

April 2011



Inside this issue:

| | |
|---|---|
| Young Home Buyers Will Lead Housing Market Recovery | 2 |
| Know the Code | 3 |
| Know the Code Continued... | 4 |
| Building Permits | 5 |
| Membership Renewals | 6 |
| Board of Directors | 6 |
| Business Cards | 7 |

Upcoming Events

- **April 9, 2011 - 6 PM**
Reverse Raffle
GoForth Hall
- **April 12, 2011 - 5 PM**
Board of Directors Meeting
Deer Brook Club House
- **April 12, 2011 - 6 PM**
Monthly Meeting
Deer Brook Club House
SPEAKER: Rob Howard,
Home Energy Solutions

Reverse Raffle — April 9, 2011

Reverse Raffle tickets are on sale again & we hope that every member will help sell them. The raffle will take place on April 9. We will again have 8 \$500 prizes, one \$1,000 prize and the grand prize is \$5,000. You don't have to be present to win. This is our major fundraiser for the year & we need your support to make this a successful year. For information, please call 704-472-0133 or a board member.

Construction Forecast Webinar Happens April 27—Register Now!

With the latest developments in the housing finance arena adding more wrinkles to the outlook for our industry, NAHB's **Spring Construction Forecast Webinar** takes on all new significance this time around. Presenters will focus on the latest housing news & numbers, and will address questions like:

- *How is constricted builder access to acquisition, development & construction credit being addressed?
- *How can pent-up demand for housing be quantified?
- *Are the low appraisal headwinds easing?
- *How big is the house inventory, and what is its composition?
- *How will each state fare as the housing recovery gains momentum?

The webinar is scheduled for 2:00-4:00 pm, on April 27. Featured presenters will include NAHB Chief Economist David Crowe, Moody's Analytics Chief Economist Mark Zandi, & NAHB's assistant vice president for forecasting & analysis, Robert Denk. The fee is \$29.95 for NAHB members & HBAs. For more information, visit www.nahb.org/cfw or contact: Steve Melman (800-368-5242, x8245).

Agencies' Mortgage Proposal Would Harm Home Buyers

The announcement by 6 federal agencies last week of a plan to require a minimum 20% down payment for "qualified residential mortgages" sparked an immediate outcry among industry & consumer advocates, none more adamant than that expressed by the NAHB leadership through various media channels. Requiring a high down payment would disproportionately harm first-time home buyers, who have limited wealth & on average account for 40% of home-buying activity. It would take an average family 12 years to scrape together a 20% down payment. Borrowers who can't afford to put 20% down on a home & who are unable to obtain FHA financing will be expected to pay a premium of two percentage points for a loan in the private market to offset the increased risk to lenders. This would disqualify about 5 million potential home buyers, resulting in 250,000 fewer home sales & 50,000 fewer new homes being built per year.

Young Home Buyers Will Lead Housing Market Recovery, Says NAHB

Generation X –young families & adults ages 31 to 45 – are likely to lead the home buying recovery as it gets underway, according to real estate experts who spoke at an educational webinar produced by the National Association of Home Builders in partnership with *Builder* magazine. These potential home buyers are most likely to think it's a good time to get off the fence – & have strong opinions about the design features their new homes will include.

At 32% of the population of home-buying age – generally defined as those who are at least 30 years old, the Gen X population cohort isn't the largest, but it's the most mobile, said presenter Mollie Carmichael, principal of John Burns Real Estate Consulting in Irvine, Calif. "They are in full force with their careers & they need to accommodate growing families," she said.

In sharp contrast, even though they constitute 41% of prospective home buyers, Baby Boomers continue to wait for the market to improve, & their decisions to delay retirement also delay their decisions to downsize into a smaller home, Carmichael said.

Most of the 10,000 buyers & potential buyers in 27 metro areas that the consulting company surveyed were optimistic about a new home purchase, with between 85% & 89% saying that it was a good time to buy a home. Only 13% said they thought home prices would continue to fall, further evidence that it's "not all about price," she said. "They want something compelling, from a design or personalization standpoint," said Carmichael.

In addition, though the average home size is shrinking, a majority of prospective buyers said they would like a bigger home than the one they have. "These are first-time buyers or younger families looking for more room to grow," she said.

70% said that they were willing to pay \$5,000 more for a green home, but those responding to the survey said that they expected new homes to already have many green technology features. They also said they would pay a premium for dark wood cabinets, a separate tub & shower & a fireplace in the living room, & more preferred a great room over formal spaces.

And while community amenities are important to Gen X buyers, 46% said they prefer a home in a large-lot, suburban development, versus the 21% looking for a traditional or "walkable" neighborhood.

