



Monthly Newsletter of the Temple Area Builders Association

May 2016

A New Look

Welcome to the new *On The Level* format. We hope the new layout will continue to bring you the same informative content and keep you up to date on the latest industry news and TABA happenings.

New TABA Website Online

If you haven't had a chance to visit our newly redesigned website—go check it out! www.tahb.org

We are enthusiastic about the new website and hope it will provide an interactive platform for our Members to network, promote their businesses, and much more. *More on page 3*

June 17 TABA Member Appreciation Event @ [Overlook Pavilion, Belton Lake](#)

July 15 TABA Golf Tournament @ [Wildflower Country Club](#)

September 22 TABA Home-PAC Skeet Shoot @ [Weber's Outdoors](#)

October 4 TABA Home-PAC Elected Officials Night @ [Cathedral Oaks](#)

"We are excited to present the membership with a new and improved networking and information resource. I encourage every member to visit the new website and use the tools it offers you to enhance your business."

*- Patrick Johnson,
2016 TABA President*



12 N. 5th Temple, TX 76501 | info@tahb.org | 254-773-0445

In This Issue

- Upcoming Events
- NEW Website Info
- The Cost of Regulation
- Membership Renewals & New Members
- OSHA & Confined Spaces
- Member Benefits
- Membership Recruitment Contest



2015 TABA Home-PAC Washer Winners competing at State Tournament

TABA Member Appreciation Event & TABA Home-PAC Washer Tournament



Join us at Overlook Pavilion on Lake Belton on Friday July 17 for our Member Appreciation Cookout. Enjoy Free Hamburgers and Cold Drinks! **Please RSVP**

Coming to the Cookout? Sign up for the 2nd Annual TABA Home-PAC Washer Tournament. \$100 per team, 2 person teams, winning team receives free entry in Statewide Builders Association Washers Tournament on Aug 2, 1 night stay (2 rooms) @ Gaylord Texan Resort in Grapevine, and \$200 spending money!

Please RSVP for the Cookout and preregister your Washer team to kacie@tahb.org or 254-773-0445

