

INDIANA BUILDER NEWS

OFFICIAL PUBLICATION OF THE INDIANA BUILDERS ASSOCIATION, INC.

WWW.BUILDINDIANA.ORG

November / December, 2013

Vol. 50, No. 6



OSHA hazard communication standard phase-in begins December 1

Written by Greg Gerbers, IBA IOSHA Chairman, The DeHayes Group, Ft. Wayne.

In 2012, the Occupational Safety and Health Administration (OSHA) enacted the Global Harmonization Standard (GHS), which changed the 29 CFR 1910.1200 Hazard Communication Standard (HCS). OSHA's HCS is designed to ensure that information about chemical hazards and necessary safe work practices are communicated to workers since materials and chemicals used on the job site can pose a wide range of hazards.

The revised standard will be phased in from December 1, 2013 to June 1, 2016.

The attached table summarizes the phase-in dates required under the revised HCS.

Employers will be required to train employees by December 1, 2013 on label information; Safety Data Sheets (SDS) 16 section format, and pictograms.

Written hazard communication programs

Revised Hazard Communication Standard (HCS) Phase-in Dates

| Effective Completion Date | Requirement(s) | Who |
|---|--|--|
| December 1, 2013 | Train employees on the new label elements and safety data sheet (SDS) format. | Employers |
| June 1, 2015 December 1, 2015 | Compliance with all modified provisions of this final rule, except: The Distributor shall not ship containers labeled by the chemical manufacturer or importer unless it is a GHS label | Chemical manufacturers, importers, distributors and employers |
| June 1, 2016 | Update alternative workplace labeling and hazard communication program as necessary, and provide additional employee training for newly identified physical or health hazards. | Employers |
| Transition Period to the effective completion dates noted above | May comply with either 29 CFR 1910.1200 (the final standard), or the current standard, or both | Chemical manufacturers, importers, distributors, and employers |

will also need updating to include changes to labeling, SDS communication, and employee training.

To download a model hazard communication program and training presentation, please log-in to www.nahb.org.

You can also find information on OSHA's Hazard Communication webpage at <https://www.osha.gov/dsg/hazcom/>.

For more information, contact Greg Gerbers, IBA OSHA Committee Chairman, at greg@dehayes.com or at (260) 969-1317.

IBA staff and leaders build relationships with state legislators



Indiana State Senator Jim Arnold (right) (D-LaPorte) and IBA CEO Rick Wajda catch up at a recent event in Indianapolis.

See page 9 for more news from around the state.



IBA Board of Directors and committees to meet December 8-9

The Indiana Builders Association's Board and committees will convene for a session on Sunday and Monday, December 8-9, 2013 at the Indianapolis Marriott North by Keystone at the Crossing on the northside of Indianapolis.

All members are invited to attend the

Board and Committee meetings. The Board agenda includes a vote on a proposed ByLaw Amendment, leadership awards, and election of the 2014 state officers.

All meetings will be held at the Indianapolis Marriott North, 3645 River Crossing Parkway, Indianapolis, IN 46240.

A limited number of overnight accommo-

dations are available at a specially discounted price of \$109 plus tax. Reservations may be made directly with the hotel at (317) 770-5000 or toll-free at 800-228-9290.

See page 2 for a schedule of events and registration information.

NAHB's Builders Show February 4-6 in Las Vegas

- IBA Networking Night will be Tuesday, February 4 -

Members will converge for NAHB's International Builders Show February 4-6, 2014 in Las Vegas, Nevada. On-line registration at www.BuildersShow.com is open. You can also book hotel accommodations at special discounted rates at www.BuildersShow.com.

Indiana's delegation has received discounted room rates at Treasure Island (beginning at \$89 per night) and the Venetian/Palazzo (\$209 per night). The room block is limited and will be assigned on a first-come, first-serve basis so make your reservations immediately.

What's New for 2014?

The National Association of Home Builders (NAHB) and the National Kitchen & Bath Association (NKBA) are co-locating the International Builders' Show® (IBS) and the Kitchen & Bath Industry Show (KBIS)!



NAHB International Builders' Show

This first annual Design & Construction Week™ takes place February 4-6, 2014 in Las Vegas!

Two floors, one badge! By co-locating the two events, you can see and talk with exhibitors from every aspect of the industry during the same week, all for one low price. Plus, you'll cut down on the cost of hotel and travel and you'll only be away from your business for a few days. As an added

bonus, you will also have access to the show floor of a third show, the International Window Coverings Expo.

Attendees will have access to 1,500+ exhibitors with innovative products. Design & Construction Week is expected to draw more than 75,000 builders, remodelers, developers, architects and other industry professionals from over 100 countries. It will be the one place the entire building industry comes together in North America next year.

IBA will host a networking night on Tuesday, February 4 from 4:30 to 6:00 pm. The location is still being finalized. Join us for appetizers supplied by IBA. Drinks are on your own.

Register Today!

Register and reserve your room today at www.BuildersShow.com.

PRSR STD
US POSTAGE
PAID
INDIANAPOLIS, IN
PERMIT NO. 279

Indiana Builders Association
101 W. Ohio St., Ste. 710
Indianapolis, IN 46204



Indiana Builder News

Official publication of the
Indiana Builders Association, Inc.
101 W. Ohio St., Ste. 710
Indianapolis, IN 46204
(800) 377-6334
(317) 917-1100 Local
(317) 917-0335 FAX
www.BuildIndiana.org
info@BuildIndiana.org

All six issues published on-line
bi-monthly & in hard copy.

Advertising rates available upon request.
This publication will not knowingly accept any advertisement that is in violation of the law. Inclusion of an advertisement and/or article does NOT indicate approval or endorsement of the product, service, or opinion by Indiana Builders Association.

