary, state treasurer, and state vice president. He is a State Life Director, having served as a voting member for 40+ meetings.

In addition to serving as president in 2011, Miller will also serve as IBA's Na-

tional Director on the NAHB Board.

As the chief spokesman for housing in 2011, Miller will direct the policy development for affordable housing and work for its implementation with the Governor and Legislature.

Joining Miller on the leadership team for 2011 are: Vice President Will Wright, Will Wright Building Corp., Carmel; Treasurer Greg Furnish, CGP, Furnish Contracting, Memphis; and Secretary Tom Mullen, MIRM, CMP, CGB, CGP, Thomas E. Mullen & Associates, Indianapolis.

Miller also appointed the following committee chairmen/women: Dan Losenkamp, CGB, CAPS, CGP, Area Vice Presidents; Lynn Madden, Codes; John Linn, Rural On-site Wastewater Sub-committee; Jim Klotz, Mechanics Lien Task Force; Steve Schreckengast, Insurance Task Force; Mike Zehner, GMB, CGB, GBP, Builder Standards Committee; Dave Sunderman, CAPS, Office Space Task Force; Mike Bell, GMB, CGB, CGR, CGP, CAPS, Professional Designation and OSHA Safety; Steve Heidorn, CGB, CGR, CAPS, CGP, Housing Protection Fund Board; Richard Miller, CGB, Green Building; Tim Eckert, Membership; Greg Furnish, CGP, Strategic Plan; David Compton, Audit and Builder Registration/Licensing Task Force; Brad Chambers, Multi-Family Housing Committee; and Sheila Raeder, Special Events.

Presidential appointments to the Executive Committee include: David Compton, Rick Jenkins, Tom Slater, Mike Smith, CGA, CGP, and Joe Zehr.

Additional committee chairmen are (elected by their own committees or councils): Lori Lewis, Associates; Todd Newman, GMB, GMR, CGR, CGB, CAPS, CGP, Remodelers; and Nancy Baldwin, Executive Officers' Council.



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Indiana's 2010 Top Recruiter

David Kovich,
GMB, CAPS, CGP

18 new members

Congratulations!

David Kovich is pictured with his wife, Irma, at a recent function, recognizing him for his membership recruitment efforts.





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A. William Carson, Chair, Emeritus of Board

Today is Truly the First Day of the Rest of Our Business Life

Happy New Year and welcome to 2011! First a big thank you to Andy Place, Sr. for his unwavering leadership in 2010 helping IBA survive and prosper in a historical climate.

With the advent of 2011, we begin a new decade with the hope and anticipation that a new year brings. For our families we desire health, peace and prosperity. We pray daily for the strength and wisdom to serve others and live by the golden rule. In business we most certainly look to this new decade and New Year with renewed optimism for our industry.

To put a new spin on an old saying: Today is the first day of the rest of our business life! The paradigm of how we did business in the past decade changed dramatically. I believe it's safe to say that every aspect of the housing industry has changed. The lean aspect of our business is leading to efficiencies not comprehended a few years ago. Multi-tasking for employees and owners is now commonplace. Government's involvement in our industry continues to emerge and evolve; how we as an industry respond, negotiate and prosper under that influence has changed. Undoubtedly, as individuals our perception of our place in the housing equation has most likely changed.

So what does this really mean for 2011? Change is a two edged sword. The path to follow is one of stability, common sense and reason. Over the last decade of my involvement at IBA, I have had the good fortune of simply talking with many of you. A good listener gains a keen perspective on traits that make individuals and the businesses they involve themselves with successful. Indiana is truly blessed with a group of industry professionals who have a clear vision of the future success of housing. As much as the word "change" is used, the truly successful continue to tweak their systems, remain true to their core values, take care of business daily while continually maintaining the vision of IBA, "keeping housing affordable" in Indiana.

During the last three years many of us in this industry became "farmers"; probably without giving that aspect of our industry a lot of thought. We came to work, recognized conditions were not the same, lenders quit lending, buyers quit buying and the federal government quietly sent a message that it was not in love with our industry any longer. So we as professionals began to till the ground (tweak our business plans), plant new housing seeds (re-define our market) and add nutrients to our fields (market and invest in our future).

Today is truly the first day of the rest of our business life! Having just returned from the International Builders Show in Orlando I believe my optimism is justified. The seeds planted will begin to sprout. In the seminars attended, the presenters all indicated forward movement and growth in 2011. In conversation with and networking opportunities with other show attendees representing points across the U.S. and Canada many reported business better than



President's Message

By Doug Miller,
GMB, CGB, CGP, CAPS
D.L. Miller Construction,
Elkhart

President,
Indiana Builders Association

anticipated. Walking the trade show floor, vendors and attendees indicated that business is on an upswing path. NAHB's chief economist projects a 21 percent increase in housing starts over 2010, while indicating 2010 was 7 percent stronger than 2009.

This is not to say that we do not have "housing industry challenges." Housing continues to struggle for a variety of reasons; those reasons face us daily. The key is how we react — how we react in each economy in Indiana and how we react collectively at the state level. IBA is a housing advocate, fiscally responsible, comprised of industry professionals focused on housing affordability. I suspect Indiana's local builders associations are like-minded and similarly comprised. IBA is the glue that binds Indiana's local builders associations into a cohesive network that does not consider failure. As members, I offer that you need to embrace that concept.

I ask that this year, 2011, each of you commit to attend 75 percent of your local meetings; you need to be there. The health of housing in your community depends upon your expertise and commitment. And for you state directors I ask that you attend 100 percent of the states' board meetings. Your local has empowered you to be the voice of and vote on behalf of your local

builders association; it is a privilege; exercise your talent and your vote; attend the board meetings and make a difference. IBA needs you!

To those of you committing to leadership on IBA committees this year, thank you! To quote a former IBA president, we are all highly paid volunteers; you have my respect and appreciation for your desire to continue to give back to this industry and for the wisdom you bring.

I also request that when Rick asks for input regarding pending legislation; drop what you are doing and respond. Feedback and in-the-trench experience is invaluable. As tough as it is to break away from an immediate task to respond, I believe you will find the future return on investment will easily outweigh the time spent.

To those members involved in IBA's Home Energy Conservation Program; thank you for your participation and for working diligently to make this a success for the citizens of Indiana, for IBA and for making the program a shining star in the eyes of the public. Thousands of Indiana residents will benefit from lower utility costs because of this program and your efforts. Remember this is a member benefit for you. Also, thank you for following the guidelines and being meticulous in your documentation. Continue the good work!

As we begin this decade we have choices. Negativity will kill us; can't phrase it kinder. Housing will only survive and prosper if we commit to working positively in our communities. Stay the rock solid course of turning over every stone in the name of affordable housing and commit to choose to use our time and talents in our profession to prosper and grow housing!

I ask God's blessings on our industry in this great state in 2011!

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Now the real fun begins

The Indiana General Assembly is back in full gear after an exciting election season, which produced numerous new faces to the political landscape. IBA's lobbying team is working with Legislators on many of the issues that will be debated over the next few months.

Legislators convened for the long session with several priorities, including education reform, passing a new two-year state budget and redrawing Indiana's Congressional map, House map and Senate map for the next ten years.

Below is a listing (not inclusive) of some of the bills IBA expects to work on that have a direct impact to the housing industry. Your input to the Legislative process is critical to keeping housing affordable in Indiana. Please feel free to discuss legislation with your local elected Representative and Senator or contact the IBA office if you have questions on a particular piece of legislation.

HB1028 Employee's right to work. (Culver)

Makes it a Class A misdemeanor to require an individual to: (1) become or remain a member of a labor organization; (2) pay dues, fees, or other charges to a labor organization; or (3) pay to a charity or another third party an amount that represents dues, fees, or other charges required of members of a labor organization; as a condition of employment or continuation of employment. Establishes a separate private right of action for violations or threatened violations.

HB1058 Homeowners associations. (Cheatham)

Authorizes the attorney general to bring an action against the board of directors of a homeowners association or individual members of a homeowners association if the attorney general makes certain findings. Provides for judicial remedies for violations of the statute governing homeowners associations.

