



# HOME BUILDERS ASSOCIATION OF THE ALLEGHENIES

JUNE 2011 NEWSLETTER

[www.hbaahomes.org](http://www.hbaahomes.org) [www.pabuilders.org](http://www.pabuilders.org)  
[www.nahb.org](http://www.nahb.org)

## NEXT BOARD MEETING

**Monday, June 13, 2011:** The H.B.A.A. Board of Directors meeting will begin at 6:30 PM at Hoss's Restaurant in Richland.

## GENERAL MEMBERSHIP MEETING

**Monday, June 6, 2011:** The June General Membership Meeting will begin at 6:30 at Hoss's Restaurant in Richland. When you arrive at Hoss's come directly into our back meeting room. Our menu selection will be posted at each table. Please place your dinner order **in our meeting room** by 6:30PM.

*\* Both the general membership meeting and Board meetings are at Hoss's Restaurant*

### GENERAL MEMBERSHIP MEETING:

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

June	6, 2011
July	no meeting
August	no meeting
September	5, 2011
October	3, 2011
November	7, 2011
December	no meeting

### BOARD OF DIRECTORS MEETINGS:

6:30PM at / Second Monday of the month

June	13, 2011
July	no meeting
August	8, 2011
September	no meeting
October	10, 2011
November	no meeting
December	12, 2011

## ADVANCED FRAMING WORKSHOP

- on June 16 -at very reduced rate - offered by The Pennsylvania Housing Research Center

The PHRC has recently been given the opportunity to offer this course at a substantially reduced cost for Pennsylvania residents. This was made possible thanks to a partnership with the Modular Housing Training Institute (MHTI) at Penn College.

This special workshop fee of \$15 for PA Residents is through a grant from the PA Factory Built Housing Partnership and PA Labor & Industry; Participants must provide their social security number when registering.

If you do not feel comfortable providing your SSN, you can still register on the PHRC registration page. Please click on either of the icons below.

[Penn College.gif]

<https://as400sec.pct.edu/CEcourses/PUB?page=3&category=FACTORY&catdesc=Factory+Built+Housing+Center&crs1=MHI&crs2=216&catyear=2011&catmonth=5&catsub=0>

[adv framing2.jpg] <<http://www.engr.psu.edu/phrc/Conference/AdvancedFraming/registration.htm>>

*The Allegheny Committee for Affordable Housing is a **local** political action committee striving to keep housing affordable in our local area. Every time you purchase a 50/50 ticket at our general membership meeting, the proceeds go to this committee.*

**THANK YOU - RECENT GENERAL  
MEMBERSHIP MEETING  
SPONSORS:**

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[www.EnGuardInsulation.com](http://www.EnGuardInsulation.com)

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

**YOUR ANNUAL DUES AND  
THE LOBBYING TAX  
DEDUCTION FOR 2011**

Dues payments to The Home Builders Association of the Alleghenies are not deductible as charitable contributions for federal income tax purposes. However, dues payments may be deductible as ordinary and necessary business expenses subject to the exclusion for lobbying activity. Because a portion of your dues is used for lobbying by NAHB and PBA, \$99.31 (\$27.00 + \$72.31) is not deductible for income tax purposes.



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1397 Eisenhower Boulevard

Richland Square III

Suite 202

Johnstown, PA 15904



## DO YOU KNOW THE 2009 CODE?

1. In two-story buildings located in Seismic Design Category D<sub>2</sub>, all *braced wall panels* shall be supported on \_\_\_\_\_ foundations.
2. For wall bracing for stone and masonry veneer in Seismic design categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>, each braced wall panel shall be at least \_\_\_\_\_ inches in length.
3. Unfaced fiberglass batt insulation is \_\_\_\_\_ to be used for fireblocking..
4. *Braced wall panels* shall be constructed with intermittent bracing methods, or the continuous sheathing methods. Mixing of bracing methods shall be \_\_\_\_\_.
5. Load-bearing cold-formed steel studs shall be located in-line with joists, trusses and rafters with a maximum tolerance of \_\_\_\_\_ inch between the centerline of the horizontal and vertical framing members.
6. Web holes in steel wall studs shall not exceed \_\_\_\_\_ inches in width or \_\_\_\_\_ inches in length..