Senior Officers

President Greg Furnish, CGP
Gregfurnish@yahoo.com
Vice Pres. Tom Mullen, MIRM, CMP, CGB, CGP
tom.mullen@att.net
Treasurer Linda Rogers
linda@nugentbuilders.com
Secretary Jim Pressel, CGB
jpressel@msn.com

Builder Area Vice Presidents

Area 1 Tina Bernacchi,
andrea.homes@yahoo.com
Area 2 Lance Swank,
LaSwank@thesterlinggrp.com
Area 3 Jim Klotz, jrklotz@mchsi.com
Area 4 State Rep. Heath VanNatter, CGP
vannatterv@aol.com
Area 5 Pat Richard, CGB, CGP
richard_patrick@msn.com
Area 6 Dan Losekamp, CGB, CAPS, CGP
kaeser-losekamp@fuse.net
Area 7 Ryan Baker, GMB, CGB, CGP
rbaker@indiana.net
Area 8 Tom Fuller, GMB, CGB, CGP, CAPS
tom@tafullerhomes.com
Area 9 Steve Smith, CGB
steve@overviewbuilders.com

Associate Area Vice Presidents

Area 1 Hal Kemmerer, CGP
kemmerer@frontier.com
Area 2 Tim Eckert, TimE@weberconcrete.com
Area 3 Tom Slater, tslater@timberlandlbr.com
Area 4 Trent Hunt, trenthunt@LLHINS.com

IBA Board Parliamentarian

Liz Hobbs, ehobbs002@aol.com

Indiana's National Leadership

NAHB State Representative Mike Bell,
GMB, CGB, CGR, CAPS, CGP
mikebell@bellconstruction.org
National Director Doug Miller, GMB, CGB, CAPS, CGP
doug@dlmillerconstruction.com
Associate National Director Tom Bedsole
TBedsole@fbtlaw.com

NAHB BUILD-PAC Trustees

Andy Place, Sr., CGB, CGP
andy.place.sr@placebuilders.com
State Representative Heath VanNatter, CGP
vannatterv@aol.com

Staff

Rick Wajda, Chief Executive Officer, ext. 204
Chief Lobbyist - Rick@BuildIndiana.org
Cindy Bussell, Chief Operating Officer, ext. 203
Publisher - Cindy@BuildIndiana.org
Carlie Hopper, Regulatory Affairs Director,
ext. 206, Carlie@BuildIndiana.org
Tom Havens, Governmental Affairs Director,
ext. 205, Tom@BuildIndiana.org
Heather Sturgeon, Operations Coordinator
ext. 207, Heather@BuildIndiana.org

Spend your time looking through the windshield

Happy holidays!
I find myself looking back wondering where the year went — constantly staring in the rearview mirror.

I have heard it said that the rearview mirror was designed to be small in comparison to the front windshield. That design was no mistake.

Many of us, including myself, find ourselves stressing over things in the past and, thus, constantly staring in the rearview mirror.

In 2014, I encourage you to spend more time looking forward, through the windshield.

We should not forget the struggles our business and families have faced, but to grow stronger from them.

During your scheduling of the upcoming



President's Message

By Greg Furnish,
CGP

Upright Builders, Memphis

President
Indiana Builders Association

busy holiday season, please mark your calendar for December 8 and 9 and plan to attend IBA's board session at the Indianapolis Marriott North by Keystone at the Crossing. Details below.

Also make your reservations for the

NAHB national convention in Las Vegas February 4-6. A large part of IBA's delegation will be housed at Treasure Island (rates beginning at \$89 a night) and the Venetian/Palazzo (\$209 per night). Details and registration are available at www.BuildersShow.com.

At the beginning of the year I encouraged every member to speak with a potential new member. I thank all of those who acted on those words of encouragement.

For those who have yet to act, there is still time. Find someone you do business with that is not a member and share with them the many benefits of being a member.

I look forward to seeing many of you in December in Indianapolis.

Enjoy the holiday season!

God Bless.

INDIANA BUILDERS ASSOCIATION COMMITTEE & BOARD OF DIRECTORS' MEETINGS SUNDAY & MONDAY, DECEMBER 8 & 9 INDIANAPOLIS MARRIOTT NORTH, INDPLS., IN



The IBA Board of Directors will vote on a proposed ByLaw Amendment, present awards and hold elections of its 2014 leadership at the Board luncheon meeting on Monday, December 9. The meeting is from 12:45 - 3:15 p.m. at the Indianapolis Marriott North.

Several committees will meet in conjunction with the Board meeting on both Sunday and Monday as identified in the schedule.

All meetings and events will be held at the Indianapolis Marriott North at Keystone at the Crossing.

COMMITTEE MEETINGS

All members are invited to attend the committee meetings of their choice.

MEETING LOCATION &

HOTEL ACCOMMODATIONS

Indianapolis Marriott North, 3645 River Crossing Parkway, Indianapolis, IN 46240.

Hotel phone: (317) 770-5000.

Reservations phone: 1-800-228-9290.

The meetings will be held at the Indianapolis Marriott North at Keystone at the Crossing in Indianapolis, Indiana. A limited number of overnight rooms are available on a first-come, first-served basis for \$109 plus tax single. Reservations can be made by calling 1-800-228-9290. This rate is only available on a limited number of rooms and expires on November 18 at the latest.

RSVP & COSTS

The Board meeting is a luncheon at \$25 per person and reservations are necessary. Payment is due at or prior to the meetings. Please RSVP to Heather@BuildIndiana.org or leave a message at 1-800-377-6334 ext. 207. Please identify which meetings you will be attending.

SCHEDULE

| <u>Sunday, Dec. 8, 2013</u> | <u>Meeting</u> |
|-----------------------------|-------------------------------|
| 2:30 - 4:00 p.m. | Senior Officers Meeting |
| 4:00 - 6:00 p.m. | Executive Committee Meeting |
| 6:00 - 7:00 p.m. | Nominating Committee Meeting |
| 7:00 - 9:00 p.m. | Past State Presidents' Dinner |

| <u>Monday, Dec. 9, 2013</u> | <u>Meeting</u> |
|-----------------------------|----------------------------------|
| 8:00 - 4:00 p.m. | Registration |
| 8:30 - 9:45 a.m. | Housing Protection Fund Board |
| 8:30 - 9:45 a.m. | Local Presidents'/Local EO's |
| 8:30 - 9:45 a.m. | OSHA Safety Committee |
| 10:00 - 11:15 a.m. | Finance/Investment Committees |
| 10:00 - 11:15 a.m. | Remodelers Meeting |
| 10:00 - 11:15 a.m. | Membership & Associates Comm. |
| 11:15 - 12:30 p.m. | Codes Committee Meeting |
| 11:15 - 12:30 p.m. | Land Use/Rural On-Site Wastewtr. |
| 11:15 - 12:30 p.m. | Green Committee |
| 12:30 - 12:45 p.m. | Executive Committee Meeting |
| 12:45 - 3:15 p.m. | Board Luncheon & Meeting |

2014 COMMITTEE SIGN-UP

All IBA members are encouraged to request to serve on a state committee. The form is available on-line at: <http://www.buildindiana.org/pdf/CommitteeandCOIForms14.pdf>.

