

North Central News

The Newsletter of the North Central WV Home Builders Association



June 2021

Builder Confidence Steady in May Despite Concerns

Builder confidence held stable in May, despite growing concerns over the price and availability of most building materials, including lumber. The latest NAHB/Wells Fargo [Housing Market Index \(HMI\)](#) shows that builder confidence in the market for newly built single-family homes was 83 in May, unchanged from the April reading.

"Builder confidence in the market remains strong due to a lack of resale inventory, low mortgage interest rates, and a growing demographic of prospective home buyers," said NAHB Chairman Chuck Fowke.

"However, first-time and first-generation home buyers are particularly at risk for losing a purchase due to cost hikes associated with increasingly scarce material availability. Policymakers must take note and find ways to increase production of domestic building materials, including lumber and steel, and suspend tariffs on imports of construction materials."

"Low interest rates are supporting housing affordability in a market where the cost of



most materials is rising," said NAHB Chief Economist Robert Dietz. "In recent months, aggregate residential construction material costs were up 12% year over year, and our surveys suggest those costs are rising further. Some builders are slowing sales to manage their own supply chains, which means growing affordability challenges for a market in critical need of more inventory."

With labor and lot availability a challenge in many markets, Dietz cautioned that "home buyers should expect rising prices throughout 2021 as the cost of materials, land and labor continue to rise."

Commerce Secretary Pledges Lumber Help

Commerce Secretary Gina Raimondo acknowledged the depth of the lumber price crisis and its effects on the residential construction industry, home buyers and renters during a May 28 [meeting with NAHB's senior officer team](#).

Secretary Raimondo and NAHB CEO Jerry Howard discussed working together on convening a summit that would include representatives from the U.S. government, the lumber supply chain and the home building industry.

What to Know about Vaccinations

NAHB is urging home builders to encourage their workers and subcontractors [to get vaccinated](#). Resources are available on [nahb.org](#). But there is some complexity around businesses urging vaccination. If an employer incentivizes its employees to get vaccinated (with time off, money or other reward), employees who are not able to receive the vaccine should still be eligible to get the incentive, otherwise it could be seen as unequal treatment and give rise to discrimination claims.

New GFCI Requirement Causing Problems

The Texas Department of Licensing & Regulation recently voted unanimously to delay until Jan. 1, 2023, requirements of section 210.8(F) of the 2020 National Electrical Code. A new requirement in the 2020 NEC requires a [ground-fault circuit interrupter \(GFCI\)](#) breaker to be installed on connections between a new home's electrical system and the air conditioning condenser unit. Home owners and builders in Texas immediately began reporting issues with the GFCI breakers tripping when the air conditioner ran, sometimes tripping multiple times each day.

Emergency Rental Assistance Released

The Treasury Department in May announced it is releasing \$21.6 billion in funding for the second allotment of the [Emergency Rental Assistance](#) Program (ERAP). NAHB had urged White House officials to release the funds. The Treasury released its first \$25 billion in rental assistance earlier this year. The Treasury also released a fact sheet that cites steps the Biden administration is taking to disburse the rental assistance.



Encova new member discount for policies effective September 1, 2020 through August 31, 2021 will be **3.8%**.

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BUSINESS
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MEMBER.

Regulatory Costs Add \$93,870 to Price of New Home

Regulations imposed by all levels of government account for \$93,879, or 23.8% of the current average sales price (\$397,300) of a new single-family home, according to a [new study by NAHB](#).

Of the \$93,870, \$41,330 is due to regulation during development, and \$52,540 is due to regulation during construction.

The study illustrates how overregulation is exacerbating the nation's housing affordability crisis and that policymakers need to take bold steps to reduce or eliminate unnecessary regulations that will help builders increase the production of quality,

affordable housing to meet growing market demand.

While NAHB's previous regulatory estimates in a 2016 study were fairly similar, the price of new homes increased substantially in the interim. The data show an estimate that regulatory costs in an average home built for sale went from \$84,671 to \$93,879 — a 10.9% increase during the five-year span between NAHB's 2016 and 2021 estimates.



EPA Proposes New CGP

The U.S. Environmental Protection Agency on May 12 published the proposed 2022 Construction General Permit (CGP) in the Federal Register. The current 2017 CGP permit is in effect until Feb. 16, 2022, when [the final 2022 CGP](#) will become effective for five years.

Public comments on the proposed 2022 CGP will be accepted until July 12, and NAHB will submit comments on behalf of the home building industry.

EPA's CGP authorizes stormwater discharges from land development and construction activities. They are the most common environmental permit residential developers and builders must obtain.

The proposed 2022 CGP includes new notification, recordkeeping, and documentation requirements.

Biden EO Affects Housing

President Joe Biden on May 21 signed a sweeping [executive order on climate change](#) entitled "Executive Order on Climate-Related Financial Risk."

Of note to the housing community, the executive order (EO) will reinstate the 2015 Obama-era Federal Flood Risk Management Standard (FFRMS) which was revoked by the Trump administration. NAHB opposed the 2015 FFRMS because it would dramatically expand regulated floodplain areas without congressional oversight.