HB1180 Zero interest mortgages by nonprofit entities. (Clere)

Specifies that: (1) the statute concerning first lien mortgage lending; and (2) the uniform consumer credit code; do not apply to a bona fide nonprofit entity that does not operate in a commercial context and that meets other specified criteria. Makes a technical amendment.

HB1291 Storm water management. (M. Smith)

Provides that a governmental entity that issues a building permit is not liable for damage caused by water runoff from the structure for which the building permit was issued. Grants authority to the drainage board to receive complaints concerning, investigate, and order the removal of certain storm water related nuisances caused by artificial conveyances directed at or near the property line. Provides that, regarding removal of storm water nuisances and right of entry, the county drainage board and the county surveyor have similar authority as with respect to obstruction of mutual drains and natural surface watercourses. Prohibits construction of the law as authorizing a



Inside the Issue

By Rick Wajda

Chief Executive Officer

Indiana Builders Association

person to engage in activity requiring a permit from a state or federal agency before the person obtains the permit. (The introduced version of this bill was prepared by the water resources study committee.)

HB1311 Numerous changes to planning and zoning law. (Truitt)

Eliminates review of zoning decisions by certiorari, and establishes a judicial re-

view procedure. Provides procedures for vacation of a plat, including any recorded covenants. Allows a plan commission to adopt a rule to limit further consideration for up to one year after its disapproval of a plat or vacation request. Allows a plan commission (or plat committee acting in its behalf) to: (1) grant waivers from the subdivision control ordinance; and (2) allow or require a commitment to be made as a condition of granting a waiver. Makes changes regarding: (1) qualifications of citizen members of plan commissions and boards of zoning appeals; (2) appointment of alternate members to all plan commissions (current law allows only an area plan commission to appoint alternate members); (3) disqualification of plan commission and board of zoning appeals members due to financial interest or bias; (4) publication of the zon-

ing ordinance; and (5) commitments and conditions. Makes other changes to the planning and zoning law. Repeals superseded statutes concerning vacation of plats, commitments, and writ of certiorari.

HB1450 Unemployment insurance. (Leonard)

Provides that an individual employed for any week on an on-call or as-needed basis and who receives remuneration for personal services or has available work from an on-call employer is not totally or partially unemployed for purposes of receiving an unemployment benefit. Removes the cap on wage credits. Establishes the weekly unemployment insurance benefit amount as 47% of the individual's prior average weekly wage. Establishes the maximum weekly

Real Fun (see page 4)

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Real Fun *(from page 3)*

benefit amount at \$390. Removes from the definition of "deductible income": (1) for a week in which a payment is actually received by an individual, payments made by an employer to an individual who accepts an offer from the employer in connection with a layoff or a plant closure; and (2) the part of a payment made by an employer to an individual who accepts an offer from the employer in connection with a layoff or a plant closure if that part is attributable to a week, and the week: (A) occurs after an individual receives the payment; and (B) was used under the terms of a written agreement to compute the payment. Includes in the definition of "deductible income": (1) compensation made under a valid negoti-

ated contract or agreement in connection with a layoff or plant closure, without regard to how the compensation is characterized by the contract or agreement; and (2) a supplemental unemployment insurance benefit made under a valid negotiated contract or agreement. Provides for an annual employer surcharge that, for 2011, is equal to 13% of the contribution rate paid by the employer, if the state is required to pay interest on advances made to the state from the federal unemployment trust fund. For a calendar year after 2011, requires the department of workforce development (department) to determine the surcharge percentage for the year by January 31 based on: (1) the interest rate charged the state for the year; and (2) the state's outstanding loan balance to the federal unemployment account on January 1. Allows the department to use the employer surcharge to repay interest on federal advances. Establishes the unemployment insurance solvency fund for the part of the employer surcharge used to repay interest on federal advances. Provides that, for calendar years 2011 through 2020,

Schedule E applies in determining and assigning each employer's contribution rate. Provides that unemployment benefits may not be paid to an individual employed by a Head Start or an Early Head Start program for a week during a period between two successive academic years or terms if the individual performs the employment in the first academic year or term and there is a reasonable assurance that the individual will be employed in the second academic year or term. Specifies the benefit computation for an individual who is temporarily unemployed because of a planned shutdown of the individual's employer. Makes conforming amendments.

HB1457 Clean energy improvement financing district. (Neese)

Allows the legislative body of a political subdivision (other than a township) to establish a clean energy improvement financing district for the purpose of issuing bonds to fund clean energy improvements for voluntary participants in the program. Provides that the bond proceeds are used to pay all costs associated with the improve-

ments and that assessments are imposed only on participating property owners to repay the bonds. Establishes a 20 year period for bond repayment and for the payment of assessments on each property. Provides that assessments are billed, collected, and enforced in the same manner as property taxes.

HB1541 Transfer fee covenants. (Speedy)

Defines "transfer fee covenant" as a declaration or covenant that: (1) purports to affect an interest in real property in Indiana; and (2) requires the payment of a transfer fee to a specified person upon a subsequent transfer of the interest in real property. Provides that a transfer fee covenant recorded in Indiana after June 30, 2011: (1) does not run with the title of the real property interest purported to be affected; and (2) is not binding or enforceable against any subsequent owner, purchaser, or mortgagee of the real property interest. Provides that any lien purporting to secure the payment of a transfer fee under a transfer fee covenant recorded in Indiana after June 30, 2011, is void and unenforceable.

SB0010 Annexation remonstrance waivers. (Buck)

Provides that a waiver or release of the right of remonstrance against annexation executed after June 30, 2011, expires ten years after the date the waiver or release is executed.

SB0104 Barrett law funding for retention pond barriers. (Bray)

Specifies that Barrett Law funding may be used to finance a mound, guardrail, barrier, or other structure necessary or useful to: (1) limit access by children to a retention pond; or (2) reduce the likelihood that a vehicle will enter a retention pond. Pro-

Real Fun *(see page 10)*

IBA new members who receive a \$100 Sears commercial credit...

Vince Vanderford
of Roanoke - November

Andrew Myszak
of Vincennes- December

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TOP Member Recruiters for 2010
(as of December 31, 2010)

BA of Greater Lafayette, David Kovich, Lafayette, 18.00
BIA of Northwest Indiana, Donnie Stash, Gary, 16.00
BA of Elkhart County, Mike Smith, South Bend, 15.00
Porter County BA, Bryce Pickering, Chesterton, 11.00
BA of Greater Indianapolis, Dan Wolf, Noblesville, 10.00
BA of Greater Lafayette, Kristy Wozniak, West Lafayette, 10.00
HBA of Southern Indiana, Mark Werncke, Greenville, 8.00
HBA of Fort Wayne, Jay Shipley, Fort Wayne, 8.00
HBA of Greater Terre Haute, Todd Newman, Riley, 8.00
Porter County BA, Hal Kemmerer, South Bend, 6.00