You may also get a copy of the form by calling IBA at (800)377-6334.

2014 NAHB NATIONAL CONVENTION

Registration is open for the 2014 NAHB Convention to be held February 4-6 in Las Vegas. IBA's headquarter hotels are Treasure Island at rates beginning at \$89 per night and the Venetian/Palazzo at a rate of \$209 per night. Details and registration information at www.BuildersShow.com.



**BOARD
MEETING
SPONSOR**

The long and winding road

To quote the great Beatles song “The Long and Winding Road” that is what this housing recession has felt like. It has been full of more stops than starts, certainly hasn’t been any fun, and has gone on way too long. Every time I see light at the end of the tunnel, the tunnel gets longer and longer.

I am no economist, but by my calculations, the housing industry in Indiana began its downturn in 2006. Single-family housing starts dropped 24 percent from 2005 to 2006 and kept dropping until 2012 when we saw a 13 percent increase in housing starts. Percentage increases sound great, except when we used to build 30,000+ housing starts a year and a 13 percent increase gets you to 10,781. We have a long ways to go.

The news media jump on the numbers each month of increases in housing starts, sales prices are going up, inventory is going down and interest rates are historically very low. The sound of earth-moving, hammers banging, and construction crews occupying once dormant subdivisions are all good signs of an economic recovery. They are trying their best to stimulate the economy and get things moving again.

If only our friends in Washington, DC would do the same. Is it me or does anyone else feel like every time we get a glimpse of that light at the end of the tunnel, Congress builds a longer tunnel?

Most recently, we had a federal government shutdown (editorial side-note) I am not sure what was really accomplished other than many federal employees got a paid vacation, families on fall break couldn’t visit any national parks, and consumers gripped their cash even tighter.

We had the roll-out of the Affordable Health Care Act, except many Americans couldn’t access the website, even though government had years to prepare for the date.

We continue to operate our government on continuing resolutions, because we can’t

Do we have your e-mail?

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

E-mail has become the most efficient way for all tiers of the association 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. 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.



Inside the Issue

By Rick Wajda

Chief Executive Officer

Indiana Builders Association

seem to find a way to agree on a budget. Heck of a way to run a super-power, or a small business for that matter.

So we inch along the long and winding

road waiting for the new normal. Small businesses are busy, but they are not hiring. Manufacturers are doing well, but they are not hiring and they are not investing in new equipment, new facilities, etc.

And can you blame them? The uncertainty in our government and our economy is keeping the lid on what could and should be a strong period of growth for our nation. This housing recession is going on eight years and my old friend and predecessor, Bill Carson, told me they only last five!

2013 is shaping up to be a better year in terms of single family housing starts in Indiana. Given the data we have seen over the first eight months of the year, we could

see a 20 percent increase in starts over 2012. Great news indeed, but remember that would still only get us back to 13,000 starts in 2013.

Just think of what we could accomplish with economic certainty at the federal level and eight years of buyers getting off the fence and jumping into action. Not only would homebuilders be busy, but so would suppliers, furniture manufacturers, cabinet-makers, you name it.

And guess who reaps the benefit? Government, with increased tax revenue at all levels. Sounds like a simple solution to me.

Have a great holiday season!

VISIT ONE OF OUR LOCATIONS:

717 LEY ROAD
FORT WAYNE, IN 46825
(260) 484-4191
(800) 284-4191
FAX (260) 482-1678

3740 HANNA CIRCLE
INDIANAPOLIS, IN 46241
(317) 821-8301
(800) 777-9728
FAX (317) 821-8305

4673 DALE DRIVE
LAFAYETTE, IN 47905
(765) 477-2575
(800) 677-2828
FAX (765) 477-6380

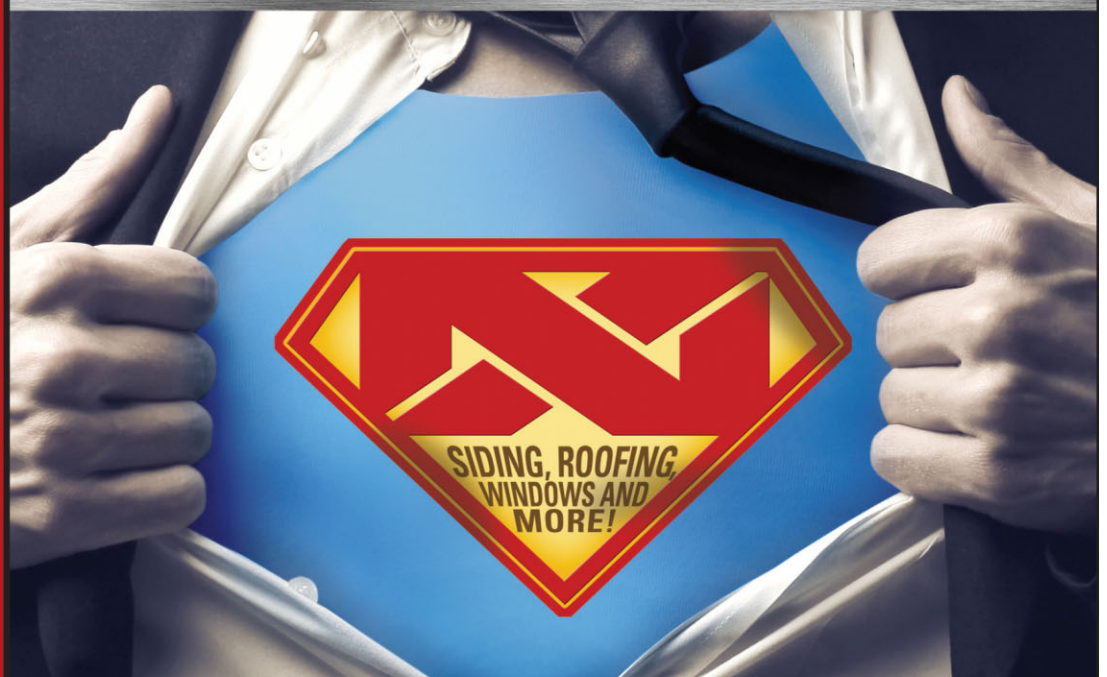
800 SOUTH COUNCIL STREET
MUNCIE, IN 47302
(765) 289-0264
(800) 395-6994
FAX (765) 286-4812

645 PARK EAST BOULEVARD
SUITE 9
NEW ALBANY, IN 47150
(812) 948-7933
(800) 472-0823
FAX (812) 948-7976

2825 SOUTH 11TH STREET
NILES, MI 49120
(269) 684-3600
(800) 888-9083
FAX (269) 684-3737



OUR STRENGTHS: SERVICE, SELECTION, SUPPORT



At Norandex Building Materials Distribution we realize that in order to succeed we must be successful in helping our customers grow their business.

