

THE HOME BUILDER

Dallas Builders
ASSOCIATION

www.DallasBuilders.org



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No. 6

June 2021

Dallas BA's Industry Investors for 2021



BRIEFLY

The All Access Continuing Education Pass gets you into all of the 2021 continuing education classes! Pass holders will also have access to all Continuing Education on-demand videos. No need to hassle with paying each time you attend. Additionally, there are BONUS courses for All Access Pass holders for one LOW price of \$199.

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In addition to discounts, All Access Passholders will enjoy bonus classes at no extra charge along with a post-class video.

Purchase yours today at dallasbuilders.org/upcoming-classes.

Advertising sales are now open for the 2022 Membership Directory, which is being published by E&M Consulting. Members can expect to receive calls and other correspondence from the company, which has worked in partnership with the Dallas BA on this project for many years.

The Home Builder is also available online at DallasBuilders.org/publications. You'll find the current month's issue, as well as archived issues.

Periodicals Postage Paid at Plano, TX, and Additional Offices

Association addresses thorny electrical code provision, pool proximity

By Phil Crone
Executive Officer

A new requirement in the 2020 National Electric Code, effective statewide in the fall, and now being adopted locally by several cities, has a significant flaw.

Specifically, Section 210.8(F) requires GFCI protection for air conditioning and heat pump equipment. Normal operation of this equipment, within UL standards, can trip the GFCI device rendering the equipment inoperable.

This poses an obvious health and safety risk to homeowners in the coming summer months. The problem has begun to manifest in the Houston area and will likely do the same here when summer eventually arrives.

Fortunately, the National Association of Home Builders, Leading Builders of America and the Texas Association of Builders have responded quickly as have state regulators.

Following an emergency meeting on May 18, the Texas Department of Licensing and Regulation voted unanimously to suspend enforcement of Section 210.8(F) until Jan. 1, 2023. Per the commission's rules, the emergency order must be renewed every 120 days. We expect it will be until the commission enacts a permanent rule delaying enforcement until 2023.

Association staff are in touch with the building officials who comprise the leadership of the Regional Codes Coor-

dinating Committee through the Council of Governments (RCCC).

We expect the set of 2021 regional amendments to follow TDLR. We are also reaching out specifically to cities that have or soon will adopt the 2020 NEC.

If electricians are installing GFCI protection per this provision, builders are likely to experience challenges in those communities. Therefore, we urge you to make your team aware of this issue and the state's delayed enforcement that became effective on May 20.

Another note on codes. A number of builders have expressed concerns with homeowners installing pools, post construction, in close proximity to the foundation leading to warranty calls and possible failures.

In response, the Dallas BA is working with the RCCC to add a new provision to the regionally-adopted International Pool and Spa Code. Specifically, swimming pool depth shall maintain a 1:1 ratio from the nearest building foundation or retaining wall, meaning that the edge of a 5-foot deep pool must be at least 5 feet away from the foundation. Installations closer than this ratio require a sealed engineered drawing.

This amendment was modeled off of existing policies in several cities. We feel it is a good starting point to ensure the issue is considered in several area jurisdictions.



Dallas Division enlists to expedite 8th home for wounded veteran

Generous Association members and Builder Captain V Luxury Homes have been hard at work this year on the Association's eighth Operation FINALLY HOME project. However, in today's housing market, where demand is at an all-time high and materials shortages are commonplace, it is proving to be challenging to undertake this endeavor to build a mortgage-free custom home for a wounded U.S. veteran.

With this in mind, the Dallas Division has stepped up to partner with V Luxury Homes, contributing much-needed hands during these historic times to ensure that an American hero gets a well-deserved home as quickly as possible. Additionally, project No. 8 has gone through revisions that will assist a veteran with immediate needs.

"The project is in need of donations for the larger ticket items such as the foundation, brick labor, electrical, plumbing and cabinets," said Dallas Division President Richard Miller. "We ask all members to please help us spread the word about these needs."

The Dallas BA thanks the City of Irving for providing this lot and three others within the Irving com-

munity, and Creative Architects for donating the plans.

"To all of those who have committed donations over the last few months, we thank you and appreciate your steadfastness," Miller said. The next steps forward will include a recipient reveal, a groundbreaking event, notes of love event, and, finally, a dedication, where the veteran will receive the keys to the new home.

