



iNAILER

211 Lincoln Ave., Holland, MI 49423
616-392-6233 • Fax 616-392-2011

Codes & Construction Review Meeting



OFFICERS

- Woody Steketee, President
DeFrell Builders
- Mike Baumann, Vice President
Baumann Building, Inc.
- Scott Hendges, Treasurer
Nederveld Inc.
- Greg Slenk, Secretary
Overisel Lumber
- Mike Schaap, Past President
Mike Schaap Builders

- DATE: Thursday, June 30
- TIME: Noon
- PLACE: HBA Office
- TOPIC: MIOSHA Fall Protection
- SPEAKER: Gary Boyer, Cincinnati Insurance

Join us for instruction on the new Fall Protection rules taking effect. Gary Boyer will be here to go over all of the new MIOSHA rules.

DIRECTORS

- Brian Bosgraaf, Cottage Home
- Mike Busscher, Mike Busscher Builders
- Ken Keuning, The Insurance Group
- Jerry Mannes, Jerry Mannes Builders
- Jerry Overbeek, Ace Builders
- Ed Tervoort, Tervoort Builders
- Tom Tuls, Holland Insulating
- Jack VanderMeulen, VanderMeulen Bldrs
- Casey Veersema, Town & Country
- Todd Wolters, Wolters Electric

We will also have a some time to address any regular code issues that you may have.

Lunch will be served, please let me know if you plan to attend, 392-6233. Thank you.

Join us for the HBA Annual Golf Outing!



- DATE: Friday, August 19
- TIME: Shotgun Start - 9am
- PLACE: Winding Creek Golf Course
- COST: \$40 per golfer
- INCLUDES: 18 holes w/cart - lunch & snacks

If you are interested in sponsoring the Golf Outing please call Michele at 392-6233.

COMMITTEE CHAIRMAN

Codes & Construction Review
Duke DeLeeuw

Finance
Scott Hendges

Membership
Ken Keuning

Legislative Round Table
Jack Vander Meulen

Parade of Homes
to be determined

HBA STAFF
Michele Bekken, Communications
michele@hbaholland.com

- Hole Sponsor \$100 includes sign @ hole and you have the opportunity to man it
- Drink Sponsor \$300 includes sign by pavilion and you can drive the drink cart to holes
- Lunch Sponsor \$ tbd Includes sign by pavilion and you can choose lunch to be provided (catered or you can grill on-site)

The new Michigan Residential Code has taken effect, get your copy today!

The HBA Office has a supply of the new code books. Please call to reserve your copy.

2009 Michigan Residential Code	\$90	2009 Michigan Uniform Energy Code	\$45
2009 Michigan Building Code	\$110		

Upcoming Meetings

Executive Committee	Tuesday, June 21	11:30am	
Board of Directors	Tuesday, June 21	Noon	
Codes & Construction Review	Thursday, June 30	Noon	Topic: Fall Protection
Membership Committee	Monday, July 11	Noon	
Parade of Homes Committee	Tuesday, July 12	Noon	
Executive Committee	Tuesday, July 19	11:00am	
Board of Directors	Tuesday, July 19	Noon	
Codes & Construction Review	Thursday, July 28	Noon	
Legislative Round Table	Monday, August 1	7:30am	
Membership Committee	Monday, August 8	Noon	
Executive Committee	Tuesday, August 16	11:00am	
Board of Directors	Tuesday, August 16	Noon	
Golf Outing	Friday, August 19	9am Start	Winding Creek
Codes & Construction Review	Thursday, August 25	Noon	

Legislative Round Table Meetings - mark your calendar for the year

This is your opportunity to join area legislators to discuss issues important to your business. **All members are encouraged to attend, RSVP 392-6233.** A light breakfast is served.

Monday, August 1 - 7:30am • Monday, October 3 - 7:30am • Monday, December 5 - 7:30am

2011 Events

Day Trip to OSB plant in Grayling

October 12 - We will be taking a day trip to the OSB Plant in Grayling, we anticipate the cost will be \$35-\$40 per person and include transportation, lunch will be provided. Please call the HBA Office at 392-6233 if you are interested in going.

Membership Meeting Dinner

We are planning a membership meeting in the fall with a special speaker. This will be an evening dinner featuring a guest speaker. You will have the opportunity to socialize and network with fellow members and hear about important issues in the industry.