## PENNSYLVANIANS FIND AFFORDABLE HOUSING ONLINE

New, high-powered Website Helps Pennsylvanians Easily Find Affordable Housing that Fits their Needs The Pennsylvania Housing Finance Agency and its partnering agencies announced the launch of PAHousingSearch.com, an online housing search tool that lets Pennsylvanians easily find apartments best suited to their particular housing needs. A small number of homes associated with affordable housing initiatives and foreclosure prevention programs will also be available using the locator service. This site is especially useful for PBA members who are landlords to use for posting available units for free. Those with available apartment units can easily describe their units amenities, neighborhood features and distance from locations such as schools and public transportation. Map links and up to 10 photos can be posted. For more information, visit PAHousingSearch.com.

## ADVERTISE WITH PBA

Get your message out to 4,000 unique visitors every month! PBA now has online web ad sponsorships available. Its an easy and very affordable way to drive more traffic to your website or get more exposure for your business. For more information contact the PBA.

### ATTENTION MEMBERS

To best serve you, we partnered with JRG Advisors to provide quality health, dental, vision, life, and disability insurance options for our members.

For more information, contact the Builders Hotline at 1-888-333-7526. PBIP representatives are available to help you and your local insurance agent.



### 2009 CODE ANSWERS

1. Continuous 2009 IRC Section R602.10.7.1 Braced wall panel support for Seismic.....
2. 48 in. *Cover a minimum of 3 stud spaces where studs are spaced 16 inches on center and covering a minimum of 2 stud spaced where studs are spaced 24 inches on center.* 2009 IRC Section R602.12.1.4 Minimum length of braced panel.
3. Permitted *When it fills the entire cross section of the wall cavity to a minimum height of 16" measured vertically.* 2009 IRC Section R302.11.1.2 Unfaced fiberglass.
4. Permitted *Review the mixing of methods in this section.* 2009 IRC Section R602.10.1.1 Braced wall panels.
5. 3/4 in. *This section has been changed completely with lots of tables to be familiar with.* 2009 IRC Section R603.1.2 In-line framing.
6. 1 1/2 in. 4 1/2 in. *See figure R603.2.5.1* 2009 IRC Section R603.2.5.1 Web holes.

# THE 2011 ANNUAL H.B.A.A. GOLF OUTING

Join us Friday, July 8<sup>th</sup> 2011 at Ebensburg Country Club



12:30 Shotgun start  
Arrange you own foursome or we will pair you  
Dinner will be served after golf  
Prizes are given at dinner

**Tee Sponsorship only \$100**  
**Golf and Dinner Only \$65**  
**Dinner Only \$35**  
**Tee Sponsorship and one golfer \$150**  
**Tee Sponsorship with 4 golfers \$330**

Mail Registration before July 2<sup>nd</sup> to:  
**Jim Buhaly**  
**312 Ranch Road**  
**Johnstown, PA 15909**



Make checks payable to :  
Home Builders Association of the Alleghenies

Dinner will be served in the downstairs bar area.

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## REGISTRATION FOR THE 2011 H.B.A.A. GOLF OUTING

NUMBER OF GOLFERS \_\_\_\_\_

NAME(S) \_\_\_\_\_

\_\_\_\_\_

HANDICAP(S)/AVERAGE SCORES(S) \_\_\_\_\_

TEE SPONSOR (Exact Name): \_\_\_\_\_

## SUPPORT PaCAH - it supports PA housing

After passage in the House and Senate, H.B. 377 (which removes the sprinkler mandate from the 2009 Uniform Construction Code and provides a permanent fix to the automatic adoption process) went to the desk of Governor Tom Corbett. His signature was the last step to making the bill a law.

