



FEBRUARY 2011

UPCOMING EVENTS

February 8, 2011

Board of Directors Meeting
Deer Brook Country Club 5 PM
Monthly Meeting
Deer Brook Country Club 6 PM
Speaker: Chris Coronado

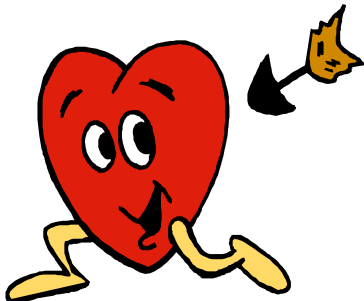
OUR INSIDE ADDITION

Tips for Appraisals _____	2
Know the Code _____	3
Congratulations _____	4
2011 Regional Meetings _____	4
Welcome Katie _____	4
Building Permits _____	5
Membership Renewals _____	6
Board of Directors _____	6
Business Card Ads _____	7

GENTLE THOUGHT FOR TODAY

When it comes to life, the critical thing is whether you take things for granted or take them with gratitude.

Happy Valentines Day



OSHA: Residential Builders Can No Longer Bypass Fall Protection Requirements

BY: HEATH H. GALLOWAY— In the final days of 2010, OSHA announced that it was rescinding a 15-year old policy that allowed residential builders to bypass certain fall protection requirements. The newly issued Compliance Guidance for Residential Construction cancels guidance in place since 1995 regarding OSHA's enforcement policy on fall protection for certain residential construction activities, and replaces it with a new mandate. Although it remained in place well over a decade, OSHA's prior guidance was intended as a temporary policy to address concerns about the feasibility of requiring conventional fall protection in the residential building context. OSHA's decision to rescind the exemption, which was supported by such strange bedfellows as the National Association of Home Builders and the AFL-CIO, was driven by the fact that there are, on average, 40 fall-related fatalities in the residential construction industry annually and a view within the industry that feasibility is no longer a significant concern.

For the last 15 years, OSHA permitted residential construction employers to utilize alternative fall protection measures including slide guards or safety monitor systems instead of conventional fall protection systems. Under the new compliance directive, however, all residential builders must fully comply with OSHA's fall protection standard, 29 CFR 1926.501, and ensure the use of guardrails, safety nets, or personal fall arrest systems to protect employees working six or more feet above a lower level. Residential construction employers may still avoid the new requirement if they can show that conventional fall protection is infeasible or creates a greater hazard. However, in such situations, the employer must ensure that a "qualified person" creates a written, site-specific fall protection plan providing alternative measures that eliminate or reduce the possibility of a fall. Furthermore, the site-specific plan must document the reasons why conventional fall protection is infeasible or more dangerous than the specified alternative measures. Employers may develop a single alternative plan for repeated use in the construction of a particular style or model of home, but only if the plan fully addresses all fall-protection issues at the specific site for which it is used. Although the directive is retroactively effective to December 16, 2010, OSHA has given residential construction and roofing companies up to six months to comply with the new requirement.

OSHA's new fall-protection directive quite literally changes the rules for employers in the residential construction industry. Indeed, any residential builder that has been in business for less than 15 years will face requirements that it has never encountered. Moreover, fall protection has been one of the highest priorities for OSHA in the commercial construction industry for years, and this new directive will undoubtedly bring stepped up fall-protection enforcement efforts targeting residential builders. Thus, all residential construction employers should act now to evaluate the adequacy of their fall-protection programs and subcontractor activities, and take preemptive steps to head off costly citations.

Tips for Appraisals

The following message was sent to NAHB Directors from Sandy Dunn, 2008 NAHB President.

For the past several years one of the major problems our builders have been facing are low appraisals. NAHB has been working diligently to help solve these problems. Two Appraisal Summits were held in the last quarter of 2009 and the third Summit was just recently held. All the players were gathered in one room at the Housing Center to try to come up with solutions. Progress is being made.

In the meantime while NAHB is working to solve the problems with the process I thought I would tell you some things you can do to help bring your appraisals in at Market Value:

1) Help yourself by helping the appraiser....most appraisers today are under such a short time line that they only look at sales that are recorded in the MLS. A lot of new construction never makes it to the MLS, therefore you should talk to other builders to see what they have sold....this will be beneficial to both of you. Then access courthouse records and see what other sales have been recorded.

