

# INDIANA BUILDER NEWS

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## IDEM proposes changes to rule 5



### St. Joseph County Chosen for Work Project

*Habitat for Humanity has chosen St. Joseph County for the 2018 Jimmy and Rosalynn Carter Work Project.*

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### IBA Members Spend Evening with Governor

*IBA Members got the chance to have dinner with Gov. Holcomb in August to discuss issues facing the building industry.*

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The Indiana Department of Environmental Management (IDEM) announced earlier this summer their intention to convert 327 IAC 15-5, commonly referred to as Rule 5, to a National Pollutant Discharge Elimination System (NPDES) Construction Site Run-off General Permit (CGP). Indiana's Rule 5, which deals with storm water run-off associated with construction activity, was last updated in 2003.

According to IDEM, the reason for the conversion from a general permit by promulgated rule to administratively issued general permits is in response to the U.S. Environmental Protection Agency. The conversion will also include updating and clarifying requirements for erosion and sediment control that is associated with construction site run-off. The proposed Construction General Permit (CGP) has a permit cycle of 5 years and a new CGP must be issued by IDEM every 5 years. The Indiana Builders Association was invited by IDEM to participate in an

advisory group to review and advise IDEM on potential issues associated with the new draft general permit as a stakeholder with a strong interest in how the changes will impact housing affordability across the state.

According to Rick Wajda, Indiana Builders Association Chief Executive Officer, "While we appreciate the willingness of IDEM to seek input from various stakeholders on this important issue, it is critical that we don't lose sight on the negative impact on housing affordability that will occur if some of these new requirements and permit expansions included in the draft rule remain in the final version."

The Indiana Builders Association reached out to its national affiliate, the National Association of Home Builders (NAHB) to assist in a review of the proposed changes and new requirements for construction sites in Indiana. "The NAHB was a tremendous asset in pointing out parts of the rule that could be problematic for builders and developers across the state, but local input will be critical as the rule is finally adopted," stated Wajda. "Our opportunity to address problems with the rule is now. Once it is signed into law, changes will only come once every 5 years and builders, developers, and sub-contractors will have to comply with the law."

Wajda urged members of the Indiana Builders Association to contact the IBA for a copy of the proposed rule and circulate

it to its trade partners for comments/suggestions on ways to make sure the proposed regulations can be enforced on jobsites with minimal increases to the cost of housing.

The IBA has submitted formal comments to IDEM for review and the advisory group will be meeting to review comments and suggestions from the various group members. One over-arching concern from IBA's standpoint is that the conversion of Rule 5 to a Construction General Permit keeps the spirit of Rule 5 intact.

According to Wajda, "Now is not the time to be adding an expansion of environmental rules on the regulated community, especially the home building industry. The existing Rule 5 should be maintained in the new permit without any new requirements unless they are required by federal law. The housing industry has gone through one of the worst recessions we have ever seen and as we recover, Indiana will need to make sure regulations don't eliminate workforce housing for Hoosiers. Regulations, which now account for nearly 25% of the cost of a new home, have to be passed on to hardworking Hoosiers, in the form of higher home prices. IBA and its members must be vigilant in protecting and promoting affordable housing at all price points."

To learn more about IBA's involvement with Rule 5, please contact Rick Wajda at [rick@buildindiana.org](mailto:rick@buildindiana.org)

Remember to check your email for your new member log-in that allows you to register for events, update your information and sign-up for publications. If you did not receive an email, please contact Chris Fisher at [Chris@buildindiana.org](mailto:Chris@buildindiana.org)

## Shining a spotlight on careers in construction

Did you know that it takes an average of 22 different subcontractors to build a home?

October is Careers in Construction Month and it's a perfect time to recognize the contributions of all the professionals working in residential construction as well as highlight the rewarding careers available in the industry.

Indeed, a home builder relies on a number of highly trained workers to get the job done right. This includes dozens of skilled artisans and professionals, including carpenters, architects, engineers, plumbers, electricians, painters and landscapers. Analysis from the National Association of Home Builders (NAHB) shows that 70% of builders typically use somewhere between 11 and 30 subcontractors to build a single-family home.

As the housing market continues to strengthen, home builders across the country and here in Indiana are seeking

skilled workers – such as carpenters, framers and roofers – to help them build the American Dream. In fact, according to NAHB analysis of the federal government's latest Job Openings and Labor Turnover Survey, the number of open construction sector jobs (on a seasonally adjusted basis) rose to 214,000 in July.

This means there is ample opportunity for motivated students seeking a rewarding career path. Residential construction workers consistently express high job satisfaction. And average salaries in Indiana remain competitive with other industries in our area.

The building trades offer a great career path. And, the residential construction industry is one of the few sectors where demand for new workers is rising. Parents, teachers, counselors and students must once again recognize that a vocational education can offer satisfying career paths and financial gains.