On Monday, April 25, Gov. Corbett signed the bill making it Act 1 of 2011 and of Gov. Corbett's first term. This is an enormous victory for PBA members, the Pennsylvania building industry, and for Pennsylvanians consumers. A long-term, group effort proved more than successful; the expensive mandate has been lifted, and unreasonable codes will be much more avoidable in the future.

Thank you to all members who lobbied with us to make this victory possible. It was a team effort, and shows the power of PBA President Ray Venemas theme: One Team, One Voice. Additionally, thank you to those who showed support through donating to the Pennsylvania Committee for Affordable Housing (PaCAH).

This political action committee raises money to support political candidates who recognize the value of a strong housing industry. By giving to PaCAH, PBA members are able to bolster our industry and provide a better future for all Pennsylvanians, as shown through the passage of Act 1 of 2011. By supporting PBAs

advocacy efforts, PaCAH donations have contributed to other successes as well with them, PBA has been able to rally to stall unnecessary building moratoriums that stifle economic growth and development in local communities, to fight impact fees by arguing that fees should be based on a scientific formula reflecting the actual impact a home will have in a community, and to lead efforts to ensure state environmental legislation balances competing demands of environmental protection and economic growth. Thank you to all involved in this and other efforts.

For other ways to contribute or to become more involved, contact your local builders association and stay tuned for updates from PBA. Summer events are already being planned; Friday, July 29 during the Summer Board weekend PaCAH will be holding 2 fund raising events. Friday afternoon there will be a scavenger hunt through the Penn State campus and downtown with prizes being awarded. Following the scavenger hunt we will have a PaCAH Happy Hour (with entertainment), and a Chinese auction. More information will be available in the next couple of weeks. For a more detailed look at the passage of Act 1 of 2011 (H.B. 377), and for more information on PBAs governmental affairs victories in the past, keep checking [www.PaBuilders.org](http://www.PaBuilders.org). Stay tuned for the July/August issue of Keystone Builder.

### HB 377 – Summary

#### What PBA members need to know...

- Permanently repeals the Sprinkler requirement for 1 and 2 family dwellings.
- Requires a mandatory offer of a sprinkler system from the builder to the buyer at point of sale. [Click here for model form.](#) (If you are unable to download this form please contact the EO office at 269-9268.)
- Requires protection of lightweight floor systems with ½” drywall, 5/8” plywood or equivalent, and establishes exceptions for mechanical chase areas as well as exempts floors built with 2 x 10 or greater dimensional lumber and those systems built over crawlspaces without fuel fired appliances.
- Replaces the 2009 Wall bracing requirements with the 2006 standards.
- Provides a set of energy efficiency trade-offs for log home builders utilizing 6” logs.
- Provides retroactivity for those who have permits issued between Jan 1, 2011 and the effective date for the sprinkler and log wall provisions.



## FREQUENTLY ASKED QUESTIONS - HB377

### Where are residential sprinklers still required to be installed?

Automatic fire sprinkler systems are still required to be installed in all townhomes constructed under the 2009 IRC. Those being constructed under grandfathering provisions that applied to the 2006 code would not be required.

Automatic fire sprinklers are still required to be installed in any municipality that had a lawfully adopted pre-existing ordinance requiring them.

Any IBC scoped residential “live, work” occupancy units.

### What is the mandatory offer?

Act 1 provides that the builder must offer the buyer the option to install an automatic sprinkler system designed to P2904 or NFPA13D and provide information that explains the initial and ongoing costs of an automatic fire sprinkler system, as well as provide information as made available by the State Fire Commissioner on the benefits of installing such a system.

A sample form is available for members only. [Click here to sign in and download.](#)

### What are the new log home energy requirements?

Due to the elimination of the high efficiency equipment trade-offs from the 2009 code, Act 1 establishes a list of criteria that a log home builder must meet to compensate for the low R-value found in a 6” log wall.