Membership Summary by State for Indiana for

Base Date: 12/31/2009

Assn No.	Co ID	Name	Bldrs	Assoc	Affl	December Total	Dec-09 Total	Gain (Loss) Y-T-D	Gain (Loss) YTD%	NPD	Cancellations December	Y-T-D	Transfers IN	OUT	Reinstatement December	Y-T-D	Annual Retn Rate	New Members December	Y-T-D
1500	650	Indiana BA	0	0	0	0	0	0	0.0%	0	0	4	0	0	0	0	0.0%	0	0
1504	34	Madison County Chapter	8	17	0	25	25	0	0.0%	2	0	10	0	0	0	5	80.0%	0	5
1508	22	Monroe County Building Association	36	77	0	113	119	-6	-5.0%	0	2	21	0	0	1	2	84.0%	3	13
1511	23	BA of Dubois County	55	93	0	148	154	-6	-3.9%	4	3	27	0	0	0	14	91.6%	0	7
1512	24	BA of Elkhart Co	80	251	0	331	357	-26	-7.3%	4	6	68	0	0	0	0	81.0%	1	42
1522	87	Dearborn Co HBA	13	35	0	48	54	-6	-11.1%	5	1	26	0	0	0	13	75.9%	0	7
1524	414	Southwestern Indiana Builders	87	200	0	287	337	-50	-14.8%	3	10	107	0	0	3	32	77.7%	1	25
1528	183	HBA of Fort Wayne	72	226	0	298	341	-43	-12.6%	12	4	90	0	0	0	30	82.4%	0	17
1530	512	Gibson Co Chapter	4	7	0	11	16	-5	-31.3%	0	0	13	0	0	0	8	68.8%	0	0
1532	184	HBA of Howard County Inc	20	65	0	85	115	-30	-26.1%	0	3	40	0	0	0	9	73.0%	0	1
1534	131	BA of Laporte County	24	46	0	70	72	-2	-2.8%	3	0	22	0	0	0	6	77.8%	0	14
1535	185	Lawrence County Chapter	7	19	0	26	33	-7	-21.2%	0	1	18	0	0	0	9	72.7%	1	2
1536	132	Southeastern Indiana chapter	6	4	0	10	22	-12	-54.5%	0	3	20	0	0	0	5	31.8%	0	3
1540	133	BIA of NW Indiana	30	110	4	144	233	-89	-38.2%	11	19	125	0	0	2	13	51.9%	0	23
1541	25	BA of Kosciusko-Fulton Counties	39	115	0	154	172	-18	-10.5%	2	2	53	0	0	0	16	78.5%	2	19
1544	134	BA of Greater Indianapolis	203	336	0	539	692	-153	-22.1%	46	31	354	0	0	45	139	68.9%	10	62
1548	26	BA of Greater Lafayette	36	113	0	149	167	-18	-10.8%	2	7	62	0	0	0	12	70.1%	0	32
1550	298	Jasper County HBA	7	7	1	15	29	-14	-48.3%	2	0	24	0	0	5	7	41.4%	0	3
1554	676	Marshall Co Chapter	11	20	0	31	34	-3	-8.8%	1	1	14	0	0	0	7	79.4%	0	4
1556	332	East Central Indiana Builders Association Inc	9	45	0	54	75	-21	-28.0%	6	3	40	0	0	1	13	64.0%	1	6
1563	457	Vincennes Area Chapter	12	35	0	47	56	-9	-16.1%	1	0	22	0	0	0	11	80.4%	1	2
1564	733	BA of Porter County	30	154	0	184	208	-24	-11.5%	3	8	93	0	0	0	26	67.8%	5	43
1566	187	HBA of Southern Indiana	48	148	0	196	238	-42	-17.6%	7	5	96	0	0	2	20	68.1%	5	34
1570	483	Wayne County BA	6	15	0	21	30	-9	-30.0%	0	0	27	0	0	1	11	46.7%	1	7
1572	27	BA of Northeast IN	22	45	0	67	88	-21	-23.9%	1	3	39	0	0	3	12	69.3%	0	6
1574	549	Jackson-Jennings Builders Association	6	11	0	17	22	-5	-22.7%	0	1	8	0	0	0	2	72.7%	0	1
1576	539275	River Valley Chapter of NAHB	4	7	0	11	19	-8	-42.1%	0	0	17	0	0	1	6	42.1%	0	3
1578	188	HBA of St Joseph Valley	47	122	22	191	205	-14	-6.8%	6	3	58	0	0	1	23	82.9%	3	21
1582	189	HBA of Gtr Terre Haute	47	130	0	177	214	-37	-17.3%	4	7	95	0	0	1	36	72.4%	1	22
1598	550	Henry County Chapter	2	3	0	5	11	-6	-54.5%	0	0	6	0	0	0	0	45.5%	0	0
Indiana		Totals:	971	2,456	27	3,454	4,138	-684	-16.5%	125	123	1,599	0	0	66	487	73.2	35	424

Get involved in IBA

Indiana Builders Association 2011 State Builder Area Vice Presidents

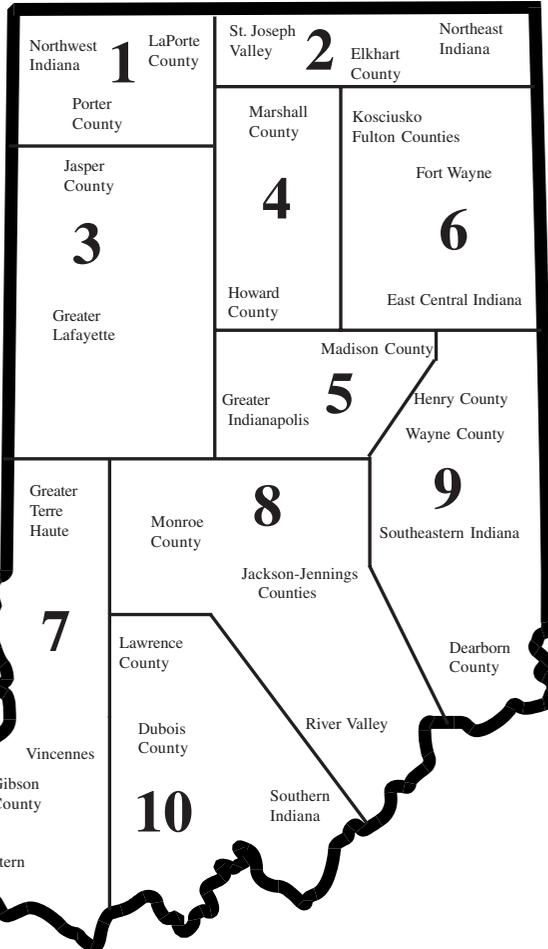
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rbaker@rjbuilders.net

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Kaeser-Losekamp Construction
10800 Blackburn Rd.
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Nugent Builders
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FAX (574) 273-0089
linda@nugentbuilders.com

Area 4
Heath VanNatter, CGP
VanNatter Construction
1112 Green Acres Drive
Kokomo, IN 46901
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vannatter@aol.com

Area 6
Jim Klotz
James R. Klotz Builders
11663 N. Ogden Point Rd.
Syracuse, IN 46567
(574) 457-2406
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Area 8
Tom Fuller, GMB, CGB, CGP, CAPS
T.A. Fuller Homes, Inc.
8281 Mackenzie Ct.
Bloomington, IN 47401
(812) 824-3300
FAX (812) 824-3305
tom@tafullerhomes.com

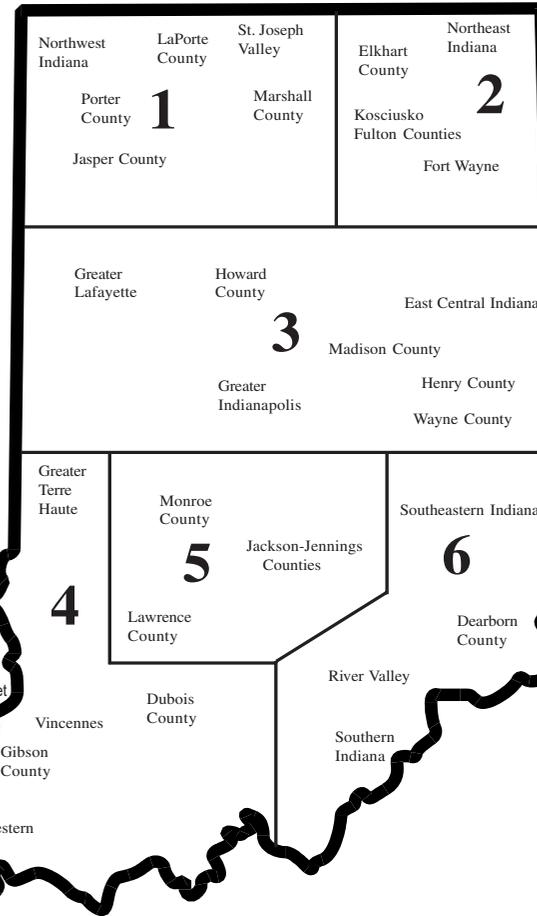
Area 10
Ken Phillips, OGR, CAPS, CGB, CGP
Premier Remodeling, Inc.
1004 S. 14th St.
Bedford, IN 47421
(812) 279-9136
FAX (812) 279-9136
ken_phillips@premierremodeling-in.com

Indiana Builders Association 2011 State Associate Area Vice Presidents

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wbogorman@aol.com

Assembly (from page 1)

downturn and allowing a property tax deduction on a spec. home will allow builders to showcase their product to potential homebuyers across the state without absorbing what amounts to an inventory tax to the builder in the form of property taxes on the vacant structure.