The EO also requires the secretaries of Agriculture, HUD and Veterans Affairs to consider approaches to better integrate climate-related financial risk into underwriting standards and loan terms and conditions, as related to their federal lending policies and programs.

Crites Electric, Inc

Crites Electric was awarded the PowerPro Premier Generac award!! This award goes to dealers based on various standards of performance. It is the highest level awarded to the best-in-class Generac dealers on the market as symbols of their distinction and commitment to excellence. Bottom line, Crites Electric has been recognized by the world's largest manufacturer of home standby generators as being the "best of the best!"

3 Reasons to Choose a Generac PowerPro Elite Dealer



CONGRATULATIONS!

Summit Community Bank

Member Drew Harding (Mortgage Originator), joined by Donna Burns (VP, Marketing), and Jennifer Kinty (Market President), Jill Pazerski (Portfolio Manager), and Kate Hamrick (Loan Officer Assistant) sponsored this year's United Way of Monongalia and Preston Counties Day of Caring, 12 May 2021. They worked at Sundale Nursing home, replacing flower beds and turned new soil for rows of Sunflowers!

GREAT JOB!!



United Way of Monongalia and Preston Counties

AROUND NORTH CENTRAL

Advanced Heating and Cooling



Advanced Heating & Cooling, with offices in Morgantown and Deep Creek Lake, Maryland, has won the prestigious Carrier President's Award for 2020. The President's Award is the highest honor given to Carrier dealers across the nation.

"We are very proud to once again receive this award from Carrier," said David Seman, Owner of Advanced Heating & Cooling. "This award was made possible because of our hard-working, dedicated employees, our wonderful customers and our top-flight management team. This award is truly a 'team award' for our valued employees and customers."

According to Seman, Advanced Heating & Cooling has won this esteemed award twice during the past five years.

"This award simply means that we are among the best of the best within the Carrier family in terms of exemplary customer service and quality installations," Seman said. "From our very first day in business, we have worked hard to stay 'one

step ahead' in terms of innovation, hard work and quality service."

Seman said that a large part of Advanced Heating & Cooling's success is because it is an active member of the North Central West Virginia Home Builders Association.

"We are a proud and active member of the North Central West Virginia Home Builders Association," Seman explained. "The many connections we have made with other area businesses and members of the community through the Association have paid dividends for our company."

Now in its 20th year, Advanced Heating & Cooling services and installs heating and cooling systems, water heaters and standby, back-up generators, while also completing plumbing projects.

Advanced Heating & Cooling provides these services to both residential and commercial customers in north central West Virginia and Garrett County, Maryland. **CONGRATULATIONS!**



Congratulations to Mr. Aaron Dickerson, **ALD Enterprises, LLC**, NCWVHBA's top member recruiter for our May membership drive!

RECRUIT
IN 2021
NAHB Membership



NEW Submission Process for 2021!

HBAWV proudly announces that there is a new application submission process for this year's Best of West Virginia. ALL applicants will submit through the on-line Judgify Awards Management System - **NO** paper submissions will be accepted.

The link can be accessed on the HBAWV website: www.hbawv.org starting 1 May 2021

[Click for more information.](#)

***Incentive for NCWVHBA Members:*
NCWVHBA will pay for up to your first two submission packets!! That's a \$150 Value to YOU!! Why not submit?!

NCWVHBA Membership Report

Our renewing members are the backbone of our Association... It is for that reason we would like to thank the following members for renewing:

Felisha Townsend, **Fresh Coat Painters**

David Harris & David Claypool, **LifeTite Metal Products**

Robert Contraguero, **Panhandle Cleaning & Restoration**

Jeff Lindsay, **Sherwin Williams**

Steve Ramsey, **WV Pool Construction, Inc**

Christine Pauley, Key Realty Company

Kent Snider, **Morgantown Electrical Contracting, LLC**

Travis Craig, **Mountain State Log Homes**

Ron Hurst, Ron Hurst Construction Co.

Beau Henderson, **City Construction Co.**

Carl York, Puccio & York Appraisers

WELCOME to our newest members:

Mitch Wood, **Powerwash Bros.**

Patrick Moore, **Helmick Corp.**

Anthony Barker, **Rich's Garden Creations**

Thomas Brown, **Outdoor Tranquility**

David Cottrell, **Superior Epoxy Solutions**

David Carter, **Laurel Home Improvements, LLC**

Robert Yanero, **Monumental Restoration**

James Sanders, **Titan Roofing, LLC**

Jeff Carter, **Roof Maxx**

Troy Blosser, **Gwynn Outdoor Living**

Michael Dodrill, **AFLAC**

Leadership List

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Christine Pauley

National Delegate

Kent Pauley

ncwvhba.org

Calendar of Events

3 Jun 21: Board of Directors Meeting

17 Jun 21: General Membership Meeting , Copper House Grill (NEW VENUE), Fairmont

1 Jul 21: Board of Directors Meeting

July 2021: NO General Membership Meeting

22 – 24 Jul 21, HBAWV State Summer Board Meeting
Location: Canaan Valley Resort & Conference Center in Davis, WV
**Hosted by NCWVHBA

Christmas Toy Fund:

Walmart Registry for Good

POC: Terri Boone (304) 599-0880
ncwvhba@gmail.com

Members Save Millions

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