

THE HOME BUILDER

DallasBuilders
ASSOCIATION

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September 2016

Dallas BA's Industry Investors for 2016



BRIEFLY

The new statewide energy code becomes effective Sept. 1, ushering in significant changes for single-family and low-rise multifamily construction. Turn to page 5 for Executive Officer Phil Crone's breakdown on how the 2015 energy code affects Dallas Builders Association members.

The catalyst for these changes is HB 1736, a Texas Association of Builders priority bill passed by the legislature last year.

The bill made Texas one of the first states to adopt the energy chapter (Chapter 11) of the 2015 International Residential Code, but also included some key changes that provide the industry and municipalities flexibility in implementation.

Two Operation FINALLY HOME events were held in August: a dedication for Staff Sgt. James Sackett, who received the keys to his completed mortgage-free home, and a "Notes of Love" stud signing event for First Sgt. Guillermo Rivas. Stories and photos can be found on page 4.

Join the Remodelers Council Oct. 20 for a Texas Hold 'Em Tournament benefiting Operation FINALLY HOME. Visit the calendar at DallasBuilders.com for details.

Periodicals Postage Paid at Plano, TX, and Additional Offices

Turner, Hoffmann, Robinson, Baker, Puckett will be installed Sept. 30 at sixty five hundred Cedar Springs

Michael Turner, CGB, CGP, CAPS, MCGP, GMB, of Classic Urban Homes will be installed as the 74th president of the Dallas Builders Association Sept. 30 during ceremonies held at sixty five hundred in Dallas' Oak Lawn district. The installation is presented in partnership with StrucSure Home Warranty.

Alan Hoffmann, CGB, CGP, of Hoffmann Homes will become the first vice president.

Matt Robinson of Walton Development Management is the new officer on the ladder, serving as vice president/secretary.

Cole Baker of BMC returns for his second of a two-year term as associate vice president.

Stephen Puckett of LegacyTexas Bank begins a two-year term as treasurer.

Theme of this year's Installation and for the year ahead is "Building the Next Generation." Registration with cocktails courtesy of The Bath and Kitchen Showplace will begin at

6 p.m. Tickets are \$90 per person for members and \$100 for non-members and can be purchased at DallasBuilders.com.

The evening will also feature presentation of some of the Dallas BA's most prestigious awards. The Hugh Prather Trophy is given annually to the builder, remodeler or developer member who has done the most for the betterment of the community and the industry. The Associate of the Year recognizes an associate member's contributions to and support of the Dallas Builders Association. The AP Roffino Award will be presented to an outstanding division or council. The Shorty Howard Trophy goes to the year's top membership recruiter. The APEX Award recognizes a builder's professionalism in doing business with associate members.

Being sworn into office will be the 2016-2017 Board of Directors. These include John Todd, Elite Remodeling; Barry Hensley, NorthStar Luxury Homes; Mark Dann, Highland Classic Homes; Tom Greico, Greico

continued on page 2



President-Elect
Michael Turner



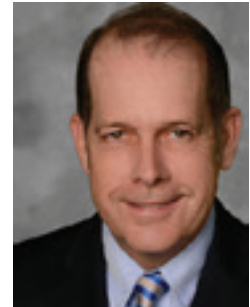
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Secretary-Elect
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Associate Vice President
Cole Baker



Treasurer-Elect
Stephen Puckett

Photos of Michael Turner, Alan Hoffmann, Matt Robinson and Cole Baker courtesy of Doug Handel Photography

Winners announced in 55 categories in ARC Awards

The Dallas Builders Association has announced winners in its 2016 ARC Awards, presented in partnership with Bonded Builders Warranty Group Aug. 20 at the Westin Galleria.

The ARC Awards are held each summer to recognize building excellence by associate members, remodelers and custom builder members of the Association.

Winners were named in 55 categories including Best Conceptual Design, Best CAPS Remodel, Best New Home,



Bonded Builders
WARRANTY GROUP

Remodeler of the Year and Custom Builder of the Year.

Classic Urban Homes was named Custom Builder of the Year for the third consecutive year. Elite Remodeling was honored as the Remodeler of the Year. Associate of the Year was Greg Paschall with Intex Electrical Contractors.

Tim Lansford of BLAST Seminars served as the master of ceremonies.

Photos and a full list of winners and partners can be found on page 5 of this issue and on DallasBuilders.com.



Custom Builder of the Year: Michael Turner, Classic Urban Homes



Remodeler of the Year: John Todd, Elite Remodeling



Associate of the Year: Greg Paschall, Intex Electrical Contractors

Jeff Meyers leads panel on housing market outlook at Dallas Builders Show

The Dallas Builders Show, presented in partnership with Alexander Chandler Realty, will open with a panel discussion featuring Jeff Meyers, president of Meyers Research, and Phil Crone, executive officer of the Dallas Builders Association. Meyers and Crone will discuss the state of the local housing market and what the future holds with a panel of leading builders and developers including Fred Balda, president of Hillwood Communities.