SB 173, a property tax deduction for new homes, was introduced in the Senate by Senator R. Michael Young (R-Indianapolis). The bill establishes a 100 percent property tax deduction for a new home, which includes a newly constructed home or an existing home that has not been previously occupied as a residence. Provides that: (1) the deduction applies only if the contracts for construction or purchase and financing are entered into after June 30, 2011, and before July 1, 2012; (2) the deduction period is five years unless the legislative body of the city, town, or county establishes a period of three or four years; and (3) the owner ... of the new home must apply to the county auditor for the deduction.

SB 173 was assigned to the Senate Committee on Commerce and Economic Development and received an initial hearing on January 24. IBA President Doug Miller provided testimony at the hearing and urged the Committee to pass the legislation to stimulate the home building industry which would in turn create jobs across the state. IBA also presented Committee members with copies of the recently released Economic Impact of Home Building Study in Indiana, which was prepared by the National Association of Home Builders Housing Policy Department.

HB 1247, impact fees for schools, was introduced in the House by Representative Bob Cherry (R-Greenfield). The bill authorizes a school corporation to adopt a school impact fee resolution that imposes an im-

act fee on new residential development. Provides that a school corporation may not adopt an impact fee unless the school corporation's capital projects plan includes the following components: (1) Projected school capacity needs for the current year and for not less than the succeeding four year period. (2) Estimated capital costs for the additional capacity needs. (3) Identification and general description ... of each project. (4) The estimated total cost of each project. (5) Identification of all sources of funds expected to be used for each project. (6) The planning, development, and construction schedule of each project. Provides that a school impact fee is equal to the lesser of: (1) the proportionate share of costs incurred or to be incurred by a school corporation to provide school infrastructure that is required by, necessitated by, or needed to serve the new residential development, minus the sum of any nonlocal revenues, taxes, and charges that the fee payer and future owners of the development will pay for use of the school infrastructure; or (2) an amount equal to: (A) \$1,000 for a each single family unit; (B) \$750 for each multiple family unit containing four or fewer family units; or (C) \$500 for each multiple family unit containing more than four (4) family units.

HB 1247 was assigned to the House Education Committee and as of printing has not been scheduled for a hearing. The Indiana Builders Association has Board adopted policy opposing any change to the current impact fee statute passed by the Indiana General Assembly. Schools are currently not part of the impact fee statute. IBA is opposed to the legislation and is concerned about its impact on housing affordability across the state of Indiana.

Receive IBA's Legislative and Regulatory Report weekly by registering at <http://www.buildindiana.org/votervoic.htm>.

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IBA Introduces the 2011 Local Builders Association Presidents

The Indiana Builders Association welcomes the 2011 Local Builders Associations' Presidents and introduces them to the membership.

Rob Carlson, Carlson Homes, will lead the Marshall County HBA. Carlson has been in the housing industry for 25 years building approximately 30 residential homes annually in the \$125,000 to \$250,000 price range.

Chip Dormeier, Jagoe Homes, will lead the Southwestern Indiana BA. Dormeier is the Vice President of Marketing with over 25 years service to the housing industry. Jagoe Homes is a residential and multi-family builder building 250 annually and 6,000 lifetime, with prices in the \$100,000 to \$800,000 price range.



Dormeier



Ericks

Brad Ericks, Cook Builders, will lead the BIA of Northwest Indiana. Ericks is a single family residential builder with 8 years in the industry. His homes range in price upwards of \$200,000, and he typically builds 10 homes annually.

Grant Giese, CGP, Green Goose Homes, will lead the BA of Greater Lafayette. He is a single family home builder with 8 years in the industry. His homes range in price from \$180,000 to \$500,000, and he typically builds 10 homes annually.



Giese



Johnson

Lawrence Johnson, CAPS, Mustin Builders, will lead the Madison County BA. Johnson is the Vice President with over 37 years service to the housing industry. Mustin Builders does residential and commercial building and remodeling as well as light construction. They have produced over 1,000 units, averaging 30 per year. Their new homes range in price from \$130,000 to \$700,000.

John Kidd, CGB, CGP, R.W. Kidd Construction, will lead the BA Kosciusko Fulton Counties. Kidd has been in the industry for 6 years and does residential and light commercial building, remodeling, and devel-



Kidd

opment. He has built 16 units in his career in the \$300,000 to \$400,000 price range.

Dan Killion, K & B Construction Co., will lead the Monroe County BA. He has over 40 years experience in the housing industry building single family homes. He has built 25 in his lifetime, averaging 2 per year, in the price range of \$250,000 plus.



Killion



Losekamp

Daniel Losekamp, CGB, CAPS, CGP, Kaeser Losekamp, will lead the Dearborn County HBA. With over 40 years in the industry, his company builds, remodels, and alters residential and commercial projects. Projects range in the \$100,000 to \$600,000

price range, averaging 8 a year.

Ed Mehringer, Mehringer Bros. Plastering, will lead the BA of Dubois County. He has over 25 years experience in the industry. His company performs plastering, drywall, stucco, and EIFS services.



Mehringer



Metsker

Juli Metsker, CAPS, will lead the Muncie-based East Central Indiana BA. She has over 27 years experience in the housing industry and works for Jud Construction in sales and design. Jud Construction is a remodeling firm whose projects average

\$8,000 each.

Chris Monroe, Monroe Custom Homes, will lead the HBA of Howard County. He has 27 years experience in the industry building residential and light commercial. He builds 4 annually with price ranges from \$30,000 to \$2 million.



Monroe



Newman

Todd Newman, GMB, GMR, CGB, CGR, CAPS, CGP, will lead the HBA of Greater Terre Haute. He has been a remodeler for the past 22 years. He has won numerous awards over the years from both his local and the state.

Andy Place, Jr., Place Builders, will lead the HBA of St. Joseph Valley. He is a third generation builder and remodeler with 10 plus years experience. He is the company's Vice President. Place Builders builds approximately 75 units annually, with over 1,000 plus lifetime. Projects range from \$150,000 to \$1 million.



Place, Jr.



Pressel

Jim Pressel, CGB, Pressel Enterprises, will lead the BA of LaPorte County. He is a custom single family and multi-family builder and developer. He completes approximately three projects a year in the \$200,000 to \$3 million price range.

Craig Yoder, Colonial Development, will lead the HBA of Ft. Wayne. He is the company's vice president with 37 years experience. Colonial Development is a land acquisition and development company in Ft. Wayne.



C. Yoder



K. Yoder

Kevin Yoder, KW Yoder Construction, will lead the BA of Elkhart County. He has over 25 years experience in custom building and remodeling. In a typical year, he averages 3 projects in the \$500,000 to \$2 million price range.

IBA thanks all of these individuals for their commitment and looks forward to working with them in 2011.

Treasure Homes Receives 2010 Livable Communities Award

ARP and the National Association of Home Builders announced the winners of the fourth annual Livable Communities Awards, awarding Treasure Homes a 2010 Livable Communities Award.

What is a livable community? True livability starts inside the home, with design features that allow people of all ages and physical abilities to live comfortably and safely. Livable homes also are environmentally friendly, lower maintenance and adaptable in ways that permit owners to reconfigure spaces as needed without a great deal of disruption or expense.

Livable communities incorporate homes with these features, are near shopping and entertainment, and often encompass common spaces where residents can easily meet and mingle. This competition recognizes architects, builders, developers and remodelers who have built projects exemplifying these design principles and values.

This single-family house, designed and built in 2010 by Treasure Homes in Burns Harbor, mixes universal design features with green building practices. It was the first home certified at the Emerald level of the National Green Building Standard in Indiana. The combination of accessibility, low

maintenance and energy-saving features makes the design truly livable.