"V Luxury Homes is honored to work with Operation FINALLY HOME and the Dallas Builders Association," stated builder Jake Murillo. "We are able and ready to get started. Giving back to the community and our military veterans will make an immediate difference in their lives."

The Dallas BA will keep members and donors updated on the status of the project through email communications and on the DallasBuilders.org website.

In the meantime, the Association is accepting material, services and monetary donations for Project No. 8. If you are interested in donating to this project, contact Sheena Beaver at sheena.beaver@dallasbuilders.com or at 214-615-3881.

ARC AWARDS
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ENTRIES NOW OPEN!

**Entry Deadline
June 25**

www.ARC Awards Entries.com

**Vouv Dallas
Saturday, August 14, 2021**

Olympian Johnny Quinn to host McSAM Awards

The McSAM Awards showcases the best and brightest in sales and marketing throughout the Metroplex. This year's event will be presented by StrucSure Home Warranty on Saturday, July 24, at the Westin Galleria Dallas or via the live broadcast as event host U.S. Olympian Johnny Quinn announces the winners.

Tickets for the in-person McSAM Awards gala are now available at DallasBuilders.org.

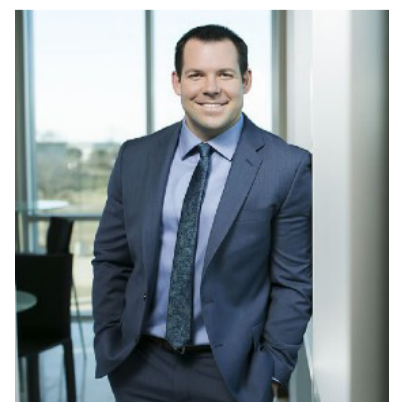
Individual tickets are \$125 or in tables of 10 for \$1,250.

Live broadcast links are available for \$25 each.

Johnny Quinn is a U.S. Olympian in the sport of bobsled and competed at the 2014 Winter Olympics in Sochi, Russia. He is also a former pro football player, spending time with the NFL's Buffalo Bills, Green Bay Packers and Saskatchewan Roughriders of the CFL. Johnny has been featured on various media outlets around the world, such as

ABC, BBC, CBS, CNN, ESPN, FOX, NBC, TIME, USA Today and the Wall Street Journal.

When Johnny is not on the road speaking, he is busy with the Johnny Quinn Insurance Agency. His newest book, *PUSH: Breaking through the Barriers* is available at Amazon, Barnes & Noble and Target. He and his family reside in McKinney.



Johnny Quinn



Dallas BA and Fort Worth members visit with Congresswoman Beth Van Duyne during the national Bringing Housing Home annual legislative conference. From left are Travis Clegg, Kim Lawrence, Dallas BA President Matt Mitchell, Congresswoman Beth Van Duyne, Mike Garabedian, Tim Jackson, Don Allen, Stanton Andrews and David Lehde.



Association members and staff also meet with Congressman Van Taylor to discuss key policies and challenges impacting housing. From left are Austin Eaves, David Lehde, Russell Burgess, Craig Brooks, Congressman Taylor, Dallas BA President Matt Mitchell, Chris Urbanus, Jeff Dworkin, Scott Carr and Executive Officer Phil Crone.

The HomeFront

-Gov't Affairs News and Info

Dallas BA Takes Lumber, Workforce Energy Code, Other Concerns to Congress

David Lehde
Director of
Government
Affairs



Dallas Builders Association members and staff met with our service area's U.S. Congressional delegation during the first week of May to engage on key policies and challenges that impact home building.

The meetings were part of Dallas BA's participation in Bringing Housing Home, the annual legislative conference held nationwide in coordination with NAHB. The centerpiece of discussion was the crisis of soaring prices and delays being brought on by shortages in lumber and other building materials.

As some builders in the region have reported seeing lumber prices more than quadruple over the past year, the challenge to produce affordable housing also increases. Dallas BA explained to our members of Congress how lumber price spikes have caused the price of an average new single-family home to increase by what NAHB now estimates to be nearly \$36,000 since mid-April 2020.

