



HOME BUILDERS
ASSOCIATION OF THE
ALLEGHENIES
AUGUST 2009 NEWSLETTER

www.hbaahomes.org www.pahomes.org
www.nahb.org

BOARD MEETING

Monday, August 10, 2009: The monthly Board of Directors meeting begins at 6:30 PM at Nyko's Restaurant.

GENERAL MEMBERSHIP MEETING

No Meeting this month

**GENERAL MEMBERSHIP
MEETING:**

6:30 PM Cocktails 7:00 Dinner First Monday of the month

August	no meeting
September	14, 2009
October	05, 2009
November	02, 2009
December	Christmas Party

**BOARD OF DIRECTORS
MEETINGS:**

6:30PM at / Second Monday of the month

August	10,	2009
September	21,	2009
October	12,	2009
November	09,	2009
December	14,	2009

NEXT P.B.A. REGIONAL MEETING - 10/29/09

A BIG THANK-YOU TO THIS YEAR'S GOLF SPONSORS

**THE LONG BARN
WASTE MANAGEMENT
FI-HOFF CONCRETE PRODUCTS
1ST SUMMIT BANK
ALLIANCE WHOLESALE SUPPLY INC.
CARPENTER FINANCIAL SERVICES
OVERHEAD DOOR CO. OF JOHNSTOWN
THE KITCHEN GALLERY
MAINLINE BANK
LEVENTRY, HASCHAK, AND RODKEY LLC
84 LUMBER**

SEPARATING FACTS FROM FICTION: 10 QUESTIONS AND ANSWERS ABOUT HOME ENERGY EFFICIENCY per P.H.R.C.

1. **Why do we ventilate our roofs and attics?**

- A. To let the heat out in the summer
- B. To let moisture out

Answer: B - to let moisture out. Moisture build-up in the attic can cause serious problems. Before effective air sealing techniques, attic ventilation was the only way to ensure moisture removal. Today, there are more efficient ways to deal with moisture – mainly, keeping it out of areas that could cause problems by controlling its sources and flow.



2. **Why is the air in your house dry in the winter?**

- A. Because your furnace dries out the air
- B. Because the outdoor humidity is low

Answer: B - Because outdoor humidity is low. Low outdoor humidity in winter and high outdoor humidity in the summer will influence the indoor humidity because the indoor air exchanges with the outdoor air in a leaky house. A properly built home does not need a humidifier, nor does it need an oversized air conditioner.

3. **Can a house be made too air tight?**

- A. Yes
- B. No

Answer: A - But generally it is very hard to make a pre- 1970 home too tight without extensive renovation. Caution must always be taken to prevent backdrafting by atmospherically-vented appliances (gas dryers, stoves, boilers, etc.) Any problems with these appliances' ability to vent properly will become worse as a house is tightened. Testing must be done before and after weatherization efforts to ensure all appliances are working and venting properly.

4. **Replacing windows will save you approximately ___% on your utility bills.**

- A. 10%
- B. 30%
- C. 50% or more

Answer: A - If you're lucky, you will save 10%. Windows generally make up about 10% of a house's wall area. Therefore, even if you eliminate all windows, you would not see much of a reduction in energy cost. If you do replace windows, however, you should be more comfortable due to the higher glass surface temperatures as a result of the use of thermal pane and low-e glass. New windows also make a house quieter as a result of better weather stripping and thermal pane glass.

5. **Replacing your traditional, atmospherically-vented furnace with a high efficiency furnace will save ___% on your gas bill.**

- A. 10-15%
- B. 20-30%
- C. 50% or more

Answer: B - 20-30% generally. The efficiency refers to the percentage of energy burned that is turned into usable heat. For example, a 90% efficient furnace means \$.90 of every dollar you spend on gasd will be turned into available energy and \$.10 wasted. Therefore, replacing a 60%

efficient furnace with a 90% furnace will allow you to keep 30% more of your energy dollars.

6. **Which is generally the most inefficient part of a forced-air heating system?**

- A. The combustion chamber or heat exchanger, where you burn the fuel (see question 5)
- B. The distribution system, the parts that deliver the heated air to rooms

Answer: B - Generally. As stated in question5, 60-90% of the fuel you burn is turned into available energy. But if only 50% of the heated air gets to its intended target through the distribution system and 25% of the return air is coming from the outside the house's envelope, then repairing the distribution system can have a greater effect than replacing the furnace.