The home, put on the market by northwest Indiana builder Sarah Oudman, CGP, CGA, CAPS, the owner of Treasure Homes, was built to be 60 percent more energy-efficient than a home built to the 2006 International Residential Code. The three-bedroom, two-bath home is priced at just under \$250,000. The home is located in the Village in Burns Harbor, the first residential subdivision to be certified to the National Green Building Standard.

"The pale green, Prairie-style home was built with insulated concrete forms in the basement and structural insulated panels on the main floors, and sealed with sprayfoam insulation - a construction style that assured an extremely tight envelope, key to the home's energy efficiency," Oudman said.

The heating and air-conditioning system includes a mechanical ventilation for healthier air exchanges. The home is also water-efficient, with a tankless water heater, a manifold plumbing system and 1.28 gallon-per-flush toilets.

Leading up to a two-and-a-half-car detached garage, a pervious concrete driveway filters storm water from the site and helps create outdoor living space surrounded by drought-resistant landscaping.

'Reaching Your Full Potential'
Motivational Session by Howard Kellman

Monday, March 14 - 1:30 pm
Sheraton Indpls. City Centre

See page 9 for details.



We Need YOU on March 14th

Monday, March 14th, is the day to meet with your area state legislators and talk with them about issues facing the industry. Please join us over lunch in the Statehouse from 11:30 am to 1:00 pm for your one opportunity this year to converge on the Capitol to make sure legislators understand the importance of the industry. Recognizing the past several years have been very tough on the industry, this is the year to remind them that IBA's membership remains focused on government affairs. The livelihood of the Association and industry depends on the General Assembly to make sound public policy decisions that will help ensure the industry is not forced to bear additional mandates and keep Indiana attractive for future growth.

Just prior to heading to the Statehouse, members will receive a legislative briefing at the Sheraton downtown hotel from IBA's Government Affairs Team: Rick Wajda, CEO; Carlie Hopper, Regulatory Affairs Director and me. The Team will bring members up to speed on pending legislation impacting the industry and provide talking points for you to use when conversing with state legislators. In addition, the make-up of the General Assembly has changed considerably with 25 new faces since the last election and this would be a great opportunity to meet new elected officials or solidify existing relationships.

The General Assembly is currently debating hundreds of pieces of legislation and it is important that elected officials under-



Proactive Politics
By Gretchen White,
Government Affairs
Director,
Indiana Builders Association

stand the impact their actions could have on small businesses as well as individual constituents. IBA staff monitors issues and works with legislators each day but this important annual event allows individual members the opportunity to participate in the legislative process.

IBA has had much success in their lobbying efforts and continued success depends on a strong attendance. If legislators do not hear directly from you they may hear from constituents on the other side of legislation which could result in the passage of a bill that would hinder the industry's future growth. Even during tough times it is important that IBA retains its voice in government affairs. Please mark your calendar today for this important event to ensure your voice is heard. The future of the industry depends on it.

The entire day costs just \$20 and must be prepaid (Visa/MasterCard and checks are accepted). Please contact IBA with questions by calling (800) 377-6334 ext. 205 or e-mail Gretchen@buildindiana.org.



IU Business Conference Set for March 4th

Indiana University Kelley School of Business will host its 65th annual Business Conference on March 4th at the Indiana Convention Center in downtown Indianapolis. The conference is themed, "Rethinking the Relationship Between Business and Government: Free Markets and the Greater Good".

Registration opens at 8 am for attendees to pick up their conference materials at the registration area adjacent to the Indiana Convention Center's Sagamore Ballroom.

The 9 am morning session will open with a pithy point-counterpoint dialogue between two distinguished Kelley School Professors - John Boquist and Bruce Jaffee - that will set the boundaries for the day's exploration of the conference theme. The session will then turn to brief prepared comments by four distinguished speakers who will offer a variety of perspectives on the crucial question of the proper roles of government and business in ensuring that American firms and American workers remain competitive in the dynamic, rapidly evolving global marketplace.

Speakers include: Charles Gassenheimer,

Chairman and CEO of Ener1; R. David Hoover, Chairman and CEO of Ball Corporation; Kevin T. Kabat, Chairman and CEO of Fifth Third Bancorp, and Derica W. Rice, CFO and Executive Vice President of Global Services, Eli Lilly and Company.

Following a short break, the remainder of the morning session will be devoted to a panel discussion among the four morning speakers moderated by Inside INdiana Business creator and host Gerry Dick. Among the topics they will address are the lessons learned from the "Great Recession" and the events leading up to and following that calamity, the likely outfall of the newly altered political landscape, and how the American view of the government-business interface comports and contrasts with that of our major global competitors.

The luncheon session beginning at 12:30 pm will showcase keynote speaker Diane C. Swonk, Senior Managing Director and Chief Economist of Mesirow Financial.

IU's conference is top notch. Register today. Complete details and registration information can be found at: Kelley.iu.edu/busconf or by calling (812)855-6340.



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 _____

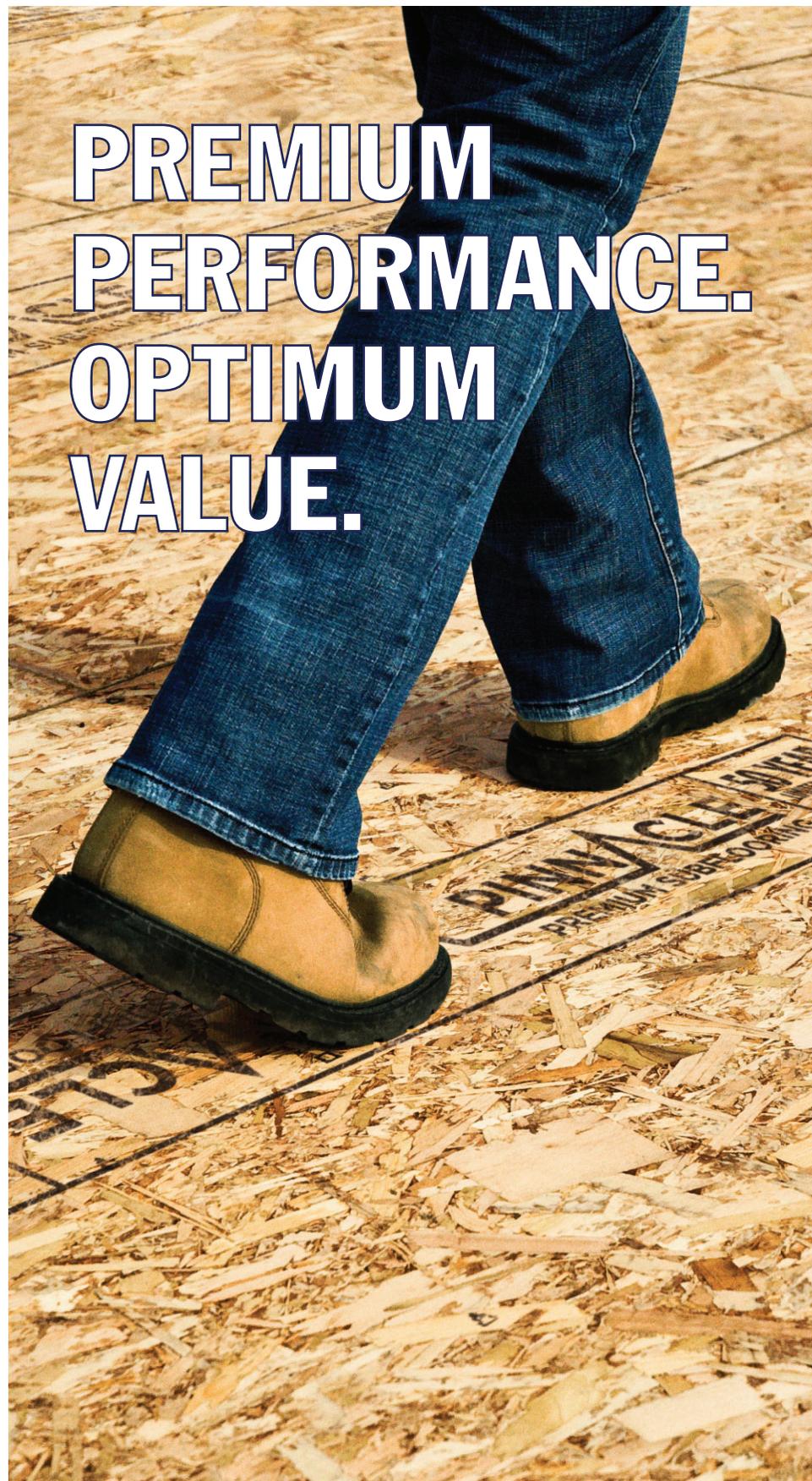
Business Information

Your Title _____
Phone _____
Company _____
Co. Address _____
City _____
State _____ Zip _____

