

SPECIAL EDITION



UPCOMING EVENTS:

- July 12th, 2013
CHBA Golf Outing
Contact Steve Long
at steve-col51@hotmail.com
- July 19th, 2013
NSHBA Board Meeting,
North Platte, NE
Golf after open to all.
1:00pm Shot-gun – see
NSHBA website for
details.
- July 27th, 2013
CHBA Fun Night
- Aug 9th, 2013
NSHBA Golf Outing
Awarii Dunes
Kearney, NE

Go to NSHBA.org for full calendar.

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JUNE - 2013

NAHB SPRING BOARD AND LEGISLATIVE CONFERENCE UPDATE

The Nebraska State Home Builders Association recently attended the National Association of Home Builders Spring Board of Directors Meeting and Legislative Conference. This meeting is held each year and is our opportunity to go to the hill and meet with our elected representatives. Below is a brief summary of the issues that were addressed with our representatives:

HOUSING OUTLOOK – Dr. David Crowe

It is Dr. Crowe's opinion that a solid sustained recovery began in 2012 and has formed a solid basis for continued modest growth. However, several head winds will keep the industry from full take off. Economic growth will pause in 2013 as the effects of higher taxes and lower government spending spread across the economy. NAHB forecasts a 1.9% GDP growth in 2013 followed by a more robust 2.6% in 2014. Housing will suffer less than other sectors from the slowdown because pent up demand will amplify demand.

Housing production remains at about 60 percent of normal output. Housing starts in the first quarter of 2013 were 969,000, but should be 1.7 million if underlying demographic demand were back to normal. The leading reasons for **limited growth** are tight credit for both builder and buyer. Current lending thresholds reduce the number of eligible borrowers, which is already reduced by current home owners with little or no equity. Builders borrow from community banks in the markets where they build. National regulators and local bank examiners have kept a lid on lending to residential real estate so builders have not been able to expand their inventory. The number of new homes for sale remains at historic lows as builders struggle to get sufficient capital to buy land, install infrastructure and build homes.

Some material prices have skyrocketed in the past year as capacity of items such as lumber; wood panels and wallboard are re-established. Labor costs are likely to increase.

The net effect of positive demographic, interest rate and home price tail winds against the head winds of credit availability and rising prices and/or scarcity for materials, workers and lots will allow housing starts to increase to 1 million in 2013 and 1.2 million in 2014. Full recovery at 1.7 million starts is several years away as the economy and jobs grow back.

2013 LEGISLATIVE CONFERENCE ISSUES

ISSUES – The specific issues that were taken up on the hill in over 300 meetings with 750 members from across the country were:

Tax Reform, Immigration Reform, Housing Finance Reform, Housing Production Crisis

The Nebraska Delegation discussed and is supporting the following bills with members of Congress and requested co-sponsorship:

H. Con. Res 4

H. R. 858 – which Congressman Fortenberry introduced USDA Rural Housing Service Programs which would extend the grandfather provisions through the 2020 census.

S.766 – Senate version

H. R. 1255 – Home Construction Lending, Regulatory, Improvement Act

H. R. 1553 – Financial Institutions Examination Fairness and Reform Act

S.727 – Senate Banking Committee Members would provide new standards for bank Examinations.

S.1002 – Directs the banking regulators to issue new guidance in two key areas.

For detailed information on these bills go to www.nahb.org/legconference2013

CODES – The NAHB Codes Committee is working with the ICC Officials on a number of code changes. Locals and state associations have been asked to engage on the local and state levels to get support from local and state code officials.

Three Steps that Could Save Builders More than \$42,000 Per Home

The residential construction industry is facing building code proposals that could significantly impact the design and cost of new homes and directly harm every builder's and remodeler's ability to complete a quality project at an affordable cost.

Participation in the complex codes development process is one of the most important ways that NAHB provides value to members. At recent [International Code Council \(ICC\)](#) code development hearings, the association was successful in helping defeat many proposals that would add greatly to the cost of building single-family homes and apartments as well as the cost of remodeling projects.