That’s why our distribution centers are fully stocked with top quality, top-of-the-line building products—siding, windows, roofing, doors and more.

Complementing this selection is a sales and customer service staff that’s knowledgeable and truly cares about your business. And, we back you up with programs and warranties that are among the best in the building products industry.

Stop by your local Norandex branch and put our strengths to work for you.



NORANDEX
BUILDING MATERIALS DISTRIBUTION, INC.

Siding, Roofing, Windows and More!

www.norandex.com

Housing at the intersection of safety and affordability

As the state's largest trade association representing home builders, remodelers, developers, and suppliers, the Indiana Builders Association is committed to ensuring both the safety and affordability of housing in Indiana. Just take a look at IBA's mission statement if you don't believe me: "We lead, educate, and are an advocate of safe and affordable housing."

I would argue that being an advocate of safe housing is fairly easy and being an advocate of affordable housing is likewise pretty simple. In the former instance, for example, it is pretty easy to conjure up ways to make homes amazingly safe if the financial detriment on affordability is not a consideration (think residential fire sprinklers: a comparatively negligible increase in safety at a significant cost that ultimately would have a devastating impact on housing affordability). Similarly, it's pretty easy to think of ways to continually cut costs



Statehouse Scoop

By Tom Havens
Governmental Affairs
Director
Indiana Builders
Association

with an eye toward affordability if safety is not an issue.

But IBA doesn't see either concept as mutually exclusive; rather, safety and affordability are mutually inclusive concepts that must be considered in tandem. We strive to achieve the optimal balance between safety and affordability in every public policy discussion we enter. So while advocating for either safety OR affordability is relatively simple and straightforward, being a champion of both safety AND

affordability often times is a much more challenging feat because our job is to make sure we get the biggest bang for our buck from a safety feature affordability standpoint.

With this in mind comes our latest challenge: local inspection programs. Such programs are enacted by ordinance at the town, city, or county level and typically require some facet of residential construction to be inspected by government officials prior to continuing work beyond the point at which an inspection is required. We have been hearing more-and-more from builders and remodelers from around the state about local inspection programs.

We've heard from people on both sides of this issue. Some see current programs expanding to the point where the inspections are ostensibly becoming more of a stream of revenue generation for local government rather than a mechanism for ensuring public safety (i.e., inspection programs that ar-

guably maximize safety without regard for affordability). Others say they are willing to have quality inspections, as long as they are getting what they paid for and it is not used as a tool to slow down a project or grab more money from the builder.

Local inspection programs can be, within reason, beneficial from a public safety standpoint because at their root they make sure that contractors perform work to a minimum level of accepted safety standards.

While these inspections may add to the cost of housing - thereby decreasing affordability - it is a trade off in some areas of the state our members accept, in exchange for a quality review of their work and the work of their trade partners.

But at what point do we say that the cost of one additional inspection is one too many? In other words, what is the magic number of inspections that optimizes the balance between safety and affordability without adding any unnecessary burden on the cost of buying a new home?

Indiana law provides some guidance in determining where this line should be drawn from a fee-for-service standpoint. State statute tells us that local governmental units are not allowed to "impose a service charge or user fee greater than that reasonably related to reasonable and just rates and charges for services. (see, Ind. Code IC 36-1-3-8(a)(6)).

But what are "reasonable and just" rates for inspections? Maybe \$50 is reasonable for a foundation inspection in an urban setting where inspectors' time is stretched thin and there is a lot of activity that can easily absorb the costs local government incurs by having an inspection program. But that same \$50 fee in another jurisdiction might be unreasonable and unjust if the inspection is little more than drive-by site visit where little actual inspecting is performed. Or maybe the \$50 fee in this jurisdiction is actually lower than it should be because the local unit isn't even covering their cost for a substantive and thorough inspection. There simply aren't many clear answers in determining which fees are "reasonable and just" and which fail to meet that minimum statutory threshold.

As we begin to think about policy initiatives for the 2014 legislative session, local inspection programs and fees will be among the topics that we will toil over for the next several months. We want to preserve and support the benefits inspection programs provide from a safety standpoint. But we cannot forget that every safety measure we pursue comes at a cost. And to the extent that a cost on housing is not justified, it is our responsibility to speak loud for all to hear.

With this in mind, I invite you to share your thoughts, comments and experience with local inspection programs and fees you have encountered in jurisdictions within which you work. We want to know what inspection programs are working and which are broken. Please feel free to call me at (317) 917-1100 ext. 205 or by email at: Tom@BuildIndiana.org.

One House, One Lot, One Sale



Too often, the location of the sewer system dictates the position of the house — resulting in an "orphan" or wasted lot. With E/One Sewer Systems you can sewer virtually anywhere, siting each home to take advantage of views and terrain.

And, E/One systems are totally reliable — no preventive maintenance, all but invisible:

- Lower your front-end development cost by installing the system only as you need it
- Proven — more than half a million end users daily
- Non-invasive — preserve landscape; unobtrusive
- Safe — protect quality of life

Find out more about how you can save on sewer costs — **Call Covalen** and find out how you can enhance your developments.



6929 Brookville Rd.
Indianapolis, IN 46142
Tel. 317-789-8888
www.covalen.com



Learn more about
E/One Sewer Systems
at www.eone.com

New rules for building, fire, mechanical and fuel gas codes expected in 2014

Following nine days of hearings in Atlantic City, N.J. in early October, final action was taken on more than 2,000 proposed code changes for the 2015 editions of the International Code Council's (ICC) International Residential Code (IRC), International Energy Conservation Code (IECC), and other I-Codes.

