



Home Builders Association

NOVEMBER 2010

UPCOMING EVENTS

November 5, 2010
Board of Directors Meeting
Shelby Savings Bank
12 Noon

November 9, 2010
Home Builders Meeting
Cleveland Country Club 6:00 PM

Program Presenter

Mr. Emile Gebel
Shagreen Nursery & Arboretum
"Fall Planting"

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GENTLE THOUGHT FOR TODAY

You have not lived a perfect day...unless you have done something for someone who will never be able to repay you.



Builder Confidence Improves in October

Builder confidence in the market for newly built, single-family homes rose three points to 16 on the National Association of Home Builders/Wells Fargo Housing Market Index (HMI) for October, released today. This was the first improvement registered by the HMI in five months, and returns the index to a level last seen in June of this year.

"Builders are starting to see some flickers of interest among potential buyers, and are hopeful that this interest will translate to more sales in the coming months," said NAHB Chairman Bob Jones, a home builder from Bloomfield Hills, Mich. "However, because most builders still have no access to credit for building homes, there is a real concern that we will not be able to meet the pent-up demand when consumers are ready to get back in the market. This problem threatens to severely slow the housing and economic recovery."

"The new-homes market is finally moving past the lull that occurred when the home buyer tax credits expired and economic growth stalled this summer," noted NAHB Chief Economist David Crowe. "While challenges such as competition from foreclosures, inaccurate appraisal values, and general consumer uncertainty about the economy and job market continue to be major factors, builders have seen a slight increase in consumers who are considering a home purchase. The toughest obstacles really come down to financing - the scarcity of construction credit for builders along with tougher mortgage requirements for consumers."

All three of the HMI's component indexes registered gains in October. The index gauging current sales conditions rose three points to 16, while the index gauging sales expectations in the next six months rose five points to 23 and the index gauging traffic of prospective buyers rose two points to 11.

Builder confidence also improved across every region in October. The South and West each posted four-point gains, to 18 and 12, respectively, while the Northeast and Midwest each posted single-point gains, to 17 and 13, respectively.

Member Discounts

As an NAHB benefit, members have access to discounts and savings opportunities offered by many top companies. All programs, rates, and prices are subject to change without notice.

When making contact, the companies request that callers identify themselves as members of the National Association of Home Builders.

For more information about this item, please contact Christy Ronaldson at 800-368-5242 x8273 or via e-mail at cronaldson@nahb.org.

These are some of the companies that offer member discounts.

- ◆ **General Motors**
- ◆ **Liberty Mutual Insurance (Home & Auto Insurance)**
- ◆ **Dell Computers**
- ◆ **Hewlett Packard**
- ◆ **FedEx**
- ◆ **Omaha Steaks**
- ◆ **Office Depot**
- ◆ **Wyndham Hotels & Vacation Rentals**
- ◆ **FTD**
- ◆ **Hertz**

For more information on each discount, go to www.nahb.org/ma

Golf Tournament

We had a successful golf tournament on October 26th and proceeds will be going to the American Legion World Series. We would like to thank everyone who helped make this years tournament a success, especially all of our Players & Sponsors.



Thanks for your Continued Support





This is the NC Department of Insurance, Office of State Fire Marshall's Office latest interpretation for Section R312 Guard Rails on Screened Porches.

Code: 2009 Residential Code Date: July 1, 2010 Section: R312

Question:

On a screened porch that has a floor more than 30" above the adjacent grade, are horizontal or vertical members required to prevent the passage of a 4" sphere?

Answer:

Section R312.1 requires that a guardrail shall be a minimum of 36 inches in height above the walking surface. Section R312.2 requires that vertical pickets shall be spaced no further than 4 inches apart. The guardrail is installed to prevent people or large objects from falling to the floor or grade below. The pickets are installed to prevent children or small objects from passing through the guardrail.

Screen may be accepted in accordance with Section 105 of the NC Administrative Code as an alternate method to replace the pickets provided all of the following conditions are met:

1)Guardrails shall be installed horizontally at 36 inches and 18 inches above the walking surface.

2)Guardrails shall be capable of resisting a 200 pound concentrated load applied in any direction at any point along the rail.

3)The screen and the screen attachment shall be capable of resisting a 50 psf uniform live load (ref, Table R301.5) from the direction of the protected raised walking surface.

As always, should you have any questions, please contact us at 704-484-4997.

Sincerely,

Paul Ezell
Cleveland County
Codes Administrator



WELCOME NEW MEMBER



We are proud to announce that Elmore's Feed & Seed, Inc. has joined the Home Builders Association of Cleveland County. Mike Elmore is a resident of Cleveland County and his company has been serving the community for the past 50 years.

EPA DECLARES LEAD-SAFE CERTIFICATION ENFORCEMENT DATE AS OCTOBER 1, 2010

For contractors who perform renovations, repairs and painting, the EPA cut you a break if you haven't certified for lead-safe work practices by the original April 22 deadline. If you are not in the process of training for certification by October 1st, you are subject to fines and possibly worse.