Given the high-demand of skilled-labor, the Indiana Builders Association is looking to award deserving students who are studying in the construction trade. For more information, please go to [www.buildindiana.org/education/scholarships](http://www.buildindiana.org/education/scholarships). The deadline to apply is September 29.

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# Overcoming association challenges

One of the major challenges among associations, both large and small, is engagement and involvement of members. While many associations spend a majority of their efforts on recruitment and retention programs- one problem remains. How do we engage the members we currently have in order to create a more sustainable and self-fulfilling organization? The Indiana Builders Association has an answer.

In 1994, former IBA Chief Executive Officer Bill Carson created a program for our local presidents and executive officers that would encourage them to



## President's Message

By Lance Swank  
Sterling Group

President  
Indiana Builders Association

implement outstanding leadership at the local level. This program, coined the *Pride of Leadership*, is an incentive program that rewards our association leaders for their hard work.

The *Pride of Leadership* program consists of four equally valued prongs- Membership, Communication, PAC fundraising, and Attendance. Each category is worth 25 points, making a total of 100 points. Performance in all four of these areas works to ensure our local chapters are meeting standards that ultimately benefit our members.

Membership is the lifeblood of our organization. Within the program, presidents and executive officers earn a minimum of 15 points each for membership retention and up to 25 points for membership growth. Quotas are based on the previous year's membership to ensure that smaller chapters do not have to meet the same goal as larger ones.

Effective and clear communication is a factor that can make or break an organization, which is why we reward 25 points for presidents and executive officers who correctly report member contact information in the NAHB data system.

This allows staff at the state and national level to communicate member benefits, upcoming events and legislative updates to all new and existing members.

IBA's relationships with elected officials have helped our members' businesses for many years. For this reason, the *Pride of Leadership* program rewards local associations that meet their monetary goal of contributions made to our political action committee, Association to Build a Better Indiana (ABBI).

Most importantly, we want to make sure our members are leading from the front and are both engaged and passionate about this organization. We reward our presidents and executive officers who attend IBA internal events created to provide information to pass down to their local members. These events include the legislative conference, leadership conference and all three Board of Directors Meetings.

As an incentive program, we want to make sure our presidents and executive officers know we value their hard work as a lot of our leadership hold full-time jobs outside of the organization. High scorers in the program are gifted with up to \$1,500 in reimbursement for the NAHB Builder Show in Orlando and a free foursome at the annual golf outing.

If you or your local association is interested in getting involved with this program for 2018, contact Carlie Hopper at carlie@buildindiana.org.



Linda Rogers, Doug Miller with Kevin & Judy Yoder of K.W. Yoder Construction on the Elkhart River Queen for the BA of Elkhart County BUILD-PAC fundraiser.

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Please direct all advertising inquiries to Reagan Van Cleave at 800-377-6334 ext. 203 or reagan@buildindiana.org.

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## Indiana Builder News

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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.

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## Impact Fees: coming to a town near you

The Indiana Builders Association (IBA) has a long history with impact fees in the state of Indiana. Back in 1991, the Indiana General Assembly, after exhaustive research by a summer study committee, proposed and enacted enabling legislation that stands in effect today. This statute was drafted with the assistance of land use planners, builders, local officials, and attorneys, and was acceptable to all parties.

Since 1991, communities across the state have tried with varied degrees of success, to implement impact fees in their community. There are two ways by which local officials in Indiana can assess impact fees. One is by a lawful agenda complying with Indiana law and the other is by willful disregard of the law.

As housing and economic growth start to rebound in many areas of our state, local governments who are cash-starved have officials who are looking to assess impact fees on new development. This jeopardizes housing affordability with little regard to the long-range devastation of their actions, if not done properly.

### Policy

The Indiana Builders Association supports no change in the state law regarding impact fees. The IBA will be proactive in helping communities locate broad-based and appropriate sources for funding needed infrastructure and will

promote efforts that allow communities to make restitution for illegally charged fees prior to pursuing remedy by litigation. IBA will support efforts to ensure that funds recovered are returned to the homeowners who paid the fee. IBA will also support legal action against local units of government



### Inside the Issue

By Rick Wajda

Chief Executive Officer  
Indiana Builders Association

which collect fees contrary to state statute.

By definition, an impact fee is as follows: IC 36-7-4-1305 (a) As used in this series, "impact fee" means a monetary charge imposed on new development by a unit to defray or mitigate the capital costs of infrastructure that is required by, necessitated by, or needed to serve the new development. The statute also notes that the definition of the term infrastructure includes site improvement or interests in real property needed for the facility.