The NAHB Construction, Codes and Standards staff prepared an article summarizing the action, 2015 ICC Hearings: The Good, the Bad, and the Ugly, which was featured in the NAHB Washington Update - October 16, 2013.

As I read the article I was reminded of September 2011 when IBA President Doug Miller presented IBA's recommendation for the creation of an NAHB Residential Code to the NAHB Fall Board of Directors and numerous committees.

The impetus for our recommendation and NAHB's participation in the ICC final action hearings was to keep building codes flexible, cost effective and product-neutral. Unfortunately, IBA's recommendation received a "NO" from nearly every NAHB committee and finally from the Board, but the recommendation did gather support from numerous state hba's across the country.

It may be time for NAHB to revisit the issue, given the latest round of hearings at the ICC level.

According to NAHB, "Despite the best efforts of NAHB staff, home builders from across the nation who volunteered their time, and building officials who attended the hearings, they were ultimately unable to compete with those who fought against cost-effective and sensible code proposals."

Here are five key proposals that NAHB fought against to keep building codes flexible, cost effective and product-neutral. NAHB's success on these proposals represents total construction savings of up to \$40,000 per house:

*** Additional requirements for exterior foam plastics.** A proposal was disapproved that would have required all single-family homes or townhouses with foam plastics in the wall or roof system within 10 feet of the property line to be protected on both the interior and the exterior by a thermal barrier. It also prohibited the use of any siding that includes foam insulation as a backer product. Had this proposal been approved, it would have required builders to sheath the entire exterior of their homes in a layer of drywall or wood sheathing, or maintain a distance of 10 feet from all property lines. In some cases, this could have resulted in an additional cost of up to \$20,000 per home.

*** Additional stairs and ramps.** A proposal that would have required all single-family homes and townhouses with multiple levels to have a stair or ramp within 50 feet of any habitable portion of the home was disapproved. The 2012 IRC requires a single stairway or ramp to connect all habitable levels. If approved, the proposal could have cost builders anywhere from \$10,000 to \$15,000 per home.



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

*** Residential accessibility.** A proposal was disapproved that would have required all one- and two-family homes to be designed so people with disabilities could enter unassisted, have a zero-clearance entrance, an elevator or lift, an accessible bathroom, bedroom and (if on the accessible level) a kitchen with 40 inches of clear floor space at all counters. If approved, the cost of compliance would have been \$2,000 to \$3,000 per house.

*** Wood deck general provisions.** Expanded provisions for constructing wood decks were approved in Atlantic City. Among provisions that were considered but were ultimately disapproved were guard post, stair stringer and lateral connection requirements that would have added at least \$300 in additional hardware costs. Also, provisions that could have led to engineering being required for decks were limited in scope or defeated, saving approximately \$1,000 in engineering design costs per home.

*** Foundation walls in flood zones.** A proposal that would have required reinforced short stem walls in riverine flood zones (FEMA Zone A) was disapproved. Cost savings are in the range of \$300 to \$1,000 per house, depending on height and total length of walls.

So where does that leave us? Since Indiana's residential, building, fire, fuel gas, mechanical, and plumbing codes are based on the I-Codes produced by ICC, we will have to pick up where NAHB left off and continue to work toward code requirements that balance safety with affordability.

To that end, IBA has a voting representative on each of the code review committees established by the Indiana Fire Prevention and Building Safety Commission (Commission). This summer, the Commission received 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 2014 Indiana Building, Fire, Mechanical and Fuel Gas codes. The Commission has filed notices of intent to adopt four rules:

1. 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).

2. 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).

3. 2014 Indiana Mechanical Code (LSA Doc. #13-340): Based on the 2012 Interna-

tional Mechanical Code, first printing, with Indiana amendments (repeals the 2008 Indiana Mechanical Code).

4. 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).

While still in the preliminary stages of the rule adoption process, here are a few items in the proposed 2014 Indiana Building Code (IBC) we are tracking:

(The IBC regulates all public and private non-residential building construction and all residential building construction except one and two-family dwellings.)

*** Townhouses.** A proposed code change was approved to classify townhouses as Class 2 structures (like one-and two-family dwellings) and to delete Indiana's amendment requiring townhouses to be separated by property lines. As a Class 2 structure, townhouse projects will no longer be required to file plans and specifications with the state's Building Plan Review or to receive a CDR. In addition, once the language "separated by property lines" is deleted, the interpretation published on May 15, 2010, which 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, is nullified. Finally, this change could benefit members at the local level through reduced building permit fees since the residential building permit fee would apply (not the building permit fee for a commercial structure). If approved, the IBC Review Committee estimated the savings is \$45,000/project. The Indiana Builders Association supports the proposed code change to classify townhouses as Class 2 structures, regulated by the Indiana Residential Code.

*** Carbon Monoxide (CO) Detectors.** Currently, Indiana does not require the installation of CO detectors. Section 908.7 of the 2012 IBC states that CO alarms must be installed in Group I and R occupancies located in buildings containing a fuel-burning appliance or in a building that has an

attached garage. If approved, the IBC Review Committee estimated the cost is \$100/project. Indiana Builders Association opposes the required installation of CO detectors based on concerns relating to their effectiveness and a lack of addressing the real causes of CO poisoning - primarily failure to maintain fuel-fired heating equipment and appliances.

*** 13D Fire Sprinkler System in R-3's.** Currently, Indiana requires a 13R fire sprinkler system in R-3 occupancies which are classified as congregate living facilities for 16 or fewer persons (e.g. group home). Based on hardship, the Commission has approved numerous requests for variance from its rules requiring a 13R system and has allowed the installation of a 13D fire sprinkler system. A proposed code change was approved to allow a 13D fire sprinkler system in R-3 occupancies. If approved, the IBC Review Committee estimated the savings is \$10,000 per project. Indiana Builders Association opposes the mandatory installation of 13D fire sprinkler systems in one and two-family dwellings and townhouses. This requirement has been included in the International Residential Code since 2009; however it is not required in the Indiana Residential Code. IBA supports programs that encourage the installation and maintenance of smoke alarm systems in all homes rather than measures to mandate fire sprinkler systems. Costs for fire sprinkler systems vary significantly, ranging from \$2.66/ sq ft to \$6.88/ sq ft, depending on a home's location, layout, number of stories, and other factors - particularly access to water. Since much of Indiana is rural and many homes are on wells, typical costs are even higher because of the need for additional components such as storage tanks and larger pumps.