Complete and return this form to:
Indiana Builders Association
101 W. Ohio St., Ste. 1111
Indianapolis, IN 46204

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

Questions? Call Gretchen at (800) 377-6334 ext. 205



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News from Around the State



Nearly 40 building industry professionals from across the state join the ranks of Certified Green Professional (CGP) graduates in Indiana.



Recent graduates of the Certified Aging-in-Place Specialist (CAPS) professional designation program are (front row, left to right): Karl Kollmeyer, Ashlyn Cunningham, Kevin Wilson, Steve Haley, Guy Colvin, and Jeff Miller; (back row, left to right): George Geiger, Jeff Tilford, Dennis Coup, Mike DuKate, instructor, and Doug Stern.



Rob Carlson (left) welcomes 2010 President Andy Place, Sr., CGB, CGP, to the Marshall County Christmas Party.

A Little Heart Goes a Long Way

The Henry County Builders Association's (HCBA) "Coats from the Heart" program began in 2005 with the purchase of 20 new coats for needy children in Henry County. The program has grown along with the need.

Here's how the program works: All Henry County schools are contacted to provide the HCBA with a list of names and coat sizes for those children who are in need of a warm winter coat. Once the sizes have been given, the shopping begins! In 2010, we were proud to give new coats, hats and gloves to 96 children. Our contributions are possible with the help of our membership's generous donations, the hard work of Executive Officer Judy Underwood and the Henry County community.

New Castle Rural King has been a wonderful partner by providing us with discounts on coat purchases. A special thanks go to Troy Clouse of Clouse Concrete Construction for organizing our first annual Pat McGrady "Building Hope" golf outing and to all those who sponsored holes, provided door prizes, or came to play and celebrate the day. Other special thanks go to member Trevor Stout and students in the New Castle Area Career Program and Ameriana Bank.



The BA of Dubois County worked together and built a tree house for a Jasper, IN child via the "Make A Wish" foundation. Builder members Ron Smith and Mark Schneider spearheaded the construction by recruiting both laborers and donations of material.

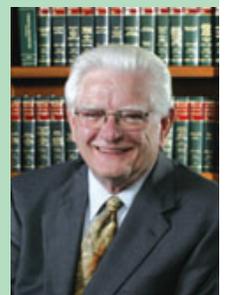
IBA Loses a Long-time Member

IBA Life Director Joe Van Valer, 75, passed away in January. He was the founding and senior partner of Van Valer Law Firm in Greenwood, specializing in land use, development and construction law.

He was a past president of the BA of Greater Indianapolis. He was a director of Homeowners Warranty Corp. and affiliated corporations.

At the state level, he served on several IBA committees over the years and was a teacher of IBA's designation programs. He was instrumental in the creation of the Indiana Quality Assurance Builder Standards.

Memorial contributions may be made to Franklin College, c/o Joe N. Van Valer Pre-law Fund, Advancement Office, 101 Branigin Blvd., Franklin, IN 46131; or to the Humane Society of Johnson County, 3827 Graham Road, Franklin, IN 46131.



Indiana Builders Association's Legislative Day & Board Session

March 14-15, 2011 - Indianapolis



Legislative Briefing & Lunch - Seminar - President's Reception - Board & Committee Meetings
Attend one or all for one price - \$20 per person

Legislative Briefing & Lunch

Monday, March 14

Briefing - 10:00 -11:15 am, Sheraton Indpls. City Centre

Lunch - 11:30- 1:00 pm - Indiana Statehouse

IBA's Legislative Day sets the stage for informal grassroots networking between IBA members and legislators. The day presents all IBA members the opportunity to learn about the state legislative process and IBA's legislative policies, as well as to support IBA's lobbying efforts to protect housing affordability in the state of Indiana.

Bring a carload of members from the area and connect with state legislators. With hundreds of bills and amendments being considered by legislators, it is important to make sure your Legislators understand the potential impact of legislation on the industry.

'Reaching Your Full Potential' Session

Monday, March 14, 1:30-2:45 pm, Sheraton Indpls. City Centre

IBA will host Howard Kellman, voice of the Indianapolis Indians, who will present a motivational session on "Reaching Your Full Potential." This session promises to inspire, excite, refresh, and energize.

President's Reception

Monday, March 14, 5 to 6:30 pm, TBD, Indianapolis

Visit with the IBA President, IBA leadership, and your colleagues during the President's Reception. Details pending.

Board & Committee Meetings

Tuesday, March 15, 8:30 to 3:00 pm, Sheraton, Indianapolis

IBA's Board of Directors will hold their first meeting of the year in conjunction with the Legislative Day. Several committees will meet to review and set policy. Discussions will include legislative issues impacting the housing industry. All members are encouraged to attend. Mandatory attendance is needed from all local presidents, state directors, life directors, and senior life directors. Lunch included.

Major Sponsors & Table Tops



Cost - \$20 IBA member, \$75 Non-member

Cost to attend one or all of the activities is \$20 per person if IBA member and \$75 for non-members. Must be prepaid (VISA/MC and checks accepted). No refunds. Reservations requested.

Schedule of Events

Monday, March 14, 2011

Time	Item	Location
10:00 -11:15 am	Legislative Briefing	Sheraton City Centre
11:30 - 1:00 pm	Legislative Lunch	Indiana Statehouse
1:30 - 2:45 pm	Motivational Session	Sheraton City Centre
3:00 - 5:00 pm	Executive Comm. Mtg.	Sheraton City Centre
5:00 - 6:30 pm	President's Reception	TBD

Tuesday, March 15, 2011

Time	Item	Location
8:30 -10:00 am	Committee Meetings Presidents & AVPs, EOs, Housing Protection, Rural On-Site Wastewater, Remodelers	Sheraton City Centre
10:00 -11:30 am	Committee Meetings Green, Membership & Associates, Land Use, Codes, OSHA	Sheraton City Centre
11:30-12:00 noon	Executive Comm. Mtg.	Sheraton City Centre
12:00 - 3:00 pm	Board Mtg. & Luncheon	Sheraton City Centre

Locations

Sheraton Indpls. City Centre, 31 W. Ohio St., Indianapolis, IN 46204
 Indiana Statehouse, 200 W. Washington St., Indianapolis, IN 46204

Hotel Accommodations

Sheraton Indpls. City Centre, 31 W. Ohio St., Indpls., IN 46204

The Sheraton is the headquarter hotel for the event. A limited number of overnight rooms are available on a first-come, first-serve basis at a discounted rate of \$109 plus tax. Call the hotel direct at 1-888-627-8186 and identify you are with the Indiana Builders Association.

Registration & Table Top Registration Form Reservations requested.

