

THE HOME BUILDER

DallasBuilders
ASSOCIATION

www.DallasBuilders.org



VOLUME LXVIII

No. 11

November 2021

Dallas BA's Industry Investors for 2021



BRIEFLY

The 2021-23 Texas Association of Builders Residential Construction Contract revisions, now available for purchase and download by builder members, constitute some of the most significant changes in more than a decade. Purchase them at TexasBuilders.org.

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

Friday, Feb. 26, is the deadline to submit new claims in the TAB Member Rebates Program. All claims for residential jobs completed Oct. 1 through Dec. 31, 2020, must be made by this time.

The TAB Rebates Program is an exclusive membership benefit that each builder and remodeler in the Association can easily implement.

The program helps builder and remodeler members put dollars back in their pockets for using products that they use each day, partnering with over 50 of the leading manufacturer brands in the country.

Register for the TAB Member Rebate program at hbarrebates.com/tab.

Periodicals Postage Paid at Plano, TX, and Additional Offices

November is Spike Appreciation Month

National Spike Appreciation Month is the perfect time to recognize one of the most active and dedicated groups in the Association.

The National Association of Home Builders recognizes and rewards peer-to-peer recruiting through the Spike Club. Members of the Spike Club receive several benefits and recognition throughout the year. Qualifying members receive national recognition on the Spike Wall of Fame and Top 100 leaderboards.

Additionally, the NAHB Spike Club includes unique lapel pins for each level of achievement. These Spike Club levels range from Spike Candidate (1-5 credits) to Life Spike (25 credits) to Royal Spike (150 credits) all the way up to All-Time Big Spike (1,500+ credits).

Thanks to the efforts of Dallas BA Spikes, the Association is growing, which makes the housing industry's voice even stronger.

"We are better off together and behind the same shield," stresses President Andrew Pieper of Hillwood Communities. "It's better than going at it alone."

"Everyone in the home building industry needs to belong to their local association," insists T.W. Bailey of Bailey Family Builders. He is not only the highest ranked Dallas BA Spike but is one of the highest ranked Spikes in the nation, with almost 2,100 credits.

Spikes understand the vital importance of membership in the Dallas BA and communicate that message to prospective members of the Association.

Multiple year Shorty Howard Award honoree, Donnie Evans of Altura Homes, tells prospects how "the Association is working on all of our

behalf to make this the best industry to be working in."

2021 Shorty Howard Award Winner Chris Clay with 2-10 Home Buyers Warranty tells prospects, "If you get involved with the Association it will pay you back."

"Our members are the lifeblood of the Dallas Builders Association," said Executive Officer Phil Crone. "That's why recruiting new members is key to strengthening the home building industry."

The Dallas BA has some of the highest ranking Spikes in the nation. The Association's Top 25 Spikes are:

- T.W. Bailey - 2,093.50
- John Bynum - 1,438.00
- Bob Cresswell - 1,346.00
- Barbara Bynum - 486.50
- George Lewis - 455.50
- Michael Mishler - 314.00
- Donnie Evans - 293.50
- Phil Jobe - 281.00
- Tim Jackson - 270.00
- Kristin King - 245.00
- Jerry Carter - 234.00
- Mike Phillips - 225.50
- James Siepiela - 220.50
- Peter Shaddock - 218.00
- Tommy Ford - 211.50
- Pat Nagler - 184.00
- Rich Messenger - 172.00
- Jim Johnson - 158.50
- Chris Jackson - 142.50
- Kevin McLain - 140.00
- Richard Harwood - 130.00
- Joe Chamberlain - 120.00
- Bill Deal - 119.50
- Jeff Dworkin - 112.50
- Carol Longacre - 110.50

Thank you to Yearlong Membership Partner StrucSure Home Warranty.

Dallas BA launches new online member portal

There's exciting news for Dallas BA members! A new, streamlined Member Portal was launched late last month, making it easier for members to edit their profiles and pay invoices.

To help members make the most of their online profiles, everyone is encouraged to add lots of extras: a link to a corporate website, company logo, business description, social media links and photos. It's all FREE!

To reach the Members Only login, look in the upper left corner of the members website, DallasBuilders.org. The login screen will look different; however, member usernames and passwords have stayed the same.

Members can also refer to the link sent in October reminding them to confirm or update their listing information before the print directory goes to press this month.

Associate members each receive one directory category listing, but can purchase additional categories for only \$25 per year.