This session will go beyond the numbers, as industry leaders share insight into how they are approaching 2017 and the changing preferences of new home buyers. The Dallas Builders Show is the region's premier industry trade show, attracting more than 400 residential construction professionals. This year's event is set to take place on Oct. 13 at Plano Centre from 1 to 8 p.m.

This Show brings together the in-



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dustry's most important manufacturers and suppliers showcasing the latest products, materials and technologies involved in all types of building - from single-family builders of all volumes and price points to remodelers and multifamily contractors. See 14,400 square feet of exhibits and more than 80 local manufacturers and suppliers of the latest and most in-demand products and services.

In addition to must-see products and exhibits, the Dallas Builders Show offers timely and innovative education focusing on the most relevant topics for local residential construction professionals. The 2016 Show offers sessions, taught by renowned experts from across the region. With topics ranging from sales and marketing, what you need to know about the new energy codes that are effective this fall, and development issues including the Postal Service's

continued on page 5

31st Anniversary Associates Appreciation Fish Fry



Sept. 8, 6-8 p.m.
Irving Counter Top, 101 N. Irving Heights Blvd.

Builders will serve as partners and will be cooking up some fabulous food & fun at the Annual Fish Fry. Don't miss the great networking, music and Marvin's Famous Fried Catfish.

It's all free!

Please Register at DallasBuilders.com

2016-17 Board of Directors announced

continued from page 1

Modern Homes; Kelly Reynolds, Keen Homes; Tony Nichols, Sharif & Munir Custom Homes; Matt Walls, Winston Homes; John Schmidt, Cadence McShane Construction; Mike Phillips, ProSource Wholesale Floorcoverings; Russell Daniels, Bush Rudnicki Shelton; Greg Paschall, Intex Electrical Contractors; and Jim White, OmniView Windows and Doors.

Other 2016-2017 directors are Kelly Hoodwin, Altura Homes; Earl Williams, Earl Williams and Associates; Andrew Pieper, Hillwood Communities; Tiffany Acree, StrucSure Home Warranty; Doug Bowerman, Affiliated Bank; Bill Deal, Bonded Builders Warranty Group; Dave Hambley, Expressions Home Gallery; Matt Mitchell, James Andrews Custom Homes; Tom London, Thomas Signature Homes; Matthew Thomas, Thomas Development and Construction; Richard Miller, First American Title Company; Phil Smith, The Bath & Kitchen Showplace; and Paige Shipp, Metrostudy.

Additionally, the presidents of Dallas BA divisions and chairmen of councils will serve on the Board. These are Les Owens, LRO Residential, Dallas Division; Danny Stanphill, DuPont-Tyvek/Weatherization, Metro North Division; Chip Chamberlain, Caprock Custom Construction, Metro East Division; Jim Wilkins, Pella Windows & Doors, Remodelers Council; Brian Webster, KWA Construction, Multifamily Builders Council; and Sherry Scott, Drees Homes, Sales & Marketing

Council.

Chairs of certain committees will also serve on the Board. These are HOMEPAC, Justin Webb, Altura Homes; Education, John Todd, Elite Remodeling; Government Relations, Alan Hoffmann, Hoffmann Homes; Communications, Tom Sadler, Tom Sadler & Associates; Membership, Jeff Dworkin, JLD Asset Management; Retention, Carol Longacre, Expressions Home Gallery; Nominating, Frank Murphy, Wynne/Jackson Inc.; Spike Club, Geanie Vaughn, Lee Lighting; and Volume Builders: Mike Jobe, Drees Homes.

The Association's Honored Life Directors and Past President Life Directors are permanent members of the Board. A complete list of Life Directors can be found on DallasBuilders.com.

Partnership opportunities are available for this event. Contact Misty Varsalone at 214-615-5012 for details.

Partners to date are StrucSure Home Warranty, The Bath and Kitchen Showplace, The Thompson Group at Classic Chevrolet; Ferguson Bath, Kitchen & Lighting Gallery; the Dallas Division; MLAW Engineers; Tempo Mechanical; Kidd Roofing; Fox Energy Specialists; Texas Builders Resource Group; Creative Architects; Atmos Energy; Audio Video Innovations; Great Southwest Plumbing; The Shaddock Companies; Yancey-Camp Development; JLD Custom Homes; Mishler Builders; Harrison Homes; DTE Management; KWA Construction; and Prosource Wholesale Floorcoverings.



Summer Offered No Vacation From Regulatory Issues for Home Builders

The Summer of 2016 has been a busy one for Dallas BA advocacy. In an effort to protect the industry from rising costs that result from overregulation, the Association weighed in on everything from tree ordinances and impact fees to building energy code tradeoffs and the U.S. Postal Service's delivery change for new single-family developments.

A recent study from the National Association of Home Builders (NAHB) reported that, on a national average, 24.3% of the final cost of a home is due to government regulation. And it comes at the local, state and federal levels. Roughly three-fifths of those costs are related to finishing the lot's development prior to home construction. Cost related to various impact fees and tree ordinances definitely lend to those increases.

Impact fees have become an increasing challenge, and builders look to construct residential developments at a price point the market can bear. Two cities in the Association's service area were willing to keep this concern in mind as they considered roadway impact fees.