- o Legislative Briefing & Lunch at Statehouse**
- o Seminar**
- o President's Reception**
- o Committee Meetings**
- o Board Meeting & Luncheon**
- o Major Sponsor & Tabletop**
- \$2,000 (table top, signage, 7 avail.)**
- o Silver Sponsor**
- \$1,000 (signage)**

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Total Amount Due \$ _____ (\$20 per person)

MC/Visa # _____

Exp. Date _____ Zip _____ Signature _____

Complete and return to: Indiana Builders Association, 101 W. Ohio Street, Ste. 1111, Indianapolis, IN 46204, FAX (317) 917-0335. Heather@BuildIndiana.org. **Questions? 1-800-377-6334 ext. 207.**

Winter Fire Safety Tips

According to the United States Fire Administration (USFA) and National Fire Protection Association (NFPA), home fires are more prevalent in winter than in any other season with 49 percent of all home heating fires occurring in December, January and February. This is due in part to an increase in cooking and heating fires. Winter storms that can interrupt electrical service and cause people to turn to alternative heating sources also contribute to the increased risk of fire in winter. Here are a few chilling statistics about home fires:

- * Cooking is the leading cause of all winter residential building fires.
 - * Home heating equipment is the second leading cause of U.S. home fires. Failure to clean heating equipment is the most common reason for these fires.
 - * Space heaters, whether portable or stationary, accounted for one-third (32 percent) of home heating fires and "four out of five" (82 percent) of home heating fire deaths.
 - * Winter residential building fires occur mainly in the early evening hours, peaking from 5 to 8 p.m.
- The next time you contact your clients, include these helpful tips for keeping their homes safe this winter:
- * Have your home heating system and chimney inspected and cleaned annually by a trained professional.



Codes Corner
By Carlie Hopper
Regulatory Affairs Director,
Indiana Builders Association

- * Keep anything that can burn at least three feet away from heating equipment, like the furnace, fireplace, wood stove, or portable space heater.
- * Make sure the fireplace has a sturdy screen to stop sparks from flying into the room. Ashes should be cool before putting them in a metal container. Keep the container a safe distance away from your home.
- * Remember to turn off portable heaters and extinguish all open flames when leaving a room or going to bed.
- * Inspect all electric cords and discard those with frayed wires, bare spots, gaps in the insulation, and excessive kinking or wear.
- * Do not overload electrical outlets. Wires should not be warm to the touch.
- * As in every season, have working smoke alarms installed on every level of your home, test them monthly and keep them clean and equipped with fresh batteries at all times.

Update on New Residential Energy Code

The Residential Code Review Committee of the Indiana Fire Prevention and Building Safety Commission will submit only its amendments to Chapter 11 Energy Efficiency.

This means nothing else in the current 2005 Indiana Residential Code will change - no mandates for fire sprinklers, protected floor assemblies, carbon monoxide detectors, arc fault circuit interrupters, window in the basement, tamper-resistant receptacles, increased wall bracing requirements, and many other costly provisions from the 2009 International Residential Code.

The decision comes after the draft of the proposed rule to adopt the 2009 International Residential Code as amended did not receive approval from the State Budget Agency due to an estimated fiscal impact of \$55,000,000.

New Residential On-site Sewage Systems Rule

The Indiana State Department of Health's new residential on-site sewage systems rule became effective January 1. The new rule is available at: http://www.state.in.us/isdh/files/410_IAC_6-8_2.pdf.

The rule replaces Rule 410 IAC 6-8.1 Residential Sewage Disposal Systems. The current rule is available at: http://www.state.in.us/isdh/files/410_IAC_6_8_1.pdf.

It is likely the original notice of intent to adopt the Indiana Residential Code, 2010 Edition (International Residential Code, 2009 edition with Indiana amendments) will be withdrawn and a new notice filed in the Indiana Register to adopt amendments to the 2005 Indiana Residential Code to include Ch. 11 Energy Efficiency of the 2009 International Residential Code, as revised.

Once the draft of that proposal is finished, it will be sent to the State Budget Agency for approval. The estimated fiscal impact is nearly \$24,000,000 - roughly \$2,000 per new home. The proposed rule will have a public hearing and return to the Commission for final approval before moving on to the Attorney General and finally on to the Governor for signature. It is possible the state will have a new energy code for residential construction this summer.

The Indiana Onsite Wastewater Professionals Association (IOWPA) offers training opportunities visit: <http://www.iowpa.org> or call IOWPA at (317) 889-2382.

Real Fun (from page 4)

vides that if such an improvement is constructed under the Barrett Law within a platted subdivision, the works board may assess all or part of the lots in that subdivision for the improvement.

SB0590 Illegal immigration matters. (Kruse, Delph)

Makes various changes to law concerning enforcement of federal immigration laws, checking the citizenship or immigration status of individuals, and related criminal matters, including the following: (1) Requiring that only English be used, with certain exceptions, in public meetings, public documents, by officers and employees of state or political subdivisions in performing their duties, and providing information communicated electronically by the state or a political subdivision. (2) Requiring the office of management and budget to calculate the costs of illegal aliens to Indiana and make a written request to the Congress of the United States to reimburse the state for those costs. (3) Prohibiting governmental bodies from restricting or limiting certain actions by other governmental bodies with regard to information of the citizenship or immigration status of an individual. (4) Prohibiting a governmental body from limiting or restricting the enforcement of federal immigration laws to less than the full extent permitted by federal law. (5) Requiring law enforcement officers to verify the citizenship or immigration status of individuals in certain situations. (6) Establishing a process to suspend or revoke business licenses of employers who knowingly employ unauthorized aliens. (7) Requiring the superintendent of state police to negotiate the terms of a memorandum of agreement with the federal government so that state police employees can be trained to enforce federal immigration and customs, additional provisions.

INDIANA BUILDER NEWS

OFFICIAL PUBLICATION OF THE INDIANA BUILDERS ASSOCIATION, INC.

WWW.BUILDINDIANA.ORG

Advertising Facts

- **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 **5,500 copies published** monthly. Each copy is circulated to **over 40,000 readers**.
- Each issue is also published continuously on-line at www.BuildIndiana.org.
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Issue	Deadline
January/February	December 17
March/April	February 18
May/June	April 15
July/August	June 17
September/October	August 19
November/December	October 21

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• 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.)

IBA Starts Round 2 of Home Energy Conservation Program

The Indiana Builders Association's Home Energy Conservation Program weatherized 3,191 homes in 38 Indiana counties as part of Round 1 of Indiana's ARRA weatherization program. IBA was selected along with numerous other subgrantees to assist low-income Hoosiers with making their homes more energy efficient as part of the federal stimulus package. Immediately upon completion of Round 1, IBA began Round 2 of the ARRA Home Energy Con-

GMB, IBA's 2011 President. "IBA has contracts with nearly 200 auditors and contractors who perform the home energy conservation audits and conservation measures."

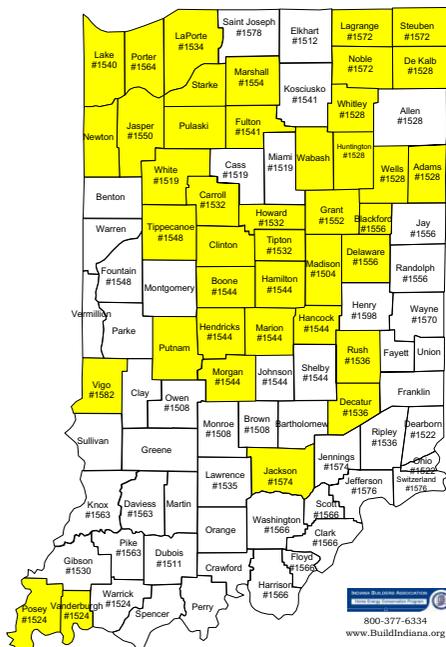
Contractors participating in this program have a leg up on their competition because consumers are beginning to demand a working knowledge of energy efficiency measures and how their new home or remodeling job will perform from an efficiency standpoint.

The IBA thanks all auditors and contractors for their continued participation. Together a lot of great work is being performed to benefit Hoosier households.



The IBA Home Energy Conservation Program staff was recognized and presented a presidential award by IBA's 2010 President Andy Place, Sr., CGB, CGP. The group was instrumental in creating and implementing home energy conservation measures on 3,191 homes throughout Indiana.

Indiana Builders Association
- Energy Conservation Counties



servation Program to weatherize an additional 3,530 homes with \$22.2 million dollars in the second round of funding to provide weatherization measures to low income Hoosiers across the state.

