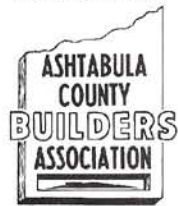


INTEGRITY



BUILDERS PLAN

JUNE 2011

P.O. Box 745

Ashtabula, Ohio 44005-0745

Telephone/Fax (440) 997-1866

ashtabulacountybuilders@windstream.net

www.ashtabulacountybuildersassociation.org

ASHTABULA COUNTY BUILDERS ASSOCIATION

" The Voice of the Industry in Ashtabula County"

BOARD OF TRUSTEES

Officers

Joe Oros, President

Calvin Brown Jr., Vice-President

Rick Miller, Immediate Past President,

Rich Vanek, Treasurer

Bill Romanko, Secretary

Trustees

Doug Andes

Bill Claycomb

John Hogan

Dan Theiss

MARK YOUR CALENDAR

June 9th	Steak Fry Elks Club
July 14th	Golf Outing Hickory Grove
August 11th	Summer Social GaReat
September 8th	Clam Bake Elks
October 13th	Canadate's Night
November 10th	Annual Meeting

Happy hour is 6:00pm - 7:00pm

Dinner 7:00pm

RSVP by Monday prior to meeting date and if you need to cancel please call by Tuesday evening.

PRESIDENT'S COMMENTARY

Greetings Members,

Hope everyone is enjoying some of the sunshine when you can. I knew that yellow ball in the sky would come our way soon. I would like to take this opportunity to thank Michelle Laveck for organizing our great meeting at the Ashtabula County Joint Vocational School. We had a good turn out with a lot of information to take in, in such a short time.

I know I did not get to see all of what the school had to offer in one night. The food was great! The students and staff of the culinary department did a wonderful job preparing the food for the evening. Dr. Brockway and his staff opened there facility and went out of there way for the Builders to give us a great view of the school. I have to say that it was a job well done. Thanks Dr. Brockway!

Our next meeting is the steak fry dinner at the Elks on June 9th. Please come and enjoy a great steak cooked by your board members. We look forward to seeing all of you there on a night we hope will be full of sun and fun.

Your President,

Joe Oros

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Senate Bill Promoting Energy Efficiency Could Be Worse, But Concerns Remain

Sens. [Jeanne Shaheen](#) (D-N.H.) and [Rob Portman](#) (R-Ohio) on May 12 introduced legislation to promote energy efficiency in a variety of areas, including energy codes for new homes and commercial buildings.

The Energy Savings and Industrial Competitiveness (ESIC) Act of 2011 contains a number of provisions, but most importantly, it would create a model federal building code administered with support by the [U.S. Department of Energy](#).

Proposals from Congress regarding energy codes have appeared in federal legislation for a number of years, but the ESIC Act takes a significantly different approach from one of the most recent — the controversial and onerous “Waxman-Markey” House bill introduced in 2009.

NAHB and other national real estate organizations have had the opportunity to provide comments as the ESIC language was developed and were able to improve the legislation.

As a result of those recommendations, the legislation:

- Requires DOE to establish all energy targets through public notice and comment rulemaking procedures, as opposed to specifying efficiency targets in the law itself. For example, the ESIC Act does not set a mandate for model energy codes to achieve a 50% increase in efficiency over a baseline by a target year.
- Incorporates economic and cost considerations as model energy codes are developed — including a return on investment analysis for commercial/multifamily.
- Subjects DOE model codes to a small business impact review analysis.
- Recognizes that “plug load” appliances and other items must be among considerations that count towards the energy efficiency target settings.
- Strikes language that would measure federal code compliance against ill-defined “renovations,” and maintains the status quo on building retrofits as covered by current IECC codes.

While the language has been improved, concerns remain.

The ESIC Act gives the DOE new authority to “support the development of” federal model building energy codes, and in certain cases, even “establish” them.

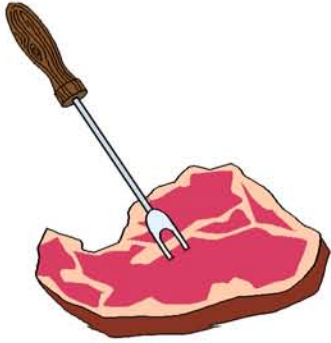
Even without congressional action, DOE and stakeholders on all sides acknowledge that the IECC and ASHRAE model codes are becoming more stringent in their energy requirements.