In Denton, the city council voted for a road impact fee that equates to \$2,000 per single-family home, \$1,000 less than the amount that had been recommended by the city's Capital Improvement Advisory Committee. The council's decision to implement the fee at a lower rate came after Dallas BA raised concerns to city council members that because Denton is a price conscious market, a fee of \$3,000 could negatively impact residential development. For apartments, Denton's fee will be around \$1,240, down from the \$1,861 amount originally proposed. Early in the process, Dallas BA had advised against implementing roadway impact fees. Pointing to the reality that new residential development brings with it new tax revenues that can be used to pay for services the city may provide.

In August, the Sanger City Council voted to enact roadway impact fees, but at a lower rate than other area cities. After hearing concerns from the Dallas Builders Association, and with consideration to keeping Sanger competitive in the new home market, the City Council voted to enact a fee that, for a single-family home, equates to \$1,500.

Throughout the process in both cities, Dallas BA pointed to the fact that new homes add to a city's tax base, increasing ad valorem and sales taxes.

Tree ordinances remain a controversial issue. Aside from the fact that trees are private property of the

landowner, the fees imposed by tree ordinances have a direct impact on housing affordability. In some cases, builders and developers can face situations where the costs of mitigating the removal of their own property is so high that it can threaten a successful outcome of the development. This can raise the question of whether the landowner has, as a result of a government action, been obstructed from the use and enjoyment of the land.

Multiple cities in the Dallas BA service region are considering amendments to landscaping the tree ordinances. The Association has been engaged in the revision process for the City of Dallas' Article X ordinance since early in the year. The Association has also weighed in on proposed tree ordinance amendments in Flower Mound and Denton. Within the various municipalities, three constant concerns arise. Tree ordinances should be proportional when addressing mitigation, offering builders credit for the projected future growth of planted trees. Mitigation costs should not exceed the true impact of the development's removal of the tree in that ratios should be 1:1, or close to that. And ordinances should include adequate exemptions for the buildable areas of lots, as well as required easements, needed infrastructure and visibility triangles, and utility right-of-ways.

Dallas BA has spent much of the summer at the crossroads of local and federal policy, due to the U.S. Postal Service's policy change regarding mail service to new single-family developments. The Association has been monitoring the recent implementation by the United States Postal Service to require Cluster Box Units (CBUs) in areas of the USPS's Dallas District. USPS has informed that CBUs will be required for new residential development going forward, ending the option of curbside delivery for new single-family residential developments that has been a historic norm and practice. With regards to the initial roll-out, Dallas BA is concerned that there has not been adequate notification relayed to all developers, engineers, surveyors and city administrators.

There are communities in the Association's service area where USPS

David Lehde
Director of
Government
Affairs



has denied curbside delivery for new single-family homes in developments where recently finished phases were already receiving curbside delivery. According to information from USPS' Dallas District, it began to utilize its autonomy to require CBUs this March.

In response, Dallas BA staff and members have met with local members and staff of the U.S. House of Representatives to engage their assistance, as well as seeking clarity from the USPS Dallas District staff. The Association has advocated for exceptions for developments that already have curbside delivery to existing homes, but are being denied curbside delivery for homes in the final phases of development. Officials at the Dallas District have offered that requests for exceptions can be submitted and will be reviewed on a case-by-case basis. However, it will only consider reviewing requests from developments that have been receiving curbside delivery in earlier phases and are in the final phase of the development.

Builders and developers who are facing postal delivery denials for final phases of developments are encouraged to make contact with the USPS contact listed below to find out what relief the development may be eligible for. A written request with information on the specific development such as its location, start date, current mode of postal delivery, current building phase and "other pertinent information" would need to be submitted to Michael.R.Nute@usps.gov.

The Association previously sought information from USPS regarding logistical concerns related to any guidelines residential development would need to follow for the location, construction and administration of CBUs, as well as any accessibility requirements.

For more information regarding USPS's CBU requirement and Dallas BA advocacy, members can contact the Association's director of government affairs at David.Lehde@dallasbuilders.com.

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Labor shortage hits home for North Texas

By Phil Crone, CGP, GSP, JD
Executive Officer

A survey of the Dallas Builders Association's nearly 400 builder members revealed deeper insight into the well-documented labor shortage facing the residential construction industry. The shortage is most apparent with framers and brick masons. Two-thirds of builders responded that the lack of framers were having a substantial impact on their business and 72 percent said the same for brick masons.

One builder opined that the labor shortage has added a minimum of three months to his company's construction schedule. He defines a "good day" as having crews on four of the nine homes he is currently building. With record job growth new homeowners are flocking to the area,

but they are paying the price thanks to the labor shortage and an influx of local regulation. Several builders cited a 20 percent increase in the cost of framing labor compared to this time last year.

"Unfortunately, I do not see any signs of the labor shortage letting up," said Dallas Builders Association Executive Officer, Phil Crone. "The average age of a construction worker nationwide is 42 and that number is much higher for many of the skilled trades such as plumbers. Without a solution for this, the American Dream will be harder to reach for many North Texans. The major corporate relocations like Toyota may get the headlines, but we really need to focus on housing affordability for our teachers, first responders and other service workers."

