

# North Central News

The Newsletter of the North Central WV Home Builders Association



April 2023

## A Look at the Costs of Constructing a Home

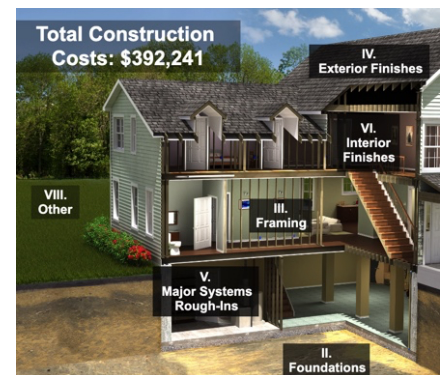
NAHB recently published its latest [Cost of Construction](#) Survey. Results show that construction costs were 60.8% of the average home sale price in 2022, essentially unchanged from the 61.1% posted in 2019.

The finished lot category was the second largest cost at 17.8% of the sales price, down from 18.5% in 2019. The average builder profit margin was 10.1% in 2022, compared to 9.1% in 2019.

At 5.1% in 2022, overhead and general expenses were also essentially unchanged when compared to 2019 (4.9%). The remainder of the average home sale price consisted of sales commission (3.6%), financing costs (1.9%), and marketing costs

(0.7%). These percentages are also similar to their 2019 breakdowns.

Survey respondents broke down construction costs into 8 major construction stages. Interior finishes, at 24.0%, accounted for the largest share of construction costs, followed by framing (20.5%), major system rough-ins (17.9%), exterior finishes (11.8%), foundations (11.0%), site work (7.4%), final steps (5.9%), and other costs (1.5%).



On behalf of the 2023 Home Show Committee:

Thank you for making the 45th Annual Morgantown Home Show a Success! We had over 120 vendors set up and more than 8000 guests in attendance this year!

2024 Home Show is TENTATIVELY scheduled for 15-17 March 2024.



Please consider sponsoring, playing and/or donating!



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ANY QUESTIONS PLEASE REACH OUT TO  
JAMIE BURCH (304)435-5492  
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3062 POINT MARION RD  
MORGANTOWN, WV

## WOTUS Rule Now in Effect in 48 States

The Biden administration's new "waters of the United States" (WOTUS) [rule is in effect](#) in 48 states, but the rule could be short-lived because the Supreme Court's upcoming ruling under Sackett v. EPA is squarely focused on the legality of the rule's significant nexus test. The verdict could come in the next few weeks.

Meanwhile, a Texas federal court has blocked the Biden WOTUS rule from taking effect in Texas and Idaho, and specifically cited serious concerns regarding the significant nexus text.

## HUD Proposes New Flood Risk Rule

HUD has published a proposed rule in the Federal Register that would revise HUD's [regulations governing floodplain management](#) and the protection of wetlands in the implementation of the Federal Flood Risk Management Standard.

HUD believes this proposal will improve the resilience of HUD-assisted projects to the effects of climate change and natural disasters and provide for greater flexibility in the use of HUD assistance in floodways under certain circumstances.

Encova new member discount for policies effective **September 1, 2022 through August 31, 2023 will be 6.1%.**



## 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:

Patrick Gallagher & Jack Ledsome, **84 Lumber**

Sherry Michael, **Budget Blinds of NCWV**

Franklin Day, **Daycon, Inc**

Chaille Adkins, **KLM Properties, Inc.**

Christine Congedo, **Nature's Granite, LLC**

Sheryl Linkous, **O.C. Cluss**

Cyndi Moats, **Pella Windows & Doors**

Benjamin Licht, **Rexroad Heating & Cooling**

Chris Bailey, **Rising Sun Construction**

Jim Merschatt, **Rustic By Design**

Carrie Lilly, **Preferred Surfaces**

Jeff Montgomery, **T.J. Contracting & Custom Home**

David Kuneff, **Woodchucks General Contractors**

Jay Scorzetti, **Zetti Contracting, LLC**

Zebulon Lewis, **Luttner Financial Group**

**WELCOME** to our newest NCWVHBA Members:

Christopher Boyce, **Boyce and Associates Allstate**

David Snead, **Denison Landscaping**



## Leadership List

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[www.ncwvhba.org](http://www.ncwvhba.org)

POC: Terri Boone (304) 599-0880

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## Calendar of Events

6 Apr 23, Board of Director's Mtg  
Location: Morgantown

14-15 Apr 23, HBAWV Spring Board Meeting  
Location: Virtual

20 Apr 23, General Membership Meeting  
Location: The "O" By Oliverios

4 May 23, Board of Director's Mtg  
Location: Morgantown

18 May 23, General Membership Meeting  
Location: Mon County, TBD

22 May 23, **Golf Classic in partnership with WVU Medicine Children's Hospital**  
Location: The Pines Country Club, Morgantown

**2023 HOME SHOW VENDOR SURVEY**

[Click Here](#)

**2023 Public attendee SURVEY**

[Click Here](#)

Members Save Millions

Start saving at [nahb.org/savings](http://nahb.org/savings)

**NAHB.**

# Learn Strategies for Managing Mental Health

Construction workers are particularly susceptible to mental health issues and suicide – which is a silent killer in the industry. Although the most common mental health problems are anxiety and depression, other disorders such as Substance Misuse can be considered a mental health issue as well.

When a worker is struggling to manage mental health issues, their safety and the safety of all those around them on the jobsite can be compromised.

As a part of its ongoing initiative regarding members' [mental health and well-being](#), NAHB recently created a new video

“toolbox talk” on mental health.

English and Spanish versions of the video, along with a helpful

handout, are available on the [Mental Health Awareness webpage](#). For more information on opioid misuse, visit the resources on the [Opioids in the Home Building Industry page](#).

NAHB is also partnering with the North Carolina HBA (NCHBA) on a pilot program called [“Blueprint for Worker Well-Being.”](#) The goal of the program is to develop a strategic plan for mental health promotion and suicide prevention that can be replicated by other HBAs across the country.



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