IBA's voting members on the Commission's code review committees, members of the IBA Codes Committee, and IBA staff will continue to track the progress of these four proposed codes and will inform the membership once the proposed rules are published and the public hearings are scheduled.

Developer and National Housing Hall of Fame Inductee Gene B. Glick dies at 92

Residential real estate developer and philanthropist Eugene Bickard Glick died on October 2nd at 92. Glick, an Indianapolis native and World War II veteran, had Alzheimer's disease and had been ill for some time.

In 1947, Glick founded the Gene B. Glick Company, a property management and development company with more than 18,000 apartment units in 10 states.

Glick was inducted in the NAHB National Housing Hall of Fame, which is the highest individual honor bestowed by the housing industry.

Glick's other accomplishments include:

- * Established The Glick Fund of the Central Indiana Community Foundation.
- * Established The Glick Fund of the Jew-

ish Federation of Greater Indianapolis (JFGI) and was a major benefactor of Jewish causes.

- * Pro-100 mentoring program, administered by the Children's Bureau was among Glick's favorites; Created in 1981, Pro-100 offers paid summer internships for disadvantaged youth.

- * Served on numerous professional, civic and philanthropic boards.

- * Central Indiana Business Hall of Fame Laureate.

- * Received an honorary Doctor of Laws degree from Butler University in 1989.

- * Received Sagamore of the Wabash award from governors Robert Orr (1982), Evan Bayh (1992) and Joe Kernan (2005).

- * Named Indiana Living Legend in 2002.



INDIANA BUILDERS ASSOCIATION'S BILL CARSON MEMORIAL GOLF OUTING



IBA President Greg Furnish, CGP (left), Marvin Representatives Steve Lein (second from left) and Tim Houze, and IBA CEO Rick Wajda (right) won a prize at IBA's golf outing. Marvin Windows was a major sponsor and provided a golf shirt for every participant.



IBA Chief Operating Officer Cindy Bussell (left) thanks IBA Treasurer Linda Rogers (center) and her daughter, Michelle Wittig, for donating Juday Creek Golf Course for the day for IBA's golf outing. Jeff Wittig joined the ladies to play in the outing.



A team of single players were put together and won IBA's annual Bill Carson Memorial Golf Outing at Juday Creek Golf Course in Granger, Indiana (left to right): David Hopper, Bob Weiss, Brian Porter, and Will Wright.



Participating in the IBA golf outing were (left to right): State Representative Dale DeVon; State Representative Heath VanNatter, CGP; Mike Smith; IBA Past President Doug Miller; Bev Jacques; and IBA Past President Andy Place, Sr.

Special Thanks to our Sponsors

Golf Course Sponsors

Mike & Linda Rogers
Juday Creek Golf Course



Major Sponsor



Food & Cart Item Sponsor





INDIANA BUILDERS ASSOCIATION'S BILL CARSON MEMORIAL GOLF OUTING



Special Thanks to our Sponsors

Official Sign Sponsor CSI Signs

Hole Sponsors

- 84 Lumber Company
- BA of Greater Indianapolis
- Carter Lumber - Fort Wayne
- Frost Brown Todd
- HBA of Fort Wayne
- Logan Lavelle Hunt
- Monsma Marketing
- Tom Mullen
- NIPSCO
- Place Builders
- Timberland Lumber Company
- Vincennes University Construction Tech. Program
- Wolff's Insulation Services

Beverage Sponsors

- Big C Lumber
- Meridian Title Corp.
- Charlie Pechette
- Vectren Energy Delivery
- Weber Custom Concrete

Door Prize & Hole Contest Sponsors

- Indiana Builders Association
- Meridian Title Corp.
- HBA of Fort Wayne
- Monsma Marketing
- NAHB BUILD-PAC
- Wolff's Insulation Services





INDIANA BUILDERS ASSOCIATION'S BILL CARSON MEMORIAL GOLF OUTING



Special Thanks to Our Donors

Gold Key Donors

(\$1,000 annually)

- Cindy Bussell
- Jeffrey Kittle
- Jud Motsenbocker
- Todd Newman
- Andy Place, Sr.

- Jim Pressel
- Linda Rogers
- Dennis Spidel
- Lance Swank
- Larry Swank
- State Rep. Heath VanNatter
- Rick Wajda

Dollar-A-Day Donors

(\$365 annually)

- Tom Bedsole
- Mike Bell
- Larry Coplen
- David Kovich



IBA's BILL CARSON MEMORIAL GOLF OUTING



Political Pro-Action



Members of the HBA of Southern Indiana recently attended a fundraiser for U.S. Representative Todd Young (3rd from right). Pictured are (left to right): Jay Norris; Shelly Furnish; IBA President Greg Furnish, CGP; Young; Leslie Smith, and IBA Builder Area Vice President Steve Smith. Rep. Young represents the 9th District of Indiana and currently serves on the House Ways and Means committee.



IBA leaders talk housing with Indiana Speaker of the House Brian Bosma (right), (R-Indianapolis), at an event in Fishers. Pictured are (left to right): Tom Havens; Brian Keene; State Representative Dale DeVon (R-Granger) and Speaker Bosma.



IBA leaders hit the links at a House Republican golf outing. Pictured are (left to right): IBA CEO Rick Wajda; IBA Life Director Brian Keene, GMB, CGB; IBA Life Director and State Representative Dale DeVon (R-Granger); State Representative Jim Lucas (R-Seymour); and IBA Governmental Affairs Director Tom Havens.



Political pro-action from members at the Builders Association of Greater Lafayette golf outing. Pictured are (left to right): IBA Life Director Brian Keene, GMB, CGB; State Representative Randy Truitt (R-West Lafayette); Tippecanoe County Commissioner John Knochel, and IBA CEO Rick Wajda.



IBA CEO, Rick Wajda catches up with State Senator Jean Leising (R-Oldenburg) at an event in Indianapolis.