Builder and remodeler members are asked to add or update their Builder Search Affiliation Codes under the "Update Your Preferences" tab in their

company portal. Indicate builder type, building area, construction practices, new home price range, remodel budget and remodel project type. This information is used on the Builder Search on the Association's award-winning consumer website, DallasBuilders.com. The site is currently getting more than 5,000 visitors a month, but unless builders have added this information to their profiles, their company will not pull when someone searches and applies those filters.

All members can upgrade their directory listing by purchasing Priority Placement for \$200 per year. This moves the listing to the top of the results in whatever category they are in.

Website advertising is also available on both DallasBuilders.com and DallasBuilders.org.

Ads have been increased to 500x150 pixels and 250x250 pixels and will be included on eight pages visible on a rotating basis.

Members will also now have the option to choose 3-, 6-, 9- or 12-month terms.

Information is available from Holly Pemberton at holly.pemberton@dallasbuilders.com or 214-624-3176.



2022 Board of Directors

The 2021-2022 Board of Directors was installed in ceremonies held Sept. 25 at Circle T Ranch. Late last month the group gathered for the Association's annual Leadership Retreat, to plan the goals and objectives for the year ahead. This year's directors include: Front row, Treasurer Stephen Puckett, Prosperity Bank; Vice President Secretary Adam Lingenfelter, Lingenfelter Custom Homes; President Andrew Pieper, Hillwood Communities; First Vice President John Porizek, M/I Homes of DFW; Associate Vice President Phil Smith, FACETS Appliances, Kitchens & Baths; 2nd row, Chris Jackson, Bloomfield Homes; Tag Gilkeson, Tag & Associates; Jerry Carter, Jerry Carter Homes; Steve Goodman, Millenia Homes; Tim Lansford, Luxury Homes of Texas; Chris Clay, 2-10 Home Buyers Warranty; 3rd row, Jerry Parks, Traditional Classic Homes; Jake Murillo, V Luxury Homes; Donnie Evans, Altura Homes; Bob Cresswell, Cresswell Custom Homes; Mike Mishler, Mishler Custom Homes; Dave Hambley, Lee Lighting; Michael Turner, Classic Urban Homes; Tom Sadler, Tom Sadler and Associates; Jim Falgout, Falgout and Associates; Justin Webb, Altura Homes; Gregory Loudon, GOLOUDON; Joshua Correa, Divino Homes; Mike Phillips, ProSource Wholesale; Brian Webster, KWA Construction; Matt Robinson, BGE; 4th row, Kathie Ahrens, Arizona Tile; Russell Daniels, Bush Rudnicki Shelton, P.C.; Matt Walls, Winston Custom Homes; Tiffany Acree, StrucSure Home Warranty; Kelly Hoodwin, Altura Homes; top row, Matt Mitchell, James Andrews Custom Homes; Cole Baker, Builders First-Source; Jeff Dworkin, JLD Custom Homes; Richard Miller, Richard Miller Custom Homes.



PHOTO BOOTH PRESENTED BY
JOE ATKINS REALTY

DECEMBER 2, 2021

FACETS

11925 N. Stemmons Fwy. #100, Dallas, 75234

6:00 - 10:00pm

Member: \$25 online/\$35 at the door
Non-Member: \$35 online/at the door

FOOD MARGARITAS DJ

CASINO TABLES POKER TOURNAMENT

UGLY CHRISTMAS SWEATER CONTEST

Multifamily Builders Council Golf Tourney a sellout Oct. 15



First Place - Greystar Team: Dale Smith, Terry Easley, Danny Jones, Ron Prather



Second Place - Moss + Associates Team: Nathan Lecler, Chris Dorman, Matt Hoel, Jeff Berry

Closest to the Pin - Heath Harris, KWA Construction



The sold-out tournament was held at The Courses at Watters Creek

Thank You to These Partners!



Advanced Concrete Surfaces

BBLBC

BFS

Cadence Mcshane Construction

Capital One - Spark Card
Cemplex Group

Division Construction Supply

Eco-Soil Stabilizers

GE Appliance

Huber Engineered Wood

Integris Lighting

International Builder's Supply

KWA Construction

LMI Landscapes

National Floor Covering

Nationwide Gutter

Republic Elite

Samsung

Shreve Land Constructors

Specialty Concrete

Spring Valley Construction Company

Trinsic Residential

The HomeFront

-Gov't Affairs News and Info

Fall's Regulatory Front

The onset of fall has blown in with its usual increase of policy items that draw the focus of Dallas BA advocacy efforts.