7. **Which generally will reduce your utilities bills more?**

- A. Air sealing
- B. Insulation
- C. Window and door replacement

Answer: A - Air sealing. Reducing unregulated air leakage has the greatest impact on utility bills. If 30-40% of the heat generated by your furnace or boiler heats air coming from outside the house's envelope, then reducing air leakage will have the greatest effect. This will be most noticeable on very cold and windy days when your furnace or boiler is struggling to keep up.

8. **Rank in order the most effective measures for reducing heating costs:**

- A. Insulating your basement or below grade walls and floors to R-20
- B. Insulating your exterior above grade walls to R-13 with cellulose or spray-in-place foam
- C. Replacing windows and doors

- D. Insulating your attic or roof to R-40 with cellulose or spray-in-place foam
- E. Upgrading to a high efficiency furnace or boiler

Answer: D, B, A, E, C

9. **How much will a natural gas tankless water heater lower my bill vs. a traditional tank-type water heater?**
- A. 50%
 - B. 30%
 - C. 10%

Answer: A - 50%. In some homes, tankless gas water heaters will reduce summer bills by half because this bill reflects mostly water

heatng.

10. **Once you have insulated your home to recommended requirements, air sealed and replaced and replaced doors and windows, you can reduce the size of both your furnace or boiler and air conditioner by 50%.**
- A. True
 - B. False

Answer: A - True! Most heating systems were originally oversized by up to 50%, and most air conditioners were oversized by 100-150%. Energy efficiency experience shows that homeowners can reduce the size of furnaces and boilers by 50% and air conditioners by 80% - 100%.

DO YOU KNOW THE CODE?



1. Collar ties shall be a minimum of 1-inch by 4-inch, spaced not more than ____ feet on center.
2. Gas vents 12 inches or larger shall terminate not less than ____ feet above the highest point where they pass through the roof.
3. Bathtubs shall have outlets and overflows at least ____ inches in diameter, and the waste outlet shall be equipped with an approved stopper.
4. Access to an under-floor plenum shall be provided through an opening in the floor with a minimum dimensions of ____ inches by ____ inches.
5. Each compartment of a laundry tub shall be provided with a waste outlet no less than ____ inches in diameter and a strainer or crossbar to restrict the clear opening of the waste outlet.
6. A minimum length of ____ inches of free conductor shall be provided at each outlet, junction, or switch point.

CODE ANSWERS

1. 4 ft. 2006 IRC Section R802.3.1 Ceiling joists and rafter connections
2. 2 ft. *And at least 2 feet higher than any portion of a building within 10 feet. Review the changes in this section.* 2006 IRC Section G2427.6.4 (503.6.4) Gas vent termination. #2.
3. 1 ½ in. 2006 IRC Section P2713.1 Bathtub waste outlets and overflows.
4. 18 in. By 24 in. 2006 IRC Section M1601.4.4 Access
5. 1 ½ in. 2006 IRC Section P2715.1 Laundry tub waste outlet.
6. 6 in. *The required length shall be measured from the point in the box where the conductor emerges from its raceway or cable sheath.* 2006 IRC Section E3306.10.3 Length of conductor for splice or termination.

GENERAL MEMBERSHIP MEETING SPONSOR

If you are interested in sponsoring a general membership meeting, please contact Walt Freidhoff at (814)535-8371.



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SHARING THE COST OF ROAD UPGRADES

PennDot needs a system to spread cost of road improvements for new developments pursuant to the formula used for sewer and water improvements

By Joseph Mackey

Pennsylvania currently has two contrasting systems in place to pay for improvements associated with new land development.

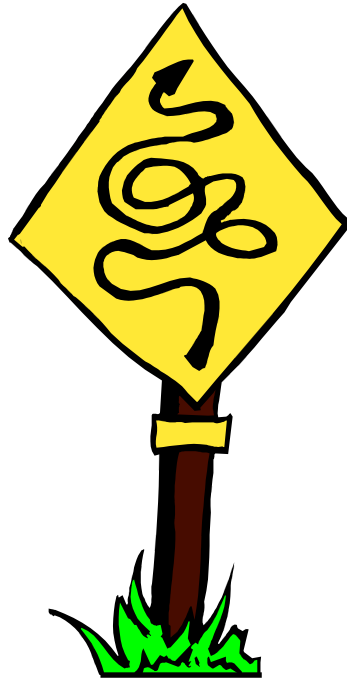
In one system, the initial developers absorb all costs for improvements and are forced to pass on those costs to their consumers. Additional developers may follow, and they often can ride the coattails of their predecessors, as the first developer essentially pays for improvements that cover the next few years of development.