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TABA Golf Tournament

Friday July 15

@ Wildflower Country Club

1pm Shotgun Start

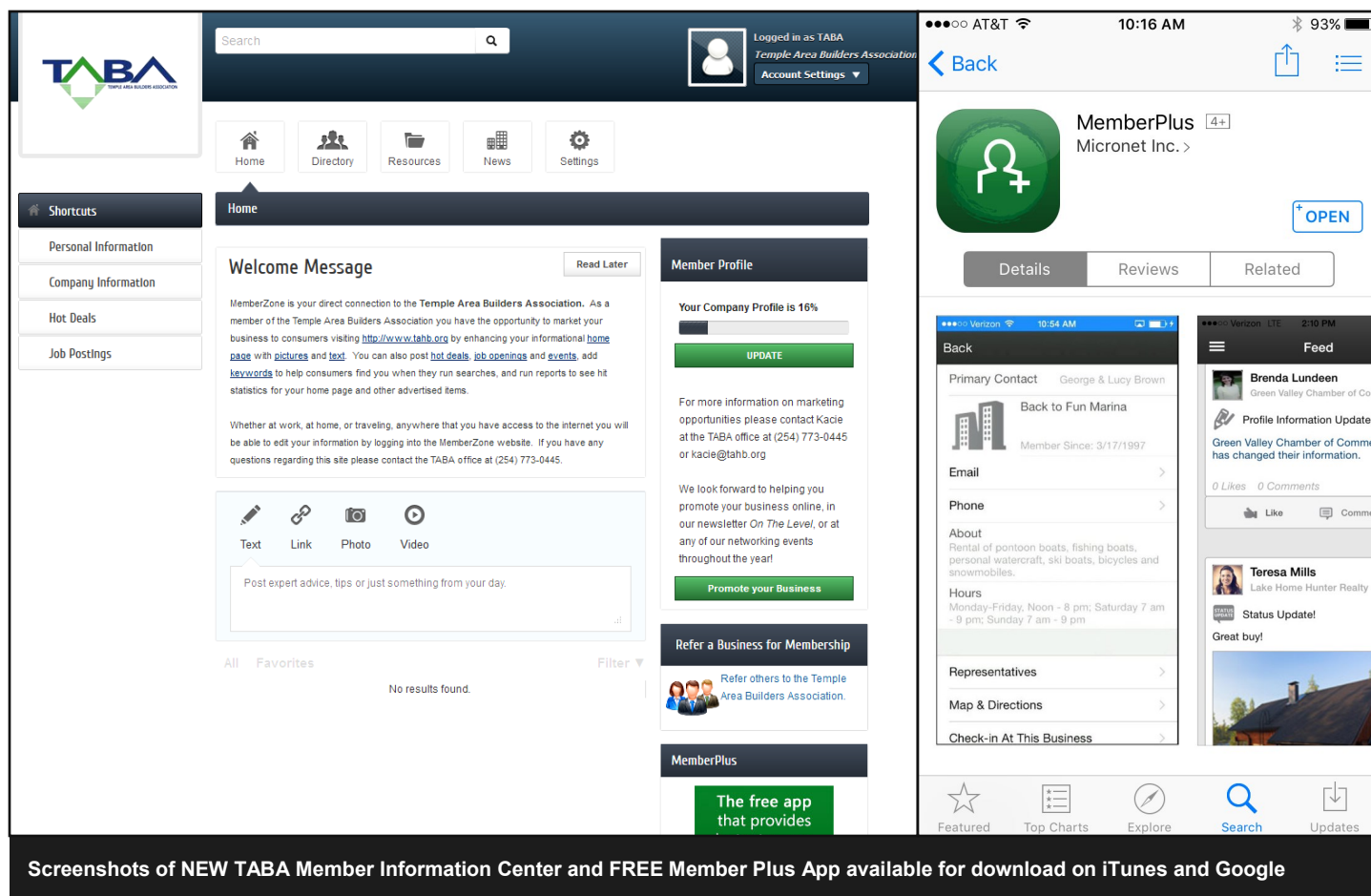
Lunch provided by



Sponsorship Opportunities Available

More Information [here](#) or contact Kacie at 254-773-0445 or kacie@tahb.org





TABA Launches New Interactive Website

The new tahb.org aims to extend the footprint of TABA and further promote our activities. The new and improved [Membership Directory](#) is featured on the home page - providing an invaluable tool for members and consumers alike. The redesigned site is fully responsive and the platform is easily navigated on smartphones and tablets. It now incorporates social media tools such as Facebook, Twitter, LinkedIn, and Houzz.

Members also have the ability to login to a Members Only area—the [Member Information Center](#)—where they can enhance their directory listing, and identify other representatives at their firm who are involved in TABA.

Additionally, Members can post Member-to-Member offers and post job openings.

The FREE Member Plus app provides direct access to the full membership directory and information about what's happening at TABA.

The Member Plus app is **FREE** to download on [iTunes](#) and [Google Play](#)

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Regulations Add Almost \$85K to Cost of New Home; Expenses Increased 29.8% Over Last Five Years