In Dallas, the Association has offered preliminary comments as the city reviews off street parking and loading requirements, a topic of discussion before Dallas' Zoning Ordinance Advisory Committee (ZOAC). The committee is considering amendments that can impact both multifamily and single-family developments, as well as some infill.

In late 2019, the Dallas City Plan Commission (CPC) authorized a public hearing with the intent to consider amendments to the city's parking and loading requirements in chapters 51 and 51A of the Dallas Development Code. The goal appeared to be reviewing the requirements to address any need to amend parking ratios, likely reducing them.

However, the focus on an overview of mechanisms and offering possible reductions has evolved into discussions that include proposed costly requirements for a transportation demand management program, an accompanying points matrix with some options that might be attainable as incentives for further reductions and other options that are just non-starters for consideration, and development design standard changes that interfere with form-based development code.

There is also a proposed green factor scoring matrix that would impact landscaping and tree preservation requirements. Many of those options appear to be provisions that would be above and beyond what is required in the city's existing landscaping and tree preservation and mitigation code.

City staff recently requested that developers consider volunteering to test one of their previous projects in order to provide comparisons of what costs and challenges would be under the proposed changes versus Dallas's current existing off-street parking and loading regulations. Dallas BA has reached out to seek volunteers. We have also pressed on the city to provide better parameters to detail what would actually be required.

Dallas BA has continued to weigh in on the City of Dallas' realignment strategy for their Department of Development Services. Having already weighed in via work on stakeholder advisory boards and meetings with city officials, Dallas BA provided further follow up in early October. The Association offered feedback on the city's plans to address its permitting software deficiencies, hiring strategies for key

positions and proposed benchmarks for tracking progress.

Dallas BA has asked the city to detail what they would consider as acceptable permit approval times and what can be done to help production builders who have at times faced rationed service.

Association members saw an important update regarding City of McKinney development standards in recent publishing's of Dallas BA's Punch List. McKinney sought input on the city's draft that is also part of their overall development code update. The New Code McKinney initiative is the city's effort to focus on making development regulations easier to use and helping the city be competitive. McKinney has indicated a desire to have their development code representative of the city's comprehensive plan.

The proposed update can be viewed at <https://www.newcodemckinney.com>.

McKinney offered developers the opportunity to participate in a stakeholder survey that closed on Oct. 24. That installment of development standards for review included subdivision standards, architectural and site design, exterior lighting, fences, stormwater management, landscaping and tree preservation, and parking and loading. The entire package of development regulations is expected to go before McKinney's Planning & Zoning Commission, followed by the City Council, as early as late Spring of 2022.

Dallas BA has been in communication with city staff and will continue to offer our concerns and comments.

Building codes continue to be updated in area municipalities. Builders can expect multiple cities to adopt the 2021 cycle of the International Code Council's (ICC) construction codes soon. Dallas BA has been heavily engaged in the regional amendment process through our participation on the North Central Texas Council of Governments' Regional Codes Coordinating

David Lehde
Director of
Government
Affairs



Committee (RCCC). The committee, and its advisory boards (subcommittees), makes an in-depth review of the codes and makes recommendations for amendments that are adopted by many of the DFW region's municipalities. The goal is to provide reasonable amendments that better fit the region.

The RCCC is comprised of area municipal officials, including building inspectors, and industry stakeholders, including the Dallas BA.

The committee made its final vote on the recommended regional amendments in October. Dallas BA staff and members were successful in achieving multiple amendments to help reduce the increase in costs that result from the 2021 I-codes. This included key amendments to the International Energy Conservation Code and an important technical correction to the International Fire Code that allows 13R multifamily sprinkler systems to still be used in many multifamily developments.

HOMPEAC of Greater Dallas, the political action committee of the Association, has announced that registration is open for 2021-22 cycle participants. With the redistricting process in the recent legislative sessions, many Texas state House and Senate districts will see changes in district lines. That, coupled with ongoing local municipal advocacy efforts, means HOMPEAC of Greater Dallas will have a busy upcoming year. Members interested in participating can contact the Director of Government Affairs at David.Lehde@dallasbuilders.com.

Advocacy is a core mission of the Dallas Builders Association. Member participation is definitely something we are thankful for this fall.