To build with this wall system you must meet all of the energy requirements of the code not related to the wall system as well as the following...

- Have an area weighted average U factor no greater than 0.31 for all fenestration products
- Heating equipment must meet or exceed DOE ratings of...
- 90 AFUE for Gas furnaces
- 85 AFUE for Oil furnaces and boilers
- Air source heat pumps must have a minimum of 8.2 HSPF
- Closed loop water to air Geo thermal heat pumps a minimum energy rating of 14.1 and a coefficient of performance of 3.3
- Open loop water to air units a minimum of 16.2 and coefficient of performance of 3.6
- Closed loop water to water geo-thermal heat pumps a minimum energy rating of 15.1 and a coefficient of performance of 3.0
- Open loop water to water units a minimum of 19.1 and a coefficient of performance 3.4
- Direct Geothermal exchange an energy rating of 15.0 and coefficient of performance of 3.5
- Or, the Building heating equipment must be qualified under Energy Star as provided for under 10 CFR Pt. 430 (relating to energy conservation programs for consumer products)

### When does this bill go into effect?

The effective date of this bill was April 25<sup>th</sup>, but 2 sections of the bill have retroactivity provisions included. The log home energy efficiency requirements are effective to any permits issued after January 1, 2010 and the sprinkler repeal is effective to those permits issued on and after January 1, 2011.

### How did this bill affect the IRC wall bracing provisions?

Act 1 has repealed the 2009 IRC wall bracing provisions found in SECTION R602.10 THROUGH SECTION R602.12.1. and replaced them with SECTIONS R602.10 THROUGH R602.11.3 OF THE 2006 IRC *for permits applied for after April 25<sup>th</sup>, 2011*. There is **no retroactivity provision to this section** of the Act. So if you have permits applied for or issued *prior to April 25<sup>th</sup>, 2011 the 2009 wall bracing requirements will apply.*

### May I still use the 2009 wall bracing provisions if I want to?

You may still use the 2009 wall bracing requirements to design and build beyond April 25<sup>th</sup> 2011, but the code official

may require an engineer's seal.

### **What are the fire floor requirements?**

Fire floor protection is intended to slow down the burn rate of lightweight floor systems, manufactured floor trusses or I-joists, by applying a layer of ½" drywall, 5/8" wood structural panel, or equivalent to the underside of the floor framing member.

Exceptions to this requirement are...

- Floor assemblies directly over a space protected by an automatic sprinkler system designed and installed to P2904 or NFPA 13D standards, or another equivalent sprinkler system approved by the code official;
- Floor assemblies over crawlspaces not containing fuel fired appliances;
- Floor system constructed with 2 x 10 or 2 x 12 dimensional lumber,
- Or structural composite lumber of equal or greater size;
- Or a floor system demonstrating an equivalent fire performance approved by the code official.

There is also an exception for an 80 sf area to install mechanical equipment, provided it is protected by fire blocking along the entire perimeter.

*Note the fire floor provision only applies to permits applied for and issued after April 25<sup>th</sup>.*

### **Do I have to tape or finish the drywall?**

No, the code does not require you to tape or finish the drywall.

### **What is the UCC Review and Advisory Council and what are their duties?**

The "RAC" is a 19 member Review and Advisory Council that is seated by appointment per the Governor to review the latest triennial edition of the I-codes for consideration for adoption into the Uniform Construction Code, as well as to review and make recommendations to the legislature regarding bills offered in the General Assembly that would amend the UCC.

### **When will the review of the 2012 codes begin?**

Immediately upon publication, (which could be any day) the RAC will start the review process of the 2012 I-codes. They have 12 months to review and draft a report that will include what code provisions shall be adopted into the UCC during the next code cycle.

### **What criteria must the RAC use to consider code provisions being considered for adoption?**

Each code provision specified for adoption must consider the health, safety, and welfare of the public, as well as the economic and financial impact and the technical feasibility of the provision.