Dallas BA urged our members of Congress to push the White House to undertake a thorough examination of the lumber supply chain and seek remedies that will increase production, as well as return to the negotiating table to seek a new softwood lumber agreement with Canada.

This year's legislative conference proved timely as, that same week, U.S. Secretary of Commerce Gina Raimondo appeared before a House Appropriations subcommittee. During the hearing, multiple members of Congress raised the concern about rising lumber prices and production issues.

This was followed by the Biden Administration facing questions about the lumber issue again the next week, as U.S Trade Representative Katherine Tai heard concerns raised by multiple Senators during a hearing of the Senate Finance Committee.

In both hearings, Representatives and Senators cited how they had heard about the issue from home builders. On May 12, U.S. Senators Jeanne Shaheen (D- N.H.) and Jerry Moran (R – KS) even sent a letter to Secretary Raimondo and Trade Representative Tai stating that, while the December 2020 reduction of tariffs, by the previous Administration, for some producers of lumber from Canada was a step in the right direction, complete elimination of the tariffs is necessary for the relief in rising lumber prices.

While the message about the need

to address lumber production and reduce tariffs was clear, continued follow up will be needed as it is unclear as to what direction the Biden Administration intends to move.

In the week following their telling Congress that they will make lumber a priority, the Administration sent a troubling signal. On May 21, the Commerce Department announced it is seeking to double tariffs via the preliminary determination for new rates on Canadian softwood lumber. The proposed rates are subject to review over the next six months until the duties become final.

Lumber was not the only policy item discussed with our members of Congress.

Dallas BA also stressed the importance of ensuring that any energy codes recommended by federal agencies bring real benefits that can be repaid through utility savings in 10 years or less.

Advocating for an incentive approach, as opposed to handed down mandates that just add cost, Association members raised awareness to a tax credit that offers developers and builders a means to offset the costs associated with building energy efficient single-family and multifamily homes.

Commonly known as 45L tax credits, the International Revenue Code provision offers an offset against taxes owed or paid in the tax year in which the property is sold or leased. Construction is to be done by an eligible contractor and third-party analysis is required.

The provision was extended through 2021, when the Consolidated Appropriations Act was signed into law by President Trump in December of 2020 and will need further action to extend beyond this year.

With a possible infrastructure bill being widely talked about in Washington, Dallas BA members stressed the importance that any legislative package must consider housing affordability and avoid unneeded mandates on home construction.

A concern that arose during previous infrastructure bill discussions on the Hill is the idea of putting electric vehicle supply equipment into model building codes. Federal, state and local governments should avoid drafting any mandate for new homes to be "EV charging station ready." Dallas BA let our members of Congress know that it is unfair for home buyers to pay for mandates placed on home construction related to a vehicle that they may not even be able to afford.

The Association also pointed to provisions that could promote attainable housing while helping deliver infrastructure, including lowering costly impact fees, lessening strict zoning requirements and streamlining development processes.

Dallas BA also advocated for the need to ensure home building has a trained and adequate workforce, housing finance reform, the need to strengthen the low-income housing tax credit and the importance of seeking a lasting flood insurance solution.

Dallas BA thanks Representatives Colin Allred, Michael Burgess, Beth Van Duyne, Pat Fallon, Lance Gooden, Van Taylor and Marc Veasey for the opportunity to meet with them and their legislative staff. And we thank our membership for their participation in continued advocacy for sound housing policy at all levels of government.

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THE HOME BUILDER

Dallas Builders Association www.DallasBuilders.org

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More than 150 enjoy After Hours at FACETS Dallas



Guy Minnix with FACETS congratulates Bobby Malchus with OnSite General Contracting, who won a trip to Napa, CA, for the SKS Immersion Experience.



All of these members won amazing prizes at the May 20 After Hours hosted by FACETS Appliances, Kitchens & Baths. More than 150 attended the event, one of the first in-person indoor Dallas BA events held in more than a year. The next After Hours will be held at Starpower in late July. Watch Punch List for details.



Matt Mitchell, James Andrews Custom Homes, wins a Subzero/Wolf \$500 Gift Card.



Tim Lansford, Luxury Homes of Texas, wins an Electrolux Under Counter Beverage Center.