**Lakeshore Habitat for Humanity &
the Home Builders Association of the Holland Area**
are teaming up to host a **Home Improvement Auction**

October 20, 2011

6:00 pm – 8:30 pm

**Lakeshore Habitat ReStore • 12727 Riley Street
Online at www.lakeshorehabitatrestore.org**

We need your donations, clean out your storage area and bring your new or gently used items. The Lakeshore Habitat ReStore has room to store items until the auction.



We are looking for items such as:

Windows • Doors • Appliances
Hardware • Building Materials

Donations are tax deductible.



**If you have some items to donate please contact
Chris Tucker at 399-7006 to coordinate the drop off.**

MAHB News - From Lee Schwartz, Executive Vice President for Government Relations

I want to try and clear up some confusion on the new/old fall protection rules and talk a little about what the MAHB has been doing.

Since the changes were announced, the MAHB has been working closely with MIOSHA to temper the effects of OSHA's decision to withdraw the interim guidelines the industry has been working under and replace them with the original fall protection rules. This in an ongoing effort that is not yet completed.

Remember, what counts in Michigan is how MIOSHA interprets and enforces these rules, not OSHA. Please do not confuse the two. For now, it's best if you ignore information about OSHA.

The first step in our joint effort with MIOSHA was arranging the fall protection classes MIOSHA put on for local HBAs across the state. Next MIOSHA will be looking at the feasible/infeasible issue. Finally they are working with the MAHB to examine a series of site-specific fall protection plans that can be used when conventional fall protection is infeasible or creates a greater hazard.

Yesterday MIOSHA issued its new enforcement policy for fall protection. Well before OSHA instituted its 90-day grace period, MIOSHA had agreed to a six-month grace period. A portion of their new enforcement policy is reproduced below.

“On April 4, 2011, MIOSHA and the Michigan Home Builders Association launched a Residential Fall Protection Initiative with the purpose of working together to provide training and help residential builders come into compliance with 1926.501(b)(13) and the revised instruction.

To allow the residential industry adequate time and resources to comply with the revised instruction, MIOSHA will adopt the following guidelines for an additional six (6) months, from June 16, 2011 through December 16, 2011, for alleging violations for residential fall protection:

- For inspections where employers are fully in compliance with the former CSHD-COM-04, MIOSHA will issue a Potential Hazard Alert (PTA) addressing the requirements of the revised CSHD-COM-04-1R1 and training. This will apply only to the first inspection during the additional 6 month period.
- For inspections where employers are attempting to comply with the revised CSHD-COM-04-1R1 by using conventional fall protection systems, however the systems are not fully in compliance; MIOSHA will issue a Potential Hazard Alert (PTA) addressing the requirements of the revised CSHD-COM-04-1R1 and training. This will apply only to the first inspection during the additional 6 month period.
- For inspections where employers are using a site-specific fall protection plan when conventional fall protection is feasible and does not create a greater hazard, MIOSHA will assist the employer in feasible methods of fall protection that could be used in lieu of the site-specific fall protection plan and issue a Potential Hazard Alert (PTA) addressing the requirements of the revised CSHD-COM-04-1R1 and training. This will apply only to the first inspection during the additional 6 month period.
- For inspections where conventional fall protection is not in place or employees are not in compliance with the former CSHD-COM-04 or another fall protection plan, MIOSHA will issue appropriate citations.
- No citations will be issued for inspections where employers are using site-specific fall protection plans that appropriately evaluate infeasibility or a greater hazard to use conventional fall protection systems”.

The entire policy may be found at

http://www.michigan.gov/documents/lara/lara_wsh_enforce_policy_355668_7.doc

Look for more information as this progresses.

Housing Starts Gain 3.5 Percent in May

June 16, 2011 - Nationwide housing starts rose 3.5 percent to a seasonally adjusted annual pace of 560,000 units in May, according to newly released figures from the U.S. Commerce Department. The gain partially offsets a larger decline that was registered in April.

“While the upward movement registered in today’s report is somewhat good news, housing production continues to bounce along the bottom near historic lows, and is only running at a level necessary to replace dilapidated or destroyed units,” said Bob Nielsen, chairman of the National Association of Home Builders (NAHB) and a home builder from Reno, Nev. He also noted that “Amidst this fragile marketplace, the nation’s policymakers should be aware of a recent poll that confirms the strong value that most American voters continue to place on homeownership and housing choice.”