IBA Life Director Ron Smith, CGB (left) and IBA Senior Life Director and BA of Dubois County PAC Chairman Tom Schroering, CGP (right), welcome State Representative Mark Messmer (R-Jasper) to a meeting. Rep. Messmer is a long-time member of the BA of Dubois County and is now running for the Indiana Senate.



IBA Member Rebate Program

www.HBArebates.com



What would you think if you could get a rebate for your loyalty to many of the nation's leading housing industry Manufacturers? Well, now you can regardless of your volume!

We're happy to introduce the IBA Member Rebate Program, a free member benefit, aimed at increasing your bottom line. For the minimal effort of informing us about the products you use, and telling us when you close on a home or project, you'll be putting money back in your pocket. When you participate in the IBA Member Rebate Program, every home you build can earn you rebate checks! Remember, both Builders AND Remodelers qualify for the IBA Member Rebate Program. **Over 70% of the Builders & Remodelers who participated last year received back in rebates more than they paid in annual dues to the Association!**



For Builders & Remodelers

For Everyone



EXCLUSIVE PRICING FOR INDIANA BA MEMBERS

Since 2007 many HBA Chapters have partnered with NPP to offer members discount pricing on several products and services. NPP negotiates the rates, and makes them available to member firms throughout the country.

This program is entirely free, and there is no obligation to purchase. To access the savings, register with NPP at www.mynpp.com. Listed below are some of the discounts available to participating HBA Chapter members:

Many Indiana BA members are already saving time and money through the NPP program.

To access the discount pricing, register with NPP. Signing up is free and easy.

HOW TO REGISTER

- Go to www.mynpp.com. Click "Join Now."
- Select "Construction" from the dropdown menu.
- Select "Residential" from the Category dropdown menu.
- Select "BA- Builders Association" from the Association dropdown menu.
- Complete the registration form.

For more information about the program, feel free to contact NPP:

800.810.3909
customerservice@mynpp.com
www.mynpp.com



- Corporate Discount - 22% off all wireless calling plans \$34.99 & higher and free activation
- Employee Discount - 18% off wireless calling plans \$34.99 and higher
- Select Accessory Discount - 35% (corporate) and 25% (employee/family)
- \$20 Unlimited Wireless E-mail feature on corporate lines
- Variable discounts on phones

Verizon Eligibility Requirements: Each Member must be a construction company, heavy highway, concrete, remodeling company or other trade craftsman (e.g.: a subcontractor such as an electrician or plumber whose primary trade is within the construction industry).



- Receive money for your used phones
- Additional 10% for members



- Fleet management solution helps increase productivity, fuel efficiency, and driver accountability
- 15% discount on unique bundle of services



- Discounted, contracted prices on over 30,000 supplies and services
- Free next-day delivery on most standard orders over \$30



- High-def remote surveillance for your job site
- 25% off monthly service and cameras



- Wireless applications for data collection
- Save 50% on set-up fees per device



- Wireless routers and mobile broadband adapters for reliable 4G connection
- Up to 22% discount on various devices



- Toll-free audio conferencing for only 3 cents per minute; no contract, setup or monthly fee

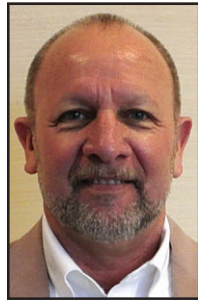
Here's another article about building up the association's membership

How many articles about building up the association membership have you read since you became a member? A dozen, a hundred, does it seem like a thousand?

Providing great reasons for you to recruit a new member is easy to do. There are the 10 major reasons to be a member. There are all the great beneficial resources and discounts that become available once a company becomes a member.

Doing business with a member is our mantra so you know once someone joins then there are a lot of opportunities to meet builders or associates that need your product or service of course.

Being a member of the local builders association automatically makes you a member of the state and national builders asso-



Membership Memo

By Tim Eckert
Weber Custom
Concrete, Zionsville
IBA Membership
Co-Chairman

ciations. As you know that adds value to the membership also.

So why aren't we asking the builders and associates we know who aren't members to join?

Some say the price of products is so low through the recession that asking someone to pay another few hundred dollars is too hard. Some non-members think there isn't going to be a market left for them to sell to inside the association. Others add they were members and they did not get anything out of their membership. All of these excuses we have heard before and may be valid in the opinion of that person.

As members we are here for our own reasons. Think about what is the best one for you and explain just that to a potential new recruit. Don't lose them to philosophy or hype or hope of great sales. Be real about why you are a member and let them see the value in this association as you see it.

Here's another article about building membership in the association - let's try it one more time.

It's Good Business to Do



Business with a Member!

National Association of Home Builders

SAVE

Put your membership to work now.

Money-saving discounts that benefit your business, your employees, and your family