Impact fees are allowed in Indiana under IC 36-7-4-1300, et seq. (1300 Series - Impact Fees). The 1300 Series provides

the exclusive means to assess impact fees.

IC 36-7-4-1311(d) an ordinance adopted under this section is the exclusive means for a unit to impose an impact fee. An impact fee imposed on new development to pay for infrastructure may not be collected after January 1, 1992, unless the impact fee is imposed under an impact fee ordinance adopted under this chapter.

The process a local unit must follow to adopt an impact fee is very specific. Some of the exercises required are:

- Adopt an impact fee ordinance
- Adopt a comprehensive plan
- Establish an impact advisory committee
- Establish an impact zone
- Prepare or update a zone improvement plan

It is important that communities adhere to the procedures in the law. Pursuing an impact fee in any other way would be inadvisable. A local unit of government would serve their constituents well by requiring consultants or other advisors who are peddling impact fees across the state to agree to make the community whole if a recovery is ordered by a court.

These protections will allow your community to make an informed decision on the true impact any new "impact fee" will have on their infrastructure needs. Communities need to grow and as we have seen time and time again, those communities and local elected officials

who try to penalize the growth, wind up with no growth at all.

The Indiana Builders Association and its Housing Protection Fund stands ready to assist our members and our local associations as they address the issue of housing affordability across the state of Indiana. Working together with your local elected officials on a common vision for the community you serve can help to achieve the goals of everyone involved.



Todd Meier (third from left) of Team Construction and 2017 BAEC President with his wife Jennifer and Bryan Barr and his daughter Kelly of Square 1 Builders on the Elkart River Queen.

# TAKE A STAND for vinyl siding

Vinyl siding is being unfairly challenged and restricted in some regions within Indiana. Don't let them take away your right to use the products you choose. The Vinyl Siding Institute has developed an advocacy kit that walks you through steps to fight against overregulation.



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Download the advocacy kit at  
[OnYourSide.VinylSiding.org/Resources](http://OnYourSide.VinylSiding.org/Resources)



## Commission requests support for Indiana energy conservation code

The 2010 Indiana Energy Conservation Code (IECC), which is based on ASHRAE 90.1, 2007 edition and applies to Class 1 structures, was set to expire January 1, 2017. On

the National Green Building Standard, which are all above-code programs, make sense for their community, while another municipality might opt not to enforce any requirements for energy efficiency.

IBA has long-supported the adoption of statewide building codes in Indiana. Uniform building codes offer a level and predictable playing field for designers, builders and suppliers. It is the primary reason that IBA opposed a local ordinance to mandate the installation of carbon monoxide alarms in new one and two-family dwellings and townhouses in the City of LaPorte, which the Commission recently approved despite testimony in opposition to the ordinance from the IBA, Indiana Apartment Association, and AIA. Approval of LaPorte's ordinance diminishes the value of Indiana's statewide building codes by allowing the rules to be different from one municipality to the next just as the requirements for energy efficiency could be different if there is no statewide rule in place.

While the Commission seems to be conflicted about the degree to which it should protect Indiana's statewide building codes, IBA is not. The impact to the building industry and to home and business owners if the state allows rules on the statewide requirements for fire and building safety to expire would be far-reaching. IBA supports the re-adoption of the IECC as it maintains uniform, statewide requirements for energy efficiency in buildings and multi-family projects.

*\*One and two-family dwellings and townhouses must comply with the energy efficiency requirements in the Indiana Residential Code; therefore, they are not directly impacted by the expiration of the IECC.*



**Advocacy Angle**  
By Carlie Hopper  
*Governmental Affairs Director*  
Indiana Builders Association

December 28, 2016, Governor Pence issued an Executive Order extending the IECC for a year to allow the Indiana Fire Prevention and Building Safety Commission (Commission) to determine whether to readopt the code in effect, amend the code in effect, or review and adopt a new code. In January 2017, the Commission approved the re-adoption of the IECC and the simultaneous exploration of updating the code.

With less than 6 months before the rule expires, the Commission is asking for support to readopt the rule. If the rule expires, there will be no statewide requirements for energy efficiency in commercial structures\*. Absent a state rule to regulate energy efficiency in buildings and multi-family projects, municipalities could establish their own requirements which could differ from one jurisdiction to the next. For example, one municipality might choose to adopt the 2018 IECC, the newest model code available from ICC, another municipality could decide that LEED for Homes, GreenPoints, or

**Indiana Builders Association**  
*2017 Bill Carson Memorial Golf Outing*  
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you can now register online by going to [www.buildindiana.org/golfouting](http://www.buildindiana.org/golfouting)