The other system presents a fairer method. It requires the second group of developers to pay a share of the initial investment based on a per-home fee. Developers pass the costs on to the home buyers, allowing all homeowners in a local area benefitting from the improvements to contribute to their cost.

Sharing the cost is far more equitable to everyone. Why should the first developer - ultimately that developer's homeowners - pay for everyone else?

It simply makes sense that the developments that follow are required to chip in.

This isn't the case under PennDOT's highway occupancy permits and the resulting improvements. Under PennDOT's current system, the initial developer pays 100 percent of the costs from design and engineering through construction and traffic signals. In many cases, the developer pays for improvements that remedy



overtaxed roadways that PennDOT neglected. Nearby older neighborhoods benefit, as do the residents in new neighborhoods and the employees and patrons of new business development.

The Pennsylvania Municipal Authorities Act corrected the problem by adopting the second standard. The initial developer faces tremendous costs involved with getting water and sewer lines built - sometimes a considerable distance - to connect a development. The process involves a formidable investment for constructing the lines as well as coordinating their path, often through a maze of private property whose owners must agree and are compensated.

To reduce the disproportionate burden on a single developer, the Pennsylvania Builders Association proposes legislation to change Title 75 of the state statutes so this burden is shared. Under this change, PennDOT would assess how much traffic new developments would bring using

formulas in the International Transportation Engineering manual. New nearby developments would then be required to contribute toward the transportation improvements based on the calculation of new traffic they, too, would generate.

Pennsylvania needs this change to correct a glaring problem with highway occupancy permits and the improvements they require. Everyone should share the costs of the improvements they are using. It's only fair. And a process to get this job done is available and easily implemented.

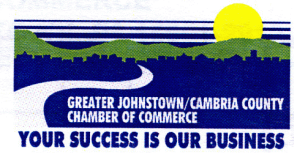
HBAA GOLF OUTING

The HBAA golf outing went well this year. Jim Buhaly ordered excellent weather and we had a comfortable 35 golfers.

THE HOME BUILDERS ASSOCIATION OF THE ALLEGHENIES IS A MEMBER OF THE INTERNATIONAL CODE COUNCIL

A SPECIAL THANK YOU TO BUSINESSES THAT HAVE SPONSORED ONE OR MORE OF OUR GENERAL MEMBERSHIP MEETINGS RECENTLY

Dow Chemical Company
The Long Barn
Bonded Builders Warranty Group
Kohl Building Products
3M Products
McClure Johnston Company
Mihalko General Contracting
Alliance Wholesale Supply
Brett Insurance Agency
The Sherwin-Williams Company



Friday, October 30
Saturday, October 31
Sunday, November 1

Frank J. Pasquerilla Conference Center

Show Hours

Friday, October 30

VIP Opening Ceremony
5:00 pm to 7:00 pm

Public Exhibition

Saturday, October 31

11:00 am to 9:00 pm

Sunday, November 1

12:00 pm to 5:00 pm

Opening Ceremony
sponsored by



CROWN AMERICAN HOTELS



For Immediate Release: July 22, 2009

Contact: Debra Orner, Chamber of Commerce
(814) 536-5107
debra@johnstownchamber.com

Lynne Gramling, HBAA
(814) 535-7761
doorlady@atlanticbbn.net

Chamber of Commerce & Home Builders Association Partner for 2009 Home Show

The Greater Johnstown/Cambria County Chamber of Commerce and the Home Builders Association of the Alleghenies (HBAA) have partnered to produce the 2009 Home Show, scheduled for October 30, October 31 and November 1, 2009, at the Frank J. Pasquerilla Conference Center in downtown Johnstown.

The 2009 Home Show committee has added several new components to the show. Most significantly, the Home Show has been moved from spring to fall to avoid competition with other area home shows. This change in scheduling not only enables vendors to participate in multiple shows, but will give consumers a better opportunity to review options and schedule a project with a contractor.

Also new to the show this year is an invitation-only VIP Reception on Friday, October 30 for vendors, their guests, and members of the business community. This event will provide an exclusive opportunity for networking between members of the Chamber of Commerce and the HBAA.