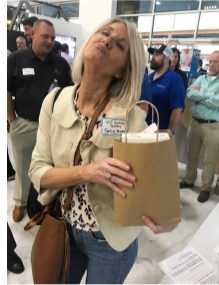
Tom London, Thomas Signature Homes, wins a Perlick \$100 Gift Card.



Carol and Dan Longacre of Longacre Construction win a Delta Hydrodrain 2-in-1 Chrome Showerhead and Nantucket Sink of their choice.



Jessica Clancy and Briceson Hodges with Interior Logic Group, win a Moen Sleek 7864 Kitchen Faucet and a Dornbracht gift bag.



Jackie Brooks with KJ Custom Screens wins a California Faucet Zero Drain & Styleflow Hand Shower.



Meredith Joyce with Michael Joyce Properties wins a Rohl Kitchen Faucet.



Eric Fortenberry with Job-Tread Software wins a Fisher Paykel New Zealand gift basket.



Kenneth Landers with Kenneth Landers Realty wins a \$100 Kitchen & Bath Alliance Gift Card.



Luke Vignau and Angela Fisher with Milwaukee Tool win an Infinity Drain RTIC Cooler and a Beko Power Blender.



SUNBELT BUILDERS SHOW™
JULY 13-16, 2021
HILTON ANATOLE | DALLAS, TEXAS
 Texas Association of Builders Conference & Trade Show



Tallon Graf with Tag & Associates wins a Delta Hydrodrain 2-in-1 Chrome Showerhead.



Tim Stolar with Lee Lighting wins a Samsung Smart Things Hub.



Cody Marshall with Alair Homes wins a Mountain Plumbing Pure Flow Filter System.



Kelly Hoodwin with Altura Homes wins a set of Mila Cutting Boards.



Stephen Puckett with Prosperity Bank wins a Beko Power Blender.




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ARC Awards entry deadline is June 25; winners announced Aug. 14

Deadline to enter the 2021 ARC Awards presented by Ferguson Bath, Kitchen & Lighting Gallery is June 25 at 11:59 p.m.

The ARC Awards were created to recognize housing industry excellence. Entries may be submitted by custom builders who build fewer than 50 homes annually in the DFW metroplex or who have an annual sales volume of less than \$25 million; remodelers at all volume levels; developers who develop subdivisions for custom builders; and associates who provide services to remodelers and custom builders.

For 2021, projects that are completed between Jan. 1, 2019, and the present may be submitted.

This year's gala will be held Aug. 14 at Vouv Meeting & Events in Dallas.

A hosted cocktail reception will kick off the black-tie event.

Media personality Amy Vanderoef will serve as emcee for the awards. She is best known for her role as the Emmy-nominated host on WFAA's Good Morning Texas and on-air talent on the Rodney Anderson Show on Talk Radio 1190 AM. Her career has taken her everywhere from the set of Dancing With the Star's to ABC's The View and countless red carpet events.

Awards will be given in multiple categories in the areas of:

- Remodeling and Renovation;
- New Construction;
- Architectural Design;
- Interior Design; and
- Individual Achievement.

ARC Awards entry fees are \$125



Amy Vanderoef

per category.

Awards partnerships range from \$500 for a Silver Partner to \$2,000 for a Platinum Partner. Visit ARC-AwardsEntries.com for details.

Upcoming Classes: June & July

Presented by



Project Management (CGB, CGR) Virtual Certification Course - June 9

Learn project management concepts and strategies designed to help you increase your professional value and the value you bring to your company and customers. This course will teach you the basics of successful project management. A successful project is built on time, on budget, and to the customer's satisfaction. The course explains the role of project managers during each phase of a project, including the pre-construction, construction and post-construction phases. Project management tools and effective management of trade contractors will also be discussed.

As a graduate of this course, participants will be able to:

- Explain the basics of successful project management
- Execute the pre-construction project management functions and responsibilities
- Implement the tools available for efficient project management
- Manage trade contractors effectively
- Perform project management duties during the project
- Complete the duties and responsibilities of post-project management

This Course Qualifies For:

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- 6.0 CE for AIBD
- 6 CE for all NAHB Certifications except HCCP

Instructor: Tim Lansford, CGB, GMB, CGR, CGP, CAPS, CGA, CSP, CMP, MASTER CSP, MASTER CGP, MIRM, Blast Seminars & Luxury Homes of Texas

Time: 9 a.m. - 4 p.m.