### Top New Member Recruiters for 2017 (as of 7/30/17)

- |                                  |                                 |
|----------------------------------|---------------------------------|
| 1. Brian Murphy, Evansville, 9   | 4. Steve Schrader, Lafayette, 6 |
| 2. Craig Jensen, Indianapolis, 8 | 5. Tim Eckert, Zionsville, 5    |
| 3. Jay Crapo, Terre Haute, 6     | 6. Casey Knigga, Lawrence, 5    |

### 2017 IBA Sustaining Dues Members

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#### Bronze Level



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### IBA welcomed 70 new members in June and July

IBA welcomed 70 new members in the months of June and July. They are listed below:

- Chris Bailey, Jeffersonville
- Bryan Bohnke, Yoder
- Cindy Buchanan, Muncie
- Chris Buckman, Corydon
- Drew Burkholder, Fishers
- Staci Cool, Harrisburg
- Jeremy Cooper, New Carlisle
- Doug Cooper, Lafayette
- Mike Corns, Bloomington
- Lori Crampton, Lafayette
- Mark Cranfill, Brownsburg
- Heather Crowley, Indianapolis
- Graham Downs, Brownsburg
- Joe Dumstorf, Louisville
- Jamie Eckert, Indianapolis
- Aaron Elrod, Sellersburg
- Edward Enslin, Carmel
- Chris Estridge, Cincinnati
- Rex Fulk, Fort Wayne
- Jesse Gelhausen, Evansville
- Erin Hansen-Dick, Saint Joe
- Chris Harouff, Fort Wayne
- Chris Harouff, Fort Wayne
- John Hickey, Merrillville
- Nikki Howard, Kokomo
- Steven Howard, Terre Haute
- Mark Hubers, Demotte
- Martin Hutchings, Indianapolis
- Nick Jackson, Carmel
- Jason Jones, Henderson
- Dave Jordan, Monticello
- Joe Kepner, Lafayette
- Brian Kerkhoff, Otterbein
- Josh Lee, Greensburg
- Bo Leffel, Indianapolis
- Bob Micunek, Merrillville
- John Miller, Scottsburg
- John Miller, Fishers
- Bradley Murray, Indianapolis
- Robert Proctor, Indianapolis
- Don Redding, West Lafayette
- Adam Regich, Kentland
- Mateo Reyes, Merrillville
- James Ricketts, Bedford
- John Riehle, Lafayette
- Tony Rosemeyer, Okeana
- Tim Saylor, Nappanee
- Seth Schaeffer, Charlestown
- Larry Schmidt, Jasper
- Jay Shipley, Westfield
- Lori Shuee, Greencastle
- Chad Staker, Chicago
- Tracey Steinsberger, Kokomo
- Tina Stidham, Sellersburg
- Melanie Strickland, Lafayette
- Wende Sudlak, Indianapolis
- Bill Swift, Fort Wayne
- Ty Thixton, Westfield
- Ben Thornburgh, Warsaw
- Danny Todd, Bloomington
- Jan Tudor, Valparaiso
- Tim VanHoose, Clarksville
- Craig Wagoner, Lafayette
- Joyce Watkins, Elkhart
- Lisa Weaver, Fort Wayne
- Steve Whitmore, Jeffersonville
- Donovan Wilkins, Evansville
- Dustin Williams, Borden
- Mike Wilson, Cincinnati
- Krystofer Yacks, Goshen



State Representative Jim Pressel (center) is joined by his wife Becky and IBA staff members at his reception in August. The reception celebrated his accomplishments in the past legislative session. From left to right: IBA CEO Rick Wajda, Becky Pressel, Rep. Pressel, IBA Communications Director Reagan Van Cleave and IBA Governmental Affairs Director Carlie Hopper.



IBA member Chris Garten (4th from left) announced he is running for political office at a campaign kick-off with family, friends, and members of the Building & Development Association of Southern Indiana in Sellersburg, Indiana. Chris will be running for the Indiana Senate seat in District 45 which includes Jefferson County, Scott County, Switzerland County and portions of Clark and Jackson counties.

## IBA Celebrates National Associate Appreciation Month

The Indiana Builders Association would like to recognize the thousands of associates who volunteer their time and services to their local builders association, the Indiana Builders Association, and the National Association of Home Builders. Our members are the lifeblood of our organization. Associates make up 2/3 of our membership as they provide valuable resources to our builders.

September is designated as Associate Member Appreciation Month. Among the ranks of associate members are subcontractors, sales and marketing specialists, architects, interior designers, title and settlement experts, lawyers, people in the financial services industry, product suppliers and manufacturers,

“The builders association has developed my passion for housing as I surround myself everyday with hard-working individuals that make the dream of homeownership possible,” says Associate Member Tom Slater. “My membership and involvement with this organization has formed lasting relationships that created long-term success in my own career.”