Please rate the impact the following trades/labor shortages are having on your business. (52 Respondents)

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Negligible	Marginal	Substantial
Plumbers	21%	48%	31%
Electricians	22%	51%	27%
Roofers	18%	42%	40%
Trim Carpenters	22%	52%	26%
HVAC	27%	53%	20%
Framers	11%	21%	68%
Brick Masons	8%	22%	70%
Other Trades/Laborers	12%	41%	47%

Ferguson Bath, Kitchen & Lighting Gallery hosts August 25 After Hours



Frank Murphy of Wynne/Jackson won the \$1,200 Builder Jackpot; Kristin Mitchell of Ferguson makes the presentation.



The Ferguson Bath, Kitchen & Lighting team, hosts for the Aug. 25 After Hours



Bob Cresswell of Cresswell Custom Builders won a wine gift basket courtesy of Ferguson, pictured with Kristin Mitchell of Ferguson.



Melinda Crouch of ProSource Wholesale Floorcovering won a wine gift basket courtesy of Ferguson, pictured with Kristin Mitchell.



Jeremy Burrows of ACO Polymer Products won a Dallas BA Yeti tumbler.



Michael Turner of Classic Urban Homes won a Dallas BA Yeti tumbler.



Mark Dann of Highland Classic Homes won the cash door prize.

Dallas Division

The Dallas Division presented a building officials panel in August. From left are: Diane Villarreal, chief plumbing & mechanical code official; Phil Sikes, chief building official; Division VP Les Owens; David Session, assistant building official



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MEDICAL AREA DUPLEX SITE • \$210K



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MEDICAL AREA • 50' X 150' \$265K



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Wounded Army veteran receives mortgage-free home

U.S. Army Staff Sgt. James H. Sackett and his family are finally home after receiving the keys to their custom-built, mortgage-free house during a dedication ceremony on Aug. 12.

Representatives from Classic Urban Homes, the Dallas Builders Association Dallas Division and Operation FINALLY HOME joined the Oak Point area community to welcome the decorated war veteran and his family home.

The Sackett family was surprised with the announcement that they would be the recipients of this home at the Dallas Mavericks "Seats for Soldiers" night on Dec. 12, 2015. Construction on the home began following a groundbreaking ceremony on Jan. 28, 2016.

Before the dedication ceremony began, Randall Haedge, longtime family friend and pastor at Bethel Lutheran Church, led those in attendance in an opening prayer.

Phil Crone, executive officer of the Dallas BA, emceed the ceremony and spoke about the Association's partnership with Operation FINALLY HOME.

Michael Turner of Classic Urban Homes spoke about his company's involvement and how the project came to be. The Dallas Division of the Dallas BA was heavily involved in procuring supplies and funds to make this home possible.

Erik With, district director from the office of U.S. Congressman Michael Burgess, presented Staff Sgt. Sackett with an American flag that had been flown over the United States Capitol in honor of the sergeant for his service and many sacrifices to our country. Similarly, representatives from the office of State Senator Jane Nelson and State

Representative Pat Fallon presented Sackett with a certificate and flag.

The Sackett family had one last surprise. Eric Easter, director of golf at Woodbridge Golf Club, presented the family with a check for \$10,000. The funds were raised at the club's annual golf tournament benefiting local veterans.

Staff Sgt. Sackett and his wife Sandra were visibly touched by the outpouring of support from the community and expressed their sincere appreciation for all those involved in the project.

Following the ceremonious ribbon cutting, Michael and Jane Turner presented the Sacketts with the keys to their new home. The Sackett family invited attendees to for a tour of their house.

U.S. Army Staff Sgt. James H. Sackett joined the military in February 1994. During his 20 years of service, he deployed twice to Iraq, spending more than two years of his service overseas.

Sackett retired from the Army in July 2014. His honorable achievements while in the military have earned him numerous awards. Sackett's long list of accolades include a Purple Heart, Combat Infantryman's Badge, Expert Infantryman's Badge, six Army Achievement Medals and two Iraqi Campaign Medals, among many others.

Sackett previously lived in Garland, TX, with his wife, Sandra, and their five daughters. He is actively involved in his community, serving as the financial officer for the Dallas chapter of the Military Order of the Purple Heart. He is also active with Wounded Warrior Project and is a life member of the 28th U.S. Infantry Regiment Association. Through his work with the Black Lions, he hopes to play a part in lowering the veteran suicide rate.



Staff Sgt. James Sackett with members of the Dallas Division board during dedication ceremonies. From left are Tom London, Thomas Signature Homes; Michael Turner, Classic Urban Homes; Jeff Dworkin, JLD Custom Homes; Sgt. Sackett; Alan Hoffmann, Hoffmann Homes; Mark Dann, Highland Classic Homes; Clyde Anderson, Homes for Hope, Joe Mazza, MetroTex Association of Realtors; Geanie Vaughan, Lee Lighting; and Dallas BA Executive Officer Phil Crone.