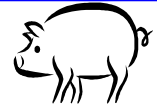
Remember, new certification is required for all home improvement activity that disturbs more than 6 square feet of interior or 20 square feet of exterior lead paint in housing built before 1978.

ANNUAL CHRISTMAS PARTY



We are planning our annual Christmas Party at the Cleveland Country Club on December 14th. We will have live music for your enjoyment and of course great food, and a gift exchange. We would like for each family to bring a wrapped Christmas Gift valued around \$20 for our exchange. Please mark your calendars for this event as we would love to have every member and their spouses enjoy the fellowship and peace of the season. Please call Mickie if you have any questions. 704 300-9465. The installation of our 2011 officers will also take place at the meeting/party.

REMINDER



The Hog Happnin' BBQ Tickets are on sale now. By purchasing your meal tickets in advance, you will save the \$2.00 admission. If you are interested in purchasing your tickets early or would consider selling some tickets, please contact Jim Holland at 704 480-7288 or Mickie Bouzon at 704 300-9465. Proceeds from the Hog Happnin' BBQ event go to the **Children's Home of Cleveland County**.

We are looking forward to hearing from you and seeing you at the event on November 5th and 6th.

Building Permits September 2010

Location	Contractor	Type Constr.	Valuation
Kings Mountain			
511 Alex D Owens Dr.	Sitetec, Inc.	SFD	\$250,000
320 Stoney Point Rd.	Homeowner	Accessory Structure	\$3,500
204 Edgemont Dr.	Homeowner	Addition/Remodel	\$7,000
1005 N. Cansler	Homeowner	Accessory Str.	\$900
200 Park Dr.	Homeowner	Accessory Str.	\$10,000
105 Kimberly Ln	Champion Co.	Addition/Remodel	\$24,723
2045 Shelby Rd.	Bowen Construction	Addition/Remodel	\$10,000
1103 Lake Montonia Rd.	Building Consultants	Addition/Remodel	\$28,000

All Permits not listed.	TOTAL VALUATION OF ALL PERMITS	\$334,123
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Shelby

1005 S. Washington St.	Jerry Goins	Restco	Repair Dwelling	\$3,500
1617 Eaves Rd.	Larry Smith	Owner	Garage	\$5,000
619 Charles Rd.	Wesley Gantt	Eddie Morrison	Int. Addition	\$29,750
611 Grace St.	Elizabeth Todd	Owner	Storage Bldg.	\$10,000
1501 Wesson Rd.	Max Butler	David Arrowood	Deck & Gazebo	\$20,740
1312 Montrose Dr.	Bobby Clifton	Smart Construction	Garage	\$18,000
1404 Crestview Dr.	STV & Bubba	Owner	SFD	\$102,000
2003 Kings Rd.	John Campbell	Owner	Int. Renovations	\$40,000
506 Brookside Dr.	Anna Garibay	Owner	Int. Renovations	\$8,000

All Permits not listed	TOTAL VALUATION OF ALL PERMITS	\$236,990
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Cleveland County

3410 Griffin Rd.	David Greene	Quality Homes	SFD	\$283,267
3323 Charlie Elliott Rd	Hanna William	America's Home Place	SFD	\$201,210
3223 Bridges Dairy Rd.	Richard Robinson	Owner	SFD	\$170,000
2600 Wood Rd.	Matthew Jones	Stitzel Properties	SFD	\$290,000
353 E. Stagecoach Tr.	Stephen Falls	Owner	Storage Bldg.	\$18,000
2140 Manley Bridges Rd.	Christopher Dobbins	Owner	Roof & Columns	\$3,500
119 Dixon Rd.	Grady Tallent J	John W. Ross	Int. Addition	\$12,000
200 Goforth Rd.	Jeffery Lineburger	Owner	Exterior Addition	\$27,000
125 Chickasaw Dr.	Phillip Glover	Glenn Williams Constr.	Detached Garage	\$42,000

All Permits not listed	TOTAL VALUATION OF ALL PERMITS	\$1,046,977
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Total Valuation of Kings Mountain, Shelby and Cleveland County	\$1,618,090
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MEMBERSHIP RENEWALS DUE OR COMING DUE

Cleveland Floor Covering
Glenn Williams Construction
Quest Properties of KM
Martins Electric & Networking

J. Dale Sain Contractor
Haynes Plumbing
Logan Plumbing
Lowe's Home Improvement

Time Warner Cable
Martin Electric
Shelby Door Service
Settle Heating & Air

PLEASE CONTINUE TO PRAY FOR OUR TROOPS



Officers and Directors

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Smart Construction, Inc.
704 913-0070

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704 472-1000

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704 476-2727

PAST PRESIDENT

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704 472-0745

DIRECTORS

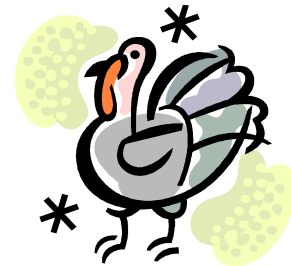
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Glenn Williams Construction
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Clyde Willis & Son Masonry
Mark Spurling
Spurling Construction

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Glenn Williams
Glenn Williams Construction

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Mickie Bouzon



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