With traditional energy codes already moving down the path of vastly improved building efficiency — driven in large part by DOE’s ongoing support and advocacy — there are fundamental questions about why federal law is needed to create a new codes bureaucracy in Washington, D.C. The bill also seeks a \$400 million appropriation to cover costs through 2015, which seems out-of-step with bipartisan sentiments to alleviate regulatory burdens on small businesses, minimize the reach of federal programs and reduce the nation’s annual deficit and overall debt.

NAHB will continue to work with the Senate staffers as the bill moves towards markup later this summer.

**ASHTABULA COUNTY BUILDERS ASSOCIATION
"BOARD OF DIRECTORS"**

ANNUAL STEAK FRY



Thursday, June 9th

at

Ashtabula Elks Lodge

(Board Members doing the cooking!!)

\$35.00 Per Person

Choice of:

12 oz. Strip Steak

or

Half Chicken

Dinner Includes: Salad, Baked Potato and Corn on the Cob

Open Bar 6:00p.m. - 7:00p.m.

Dinner 7:00p.m.

(cash bar after dinner)

Please RSVP by Sunday, June 5th

(440) 997-1866 or ashtabulacountybuilders@windstream.net

ASHTABULA COUNTY BUILDERS ASSOCIATION

Annual Golf Outing

4-Man Scramble

Thursday, July 14th, 2011

at

Hickory Grove

11:00 Registration

12:00 Shot Gun Start

\$90.00 per golfer

\$360.00 per team

(if team pays prior to July 14th \$340.00 per team)

1st Prize and Random Drawing for 2nd Prize
Door Prizes, Prizes for Skill Shots, Skins and 50/50

Lunch, Dinner and Beverages on Course Provided

Cash Bar at Dinner

Extra Dinners \$25.00

**Please Register at (440) 997-1866 or
ashtabulacountybuilders@windstream.net
by July 8th**

Rain Date Thursday, July 21st, 2011



Appraisers Making Headway in Recognizing Value of Green Home Features

The continuing effort to provide recognition for the added value of energy-saving and other green features in homes will take another step forward around mid-summer when the [Appraisal Institute](#) is expected to add a green and energy addendum to its appraisal report form.

Green builders have been waging an uphill battle in recent years to convince the lending community to recognize the difference between homes that are just built to code and those that incorporate techniques, systems and products that can dramatically reduce monthly utility costs, which represent a significant expense for home owners.

Sandra Adomatis, whose firm, [Adomatis Appraisal Service](#), is located in Punta Gorda, Fla., announced the new Appraisal Institute addendum on May 3 during NAHB's [National Green Building Conference & Expo](#) in Salt Lake City.

Adomatis said she hopes the addendum will be adopted by the [Federal Housing Administration](#), [Fannie Mae](#) and [Freddie Mac](#).

"Builders can fill it out ahead of time and give it to the appraiser," she said, who "can't always see what's behind your walls."

Adomatis confessed that she herself knew little about the attributes of green homes until she ran into a green builder whose home she was appraising who was kind enough to point out that she didn't know what she was doing.

She told him it was the first green home she had ever worked on, and that prompted the builder to provide a crash course in green housing, the start of her education on an increasingly important segment of the housing industry about which most appraisers still know next to nothing.

"Ask 10 appraisers and only one has ever seen a HERS report," she said, referring to the evaluation that a trained energy rater provides on the overall energy efficiency of an individual home.

The Appraisal Institute, she said, has been stepping up efforts to make its members more knowledgeable through its [Valuation of Sustainable Buildings Professional Development Program](#), which is conducted in the classroom and online and whose curriculum includes an introductory course and a course presenting case studies on residential green buildings, with a similar course on commercial buildings coming on line soon.

Some builders have been signing up for the instruction, she added, and more courses will be added as new technologies are developed.

Correcting a 'Blind Spot' in Mortgage Underwriting

As commonly discussed during the conference, consumers themselves have a lot to learn about green building, and upgrading the existing housing stock, which lags far behind new housing in energy efficiency, represents a major opportunity for the industry.

Adomatis described one concept, embodied in legislation championed by [Sen. Michael Bennet](#) (D-Colo.), that would correct a "blind spot" in current mortgage underwriting and home appraisal practices by adding expected energy costs to the principal, interest, taxes and insurance now entered into the equation when qualifying a buyer for a mortgage.

The [SAVE \(Sensible Accounting to Value Energy\) Act](#) would hand a clear advantage to new homes over existing homes, she said, but also would create a healthy retrofit market.

The second phase of the program envisioned by SAVE would tackle water consumption. Adomatis recommended [Home Energy Saver Pro](#) as a tool for assessing average utility bills for homes compared to other homes in the same zip code. "This is a good tool for appraisers," she said.