Friends and family gather as Sgt. Sackett cuts the ribbon to make the new home officially his.



Eric Easter of Woodbridge Golf Club presents Sgt. Sackett with a check for \$10,000.

'Notes of Love' event welcomes Rivas family home

By Jaime Christensen

Director of Marketing and Public Relations

If love makes a house a home, then the wooden studs and framework of the Rivas's new house under construction in Greenville is already home sweet home.

U.S. Army First Sgt. Guillermo Rivas and his wife Donnajayne were surprised once again with an outpouring of love and welcome as they visited their new home being built in the Gabe Estates subdivision last week.

Operation FINALLY HOME, local builder Altura Homes and the Dallas Builders Association, along with the Family of 3 – an RG3 Foundation – originally surprised the Rivas family during a Texas Rangers baseball game on Memorial Day weekend with the announcement that they would receive a new custom-built, mortgage-free home. The family officially marked construction during a groundbreaking ceremony on June 22, 2016.

Last week a "Notes of Love" event was held at the home where neighbors, friends and family of the Rivases came to write notes of encouragement, welcome and love on the studs of the home before the drywall was installed.

Attendees included representatives from the office of Texas State Senator Bob Hall and Greenville City Council member Holly Gotcher.

Guillermo and Donnajayne couldn't be more excited to move into their custom-built home. "This is the most beautiful home I've ever seen," said Donnajayne at the sight of her house, a mere shell

of what it will become.

The Rivases and their two children, 18-year-old Chayanne and 22-year-old Nathaniel, will soon call this one-story, four-bedroom and two-bathroom house a home.

U.S. Army First Sgt. Guillermo Rivas was born in Ogallala, NE. During his 26-year military career, Rivas served various roles, including a machine gunner, rifle team leader and military instructor.

During his time in the military, Rivas served on a number of deployments, including Operation Iraqi Freedom and Operation Desert Shield and Storm in Kuwait. In 2005, Rivas suffered his first serious injury when he fell into a hole during a night patrol and twisted his lower back. In 2009, he sustained another back injury while jumping off a Bradley Fighting Vehicle. Rivas has had several back surgeries over the years, yet he still struggles with the back pain and undergoes regular injections and physical therapy. Rivas also suffers from a traumatic brain injury, post-traumatic stress disorder, knee and shoulder injuries, tinnitus and headaches.

During his years of service, Rivas received several accolades including a Purple Heart, four Meritorious Service Medals, a Navy/Marine Combat Action Ribbon, Humanitarian Service Medal and many more. Rivas retired in October 2014, when his injuries prevented him from continuing his military career.

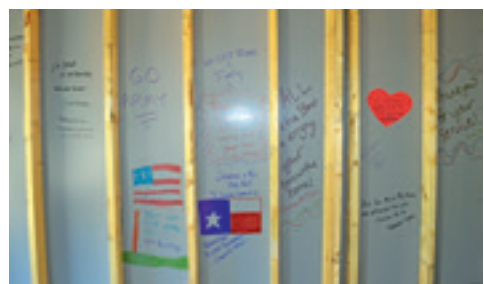
Altura Homes hopes to have the home complete in the next few months.




Guillermo and Donnajayne Rivas (center) are joined by Shella White and George Dierking, post commander of the American Legion Post in Greenville. The American Legion raised \$1,000 for the Rivas Operation FINALLY HOME project and presented it at the Notes of Love event.



(Above) Representatives of Senator Bob Hall were on hand to add their well wishes to the Rivas family home. From left are Destin Sensky, Rebekah Holt and Anna Holt.






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New statewide energy code became effective Sept. 1: what Dallas BA members need to know now

Beginning with all new homes permitted Sept. 1, the statewide move to the 2015 energy code will usher in some significant changes for single family and low-rise (three stories and lower) multifamily construction. The catalyst for these changes is HB 1736, a Texas Association of Builders (TAB) priority bill, passed by the legislature last year. The bill made Texas one of the first states to adopt the energy chapter (Chapter 11) of the 2015 International Residential Code (IRC), but also included some key changes that provide the industry and municipalities flexibility in implementation.

TAB, in partnership with local home builders associations, has held extensive training around the state since the bill was passed. The training focused on implementation of the bill itself as well as key changes in the 2015 code. This article will address some of the common questions that arose.

Why was a bill necessary for the

2015 energy code when the State Energy Conservation Office (SECO) was able to adopt the 2009 energy code statewide by rule?

Chapter 388 of the Texas Health and Safety Code authorizes SECO to conduct a rulemaking process to adopt future versions of the energy code. In 2009, the American Recovery and Reinvestment Act, commonly referred to as “the stimulus bill” made Texas eligible for nearly \$219 million if the 2009 energy code was adopted and 90 percent compliance was demonstrated by 2017. As such, there was a significant incentive for the state to update the code at that time. However, SECO can only specify the version of the code to be adopted; it cannot amend the code itself.