www.nahb.org/MA

Membership Summary by State for Indiana for 09/30/2013

Base Date: 12/31/2012

| Assn No. | Co ID | Name | Bldrs | Assoc | Affl | September | Dec-12 Total | Gain (Loss) Y-T-D | Gain (Loss) YTD% | NPD | Cancellations September | Y-T-D | Transfers IN | OUT | Reinstatement September | Y-T-D | Annual Retn Rate | New Members September | Y-T-D |
|------------------------|--------|--|------------|--------------|-----------|--------------|--------------|-------------------|------------------|-----------|-------------------------|------------|--------------|----------|-------------------------|------------|------------------|-----------------------|------------|
| 1500 | 650 | Indiana BA | 1 | 0 | 0 | 1 | 2 | -1 | -50.0% | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 50.0% | 0 | 0 |
| 1504 | 34 | Madison County Chapter | 9 | 11 | 0 | 20 | 19 | 1 | 5.3% | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 89.5% | 0 | 1 |
| 1508 | 22 | Monroe County Building Association | 29 | 78 | 0 | 107 | 102 | 5 | 4.9% | 4 | 2 | 12 | 0 | 0 | 0 | 6 | 89.5% | 1 | 11 |
| 1511 | 23 | BA of Dubois County | 60 | 101 | 0 | 161 | 158 | 3 | 1.9% | 4 | 0 | 8 | 0 | 0 | 0 | 3 | 97.4% | 0 | 8 |
| 1512 | 24 | BA of Elkhart Co | 55 | 211 | 0 | 266 | 274 | -8 | -2.9% | 9 | 2 | 38 | 0 | 0 | 0 | 0 | 82.9% | 1 | 30 |
| 1522 | 87 | Dearborn Co HBA | 8 | 17 | 0 | 25 | 30 | -5 | -16.7% | 2 | 2 | 19 | 0 | 0 | 1 | 12 | 67.7% | 0 | 2 |
| 1524 | 414 | Southwestern Indiana Builders | 79 | 168 | 0 | 247 | 271 | -24 | -8.9% | 13 | 3 | 46 | 0 | 0 | 2 | 12 | 84.5% | 0 | 10 |
| 1528 | 183 | HBA of Fort Wayne | 68 | 223 | 0 | 291 | 282 | 9 | 3.2% | 4 | 3 | 52 | 0 | 0 | 2 | 34 | 91.4% | 2 | 27 |
| 1530 | 512 | Gibson Co Chapter | 4 | 6 | 0 | 10 | 4 | 6 | 150.0% | 0 | 0 | 4 | 0 | 0 | 0 | 2 | 28.6% | 0 | 8 |
| 1532 | 184 | HBA of Howard County Inc | 15 | 54 | 0 | 69 | 70 | -1 | -1.4% | 1 | 1 | 9 | 0 | 0 | 0 | 4 | 90.9% | 0 | 4 |
| 1534 | 131 | BA of Laporte County | 19 | 40 | 0 | 59 | 61 | -2 | -3.3% | 2 | 0 | 7 | 0 | 0 | 0 | 2 | 84.5% | 0 | 3 |
| 1535 | 185 | Lawrence County Chapter | 7 | 11 | 0 | 18 | 20 | -2 | -10.0% | 1 | 0 | 16 | 0 | 0 | 0 | 13 | 66.7% | 0 | 1 |
| 1536 | 132 | Southeastern Indiana chapter | 8 | 10 | 0 | 18 | 19 | -1 | -5.3% | 2 | 0 | 8 | 0 | 0 | 0 | 4 | 66.7% | 0 | 3 |
| 1541 | 25 | BA of Kosciusko-Fulton Counties | 32 | 90 | 0 | 122 | 127 | -5 | -3.9% | 1 | 1 | 37 | 0 | 0 | 5 | 24 | 87.5% | 0 | 8 |
| 1544 | 134 | BA of Greater Indianapolis | 178 | 293 | 0 | 471 | 427 | 44 | 10.3% | 2 | 5 | 80 | 0 | 0 | 0 | 54 | 91.6% | 10 | 70 |
| 1548 | 26 | BA of Greater Lafayette | 35 | 85 | 0 | 120 | 126 | -6 | -4.8% | 2 | 3 | 33 | 0 | 0 | 0 | 10 | 74.6% | 0 | 17 |
| 1550 | 298 | Jasper County HBA | 2 | 8 | 1 | 11 | 8 | 3 | 37.5% | 2 | 0 | 7 | 0 | 0 | 0 | 7 | 44.4% | 0 | 3 |
| 1554 | 676 | Marshall Co Chapter | 8 | 21 | 0 | 29 | 30 | -1 | -3.3% | 3 | 0 | 9 | 0 | 0 | 4 | 6 | 87.1% | 0 | 2 |
| 1556 | 332 | East Central Indiana Builders Association Inc | 7 | 20 | 1 | 28 | 34 | -6 | -17.6% | 1 | 2 | 14 | 0 | 0 | 0 | 5 | 69.4% | 0 | 3 |
| 1563 | 457 | Vincennes Area Chapter | 10 | 52 | 0 | 62 | 66 | -4 | -6.1% | 3 | 2 | 8 | 0 | 0 | 0 | 4 | 90.5% | 0 | 0 |
| 1564 | 733 | Home Builders Association of Northwest Indiana | 48 | 142 | 7 | 197 | 239 | -42 | -17.6% | 3 | 3 | 78 | 0 | 0 | 2 | 15 | 71.5% | 1 | 21 |
| 1566 | 187 | HBA of Southern Indiana | 40 | 146 | 0 | 186 | 163 | 23 | 14.1% | 4 | 2 | 33 | 0 | 0 | 0 | 13 | 83.1% | 9 | 43 |
| 1570 | 483 | Wayne County BA | 7 | 15 | 0 | 22 | 24 | -2 | -8.3% | 1 | 0 | 12 | 0 | 0 | 0 | 6 | 68.0% | 1 | 4 |
| 1572 | 27 | BA of Northeast IN | 20 | 38 | 0 | 58 | 58 | 0 | 0.0% | 3 | 2 | 11 | 0 | 0 | 0 | 6 | 85.0% | 0 | 5 |
| 1574 | 549 | Jackson-Jennings Builders Association | 6 | 11 | 0 | 17 | 18 | -1 | -5.6% | 0 | 0 | 5 | 0 | 0 | 1 | 3 | 88.9% | 0 | 1 |
| 1578 | 188 | HBA of St Joseph Valley | 35 | 106 | 19 | 160 | 163 | -3 | -1.8% | 4 | 1 | 35 | 0 | 0 | 1 | 17 | 86.7% | 1 | 15 |
| 1582 | 189 | HBA of Gtr Terre Haute | 46 | 113 | 0 | 159 | 168 | -9 | -5.4% | 3 | 4 | 58 | 0 | 0 | 3 | 31 | 78.0% | 1 | 18 |
| 1588 | 967603 | Mid North Indiana Chapter | 8 | 12 | 0 | 20 | 33 | -13 | -39.4% | 0 | 1 | 15 | 0 | 0 | 0 | 0 | 53.1% | 0 | 2 |
| Indiana Totals: | | | 844 | 2,082 | 28 | 2,954 | 2,996 | -42 | -1.4% | 75 | 39 | 656 | 0 | 0 | 21 | 294 | 84.0 | 27 | 320 |

SuperFleet®



Now save up to **5¢ per gallon!**

- Over 7,000 Locations
- Online Account Management
- No-Cost Program
- Multiple Security Options
- Online Bill Payment



For more details or a complete list of locations now accepting SuperFleet, visit us at

www.superfleet.net

Sheila Hurst
5000 W 86th Street
Indianapolis, IN 46268
(800) 831-8076 ext. 2043
sdhurst@superfleet.net