Thank you associate IBA members

and many more who are essential to the challenging task of providing housing for a growing population. Associate members offer sponsorships, devote countless hours at committee meetings and special events, and strengthen our industry in the process. Most importantly, our associate members help broaden our perspective so that we can assess issues more objectively in the context of our entire industry. The builders association sincerely appreciates the dedication, enthusiasm and commitment of its associate members.

**This year, IBA would like to recognize an associate member as the “State Associate Member of the Year.” All associate members are eligible to be nominated for the award. For an application please contact Reagan Van Cleave at reagan@buildindiana.org. Completed applications are due September 30, 2017. The award will be presented at IBA’s Board of Directors Meeting on November 7, 2017 at the 502 East Event Centre in Carmel.**

### Top 10 Reasons to do Business with an Associate

1. They support NAHB at the local, state and national levels.
2. They volunteer time, talent and treasure to help the association accomplish its goals.
3. They recruit their colleagues and business contacts to become members.
4. They serve on committees and councils gaining valuable networking opportunities while helping to advance our mission.
5. By doing so you increase the value proposition for all membership in your HBA.
6. They are strong supporters of local and state PACs and BUILD-PAC.
7. They are a major source of non-dues revenue through sponsorship and advertising.
8. As industry partners, they are a valuable resource for business and management tips.
9. They are heavily invested in your business’ success.
10. Why wouldn’t you do business with a member?



Stay up-to-date with IBA

**Builder Bi-Weekly**

# Governor makes changes to state building commission

Governor Eric Holcomb recently appointed six new members to the Indiana Fire Prevention and Building Safety Commission whose terms begin September 1, 2017 and expire August 31, 2021, including:

- Robin E. Nicoson (Indianapolis)**, division chief of operations for the Fishers Fire Department, will join the commission and will serve as chairman
- Michael W. Corey (Noblesville)**, regional safety manager for thyssenkrupp Elevator
- Joseph L. Heinsman ( Mooresville)**, project engineer with Lynch, Harrison & Brumleve, Inc.
- David A. Henson (Petersburg)**, president and partner of Architectural Design Concepts, LLC

•**Michael J. Popich (Indianapolis)**, supervisor with the Bureau of Construction Services for the City of Indianapolis

•**Scott Pannicke (Indianapolis)**, associate with RATIO Architects, Inc.

The new commissioners join three current members: Greg Furnish (Memphis) with Furnish Contracting, Jessica Scheurich (Fort Wayne) with Keller Development, and James Jordan, PE, SE (Indianapolis) with Rimkus Consulting Group. Designees from the Department of Health and the Department of Labor round out the 11-member commission which adopts the code of building and fire safety laws that affect all buildings classified as Class 1 or Class 2 structures in the state of Indiana.

The commission meets monthly to review applications for variances, appeals of state and local ordinances, and local building ordinances. The commission's meeting schedule, agenda, and minutes are posted at <http://www.in.gov/dhs/2375.htm>.

The Indiana Builders Association looks forward to meeting the new commission members and continuing to work with the commission on building codes and regulations that are sensible and help us to provide safe and affordable housing.



The BA of Greater Lafayette and the BA of South Central Indiana are still in fierce competition as both teams secure more members before the approaching deadline. Who will be the winner and who will be singing the rival's fight song at the November Board Meeting on November 7? Come to find out!



Lieutenant Governor Suzanne Crouch (left) and IBA Governmental Affairs Director Carlie Hopper catch up at a recent event. Crouch is planning several site visits in the coming month for the Stellar Communities Designation Program, which recognizes Indiana's smaller communities that have identified comprehensive community and economic development projects and activities as well as next steps and key partnerships.



State Senator Jon Ford (left) and builder member Mark Zimmerly met recently to discuss home foreclosures in the Terre Haute area. Zimmerly would like to see these homes secured sooner so that they do not become uninhabitable requiring demolition.



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# IBA members sit down with the governor

**I**BA members sat down with Governor Eric Holcomb in August to discuss issues impacting the building industry. Included in the sustaining dues member package, attendees had full access to this in-depth legislative briefing that covered topics such as affordable housing, zoning, taxation and the state's ability to attract new residents. Each member was given the chance to speak one-on-one with Gov. Holcomb and take an individual photo.