The introduction of the 2012 and later the 2015 energy codes saw increasing pressure on SECO to adopt these more stringent codes, making it a matter of when, not if, another upgrade would occur. Also, the 2015 energy code introduced a new compliance path called

the Energy Rating Index (ERI). For all intents and purposes, the ERI allows builders to comply with the energy code by hitting a certain Home Energy Rating System (HERS) Index. The ERI/HERS rating gives builders broad flexibility to get to a certain performance figure (think requiring cars to get 30 miles per gallon as opposed to requiring all of them to be hybrids). Unfortunately, the code, without amendments, requires builders to achieve an ERI/HERS number in the low 50s. Less than 10 percent of Texas homes achieve such a low number meaning that the vast majority of builders would need to look for other ways to comply.

HB 1736 moves the ERI/HERS target from the low 50s to a 65 in Climate Zones 2 and 3 and a 69 in Climate Zone 4 (Panhandle Region). The number ratchets down 2 points in 2019 and 4 more points in 2021 as part of a compromise reached with stakeholders.

The bill leaves SECO with discretion to adopt future codes in the rulemaking process, but changes their review from a three to a six-year adoption cycle. Also, future versions of the code do not need to be more stringent than the one that came before in order to be adopted. This is important because the rapid increase in code stringency has brought about the need to find more flexible approaches to reach the desired energy efficiency outcome.

I live in a non-attainment area or affected county, can my local jurisdiction amend the code?

Yes, but the amendments may not result in less stringent requirements than the unamended code. Non-attainment areas and affected counties are defined in Chapter 386.001 of the Texas Health and Safety Code and are determined to have inadequate or deteriorating air quality under either the Federal Clean

Air Act or as determined by the Texas Natural Resource Conservation Commission.

The jurisdiction may request stringency determination from the Texas A&M Energy Systems Laboratory (ESL). The Dallas Builders Association and other stakeholders are working with ESL on performance and prescriptive path amendments that would increase flexibility on the code’s mandatory air leakage requirements. Many home builders cannot reach 3 air changes per hour (ACH) standard mandated for climate zones 3 and 4 without expense or trade scrutiny that far outweighs the energy savings gained. The Dallas BA was successful in finding a prescriptive tradeoff that allows up to 4ACH for most homes in the DFW area. A performance tradeoff allowing 4ACH for single family and less than 5ACH for multifamily is under review as of mid-August. The statute also allows a municipality in a non-attainment area of affected county to amend the ERI path without seeking stringency analysis.

I do not live in a non-attainment area or in an affected county. Can my jurisdiction continue with the 2009 code that it has previously enforced?

Yes, but the jurisdiction must take action to amend the 2015 energy code in order to continue with the code that was in place prior to September 1. The statute makes it clear that the energy efficiency chapter of the IRC is adopted statewide on September 1. However, local amendments in these areas can be less stringent than the unamended 2015 code. As such, a jurisdiction can take action to amend the 2015 energy code, as prescribed by state law, back to the framework that was in place prior to September 1.

What if my jurisdiction does nothing?



Phil Crone, JD, CGP, GSP Executive Officer

All homes permitted on or after September 1 would have to comply with the energy efficiency chapter of the 2015 IRC or demonstrate achievement of the ERI as modified by the legislature. Again, HB 1736 ushers in statewide change and it is incumbent upon the builder to meet state regulations even in the absence of local enforcement.

I'm an ENERGY STAR builder, can I use that program as a path to compliance?

Yes, the statute clearly states that ENERGY STAR program certification shall be considered in compliance. Many builders who are familiar with the program may find this to be a viable way to demonstrate energy code compliance at least until updates are made to the ENERGY STAR program in the coming months.

Members with questions or concerns about these changes are urged to contact TAB or their local association for more information. Our state is fortunate to have a vast array of technical who can work with jurisdictions and residential building professionals to ensure these changes are implemented in a manner that achieves the desired energy efficiency gains without compromising housing affordability.

Dallas Builders Show

continued from page 1

new mail delivery rules, there is literally something for everyone.

You can also go in-depth with hands-on demonstrations and education in the Dallas Builders Association’s booth on the show floor. Jeff Crilley, president of Real News Public Relations, will be on hand teaching attendees all about “Marketing Without Money” and the secrets to getting good news stories that even seasoned PR pros don’t know. The Show also offers the opportunity for professionals to meet and network with others in an enjoyable, relaxed setting. Attendees are some of the industry’s top professionals who are

passionate about their area of expertise—so the discussions are always enthusiastic, entertaining and informative.

Ticket proceeds from the event benefit Operation FINALLY HOME. Stop by their booth (#406) on the Show floor to bid on silent auction items benefiting projects in North Texas and meet with present and past home recipients.

Exhibit space is available and remains only \$400 for a 10-by-10-foot booth. Register online today for discounted admission pricing: \$10 for builder members, \$30 for non-exhibiting associate members and \$40 for non-members of the Dallas BA.

Visit www.DallasBuildersShow.com for more information.