If NAHB is ultimately successful on all 750 code change proposals that the association took a position on, the overall cost savings could be more than \$42,000 per home.

One of the proposals struck down in the initial round of hearings would mandate a second set of stairs in larger homes. Another would have required all homes and townhouses to be accessible, including homes in flood and coastal areas where it is impossible to meet the requirements without the installation of a wheelchair lift or elevator.

These and more than 2,000 other proposed code changes could increase the cost of building even the most modest home by tens of thousands of dollars.

ICC is working on the 2015 International Energy Conservation Code, International Residential Code, International Fire Code, International Existing Building Code and the International Property Maintenance Code.

The ICC Committee Action Hearings were held in Dallas in late April. At the conclusion of the preliminary hearings, NAHB was successful on 596 of the 750 code change proposals that it either supported or opposed.

However, these aren't the final results. The last and most important phase of the code development process occurs this fall at the ICC Final Action Hearings in Atlantic City, N.J. on Oct. 2-10. The code officials who attend these hearings will cast the votes that will decide the final outcome on all 2,065 proposed code changes.

Recent articles have alluded to the fact that Fed Chairman Ben Bernanke is looking at raising the interest rates to see if the economy can stand on its own. Just a 1% increase in interest rates would equate to a \$10,000 cost in housing. This is another good reason why we need to be vigilant with all of the other factors out there that affect our business.

Three Steps to Lock in Savings

To ensure that NAHB's success in the preliminary hearings translates to the same results in the Final Action hearings this fall, it is absolutely vital for builders and remodelers to get involved in the process early and to fight hard by taking the following actions:

Meet with your state and local code officials and elected officials to gain their support. Make sure they understand the issues, and help them see why they should vote in favor of the home building industry's key proposals.

For example, four of the most critical code change proposals are related to energy efficiency and would allow equipment and performance trade-offs if passed. Approval of just these four code change proposals could save more than \$4,000 per home.

Get your local HBA involved and let them know that this is a top priority for the residential construction industry.

Ask your elected officials to allow their code officials to attend the ICC Final Action Hearings in Atlantic City, N.J. so they can vote in support of NAHB's positions. Remember, this year, code officials must still be present in Atlantic City to vote during the Final Action Hearings.

Resources You Need

NAHB has the [tools and resources](#) necessary to help builders, remodelers and state and local HBAs to effectively engage their local and state government and industry leaders.

NAHB is calling on all members to take these action steps to help ensure that only those code changes that are necessary, practical, and cost effective will be approved during the ICC Final Action Hearings.

Calling All Code Experts

NAHB is looking for HBA member code experts as the association tries to ensure that the International Code Council's (ICC) model building codes include only provisions that benefit home buyers' health and safety or have reasonable payback periods. Some of the proposed code changes related to energy conservation provide very little benefit if any and have payback periods ranging from 15 to 40 years. If you can help, please contact your EO.

In addition, please visit nahb.org/2015codes, click on your state and email [Steve Orłowski](mailto:Steve.Orlowski@nahb.org) with the email address and phone number for the code officials identified within your state or jurisdiction. NAHB has their names, but not their contact information, so your assistance is crucial in this regard.

NSHBA is participating in this effort through all five local associations and through NSHBA. To learn more about the Codes go to www.nahb.org/2015codes.



TOP TEN PROPOSED CODE CHANGES TO THE 2015 ICC CODES

NAHB is urging our members to get involved locally in the ICC code development process and schedule a meeting with your state and local building code official to discuss and gain support on the following 10 critical code change proposals. NAHB is calling on all members to take actions which will ensure only those code changes that are necessary, practical and cost-effective will be approved during the ICC Final Action Hearings to be held October 2-10, 2013 in Atlantic City, NJ.