Webinar panelist Heather McCune, director of marketing at Bassenian/Lagoni Architects in Newport Beach, Calif., also emphasized that design will be important in generating sales in the emerging marketplace. "The notion of 'build it & they will come' no longer works. Design matters," she said.

McCune said buyers are looking for homes with a connection between indoor & outdoor spaces, even in colder climates, to create the perception of greater home size, even if the space is only usable for part of the year. They also want more storage, an open floor plan & flexibility in the garage. "While Gen X numbers are smaller than the birth cohorts before & after them, their numbers have been enlarged by steady immigration," said NAHB Chief Economist David Crowe. "Gen X may wait longer than their predecessors to establish their own household or buy a home because of the recent recession impacts, but the trends are still likely to occur as they have for past generations."

"What lies behind us
& what lies before us
are tiny matters
compared to what
lies within us."
-Ralph Waldo Emerson

Cleveland County Code News

R313 - Carbon Monoxide Alarms in One-and-Two-Family Dwellings and Townhouses

The North Carolina Building Code Council approved an amendment to the 2009 NC Residential Code that revises Section R313 to require the installation of carbon monoxide alarms in new and existing one-and-two-family dwellings and townhouses. The amendment has an effective date of January 1, 2011 and reads as follows:

R313.1.1 Carbon monoxide alarms. In new construction, dwelling units shall be provided with an approved carbon monoxide alarm installed outside of each separate sleeping area in the immediate vicinity of the bedroom(s) as directed by the alarm manufacturer.

R313.1.2 Where required-existing dwellings. In existing dwellings, where interior alterations, repairs, fuel-fired appliance replacements, or additions requiring a permit occurs, or where one or more sleeping rooms are added or created, carbon monoxide alarms shall be provided in accordance with Section 313.1.1.

R313.1.3 Alarm requirements. The required carbon monoxide alarms shall be audible in all bedrooms over background noise levels with all intervening doors closed. Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

Implementation and enforcement of the above code section has generated a number of questions. Included below is a list of the most significant questions and the DOI, Engineering Division's response:

Question 1:

What work and/or permit issuance triggers the installation of carbon monoxide alarms in an existing building?

Answer:

Compliance with R313.1.2 is triggered by any of the following:

1. The issuance of a permit, requiring compliance with the NC Residential Code, for interior alterations or repairs, or
2. The issuance of a permit, requiring compliance with the NC Residential Code, for a building addition, or
3. The issuance of any permit (building or trades) for the installation and/or replacement of a fuel-fired appliance, or
4. The addition or creation of one or more sleeping rooms

Question 2:

Do the requirements for carbon monoxide alarms include homes without any fuel fired appliances or an attached garage?

Answer:

Yes. The code requirements are not predicated upon a home having a fuel fire appliance or an attached garage.

KNOW THE CODE

Paul Ezell
Cleveland County
Code Administrator
704-484-4997



KNOW THE CODE

*continued
from page 3...*



Question 3:

When the permit is issued for the installation of/or regarding the trade codes (such as the renovation of a bathroom that encompasses only plumbing fixtures with no building related issues, or the change out of an electrical panel) would this requirement of R313.1.2 apply?

Answer:

If there are no building related issues and a building permit (requiring compliance with the NCRC) is not issued, the requirement for carbon monoxide alarms is not triggered. The exception is when a trade permit is issued for the installation and/or replacement of a fuel fired appliance. How the local jurisdiction chooses to enforce this (compliance verification by certified building inspector or certified trades inspector) is strictly up to the jurisdiction.

Question 4:

If I am an electrical contractor installing an electric fence in the yard of an existing dwelling, would I be required to install carbon monoxide alarms in the dwelling?

Answer:

No. In this case, there are no building related issues and a building permit (requiring compliance with the NCRC) is not being issued; therefore, the requirement for carbon monoxide alarms is not triggered.

Question 5:

I have an inspection for the replacement of an electric water heater (the permit was requested by the plumber for his protection) and per the new GS this replacement does not require the issuance of a permit. Would this installation evoke the requirement for carbon monoxide alarms given that it is not "required by the Residential Code?"

Answer:

No. If there are no building related issues and a building permit (requiring compliance with the NCRC) is not issued and a fuel-fired appliance is not being installed, the requirement for carbon monoxide protection is not triggered.

Question 6:

For existing dwellings, would it be safe to say the carbon monoxide alarm requirements will be triggered for permits issued for Residential Building Code standards (as regulated by the NC Residential Code) and trades permits issued for the installation/replacement of fuel fired appliances where ALL other permits, that may be issued, would not require the installation of these Alarms?

Answer:

See the answer to Question 1.

Question 7:

Are the carbon monoxide alarms required to be hard-wired units?