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5:15 GOV’T RELATIONS INSIGHTS YOU SHOULDN’T LIVE WITHOUT

ARC AWARDS announces winners for 2016

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Best Kitchen Remodel \$35,000 - \$50,000
Elite Remodeling

Best Kitchen Remodel \$50,000 - \$75,000
Hatfield Builders & Remodelers

Best Kitchen Remodel \$75,000 - \$100,000
Hatfield Builders & Remodelers

Best Kitchen Remodel Over \$100,000
USI Design & Remodeling

Best Bathroom Remodel Under \$35,000
Earl Williams & Associates

Best Bathroom Remodel \$35,000 - \$50,000
Kasper Custom Remodeling

Best Bathroom Remodel \$50,000 - \$75,000
USI Design & Remodeling

Best Bathroom Remodel Over \$75,000
Kasper Custom Remodeling

Best Outdoor Living Space Remodel
Earl Williams & Associates

Best Wine Room Remodel
Hatfield Builders & Remodelers

Best Addition
Hatfield Builders & Remodelers

Best CAPS Remodel
Earl Williams & Associates

Best Master Suite Remodel
Hatfield Builders & Remodelers

Best Dining Room Remodel
Elite Remodeling

Best Whole House Renovation Over \$100,000
USI Design & Remodeling

Best Master Suite
Thomas Signature Homes

Best Kitchen Under \$1 Million
Classic Urban Homes

Best Kitchen \$1 Million-\$1.5 Million
Westchester Homes

Best Kitchen \$1.5 Million-\$2 Million
Alford Homes

Best Kitchen Over \$2 Million
Thomas Signature Homes

Best Dining Room
Classic Urban Homes

Best Interior/Foyer
Booth Brothers Homes

Best Curb Appeal \$500K-\$1 Million
Classic Urban Homes

Best Curb Appeal Over \$1 Million
Bauhaus Custom Homes

Best Townhome or Condo
Bauhaus Custom Homes

Best Green Built Home Under \$1 Million
Alan Hoffmann, LLC

Best Green Built Home Over \$1 Million
Alan Hoffmann, LLC

Best New Home Under \$1 Million
Thomas Development & Construction

Best New Home \$1 Million-\$2 Million
Bauhaus Custom Homes

Best New Home Over \$2 Million
Thomas Signature Homes

Best Architectural Design – Modern Under \$1 Million
Greico Modern Homes

Best Architectural Design – Traditional \$1 Million - \$2 Million
Westchester Homes

Best Architectural Design – Modern \$1 Million - \$2 Million
Bauhaus Custom Homes

Best Architectural Design – Traditional Over \$2 Million
Thomas Signature Homes

Best Overall Interior Design Over \$1 Million
Thomas Signature Homes

Best Conceptual Design – Architectural Design
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Best Living Room Under \$1 Million
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MILESTONE ANNIVERSARIES

The Dallas BA recognizes these members who are celebrating a milestone membership anniversary this month. Thank you for your support of the Association and commitment to the home building industry.

50 Years
The Shaddock Companies

25 Years
Hull Associates, LLC

10 Years

Metro Architectural
Sheetmetal Inc.
Tuggle Designs

Excellence in Building Conference Is Sept. 27-29 in Frisco

The Excellence In Building Conference & Expo presented by the Energy & Environmental Building Alliance (EEBA) is coming to Frisco Sept. 27-29. Highlights include:

- Legends Lectures & Keynote Speakers, including presentations on the Expo Hall Stage from Sam Rashkin and Suzanne Shelton, and Keynote sessions from Peter Pfeiffer & Matt Risinger
- Over 68 Sessions on High Performance Building Assemblies, Multifamily Building Science, Water Efficiency, HVAC, Business and Customer Transformation and many, many more you won't hear anywhere else...
- Full Day EEBA Education, including Houses That Work, the NEW EEBA High Performance Mechanicals Session, and the NEW "Taking the Performance Path-The ERI for Builders & Designers" Session
- Pecha Kucha- a fast and furious case study presentation

Details are at Conference.EEBA.org.

Dallas Metro Building Permit Summary				
Year-to-Date 08/17/2016				
Residential	Permits	Value	Units	Value
Single Family Homes	14,693	\$4,233,286,540	14,693	
Duplexes & Twin Homes	68	\$26,119,120	136	
Apartments & Condos	180	\$1,002,821,144	14,952	
Other Residential Structures	249	\$11,383,944	0	
Swimming Pools & Spas	3,164	\$145,443,225	0	
Alternative Residential Energy	873	\$13,523,590	0	
Garages & Carports	142	\$7,182,619	0	
Res Rndt, Addn, Int Fin	2,650	\$210,800,421	0	
Reroof Residential	728	\$25,909,375	0	
Total Residential Const	22,747	\$6,676,470,272	29,781	

Dallas Metro Building Permit Summary				
Week 33 - 08/11/16 to 08/17/16 (permits over \$20,000)				
Residential	Permits	Value	Units	Value
Single Family Homes	772	\$203,186,343	772	
Demolition	30	\$20,100	0	
Grading & Dust	6	\$120,000	0	
Footing & Foundation	81	\$636,811	0	
Duplexes & Twin Homes	3	\$1,094,400	6	
Apartments & Condos	12	\$13,446,312	264	
Other Residential Structures	9	\$344,000	0	
Swimming Pools & Spas	79	\$2,969,992	0	
Alternative Residential Energy	30	\$449,362	0	
Garages & Carports	4	\$199,000	0	
Res Rndt, Addn, Int Fin	88	\$10,631,178	0	
Reroof Residential	23	\$999,404	0	
Total Residential Const	1,127	\$254,696,964	1,842	

2015-2017 Texas Residential Construction Contracts Package Order Online

New Contracts Available & can be Ordered Online at <http://www.texasbuilders.org/membership/tab-contracts-package>

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-designs 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.