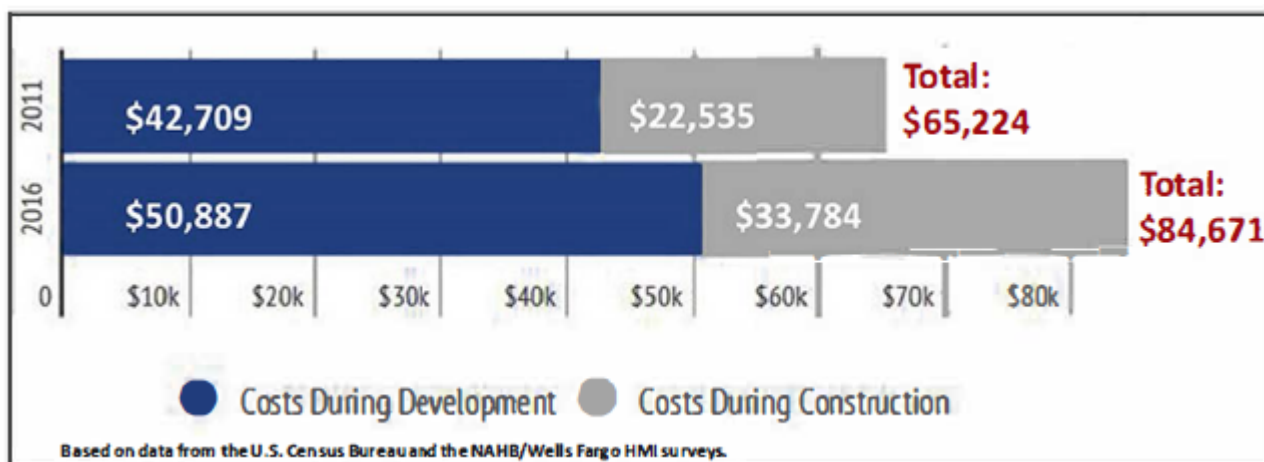
A new NAHB study shows that on average government regulations account for 24.3% of the final price of a new single-family home.

Three-fifths of the regulatory costs - 14.6% of the final house price - is due to a higher price for a finished lot resulting from regulations imposed during the lot's development. The other two-fifths - 9.7% of the house price - is the result of costs incurred by the builder after purchasing the finished lot.

NAHB's 2011 estimates were similar, showing that regulation on average accounted for a quarter of a home's price. However, the price of new homes has gone up quite a bit since then.

Applying percentages from NAHB's studies to Census data on new home prices during this five-year span shows that regulatory costs for an average single-family home went from \$65,224 to \$84,671 - a 29.8% increase.

By comparison, disposable income per capita increased by 14% from 2011-2016. Expressly, the cost of regulation in the price of a new home is rising more than twice as fast as the average American's ability to pay for it.



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Do Business with a member!

Our current members are our most valuable recruitment tools! Are you encouraging the people that you do business with to join TABA?

There is strength in numbers!

If our industry doesn't have a strong voice, your business will be impacted one way or another. This could mean less infrastructure development or it could mean more regulation and higher fees.

Either way, your ability to grow your business could be limited if you don't have an advocate in the halls of government.

TABA not only provides networking and marketing opportunities that help you promote your business, we also navigate the political waters to help provide a pro-business environment.

We encourage you to engage your business associates, and have them join TABA so we can continue to move our industry forward!

Contact Kacie at kacie@tahb.org or 254.773.0445 for more information on how to refer your business associates, or to pass on leads regarding prospective members!



The following companies have shown their commitment to the industry by renewing their memberships. Thank you!

Alethium Star Homes - Amos Electric - Bell Air Conditioning - Boise Cascade - Bruce Flanigan Construction - Double T Construction - D.R. Horton - Drews Hunt Builders - Dusek Custom Homes - Home/RWC of Texas - Kelly Moore Paint Co - Kiella Homebuilders - KLM Holdings - Lengefeld Lumber - MKG Construction - MLAW Engineers - Perryman & Wilson - PPG Paints - Rohde Air Conditioning - R.T. Schneider Construction - United Country Central Texas Auction & Realty - United Mirror & Glass - W&B Development

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WELCOME NEW MEMBERS

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Shawn Camden

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randyhunka@yahoo.com

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Daniel Reeder

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Onsite Sewage Facility Planning & Design

Members are the foundation of our association. Members provide the support, the means, and the passion to ensure that we can be successful in achieving our collective goals in promoting home ownership and ensuring the long-term stewardship of the building industry in Central Texas.

Our members strive to make the American Dream a reality by providing quality, affordable homes with superior craftsmanship.

NAHB, OSHA Settle Litigation on Confined Spaces Rule

After months of negotiation with the Occupational Safety and Health Administration (OSHA), NAHB finally reached a [settlement agreement](#) that resolves the association's legal challenge to the agency's [Confined Spaces in Construction final rule](#).