2) Go to nahb.org and in the search engine type in "appraisals". Then click on "capturing new home sales information for use as appraisal comparables" and go to the last sentence in the second paragraph and click on the highlighted area. An appraisal form will now appear with one column. This is the same information the appraiser gathers. Fill this form out for each sale you can find. Then take a picture of each house that has sold and attached it to the form. When the Appraiser comes to appraise your house give him/her this information and tell them that this is some information you have gathered that you thought they might find helpful. This is legal and trust me when I tell you it will be greatly appreciated! I am a Certified General Appraiser and if a seller did this for me I would kiss the ground they walk on.

3) Last but not least make a list of all of the up-grades you have put in your house might not be in a comparable sale. Meet with the Appraiser and explain all of the pluses your house has that may or may not be seen by the naked eye.

If you follow these three simple steps I promise that your appraisals will improve....they may not be perfect, but you will get better results than you're getting now.

Sandy Dunn, 2008 NAHB President

Keep in your Prayers

With sadness, we report that Dale Sain had a stroke and is in the hospital. Dale is a local builder and has been a member of the HBA for many years. Please keep Dale and his family in your prayers.



Cleveland County Codes News

Most of the time, as far as this article goes, I try to address something that we have seen during the course of our inspections. Recently we have seen two items that I'm sure everyone is aware of, but like everyone, we tend to forget about.

Section R703.8 in the Residential Code

Question: May rolled aluminum be used as flashing between OSB walls and concrete suspended porch slab or a concrete slab on grade?

Answer: No. Section R703.8 prohibits aluminum flashing in direct contact with cementitious material, for example, concrete, mortar, and grout. Aluminum may be used as counter flashing when it is not in contact with cementitious material.

Section R502.8 in the Residential Code

Question: Does the Residential Code allow drilling and notching of girders?

Answer: No. The code does not allow for the drilling or notching of girders unless designed by an engineer.

*Please make everyone that does work at your jobsite aware of these two items. Jobsite discussions are an excellent time to go over items such as the two addressed here. Not only with your employees but with the electrician, plumber and HVAC contractors. Communication is a lot cheaper than an engineer's repair!

Should you have any questions, please contact me at 704-484-4997.

Sincerely,
Paul Ezell
Cleveland County
Codes Administrator



Congratulations



On September 24th, The Triangle Business Journal announced the winners of their annual Best Places to Work awards and Builders Mutual was selected. More than 102 businesses entered the competition and of those, 35 were selected. Builders Mutual was in the top 12.

“Our business is to insure residential and commercial builders and trade contractors,” states John Boggs, President and Chief Executive Officer of Builders Mutual. “These have been challenging times for our customers and our company. We are especially proud this year to earn the title of Best Places to Work as we are working harder than ever to keep morale and employee engagement at high levels.”

Regional meetings scheduled for Jan. 31 - Feb. 4

NCHBA will host its annual Regional Meetings around the state the week of **January 31 - February 4**. One meeting will be held in each of the ten NCHBA geographical regions, and all members - specifically local presidents, vice presidents, executive officers, and board members - are invited to attend at no charge. Each meeting includes lunch, with the exception of Region 1, which will be a dinner meeting. The purposes of the meetings are to help local associations understand the services the state association provides, introduce the NCHBA senior officers and staff, and facilitate a discussion of local issues.

The Region IX Meeting will be held at the Silver Creek Plantation in Morganton on February 1st at 11:00 A.M. Contact Katie Bradley for more information—704-472-0133.

Welcome Katie

All members of the Home Builders Association would like to welcome Katie Bradley to the Organization. I have been training Katie for the past several weeks and feel she is going to be a terrific asset to the CCHBA. Katie has exceptional computer skills, is eager to learn all aspects of the EO position and is a delight to work with. As with every new person to a job, Katie is going to need your help through this transition period and I know she will get your support.

Just like the new year, **out with the old and in with the new**, Katie I wish you the best in this new endeavor and you know I'm just a phone call away.