The committee has also added an educational component. Two rooms are set aside for participants to host seminars in a quiet area away from the show floor so consumers can ask questions and obtain additional information about products, financing or to set up appointments with vendors.

The Home Show will be open to the public from 11:00 am – 9:00 pm on Saturday, October 31 and from 12:00 noon to 5:00 pm on Sunday, November 1. Admission is \$5 per person and tickets are available at the door.

Response to the Home Show has been very positive, with almost a quarter of the available booth space already reserved by area contractors. The deadline to reserve space is Wednesday, September 30, 2009. A 50% deposit is required with registration. Payment in full is required by the deadline.

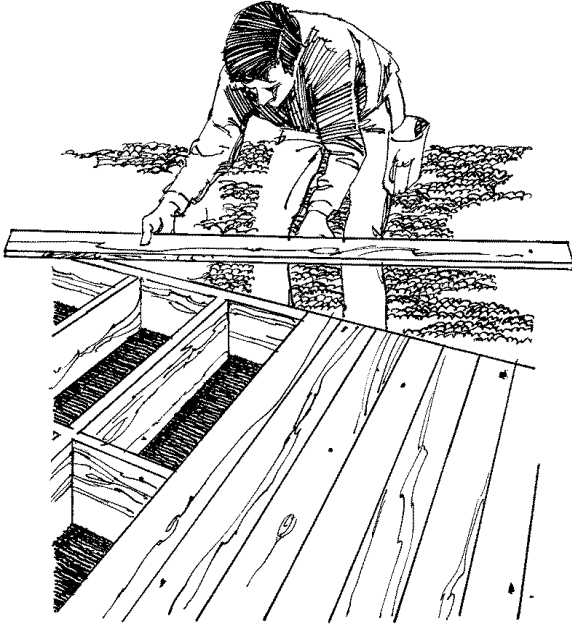
For additional information about participating in the Home Show, please contact Lynne Gramling of the HBAA at (814) 535-7761 or Sherry Cole of the Chamber of Commerce at (814) 536-5107. Booth space and participation is limited.

- XXX -



www.johnstownchamber.com
www.johnstownbusiness.com

NEW HOMES BUILT TO FIT NEW PRIORITIES



Can you imagine living in a 175,000 square foot home? That's how large George Vanderbilt built his North Carolina home, Biltmore, in 1895. With 250 rooms and 43 bathrooms, the home had more space than his family, or quite possibly anyone's family, could ever hope to use.

Even though the average home in the United States is far smaller than the Biltmore, it is a fact that Americans have tended to build larger and larger homes over the years. In 1973, the typical newly-built home was 1,660 square feet. Near the end of 2008, the average size had grown to more than 2,500 square feet.

But lately, that trend has changed. Builders are now seeing demand for smaller homes. By early 2009, according to federal government data on new housing starts, the average size of homes had decreased to 2,400 square feet.

Jerry Howard, president and CEO of the National Association of Home Builders, said, "Our latest surveys show nearly 60 percent of our members are building smaller homes and a similar number are putting more emphasis on lower-priced models."

A number of factors are most likely the reason for this new trend.

First, Americans are becoming more focused on energy conservation. A smaller new home will cost less to heat and cool than a larger home with similar energy-efficient features, and will leave a smaller carbon footprint on the environment.

In addition, family size has been decreasing over the years. The average household in 1960 had 3.3 people, while in 2008 it is 2.5. Families don't need to build homes with a lot of bedrooms if they aren't planning to have as many kids as previous generations.

The economy is also impacting new home buyers' decisions. Cost-conscious home buyers are choosing to include more and higher-quality features in their homes rather than add square footage. For example, a family may prefer to have high-end appliances and granite counters in their kitchen rather than larger rooms.

Finally, around a third of new homes are typically purchased by first-time buyers, who can often only afford smaller homes. These buyers are looking to take advantage of the \$8,000 first-time home buyer federal tax credit before it expires November 30, 2009, so builders are building to meet the demand from this group.

So the "perfect" home for your family may be a showstopper such as the 2009 New American Home, a nearly 9,000 square foot contemporary home in Las Vegas that incorporates the latest in sustainable design, or it may be something very different.

Whatever your preference - size, features, price, or something else - new home builders today are providing homes that will appeal to a wide range of tastes and budgets, with more customization choices for your lifestyle than ever before.