In general, the settlement clarifies that the rule has very limited application in the residential home building industry. The Q&A defines “residential home building” or “residential home construction” as work on any residence being built using traditional wood frame construction materials, methods and procedures that are typical to single-family home or townhouse construction. Work on multifamily residences may also be considered “residential home building” or “residential home construction” provided that the work similarly meets this criteria.

As part of the settlement, the agency published a lengthy [Q&A](#) to provide a more detailed explanation of how it actually applies to attics, basements and crawl spaces in residential homes. Notably, the Q&A clarifies that the vast majority of the rule's requirements only apply to permit-required confined spaces, and that attics, basements and crawl spaces in a residential home will not typically trigger these requirements.

For example, the mere presence of a physical hazard in one of these spaces in a residential home would not make that space a permit-required confined space under the rule. The presence of a physical hazard would only make a space a permit-required confined space if an entrant has exposure to a serious hazard *and* the exposure could hinder their ability to exit the space without assistance.

The Q&A also states definitively that the presence of asbestos in a confined space in a residential home would not trigger the permit-required confined space requirements.

Attics, too, will now only rarely be considered permit-required confined spaces, as they typically do not contain the types of potential hazards that make a confined space a permit-required confined space. Likewise, performance of duties outside of an attic would rarely turn a confined space into a permit-required confined space.

It's important to note that the final rule does require an employer to conduct an initial evaluation of a confined space to determine if it is a permit-required confined space as defined by the rule. However, per the new Q&A, the evaluation does not require a physical survey of the space. Instead, the evaluation requirement may be met through existing experience and knowledge of the space, as long as the information provided is adequate enough to make a determination.

The Q&A notes the “limited nature” of the communication requirements among host employers, controlling contractors and entry employers regarding the presence of hazards in permit-required confined spaces.

The rule only requires a host employer to communicate the information mentioned in paragraph (h) of the final rule, if it is known by the host employer and does not require the host employer to perform a separate assessment to gather the information.

In addition, the communication provisions only require host employers to convey information to a controlling contractor through reasonable means. If the controlling contractor (i.e., general contractor) owns or manages the property, then it is both a controlling employer and a host employer.

With this settlement, OSHA has agreed to provide the Q&A to its regional offices and state plan programs, publish it on its website, and incorporate the Q&A into its compliance directive for the rule.

For additional information about the rule, visit NAHB's [Confined Spaces in Construction Toolkit](#)



Changes in state and local laws and regulations could be detrimental to your business. Your active support and contribution to TABA Home-PAC is an investment in the future of our industry and our community. Join your friends and colleagues in assuring our area remains an attractive spot for continued development by contributing to TABA Home-PAC today!

CAN YOU AFFORD

NOT

TO PARTICIPATE



YES, I want to support TABA Home-PAC and its efforts to strengthen our collective voice by helping to support local initiatives and elect pro-housing candidates who give our industry a voice at the local and state levels of government.

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Your personal and LLC contributions go directly and exclusively to fund pro-housing candidates and initiatives. Corporate funds are also accepted and can be used to help fund some PAC activities.

Programs Exclusive to Members of the Texas Association of Builders

Complete information is at TexasBuilders.org/membership/benefits

<p>TAB Model Construction Safety Program and Jobsite Safety Standards Package©</p> <p>Includes a user guide, Model Safety Plan and training webinar for only \$249.99 plus tax. Purchase online at TexasBuilders.org</p>	<p><i>TAB members are entitled to receive the benefits of programs and services that are not available to the general public.</i></p>	<p>National Purchasing Partners</p> <p>To learn if you are eligible for discounts from some of the nation's most respected retailers, register today at MyNPP.com. There is no obligation to purchase and it's free to register.</p>
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2015-2017