Upcoming Classes

Register for classes at DallasBuilders.com/calendar or contact Sheena Beaver at 214-615-3881. These classes are made possible through the partnership of StrucSure Home Warranty; their commitment to educating the industry is vital to our Association's program.

Basics of Building – September 7
9 a.m. - 5 p.m. - \$210/member; \$310/nonmember (breakfast & lunch provided)

The basics of building is a must attend class for anyone new to the construction industry and those who want to expand their knowledge in order to better communicate with builders about the construction process. This course is designed to provide a basic understanding of the project management process. This is a REQUIRED COURSE for anyone working toward obtaining a Certified Graduate Associate (CGA), Certified Green Professional (CGP) and Certified Sales Professional (CSP) designation.

Thank you to the 2016 Designation Partner DuPont Tyvek, Weatherization.

Home Building Litigation, the New Frenzy – September 14
Dallas Builders Association – 10:00am - 1:00pm - \$40/member \$50/nonmember (lunch provided)

The homebuilding industry has begun to see a startling rise in defect litigation over the past year. This increasing trend originated in multi-family structures and has now begun to penetrate single-family market. As the industry continues to grow so does the threat of litigation. According to Meyers Research, August 16 market report, the Dallas-Fort Worth-Arlington region increased residential building permit activity by 21.4% year-over-year to an annualized rate of 52,457 units in June. In the 12-month period ending in June, single-family building permit issuance has increased 8.6% to 28,441 units while multifamily permit issuance increased 41.1% to 24,016 units. The lawsuits are targeting the building envelope of the residences and claim defects ranging from firewalls to nail pattern to flashing.

To avoid falling victim to this new trend, join Russ Daniels, P.C. of the Bush, Rudnicki, Shelton Law Firm, Brian Eubanks, M.S.C.E., P.E. and Garret Ryan, P.E. of Paragon Structural Engineering. This class exposes the current standard of care for residential construction with respect to the actual code requirements that form the basis of this new litigation frenzy. Protect yourself against common pitfalls of building envelope construction associated with improper installation of roof coverings, weather-resistive barriers, windows, flashing, exterior veneers, firewalls, and more. This class will dissect actual building envelope issues uncovered through recent forensic investigations and discuss the costly remediation demands associated with non-compliance of building code requirements.

"Lawsuits with claims alleging the improper installation of the building envelope has become the new hot button litigation trend over the last year or so," said instructor Russ Daniels. "I am seeing more and more cases come in. The biggest concern is that in every case so far, my experts have found the building envelope construction to be below code. This litigation has steam and is only going to expand. Builders need to be aware of how to minimize risk and handle these claims when they are filed."

A special thank you to the 2016 Building a Better House Series Partners: Dow Building Materials and Texas Builders Resource Group.



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NAHB members benefit from these special offers. Members of the National Association of Home Builders (NAHB) can now enjoy a private offer of up to \$1,000 toward the purchase or lease of most new Chevrolet, Buick, and GMC vehicles. Choose an eligible vehicle at your local dealer and present your NAHB proof of membership. You can add on incentives from the National Fleet Purchase Program¹ and Business Choice² to get the best value on vehicles that run your business. For private offer details, visit nahb.org/gm.

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¹Available at participating dealers. Private offer amount varies by model. Retail and fleet deliveries for City Express receive a \$250 offer. Retail deliveries for all other eligible vehicles receive a \$500 offer. Fleet deliveries on the following vehicles receive a \$1,000 offer: Buick Enclave; Chevrolet Traverse, Silverado, Express; GMC Acadia, Sierra, Savana. All other fleet deliveries will receive a \$500 offer. Valid toward the purchase or lease of eligible 2015 and 2016 model-year vehicles. Customer must take delivery by 1/3/17. Not compatible with other private offers. Not valid on prior purchases. Compatible with many current incentives. Incentives are subject to change without notice. Excludes Buick Regal, Cascada; Chevrolet Corvette, Impala Limited, Sonic, Spark, Trax, SS, Volt; all Cadillac models. FAN required for fleet deliveries. See dealer for complete details. ²Offer eligible for non-CAP customers only through 12/31/16. See dealer for details. ³To qualify, vehicle must be used in the day-to-day operations of your business and not solely for personal/non-business-related transportation purposes. Must provide proof of business. For complete program requirements, including information regarding offers, vehicles, equipment, options, warranties, and ordering, consult your dealer or visit gmbusinesschoice.com. Take delivery by 9/30/16. ©2016 General Motors. All rights reserved. The marks appearing in this ad are the trademarks or service marks of GM, its subsidiaries, affiliates, or licensors.



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