CGI CAMBRIA GLASS &
INSULATION, INC.

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Free
Program



Pennsylvania Residential Sprinkler Forum

★ registration required ★



When & Where

September 15th, 2009

Registration begins at 12:30
1:00 to 5:00
Harrisburg, PA

For more info and to register :
www.engr.psu.edu/phrc/

This state-wide open forum for
builders, municipal decision-
makers, water authority officials,
water company officials &
code officials (*especially plumbing
plan reviewers and inspectors*)

Get your questions answered.

UCC Continuing Education
(3.0 contact hours)
certificates available for \$20

Even with the potential for
legislative changes –
it is likely that we will see
more residential sprinklers
required in Pennsylvania
than ever before.

Will you be ready?

What will be covered?

- ❖ Introduction to residential sprinkler requirements in the IRC & NFPA 13D.
- ❖ A review of challenges connecting to public water systems.
- ❖ Who can design, install and inspect the systems?
- ❖ Legislative update.



For more info and to register : www.engr.psu.edu/phrc/



NEWSLETTER ADVERTISING

Home Builders Association of the Alleghenies
Richland Square III, 1397 Eisenhower Blvd., Johnstown, PA 15904
Phone: (814)269-9268 Fax: (814)269-1429
Newsletter Advertising Contract

NAME OF COMPANY: _____
REPRESENTATIVE: _____
MAILING ADDRESS: _____
CITY/STATE/ZIP: _____
PHONE: _____
FAX: _____
E-MAIL: _____

Member of the Home Builders Association of the Alleghenies?

Yes No

Order for advertising **within** our monthly Newsletter:

- . All ad copy and artwork must accompany this contract.
- . All advertising artwork must be photocopy ready. (B&W only)
- . All advertising contracts are for a minimum of 3 months.

Business Card (3 1/2 x 2")	\$10.00 x _____ months = \$ _____
1/8 page (5" x 2")	\$15.00 x _____ months = \$ _____
1/4 page (5" x 4")	\$25.00 x _____ months = \$ _____
1/2 page (5" x 8")	\$45.00 x _____ months = \$ _____
Full page (8 1/2" x 11")	\$90.00 x _____ months = \$ _____

Order for a flyer **attached to inside** of our monthly Newsletter:

- The flyer must be of size 8 1/2 by 11, on standard weight paper.
 - All the flyers are to be created by the advertiser and given to H.B.A.A. (Please call HBAA for an estimate of the number of flyers required)
- \$75.00 x _____ sheets x _____ months = \$ _____

Circle month you are requesting your ad period to start:

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

- All advertising contracts must be prepaid, please attach check payable to the H.B.A.A.
- All advertising must be supplied to the H.B.A.A. office a minimum of 2 weeks prior to the advertising month.

The HBAA does not discriminate against any person or company in accepting paid advertising in its newsletter. Acceptance of advertising does not constitute an endorsement of the advertiser, its products, services or claims. The HBAA shall be held harmless in the event that a newsletter is not published or distributed as planned, or in the event that an ad is omitted or incorrectly displayed.

Advertiser _____ Date _____

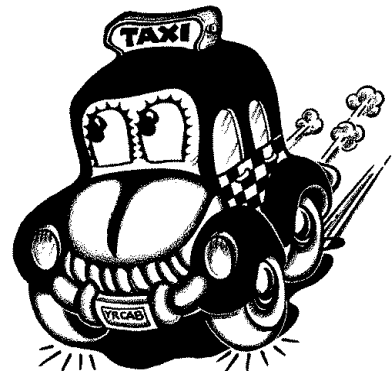
HBAA _____ Date _____

FLUDDER'S CORNER

BOSSLESS WHEEL-MAN

Taxi Driver: "You know what I love about this job.....
I'm my own boss.
No one tells me what to do."

Passenger: "Uh...huh.....turn left."



**Home Builders Association
Timothy C. Leventry
Suite 202, Richland Square III
1397 Eisenhower Blvd.
Johnstown, PA 15904**

Return Service Requested



**HOME BUILDERS ASSOCIATION OF THE ALLEGHENIES
NEWSLETTER**

August 2009

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If you would like to be one of the first to receive this newsletter each month, give us your email address. The newsletter is first e-mailed to members then copied and send in regular mail to members