### **Will I have an opportunity to voice my opinion directly to the RAC?**

Act 1 includes a mandate that the RAC hold at least 3 public hearings across the Commonwealth. One is in Harrisburg, one in the Eastern region of the state and one in the Western region of the state. PBA will likely post on our website the dates, times and locations of these hearings as they are released.

## **YOUR PA-ONE CALL IS FREE**

### **IT IS FREE WITH YOUR MEMBERSHIP!**

Whether you're laying the foundation of a building or just planting a tree, you must call to have the underground utility lines located before digging. By calling 1-800-242-1776 three working days before you start your project, all member facility owners in your work site area will be notified of your plans and will mark their lines in the vicinity.

### **GIVE US YOUR PA ONE CALL BILL.**

Members should give their PA One Call invoice to us at the HBAA, we, in turn, verify your membership and fax it to PBA for processing. Last year alone, 825 PBA members used this benefit for a total savings of \$41,250.



# FORECLOSED HOMES SELL AT BIG DISCOUNTS; PRICES MORE THAN 35% BELOW REGULAR PROPERTIES IN 10 STATES

Julie Schmit, USA TODAY 26 May 2011 permission thru NAHB  
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USA Today Information Network Document USAT000020110526e75

**Foreclosure** homes are selling at a 27% discount to non-distressed properties nationwide, but discounts are far larger in some states.

In 10 states, average **foreclosure** discounts in the first quarter ran more than 35% below the average prices of non-distressed homes, says market researcher RealtyTrac in a report out today.

"There is massive discounting going on," says Rick Sharga, RealtyTrac senior vice president.

Foreclosed homes in Ohio and Illinois drew the largest discounts, averaging 41%, followed by Kentucky at 39%. Other states with discounts of more than 35% were Maryland, Wisconsin, Tennessee, Delaware, Pennsylvania, Oklahoma and Louisiana.

In some of the big discount states, foreclosures are less numerous, so they're less likely to pull down prices of non-distressed homes, says Celia Chen, Moody's Analytics senior director. That makes the discount bigger.

In seven states with **foreclosure** discounts higher than 35% Delaware, Kentucky, Louisiana, Oklahoma, Pennsylvania, Tennessee and Wisconsin foreclosed homes were less than 20% of first quarter sales,

RealtyTrac data indicates. Foreclosures made up 28% of U.S. first-quarter sales.

In Nevada, foreclosures were 53% of first-quarter sales, the highest in the U.S. The average **foreclosure** discount was less than 18%. Foreclosures are more likely to drive down prices of non-distressed properties in Nevada because there have been so many, Sharga says.

First-quarter foreclosures were 45% of home sales in California, while the average **foreclosure** discount was nearly 34%. In Arizona, foreclosures were 45% of sales at an average 25% discount.

In states such as Ohio, **foreclosure** sales may be concentrated in lower-income neighborhoods while prices in higher-income neighborhoods are holding up better, Sharga says. That, too, creates a wider gap between prices of **foreclosure** homes and non-**foreclosure** homes, Sharga says.

Discounts are larger when homes have gone back to the bank. RealtyTrac says bankowned properties averaged first-quarter discounts of 35%. Pre-**foreclosure** homes often short sales, in which sellers and lenders agree to sell for less than what's owed averaged 9% discounts.

## PHISHING

As you may know "phishing" is a growing internet scam technique that employs an on-line method of identify theft. An attacker who wants to phish potential victims uses a spoofed email address and/or website to capture personal identifiable information or credentials, which the attacker can then use for fraudulent purposes. Typically, the attack begins with an email that requests a response or directs you to a website.

Here are some tips that you can follow to avoid becoming an ID theft victim:

- Be suspicious of any email that requests personal information such as your User ID, password, PIN, email address, social security number, etc. HBAA will never ask you for such information.
- Check the website address (URL) before entering personal information onto a site. Is it from a trusted company and does it look right?
- If you are suspicious about an email, don't click on any links or respond to the email.



# NEWSLETTER ADVERTISING



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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.

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