Answer:

The new carbon monoxide alarm requirements (NC Residential Code, Section R313) do not include any language that requires the use of hard-wired devices. It is the position of this office that the code text allows the use of alarms that are hard wired, battery operated, or plug-in. The detectors must be labeled as compliant with the requirements of UL 2034 and must be installed in accordance with the device manufacturer's installation instructions.

Building Permits February 2011

Kings Mountain

| Location | Contractor | Type Constr. | Valuation |
|-------------------|-----------------------|------------------|-------------|
| 140 Riverside Ct | Construction Co | New Construction | \$1,200,000 |
| 304 Fairview St | Prow Construction | Addition/Remodel | \$24,000 |
| 110 Mill Creek Dr | Homeowner | Addition/Remodel | \$15,000 |
| 206 W Gold St | Homeowner | Addition/Remodel | \$45,000 |
| 1001 Church St | Homeowner | Addition/Remodel | \$3,500 |
| 400 Oak Grove Rd | KF Davis Homebuilders | New Construction | \$109,185 |
| 320 Ellis St | Homeowner | Addition/Remodel | \$800 |
| 807 Southwood Dr | Prow Construction | Addition/Remodel | \$19,000 |
| 203 Park Dr | Ray Dailey | Addition/Remodel | \$14,010 |

| | | |
|-------------------------|--|--------------------|
| All Permits not listed. | TOTAL VALUATION OF PERMITS LISTED | \$1,430,495 |
|-------------------------|--|--------------------|

Shelby

| Location | Owner | Contractor | Type Constr. | Valuation |
|----------------------|----------------|------------------|----------------------|-------------|
| 301 College Ave | Village Pantry | Henry Wesson | Int. Renovations | \$40,000 |
| 402 Williamsfield Dr | Speed Williams | North Point | New Dwelling | \$429,420 |
| 225 Young St | Wayne Allen | Owner | Repair Dwelling | \$2,000 |
| 229 Young St. | Wayne Allen | Owner | Repair Dwelling | \$2,000 |
| 201 Grover St | CRMC | Rodgers Builders | Renovate Lobby | \$50,000 |
| 800 Dixon St. | Max Butler | David Arrowood | Addition to Dwelling | \$30,940 |
| 201 Grover St. | CRMC | Revels Cont. | Renovation | \$41,753 |
| 110 E Warren St. | Newt's Burger | Holman-Young | Int. Renovations | \$80,000 |
| 1010 E Dixon Blvd. | CRMC | TC Strickland | New Building | \$1,322,000 |
| 911 Parkwood Rd | Don Craver | Craver Builders | Repair Fire Damage | \$50,000 |
| 1026 E Marion | Ora Market | Cleveland Const. | Repair Fire Damage | \$150,000 |

| | | |
|-------------------------|--|--------------------|
| All Permits not listed. | TOTAL VALUATION OF PERMITS LISTED | \$2,198,113 |
|-------------------------|--|--------------------|

Cleveland County

| Location | Owner | Contractor | Type Constr. | Valuation |
|----------------------------|-------------------|-------------------|----------------------|-----------|
| 1201 Mooresboro Rd | Norman Sundell | Perry Linwood | SFD | \$150,000 |
| 506 Oak Grove-Clover Hill | Danny Stonesifer | Owner | SFD | \$100,000 |
| 140 Medelin Rd. | Scott Glidden | Blackhawk Constr. | SFD | \$200,000 |
| 3560 Plainfield Dr | Amy Buttrick | Owner | SFD | \$250,000 |
| 800 Old Boiling Springs Rd | Clev. Co. Schools | Owner | Baseball Building | \$70,000 |
| 206 S. Main St. | Grover Vol. Fire | Wylie Lee | Interior Remodeling | \$10,000 |
| 2212 Oak Grove Rd | Elizabeth Hawk | Owner | Interior Remodeling | \$29,000 |
| 2001 Flint Hill Ch Rd | John Michael | Owner | Enclose Screen porch | \$7,000 |
| 116 Quail Hollow Drive | Jeffrey Wright | Webber Constr. | Addition to Dwelling | \$35,000 |
| 154 St Peters Ch Rd | Derek Webb | Webber Constr. | Addition to Dwelling | \$110,000 |
| 124 N Shore Dr | Jon Wright | Carolina Artisans | Addition to Dwelling | \$38,850 |
| 2370 Pleasant Hill Ch Rd | Jason Lowery | Owner | Garage/Storage | \$40,000 |

| | | |
|-------------------------|--|--------------------|
| All Permits not listed. | TOTAL VALUATION OF PERMITS LISTED | \$1,039,850 |
|-------------------------|--|--------------------|

| |
|---|
| Total Valuation of Kings Mountain, Shelby & Cleveland Co. \$4,668,458 |
|---|