ANDERSEN™

WINDOWS & DOORS

THE ENERGY SHOP

Since 1979

972-661-0688

3310 Wiley Post Road

Info@energystoreinc.com

Carrollton, TX 75006

www.energystoreinc.com

*Andersen™ and all other marks where denoted are trademarks of Andersen Corporation. ©2020 Andersen Corporation. All rights reserved.



"Excellence in Engineering"

Texas Firm Registration No. F-6417

Nortex Foundation Designs, Inc

817.379.0866

info@nortexfoundation.com

www.nortexfoundation.com

Local: 817.546.0160

Toll Free: 1.866.448.0961

Email: RFP@FoxEnergySpecialists.com

www.FoxEnergySpecialists.com



Scan the QR Code below to Request a Proposal from your Mobile Device!



Programs We Service:



Accurate Energy Testing

Blower Door Testing
Duct Blower Testing
Room-to-Room Pressure Balancing
Fresh Air Ventilation Testing
Thermal Imaging, and more...

Fast Administrative Support

Utility Incentive Support
Warranty Support
Trouble House Diagnostics
Sales Staff & Subcontractor Training

Energy Modeling Experts

Energy Plan Analysis for IC3 & REMRate
Green Build Scoring Analysis
Net-Zero Energy Analysis



All From an Independent Third Party!

That means unbiased recommendations, not influenced by product suppliers.



The Home Builder (USPS 579-680) is published monthly by the Dallas Builders Association at 5816 W. Plano Pkwy., Plano, Texas 75093. Telephone 972/931-4840. Supplemental subscription rate is \$20.00 per year. Periodicals postage paid at Plano, Texas, and additional offices. **POSTMASTER:** Send address changes to The Home Builder, 5816 W. Plano Pkwy., Plano, Texas 75093.

BARCIE VILCHES, Editor

MStone Stone and Tile hosts Oct. After Hours



Dallas BA Executive Officer Phil Crone presents a \$100 Amazon gift card to Chris Clay with 2-10 Home Buyers Warranty.



Natalie Strong with Zeus Demolition and Haul also wins a \$100 Amazon gift card.



Guest Lillian Powell with Artistic Transfer wins a \$500 MStone gift card.



Dennis Jaglinski with N3 Luxury Living wins a \$500 MStone gift card.



Phil Crone awards Dan Longacre with Longacre Construction a \$500 MStone gift card.



Executive Officer Phil Crone presents the cash door prize winner to Greg Paschall of Richardson Ready Electric. Greg graciously donated his winnings to HOME PAC.



COVERT+ASSOCIATES
 METROPLEX DESIGN SOURCE FOR EXCITING,
 INNOVATIVE RESIDENTIAL PLANS
 972-783-4660

MODEL CONSTRUCTION SAFETY PLAN



The Texas Association of Builders Model Construction Safety Program & Jobsite Safety Standards Package® (Model Safety Plan) Version 4.0 includes:

- User Guide and the Model Safety Plan
- Training Webinar
- OSHA's Permit Required Confined Spaces
- Crystalline Silica Standards
- Completion Certificate

Members	Non-Members
\$299.99 plus tax	\$699.99 plus tax

Purchase the current Model Safety Plan at,

TEXASBUILDERS.ORG

Previous versions are no longer available.



FRASERCON

CONCRETE EXPERTS



BIG ENOUGH TO BUILD THE JOB Small enough to build the relationship.

For over 20 years, Frasercon has been a mainstay in commercial and residential concrete construction in Dallas Fort Worth. Along the way we've built quality relationships and construction projects.

FraserCon's Dallas Fort Worth Office
 2425 Parker Road, Building 3A
 Carrollton, TX 75010
 972-939-9888 • frasercon.com

NEW MEMBERS

BUILDERS

Century Communities, Inc
 Brian Fogarty
 303-268-8349
 BUILDERS - RESIDENTIAL
 Spike: Frank Murphy, Wynne/Jackson

Dean Cathey Custom Homes Inc.
 Dean Cathey
 972-571-1630
 BUILDERS - RESIDENTIAL
 Spike: Mike Mishler, Mishler Builders, Inc.