Texas Residential Construction Contracts Package Order Online

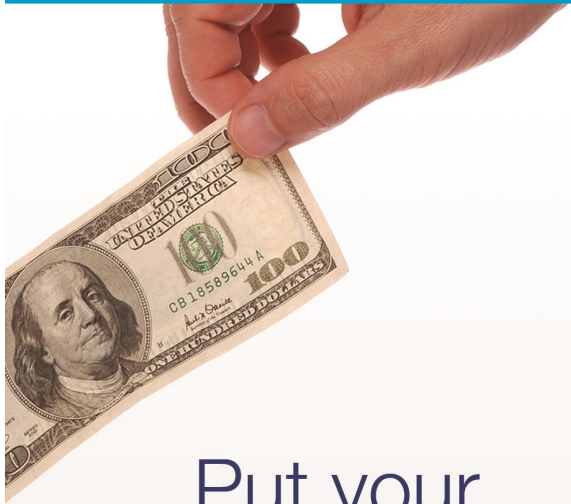
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Available only to builder and remodeler members of the **Texas Association of Builders**, TAB's contracts package subscription is your **blueprint for typical construction and remodeling transactions in the State of Texas**. At a cost of only **\$399.99** plus tax, the package of contracts and related addenda is a fantastic value and can save you thousands of dollars in legal fees. As always, the subscription includes any needed updates that may occur during the two year cycle. And unlike other national and state packages, the TAB contracts package includes legislatively mandated requirements particular to Texas, the absence of which could result in dire consequences for your business.

In addition to addressing new legislatively mandated notices for water front homes, many improvements have been made to the 2015- 2017 package, which include:

- a new lot sale contract addendum, a new consultant-design agreement, an even shorter remodel contract, added advertising and media permissions, revisions to the independent contractor agreements, and a needed revision to the termination damages language;
- performance standard updates and numerous other changes that reflect best practices and up to date construction transactions and;
- revised warranty and performance standards to reflect current engineering and construction practices.

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NAHB Career Center



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TABA Membership Spike Club Roster - Top 10

Jim Howe -- Omega -- 552 Credits

Christopher Butler -- Jubilee Homes -- 542 Credits

John Kiella -- Kiella Homebuilders -- 467 Credits

Jason Carothers -- Carothers Executive Homes -- 306 Credits

Linda Strickel -- Bonded Builders Warranty Group -- 271 Credits

Charles Amos -- Amos Electrical Supply -- 268 Credits

Curtis Lockey -- Lochridge-Priest -- 210 Credits

Dean Winkler -- CRW Construction -- 165 Credits

John Paysse -- 124 Credits

Robbie Johnson -- Stillwater Custom Homes -- 124 Credits

What is the Spike Club?

The NAHB Spike Club is composed of all of the individual members and employees of members in local associations who have attained Spike status.

It is a vehicle to recognize these members for their outstanding achievements in member recruitment and retention in their local home builders association.

How do I earn Spike Credits?

Individuals earn Spike Credits by sponsoring new members, and by those new members retaining their membership.

Spike credits have the following values: 1.0 credit for new Builder or Associate members and 0.5 credit for new council members, Affiliate memberships, and Builder and Associate renewal memberships.

What is one example of a Spike Club perk?

Other than bragging rights... Spikes can attend the NAHB Spike Party & Directors' Reception held each year during the International Builders' Show. The Spike Party & Director's Reception recognizes and honors Spikes across the country for their continued commitment to membership development.

To qualify to attend the Spike Party & Director's Reception, each Spike must have a minimum of 6 credits and must earn at least one new member credit between November 1 2015 - October 31 2016.

Membership News & Announcements

Congratulations to the BISD BHS Construction Trades team on their *third consecutive* state title. They are headed to the SkillsUSA National Leadership and Skills Conference in June.

Do you have an announcement about your member company that you would like to share with the broader TABA membership?

Contact us at info@tahb.org or 254-773-0445 to share

Membership Recruitment Contest

For every 2 members (Builders or Associates) you recruit between now and July 8, your name goes into TWO separate drawings.

One drawing will be held during the TAB Membership Committee meeting in August 2016. The second drawing will be held at the TABA office at the end of July.

Winners will be notified by phone and you don't have to be present to win!

Contact Us

Temple Area Builders Association
12 N. 5th Street
Temple, TX 76501

(254) 773-0445

info@tahb.org

Visit us on the web at www.tahb.org