Cost: \$199 Member/Non-Member: \$299

Title Partner: StrucSure Home Warranty

Ways to "Enlighten" Your Homes and Homebuyers - @ProjectSite Class - June 30

This class will consist of advanced lighting techniques, reading of basic led color charts, occupancy sensor products, ways to communicate with your homeowners and electricians to achieve the end results. The showroom features the latest top tech displays for a hands-on experience.

Location: Dallas Market Center,

2050 N Stemmons Fwy, Dallas
Class held from 10 - 11:30 a.m. at AFX Lighting Showroom (TM4713) with lunch to follow at Savoy (Lee Lighting) Showroom (TM4901).

Cost is \$25 for members and \$35 for non-members.

Title Partner: StrucSure Home Warranty; Series Partners: Texas Builders Resource Group, DuPont, Burgess Construction Consultants and Milwaukee Electric Tool.

Insulation Ins & Outs - Building a Better House Series - June 23

Experts James Rodriguez and Robert Taylor of Fox Energy Specialists will provide insight and advice on the latest insulation ins & outs. Topics will include slab edges, Attics, buried ducts, batting & rock wool. They will compare prescriptive vs performance paths along with high & low densities. Upcoming potential code changes and their effect will also be discussed.

Time: 10 - 11:30 a.m.

Cost: \$25 member / \$ 35 non-member

Title Partner StrucSure Home Warranty. Series Partners: Texas Builders Resource Group, DuPont and Samsung Builder Services.

Insulated Concrete Form (ICF) Construction vs Traditional Framing - @ Project Site Class - July 14

A box lunch will be provided to those attending in person. Class will be held in the East Dallas area.

THIS DATE MAY CHANGE DUE TO WEATHER DELAYS TO THE PROJECT.


With Builders looking for an alternative, is ICF construction the new way to go? Come and find out!

Class topics include why ICF construction is becoming more popular, the construction process using ICF, floor and roof systems used with ICF construction, cost analysis and differences vs traditional framing and the benefits of ICF vs traditional framing

Time: 10 a.m. - 12 p.m.

Cost: \$25 Member / Non-Member: \$35

Title Partner: StrucSure Home Warranty; Series Partners: Texas Builders Resource Group, DuPont, Burgess Construction Consultants and Milwaukee Electric Tool.



Dallas BA rebuilding fund: help fill the key!

The rebuilding fund campaign to restore Association offices following catastrophic damage sustained during winter storms in February is off to a great start, thanks to the generous support of members and housing industry friends.

Damage was caused by significant flooding resulting from a broken fire sprinkler pipe. The entire lower floor was covered in nearly a foot of water and portions of the ceiling collapsed under the weight of onrushing water.

Much of the building's interior was either destroyed or heavily damaged. This includes files, office equipment and computers.

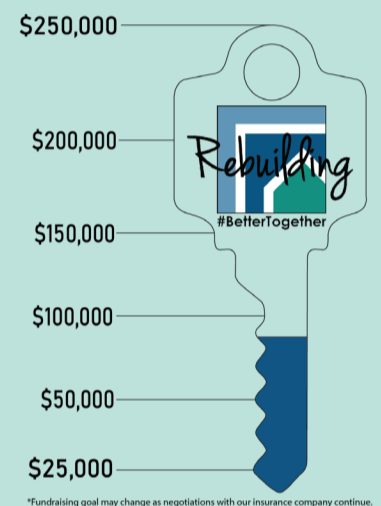
Staff is currently working from home and from office space in Plano donated by longtime member Burgess Construction Consultants.

If you can contribute to the Dallas BA Building Fund, please visit the dedicated page set up on DallasBuilders.org.

Make online donations at DallasBuilders.org/BuildingFund, or checks can be mailed to the Dallas Builders Association at 5816 W. Plano Pkwy, Plano, TX 75093. Please indicate "rebuilding fund" in the memo field.

Donations are tax deductible as a business expense.

If you are interested in contributing products or services, please email info@dallasbuilders.com.



*Fundraising goal may change as negotiations with our insurance company continue.
**Reflects financial and in kind donations

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HOME OF THE WEEK

Feature Dates
June 13 - August 1

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