*IBA President Lance Swank (left) poses for a photo with Governor Holcomb.*



*Governor Holcomb takes a picture with IBA members and leaders who were able to attend the special dinner on his behalf.*



*IBA Vice President Pat Richard poses for a photo with Governor Holcomb.*



*IBA Treasurer Don Thieneman (Right) and his wife Kelly Thieneman (left) pose for a photo with Governor Holcomb.*



*The Governor poses for a photo with IBA members who are a part of the Indiana General Assembly in what the association calls "The Builders' Caucus."*



*Past IBA President and NAHB State Representative Andy Place talks with Governor Holcomb.*



*IBA Parliamentarian Frank Rhoades spends a few minutes talking to Governor Holcomb about issues facing the state of Indiana.*



Orange County Convention Center, Orlando, FL

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January 9-11, 2018

2018 NAHB International Builders Show®

**IBA hotel:** Embassy Suites by Hilton  
**Rate:** \$241 per night  
**Registration Opens:** August 1, 2017  
**Deadline to Reserve:** October 30, 2017

For sponsorship opportunities at IBA's Networking Night, contact Reagan Van Cleave at 800-377-6334 ext. 203 or reagan@buildindiana.org.

Register at [www.buildersshow.com](http://www.buildersshow.com)

# Don't miss out on these upcoming events

**Indiana Builders Association**  
**Board of Directors & Committee Meetings**  
**Monday, Nov. 6 & Tuesday, Nov. 7 2017**

**Meeting Location**  
502 East Event Centre  
502 E Carmel Dr.  
Carmel, IN 46032

**Hotel Accommodations**  
**Holiday Inn Indianapolis/Carmel**  
251 Pennsylvania Parkway  
Indianapolis, IN 46280

Please call central reservations 317-574-4600 extension 1 and reference the Indiana Builder's Association block rate of \$99 (code IBA) to make your reservations by **October 17**.

**Cost**  
All members are invited to attend the committee meetings of their choice. The cost for the Board of Directors Lunch Meeting is \$30 per person. Payment is due at or prior to the meetings.

**RSVP**  
Online registration is now available by clicking the events tab on our website (buildindiana.org) and clicking on the board meeting. Please RSVP by **October 27**. You may contact Reagan with any questions.

**Schedule of Events**

**Monday, November 6**  
10 a.m.-3 p.m. Leadership Conference  
3:15-5 p.m. Executive Committee Meeting  
5-6 p.m. Nominating Committee Meeting  
6-9 p.m. Past State Presidents' Dinner

**Tuesday, November 7**  
8 a.m. Registration  
8:30-10 a.m. Codes and Safety Committee Remodelers Meeting Finance Committee Meeting Associates and Membership Committee Meeting  
10 a.m.-10:15 a.m. Break  
10:15-11:45 a.m. Housing Protection Fund Meeting Local Presidents' Council Meeting Local Executive Officers' Council Meeting Indiana Builders Charitable Foundation Advisory Meeting Land Use Committee Meeting  
11:45 a.m.- 12 p.m. Executive Committee Meeting  
12-2 p.m. Board of Directors Lunch Meeting

**Sponsorships are still available! Call 800-377-6334 or contact reagan@buildindiana.org for more info.**

**INDIANA BUILDERS ASSOCIATION**  
**Leadership Conference**  
**November 6, 2017**  
**10:00 a.m. - 3:00 p.m.**

## Local Presidents Executive Officers Board Members Association Leaders

**RSVP**

<https://business.buildindiana.org/events> or to Reagan Van Cleave at [Reagan@buildindiana.org](mailto:Reagan@buildindiana.org) or 800-377-6334 ext. 203

502 East Event Centre  
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- ENGAGING MULTIPLE GENERATIONS
- CREATING EFFECTIVE COMMUNICATION
- EMPOWERING BOTH ASSOCIATES AND BUILDERS

## Land Use Seminar

Presented by David Compton, Pulte Homes

October 24

9:00 a.m. - 3:00 p.m.

The Wellington  
Conference Center  
9775 N by NE Blvd,  
Fishers, IN 46037

Cost:  
Member: \$149  
Non Member: \$249

Topics

- Land Acquisition and Development Finance
- Land Development Appraisals
- Impact Fees
- Master Planned Communities
- Builder/Developer and the Homeowners Association
- Construction Site Run-Off
- Winning at the Zoning Table
- New Development Master Checklist
- Value Engineering for Efficient Land Use
- Joint Ventures

For more information and to download the registration form, please visit [www.buildindiana.org/landuseseminar](http://www.buildindiana.org/landuseseminar)

## St. Joseph County chosen for famous work project

Habitat for Humanity's 35th Jimmy & Rosalynn Carter Work Project will take place next year in St. Joseph County, Indiana. Over five days, future homeowners will work alongside President and Mrs. Carter and hundreds of other volunteers from Indiana and around the world to build or improve about 30 homes in Mishawaka and South Bend.

"I have been on many non-profits over my years," said Life Director of HBA of St. Joseph Valley Andy Place. "I can't think of a better way to give people an opportunity for owning their home. I witnessed the Carter Work Project in Canada a few weeks ago. It's any amazing week of team work including the families helping to build their own home. The homes are not free. The partner families must put in 300 hours of sweat equity and classes. When the home is complete they do have a mortgage. Habitat provides a hand up not a hand out!"