The Home Energy Conservation Program provides comprehensive weatherization services to low-income households which include, but are not limited to: furnace and water heater health and safety evaluation, repair and/or replacement; insulation of the attic, sidewalls, or other uninsulated areas; and measured, and cost effective air sealing of the structure. Services are designed to reduce energy consumption and utility costs for heating low-income homes.

"This program not only helped Hoosiers in need of energy efficiency measures for their home it also helped many Hoosier businesses keep their doors open." comments Doug Miller, CGB, CGP, CAPS,



IBA's Chief Operating Officer (left) thanks Bob Adams, Program Lead, Weatherization Assistance Program US Dept. of Energy, and Sherry Seiwert, Executive Director of IHCA, for their assistance with IBA's Home Energy Conservation Program.

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IBBA Recognizes Designation Holders



It's a new year. Resolve to earn your professional designation. The changing housing market can translate into fiercer competition for your business. How can you differentiate yourself from your competition? With advanced education! The NAHB professional designation programs offer comprehensive training to builders, remodelers and other industry specialists that lead to professional credentials. Designations give consumers a guide to selecting professionals who have specialized in their areas of interest, whether it is aging-in-place, green building, or marketing. Designations in the following areas currently are awarded by NAHB Education:

- * Certified Green Professional (CGP)
- * Master Certified Green Professional (Master CGP)
- * Graduate Master Remodeler (GMR)
- * Certified Graduate Associate (CGA)
- * Certified Graduate Builder (CGB)
- * Graduate Master Builder (GMB)
- * Certified Graduate Remodeler (CGR)
- * Certified Aging In Place Specialist (CAPS)
- * Certified New Home Sales Professional (CSP)
- * Master Certified New Home Sales Professional (Master CSP)
- * Certified New Home Marketing Professional (CMP)
- * Master in Residential Marketing (MIRM)
- * Housing Credit Certified Professional (HCCP)

February is National Designation Month, and Indiana is proud of our professional designation holders.

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A New Standard for Commercial Building Efficiency

Written by J. Michael Carson, P.E. a consultant to Newport Ventures. Newport Ventures is helping the Indiana Office of Energy Development provide training and support throughout the state on the New Indiana Energy Code - Building Smart, Building Indiana. For further information on training venues or to request a presentation, call Debbie Glymph-Bennett, (317)605-1552.

It seems every trade publication you pick up has an item about sustainability, ANSI/National Green Building Standards, LEED, Energy Star, or some governmental agency that has established "green" construction standards. At the heart of many of those articles is the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Standard 90.1. Indiana adopted 90.1-2007 - which establishes minimum energy efficiency requirements for all buildings except low-rise residential - effective May 6, 2010. In this article we will review a little background on the 90.1 Standard and how buildings can comply.

ASHRAE Energy Standard - Setting the Bar

Standards are guidelines for the design and construction professionals' use to avoid pitfalls and do their job well. Soon after the oil embargo of the 1970's, it was clear the industry needed help in designing energy efficient buildings, so ASHRAE developed a standard that is now named ANSI/ASHRAE Standard 90.1 Energy Standard for Buildings Except Low-Rise Residential Buildings which is updated every three years. There was an updated release of the standard in 2004, 2007 and 2010. "90.1" (as it's commonly called) has a section for each of the five main energy-related building components: envelope, HVAC, water, power, and lighting.

Most standards are written as a tool for the designer. Standard 90.1 is different, it is written to also be easily adopted as a code. Many states have done just that: adopted a version of Standard 90.1 as their building code, sometimes exactly as written by ASHRAE, and sometimes with minor amendments. Indiana adopted 90.1-2007 (which is the basis for the following discussion) but with a few changes.

Paths to Compliance - It's Not One-Size-Fits-All

Codes can be straightforward: do 'A' then 'B' and then 'C'. Many of you are no doubt saying "just give me a list of what I have to do to comply." 90.1 does have 'mandatory' and 'prescriptive' requirements for each of the five components, but, it is not that easy. Remember this Standard has been rewritten many times over three decades, plenty of time for engineers to make even simple things complicated. They have developed numerous "paths to compliance" that we need to discuss briefly.

90.1 has a path for all five building components that involves meeting the mandatory requirements and then using a computer program to prove that the building - as designed - is more energy efficient than a

model building of the same dimensions. This way of meeting 90.1 is called the "Performance Path." Requirements for this path are found in Section 11 Energy Cost Budget Method, and typically involve some fairly sophisticated computer modeling. Indiana deleted this entire Section. A computer program can be used to prove compliance with the mandatory and prescriptive requirements but not as a separate path of compliance. This is a very significant distinction that may confound many designers.

There is also a path (Section 5.6 Building Envelope Trade-Off Option) for just the exterior shell, or envelope. This involves meeting the mandatory envelope requirements and then doing a mathematical heat flow analysis comparing the "as designed" building envelope to the same envelope designed to meet the prescriptive requirements. This path allows an architect to put in a stylish (after all they are architects), but perhaps less energy efficient component by increasing the R-value somewhere else in the building shell (thus the "trade off"). This path, as well as the Energy Cost Budget Method, would be handled by the architect.

A building with a "simple" HVAC system has a special path for HVAC compliance (Section 6.3 Simplified Approach Option for HVAC Systems). If the HVAC system meets the 15 requirements then it complies and you can skip the mandatory and prescriptive HVAC requirements. You should become familiar with this option; it could apply to many of your buildings.

There is a compliance path where you just have to meet the mandatory and prescriptive requirements. This sounds simple but there are about 150 of these (depending on how you count them) and, obviously, not all of the requirements apply to every project — some are more applicable to smaller projects; others to larger. Here I will mention some of the more interesting requirements, but be aware that almost every "thou shalt do this" is followed by "except in these cases," so, you can't even take what I say here as gospel until you check the Standard yourself.

90.1 Requirements - Did You Know?

5.4.3.1 Building Envelope Sealing. All joints around doors and windows as well as between wall sections, walls and floors, walls and roof, etc. must have a gasket or caulk. You have to caulk between the studs at every corner and the top and bottom of each exterior wall section.

5.4.3.4 Vestibules. For most of the USA, non-residential entry doors must have an adjacent vestibule or be revolving.

5.5.3.1.1 High Albedo Roofs. For much of the USA white roofs are not permitted. This will surprise a lot of people.

5.5.4.2 Fenestration Area. Window area can be no more than 40% of the wall area. Think of those huge window-walls. Are they a thing of the past?

6.4.2 Load Calculations. HVAC systems must be designed using load calculations in line with engineering standards and handbooks (e.g. ASHRAE methods). You can't use 'rules of thumb' or size per floor area.

6.4.3.9 Ventilation Controls for High Occupancy Areas. Spaces larger than 500 ft² and more than 40 people per 100 ft² shall have demand controlled ventilation (CO₂ sensors) to control the fresh air flow. If you run a controls company you should really be looking into this Standard, which has a lot of control requirements. Is this a business opportunity?

6.5.1 Economizers. Any system with a fan shall have an economizer. Be sure to look at the nine exceptions and size limitations.

6.5.3.1 Fan System Power Limitation. The total horsepower used by the fans (supply, return, and exhaust combined) can be no more than that calculated by the process described. The process is complicated so I won't even try to explain here but this section is quite strict. A building designed with a typical HVAC system may not comply. This could be a big deal.

7.4.6 Heat Traps. All water heaters in a non-recirculated system will have a heat

trap. This is a section of pipe that goes up, over, and back down to prevent hot water from moving through the pipes when there's no hot water demand.

9.5 & 9.6 Lighting Power Allowance. There are two methods for calculating the allowable lighting power. Both methods are simple but pretty strict, so you better learn how to do the calculation because it is easy to install a system that uses too many watts/ft².

Conclusion

If you are an energy skeptic you may say "the greenie-weenies have won". If you are a believer you may say "it's about time." However, your politics and opinions don't matter; energy efficient construction is here and it will affect your business. So get familiar with ASHRAE 90.1, attend seminars, web training, and available workshops. The Standard is not simple, but you can understand it and you might even save a little energy along the way.



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