MEMBERSHIP RENEWALS DUE OR COMING DUE

Smart Construction
Costner Construction
Concrete Specialty Contrs, Inc
Wylie Lee Builders
Capital Funds, Inc.
Today's Kitchen & Bath

Fall Creek Land Co.
Dedmon's Concrete
Shelby Savings Bank
BB & T Cummings Legrand
Kenneth Humphries Plumbing
Grady R. Jolley Electrical Contractors

Shelby Winnelson Company



PRESIDENT

Ed Howard
Howard Builders Construction
704 472-0745

VICE-PRESIDENT

TREASURER

Rick Washburn
Shelby Savings Bank
704 476-2727

PAST PRESIDENT

Matthew Smart
Smart Construction, Inc
704 913-0070

DIRECTORS

Marcus Padget
Cleveland Lumber Co.
Ronnie Whetstine
WW Contractors. Inc.
David Settle
Settle Heating & Air
Allen Putnam
Southern Craftsman
Matthew Smart
Smart Construction, Inc.
Clyde Willis
Clyde Willis & Son Masonry
Rick Washburn
Shelby Savings Bank
Glenn Williams
Glenn Williams Construction

STATE DIRECTOR

Glenn Williams
Glenn Williams Construction

EXECUTIVE OFFICER

Katie Bradley

HBACC Mailing Address:

PO Box 3147
Shelby, NC 28151

Office: 704-476-2747

Fax: 704-480-6181

Katie's Cell: 704-472-0133

Affiliated with



North Carolina
Home Builders
Association


Affiliated with



NAHB
NATIONAL ASSOCIATION
OF HOME BUILDERS

"Like" us on Facebook - Cleveland County Home Builders Association

Clyde Willis
 Danny Willis
 Masonry Contractors



CLYDE WILLIS & SON MASONRY

Commercial & Residential Top Quality Work 40 Yrs Experience
 4003 Sharon Circle
 Shelby, NC 28152

Clyde (704) 482-0598
 Danny (704) 487-7376



**HOWARD BUILDERS
 CONSTRUCTION, INC.**
 1414 Chatfield Rd.
 Shelby, NC 28150
 License #56167

Owner: Ed Howard Fax 704-487-4090
 704-472-0745 eghoward@carolina.rr.com



Settle
 HEATING & AIR
 Service in With Comfort

David Settle
 Owner

704.481.1788 • 704.481.1781 fax
 2221 S. Post Road, Shelby, NC 28152
 PO Box 348 • Earl, NC 28038
 NC License 19680 • SC License 103293

Serving the Carolinas since 1998
 www.SettleInWithComfort.com



Shelby Savings Bank
 Since 1905

Rick G. Washburn
 President

224 E. Warren St. (28150)
 P.O. Box 999
 Shelby, NC 28151
 rick.washburn@hometrustbanking.com
 hometrustbanking.com

704.476.2727 p
 800.627.1632 ext. 2727
 704.484.0212 f

A HomeTrust Bank



fire, smoke, water

**American
 Restoration**
 Disaster Specialist

**24 hours
 7 days a week
 emergency service**

704.482.7586
 www.amrest.com




**WWT
 CONTRACTORS, INC.**

P.O. BOX 968 • SHELBY, N.C. 28151
 109 EAST DEBBIE DRIVE • SHELBY, N.C. 28150

J. RONNIE WHETSTINE
 rwhetstine@carolina.rr.com
 www.ronniewhetstine.com

OFFICE: 704/487-6226
 SHOP: 704/739-7760
 CELL: 704/477-7594
 FAX: 704/487-6289



GLENN WILLIAMS CONSTRUCTION, INC.
 General Contractor # 42707
 Unlimited Commercial - Residential

Glenn Williams, President
 618 Skinner Road
 Shelby, NC 28152
 www.glennwilliamsconstruction.com • Email: gwilliamsconst@bellsouth.net

Home 704-434-7748
 Office 704-434-5576
 Fax 704-434-5687

Builders Mutual[®]
 INSURANCE COMPANY

www.buildersmutual.com

Where Builders Come First[®]

Western NC Office
 2120 Eva Court
 Lincolnton, NC 28092
 Office: (704) 735-9893
 Fax: (704) 735-9893
 Mobile: (704) 473-6812
 E-mail: mwhitener@bmic.com

Mel Whitener, CBIA, CRIS
 Western NC Territory Manager
 Sales & Agency Relations

Raleigh Office
 PO Box 150005
 Raleigh, NC 27624-0005
 Toll Free: (800) 809-4859 Ext. 203