1) RE166-13 – This code change proposal will reinstate the performance option in the International Energy Conservation Code (IECC) to reduce prescriptive energy code requirements by installing HVAC equipment with Higher energy Efficiency performance ratings than required by the code. – Requested Final Action: Approve as Submitted

2) RE115-13 – This code change proposal will reinstate the performance option in the IECC to reduce prescriptive energy code requirements by installing ducts with less air leakage than required by the code. Requested Final Action: Approve as Submitted

3) RE72-13 – This code change proposal will allow builders to trade improvements in other building energy components for less stringent building envelope pressure test results. This proposed performance option provides flexibility in meeting the air tightness requirements and provides options for recovering from an unexpected air tightness test failure. Requested Final Action: Approve as Submitted

OTHERS ARE..... you can find more info on these by going to www.nahb.org/2015codes

4) RE170-13

5) RE90-13

6) RE132-13

7) RE179-13 Accessibility Requirements

8) F224-13 Retrofitting Existing High-Rise Buildings with Sprinklers

9) ADM62-13 Automatic Code Standard Update

10) – RB127-13 – Maximum 50 Foot Travel Distance

www.nahb.org is your resource to many issues that affect your business. Log on and learn to navigate this website which will work to your benefit. Your dues that you pay each year are invaluable when you take advantage of all of the services that NAHB offers you in addition to the benefits of both the state and local associations.

NAHB QUICK ISSUES INDEX

There are a number of other issues that NAHB is working on each day. The biggest benefit to all of us is the “Advocacy”. These efforts are saving builders thousands of dollars on every house that we build. Men and women on the hill every day are working with our Congressional Representatives to insure that they are educated and informed of how decisions affect you and your company. To see a complete list of these issues log on to www.nahb.org/quickissuesindex. The credit crunch, Lead Paint, Immigration Reform, Building Material Prices and many more are referenced in this index.

If you are looking for help on financing log on to www.nahb.org/FinancingSources or www.nahb.org/FundingToolKit or www.nahb.org/ADCresources. www.nahb.org/clause deals with higher material costs. Use these resources.

New Website Service

NAHB has launched a new service on its website so that if you are developing or building in a certain state in a certain area, you can go on this site and see what species are prevalent in that area. Go to www.nahb.org/speciesfinder - Go to Nebraska, then your county, etc.

LEAD PAINT

The Lead Exposure Reduction Amendments Act was reintroduced on May 22nd. For more information regarding Lead Paint log on to <http://www.uscis.gov/files/form/i-9.pdf> All members need to be using the new form. Find it at this website.

Other areas of interest for your business on www.nahb.org are:

www.nahb.org/elearning

www.nahb.org/webinars which lists the upcoming webinars. These are also listed in each of our monthly newsletters by month for your convenience.

www.nahb.org/CAPS

Don't forget the NAHB Research Center newly named “**Home Innovation Research Labs**” is a great resource. Need information regarding a particular product? The lab deals in Market Research, Building Science, Product Testing, Certification, Standards Development and Government Consulting. Contact the research center at no charge. 1-800-368-5242 or log on to www.nahb.org/HomeInnovationResearchLabs for more information.

These are just a few of the opportunities that are yours as a member of NSHBA and NAHB. Make your membership work for you. You won't regret it.

NSHBA emails you a monthly newsletter with information regarding the state association, local associations and the National Association of Home Builders. Read your newsletter as it provides you with resources, a calendar of events and updates on issues affecting your business. The newsletters are also posted on www.nshba.org if you need to reference information.

We look forward to continuing to serve you at the state level.



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How to Develop and Implement a Safety and Health Program

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Business Improvement series

The ABC's of BIM: Building Information Modeling & Residential Construction

Wednesday, July 17, 2:00-3:00 PM ET
Business Improvement series

Financing for Home Builders

Wednesday, July 24, 2:00-3:00 PM ET
Housing Policy and Finance series

www.nahb.org/webinars - -

see other webinars available in coming months.

Courses:

www.nahb.org/courses.

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Go to www.nahb.org/MA for more information and other benefits.

NSHBA Mission Statement

The Nebraska State Home Builders Association represents the residential and light commercial building industry at the state level and assists local associations and individual members by pursuing a suitable environment to ensure the vitality of the building industry for the benefit of its members, and to promote quality & affordable housing for the people of Nebraska.

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