In addition to the work in St. Joseph County, local Habitat organizations across Indiana will complete construction projects in honor of President and Mrs. Carter and their legacy of helping raise awareness of the need for decent, affordable housing.

Since 1984, President and Mrs. Carter have traveled around the world every year with Habitat, donating their time and voices to build and improve homes as well as raise awareness of the critical need for decent and affordable housing. Inspiring millions over the last three decades, President and Mrs. Carter have worked alongside nearly 100,000 volunteers in 14 countries to build, renovate and repair more than 4,000 homes. The Carters just completed their 34th work project in Canada, building in both Edmonton, Alberta, and Winnipeg, Manitoba, as part of a nationwide effort to build 150 homes in honor of Canada's 150th birthday.

"We are honored by the continued support of President and Mrs. Carter as we help families achieve strength, stability and independence through shelter," said Jonathan Reckford, CEO of Habitat for Humanity International. "Thanks to their dedication and our Carter Work Project volunteers, we can continue to fulfill our mission to empower families working toward a path to homeownership."

July 9-14, 2017 | Canada

*President and Mrs. Carter pass a hammer to Jim Williams, executive director of Habitat for Humanity of St. Joseph County, to announce Mishawaka and South Bend as the host sites for the 2018 Jimmy & Rosalynn Carter Work Project.*

# Local association finalist in national membership achievement

The National Association of Home Builders (NAHB) has recognized the Building & Development Association of Southern Indiana (BDASI) as a finalist for one of its top national honors, the 2016 NAHB Cup for Outstanding Membership Achievement.

“This is an exciting time within our organization,” said BDASI Executive Officer Charlie Smith. “Since changing our mission and name back in 2014, we have been at the center unifying the construction industry locally to be better represented to achieve our mission of Smart Growth for the long term economic stability of our communities.”

The award annually recognizes the home builders’ association that achieved the highest combined ranking in membership growth and retention in the country. Finalists were identified from seven different membership size categories, and

invited to submit their membership plan for consideration to be named the overall winner.

BDASI earned a finalist berth with a combined score of 90.23 percent, which reflects both membership renewals and recruitment of new members. BDASI then submitted their annual membership plan for judge evaluation. BDASI was awarded the Grand Award for largest numerical increase in their category. The unorthodox, strategically executed, and thoroughly documented membership plan reflected a comprehensive member service-focused approach and received high marks.

BDASI Executive Officer Charlie Smith was part of a panel presentation on membership recruitment and retention best practices, with other finalists shown in the photo to the right, at the NAHB Association Management Conference in Denver, Colorado on August 18, 2017.



From left to right: Angela Allen of Greater Montgomery HBA, Jan Rohila and Art Castle from Building Industry Association of Washington state and Charlie Smith from Building and Development Association of Southern Indiana on a panel discussion on membership growth and retention.

## Governor Holcomb Announces Initiative to Address Skilled Labor Shortage

Governor Eric J. Holcomb, Commissioner for Workforce Development (DWD) Steve Braun, Commissioner for Higher Education (CHE) Teresa Lubbers, and Secretary of Career Connections and Talent Blair Milo today kicked-off Indiana’s Next Level Jobs initiative and announced two new grant programs designed to put Hoosiers to work in high-demand, high-wage jobs as quickly as possible. The Workforce Ready Grant, created earlier this year by the Indiana General Assembly, will skill-up adults to fill jobs in high-demand industries. The Employer Training Grant, developed by the Indiana Department of Workforce Development, will help offset the costs employers take on when they train new employees in high-demand industries. Together, these programs provide more than \$20 million over the next two years for Hoosiers and employers for training and certifications that help Indiana meet current workforce demand. “It’s important that Indiana’s workforce is prepared to compete for these high-demand positions,” said Past IBA President and State Representative Jim Pressel. “These grants help Hoosiers receive the necessary training to fill the growing number of job openings throughout the state that require training beyond high school.” Applications for both grant programs are available at NextLevelJobs.org.

**IBA Executive Committee Meeting**  
 Sept. 21 12:00 p.m. - 2:30 p.m.  
 Indiana Design Center

# CAREERS in the CONSTRUCTION TRADES

- 8 MILLION**  
Estimated New Job Openings by 2018
- 2.7 MILLION**  
Estimated New Jobs Requiring Post-Secondary Education by 2018
- 2+ MILLION**  
Craft Professionals Needed by 2017
- 25%**  
Estimated Growth
- 321,000**  
Construction Jobs Added in 2014

### WHAT THE EXPERTS ARE SAYING:

- **Harvard Graduate School of Education** “By 2018, fields like construction and manufacturing will provide nearly 8 million job openings, 2.7 million of which will require a post-secondary credential.”
- **Construction Labor Market Analyzer** “...one-sixth of the workforce will leave the industry over the next decade... more than 2 million new craft professionals will be needed in our industry by 2017.”
- **Bureau of Labor Statistics** “Employment of construction laborers and helpers is projected to grow 25 percent from 2012 to 2022, much faster than the average for all occupations. Laborers and helpers work in all fields of construction, and demand for these workers will mirror the level of overall construction activity.”
- **Associated General Contractors of America** “Construction employers added 29,000 jobs in February 2015 and 321,000 jobs over the past year, reaching the highest employment total in six years, as the sector’s unemployment rate fell to an eight year low of 10.6 percent.”