Regards,

Mickie

Building Permits December 2010

Location	Contractor	Type Constr.	Valuation
Kings Mountain			
714 Cleveland Ave.	Robert Bolin	Addition/Remodel	\$20,800
501 York Road	Concrete Specialty Contractors	Addition/Remodel	\$175,000
214 Railroad Ave.	Horne Construction & Design	Addition/Remodel	\$1,800
110 W. Gold St.	J.M. Lambert Contractors	Addition/Remodel	\$3,600
2332 David Baptist Ch. Rd.	Homeowner	Accessory Structure	\$850
615 Lake Montonia Rd.	Homeowner	Addition/Remodel	\$78,000
834 E. King St.	Lessee	Addition/Remodel	\$2,300
208 W Gold St.	Eagle Building Crafters	Addition/Remodel	\$26,800
304 Walker St.	Homeowner	Addition/Remodel	\$700
1435 Bethlehem Rd.	Larry Reynolds	Addition/Remodel	\$7,500
All Permits not listed.	TOTAL VALUATION OF ALL PERMITS		\$317,350

Shelby

630 Hillcrest Drive	Dorothy Cannon	NCA of the Caro.	Repair Fire Damage	\$85,000
420 Leander St.	Edwin Ervin	Clary Construction	Addition to Dwelling	\$13,900
230 E Dixon Blvd.	Clev. Co. Schools	Morrison Construction	Headquarters/Dugouts	\$871,750
110 Airport Road	FAS Controls	Owner	Construct Addition	\$233,910
235 Lily St.	Charles Venn	CVC Equipment	Demolish Dwelling	\$1,833
820 Waters St.	Mark Pritchett	Terminix	Joist & Girders	\$800

All Permits not listed	TOTAL VALUATION OF ALL PERMITS		\$1,207,193
------------------------	--------------------------------	--	-------------

Cleveland County

318 Kistler Road	Sonya Wasson	America's Home Place	SFD	\$120,000
726 Dixon School Rd.	David McDaniel	Edgar Guy	SFD	\$280,000
2091 Adair Drive	Randy Tallent	Owner	Enclosed Carport	\$1,500
319 E. Main St.	Robert Grigg	Chris Cook	Interior Remodeling	\$35,000
1201 Ridgemont Ave	Barbara May	American Restoration	Fire Damage Repair	\$40,000
610 W. Zion Ch. Rd.	Thomas Gales	Owner	Addition to SFD	\$35,000
148 Range Rd.	Willard Lovelace	Webber Construction	Addition to SFD	\$41,000
206 1 Pheasant Creek Rd.	Cynthia Prewitt	Joel Padgett	Interior Additions	\$209,000
2104 Robyn Ave	Phillip Benfield	Owner	Storage Building	\$6,000

All Permits not listed	TOTAL VALUATION OF ALL PERMITS		\$767,500
------------------------	--------------------------------	--	-----------

Total Valuation of Kings Mountain, Shelby and Cleveland County			\$2,292,043
---	--	--	--------------------

MEMBERSHIP RENEWALS DUE OR COMING DUE

Beam, Edwards & Brooks
Maxwell Hamrick Insurance
Reid Lindsay Insurance Inc
Spurling Construction Co.
Kenneth Humphries Plumbing
Sherwin-Williams

WW Contractors Inc
Wylie Lee Builders
Chris Webber Construction
Future Energy
Marvin Hoyle Construction
Grady R. Jolley Electrical Contractors

J. Dale Sain Contractor
Martin Electric
Wylie Lee Builders
Bob Canipe Painting



**PLEASE CONTINUE TO PRAY
 FOR OUR TROOPS**

God Bless the U.S.A.



Officers and Directors

PRESIDENT

Ed Howard
 Howard Builders Construction
 704 472-0745

VICE-PRESIDENT

Mark Spurling
 Spurling Construction
 704 692-2080

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

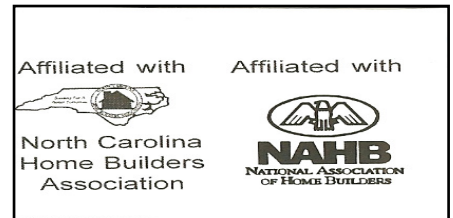
Glenn Williams
 Glenn Williams Construction

STATE DIRECTOR

Glenn Williams
 Glenn Williams Construction

EXECUTIVE OFFICER

Katie Bradley





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

**704.482.7586
www.amrest.com**



Shelby Savings Bank
Since 1905

Rick G. Washburn
President

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

704.476.2727 p
800.627.1632 ext. 2727
704.484.0212 f

A HomeTrust Bank



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



Settle
HEATING & AIR
Settle 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



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

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

SPURLING
CONSTRUCTION
COMMERCIAL/RESIDENTIAL
Licensed General Contractor • North/South Carolina
904 W. Double Shoals Rd. • Lawndale, NC 28090
704-692-2080

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



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: 704/487-5226
SHOP: 704/739-7760
CELL: 704/477-7594
FAX: 704/487-5289