Holley Jolly Homes
 Joshua Holley
 903-345-8899
 BUILDERS - RESIDENTIAL

OM Housing, LLC
 Deepak Sulakhe
 214-432-7610
 BUILDERS - MULTIFAMILY

Remodeling Group Inc.
 Joe Rahal
 469-556-0216
 BUILDERS - REMODELER

She Eco Investments, LLC
 Michelle Carter-Love
 469-527-9225
 BUILDERS - RESIDENTIAL

Strong Group Inc
 Megan Anderson
 972-420-7677
 BUILDERS - RESIDENTIAL

William Ryan Homes
 Bill Ryan
 847-995-8700
 BUILDERS - RESIDENTIAL
 Spike: Andrew Pieper, Hillwood

ASSOCIATES

Carpet Exchange
 David Silvey
 972-385-3545
 FLOORING

Choice Stone LLC
 Cynthia Lam
 817-222-2201
 HOME LIVING/DECOR

First Guaranty Mortgage Corporation
 Jordan Simons
 801-381-2416
 FINANCIAL SERVICES
 Spike: Joshua Correa, Divino Homes

Industry Cleaning Solutions Dallas
 Jay Jennings
 214-973-9067
 CLEANING/RESTORATION/
 MAINTENANCE

Massey Services Inc.
 DJ Shaw
 469-862-9704
 HOME LIVING/DECOR

Proline Panel Systems, LLC
 Christi Byrd
 972-932-8800
 EXTERIOR CLADDING

Star Cabinets
 Evan Celiktas
 469-388-8800
 KITCHEN

Texas Custom Elevator and Lift LLC
 John Ray
 940-245-1006
 PROFESSIONAL SERVICES

AFFILIATES/ADDITIONALS

Choice Stone LLC
 Wesley Cooper
 817-222-2201
 HOME LIVING/DECOR

Choice Stone LLC
 Ada Maynor
 817-564-1419
 HOME LIVING/DECOR

Business Growth Partners

Business Growth Partners specializes in helping builders, remodelers and associate members grow, systemize and streamline their businesses and, in the process, help them increase their bottom line. They work only with builders association members.

Details can be found at TexasBuilders.org/member-ship/benefits.

Spike Night AFTER HOURS

Thursday, November 18
 6-8 p.m.

Hosted By

Corradi
 OUTDOOR LIVING SPACE



5805 Grandscape Blvd, The Colony

Enjoy food, beverages and prizes while networking with fellow industry professionals

Builder Jackpot – \$900

Builder must be present at time of drawing to be eligible to win the Builder Jackpot. After Hours is FREE to attend, but reservations are required.

DallasBuilders.org



STAY FOCUSED ON BUILDING YOUR BUSINESS

LEAVE THE INSURANCE TO US

We understand that when your most valuable assets are secure, you have the freedom to pursue what really matters, like building and running your business. At Hotchkiss Insurance, protecting your business is our priority.

CALL US TODAY | 1.866.972.1535 | hiallc.com

- > General Liability
- > Builders Risk
- > Workers' Compensation
- > Commercial Auto
- > Equipment
- > Umbrella

Milestone Anniversaries

- | | |
|--|---|
| 25 Years
Childress Engineering Services, Inc | 10 Years
Ace Fence of DFW
Cox's Fine Floors
Gold Medal Pools |
| 20 Years
Bright Realty
James L. Falgout, PC
Lift Aids Inc. | 5 Years
Goodwyn Flooring Companies
Richard Miller Custom Homes
L & S Mechanical |
| 15 Years
Classic Urban Homes
Intex Electrical Contractors
Tracy Mitchell Custom Homes Inc. | Samsung Appliance - Builder Channel
SiEnergy
Phillip Thompson Custom Homes |

Milestones Presented by:



ACCEPTING SUBMISSIONS



Taking entries now!

HOME OF THE WEEK

Feature Dates
 Nov 21 - Dec 26

Get your home featured in The Dallas Morning News, front page of DallasBuilders.com and all of the Dallas BA Social Media. This service is FREE to Dallas BA builder members.

INTERESTED? Contact Holly Pemberton at 214-624-3176 or holly.pemberton@dallasbuilders.com



West Fraser



Featuring:

pointSIX[®]
Patented Edge Swell Technology

**SMALL TAPER
HUGE ADVANTAGE**

**50
YEAR
WARRANTY**

Durastrand pointSIX sub-flooring lets you build fearlessly, in any weather.

Proven in the Pacific Northwest, its patented tapered edge holds the line on all four edges. A proprietary blend of resins and waxes blocks moisture, meaning sub-floors go down flat and stay that way. Engineered for strength, durability, overall performance, and backed by our 1-year no-sand guarantee, nothing can hold you back.

1 YEAR NO-SAND GUARANTEE
WWW.WESTFRASER.COM/OSB

DURASTRAND[®]
pointSIX EDGE TECHNOLOGY