**CARPENTRY 24%** Est. Growth  
\$45,590 Avg. National Wage

**ELECTRICAL 20%** Est. Growth  
\$54,520 Avg. National Wage

**MASONRY 34%** Est. Growth  
\$42,130 Avg. National Wage

**PLUMBING 21%** Est. Growth  
\$54,680 Avg. National Wage

**PAINTING 20%** Est. Growth  
\$39,760 Avg. National Wage

**HVACR 21%** Est. Growth  
\$46,880 Avg. National Wage

nahb.org/StudentChapters  
studentchapters@nahb.org

# Indiana Home Building Remains Steady amid Decline in July

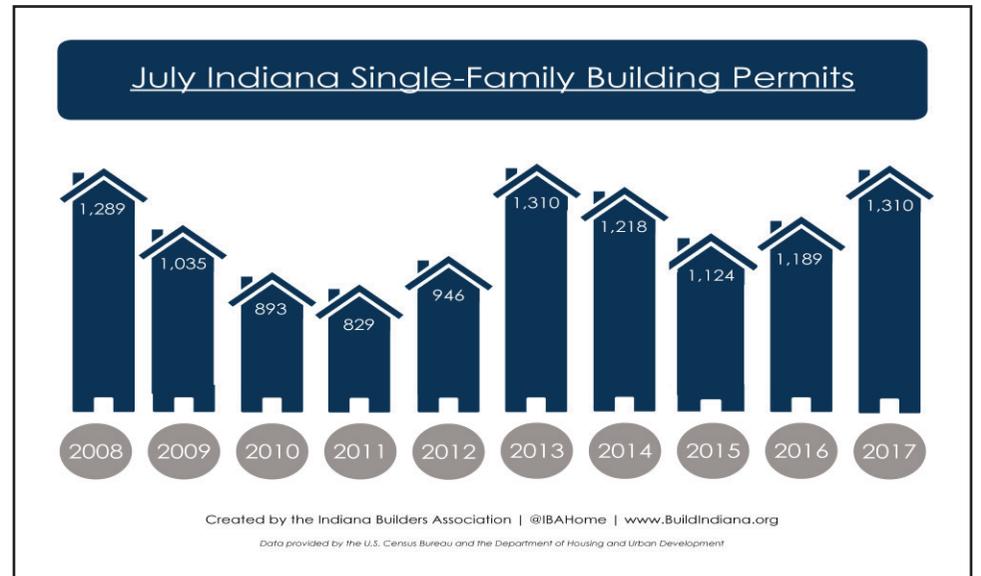
The number of permits filed for single-family homes in the state of Indiana increased 10 percent in July compared to the same time last year. This data pulled from the U.S. Census Bureau indicates a small increase between July 2016 and July 2017, but records a 20 percent drop in the number of permits filed between June 2017 and July 2017. Despite the considerable decline, these figures indicate Indiana home building is still up 12 percent for the first seven months of this year.

“When comparing the data from last year, we see that the upward trend is still reflective of a continued recovery for the state housing market,” said Indiana Builders Association President Lance

Swank. “As Indiana continues to welcome more homeowners to the economy, we are confident home building will fall in line to meet consumer needs.”

Even with decreasing numbers of permits, builder confidence in the market for newly built single-family homes has increased by four points in August to 68 on the National Association of Home Builders/Wells Fargo Housing Market Index (HMI).

“Our industry has recently been faced with a substantial amount of supply-side challenges that greatly affect our members,” said Swank. “However, with the state’s initiatives on job and economic growth, our members are encouraged by the demand in housing from Hoosiers across generations.”



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Southwestern Indiana Builders Association represented the industry at a golf outing for State Representative Ryan Hatfield (center). Pictured from left to right: Bill Pedtke; State Rep. Ryan Hatfield; and James Hatfield.



IBA State President Lance Swank addresses the Building Association of South Central Indiana August Membership Meeting.



BA of Southeastern Indiana members gathered with Rick Wajda, IBA CEO, for a picture at a recent monthly membership meeting. The group received an update on federal and state issues impacting the home building industry.

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