Conducted this May on behalf of NAHB by Public Opinion Strategies of Alexandria, Va., and Lake Research Partners of Washington, D.C., the poll asked 2,000 likely voters about their attitudes on homeownership and housing policy. It found that the vast majority of current home owners are happy with their decision to own a home and believe that owning their own home is important, while nearly three-quarters of those who do not now own a home consider it a goal of theirs to eventually buy one. Additionally, the poll determined that 73 percent of owners and renters believe the federal government should provide tax incentives to promote homeownership. Details on this poll are available at www.nahb.org/voterpoll.

“Like consumers, builders remain very concerned about the pace of economic growth and are awaiting signs of improvement before moving forward with new projects,” noted NAHB Chief Economist David Crowe. “The relative bright spot in new-home construction is on the multifamily side, where improving demand for rental apartments is spurring gains in that sector. However, access to construction credit remains a limiting factor for new building.”

Single-family housing starts rose 3.7 percent to a seasonally adjusted annual rate of 419,000 units in May – their strongest pace since this January. Multifamily starts rose 2.9 percent to a 141,000-unit rate in May.

Regionally, housing production rose 1.5 percent in the South and 18.1 percent in the West, but declined 3.3 percent in the Northeast and 4.1 percent in the Midwest in May.

Issuance of building permits, which can be an indicator of future building activity, rose 8.7 percent to a seasonally adjusted annual rate of 612,000 units in May. This was the strongest pace since December of 2010. Single-family permits were up 2.5 percent to a 405,000-unit rate, while multifamily permits rose 23.2 percent to 207,000-units – their best pace since October of 2008.

Permit issuance posted double-digit gains in the Northeast and West in May, rising 35.6 percent and 15.1 percent, respectively. The South also posted a gain, of 3.5 percent, while the Midwest registered a 1.1 percent decline.

Voters Strongly Support Politicians Who Embrace Pro-Housing Policies, Mortgage Deduction, Poll Finds

June 14, 2011 - Nearly three out of four American voters believe that it is reasonable and appropriate for the federal government to provide tax incentives to promote homeownership, a sentiment that cuts across partisan and regional lines across the country, according to a recent poll conducted on behalf of the National Association of Home Builders (NAHB). Further, an overwhelming majority of respondents oppose eliminating the mortgage interest deduction and would be less likely to support a candidate for Congress who wants to do away with this vital tax incentive.

“Despite the current housing downturn, Americans still see homeownership as a core value and a key building block of being in the middle class and creating strong jobs in their communities,” said Celinda Lake, president of Lake Research Partners, which conducted the survey along with Public Opinion Strategies. “The bottom line: The bipartisan consensus outside the Beltway is that owning a home remains an essential part of the American Dream and voters would strongly oppose any efforts by lawmakers to increase barriers to homeownership.”

Two thousand likely 2012 voters were surveyed from May 3 through May 9 to assess the public’s attitude in the wake of the Great Recession towards housing, the mortgage interest deduction and the value of homeownership. The survey included data from key political “swing areas,” broken out by House Republican freshmen seats, National Journal political analyst Charlie Cook’s swing House and Senate seats, and Washington Post reporter Chris Cillizza’s presidential toss-up states. Among the poll’s key findings:

- 73 percent of all respondents – both owners and renters -- believe the federal government should provide tax incentives to promote homeownership. This support for housing runs strong among all party affiliations, with 79 percent of Democrats, 71 percent of Republicans and 68 percent of Independents agreeing with this statement.

76 percent of respondents among the Cook Report’s key Senate races, 75 percent of voters in the Cook Report’s swing House districts, 75 percent among Cillizza’s presidential swing states and 71 percent of voters residing in GOP House freshmen districts voiced their support for the federal government to provide tax incentives to encourage homeownership.

- 71 percent of voters oppose proposals to eliminate the mortgage interest deduction, and 63 percent oppose efforts to reduce it. A majority are also against eliminating the deduction for interest paid on home equity loans, ending the deduction for interest paid on a second home, limiting the deduction for those earning more than \$250,000 per year or capping the deduction for home owners with mortgages over \$500,000.

- By a more than two-to-one margin (57 percent to 26 percent), voters said they would be less likely to vote for a candidate who supports eliminating the mortgage interest deduction. These figures held firm across the political spectrum, with 63 percent of Republicans, 56 percent of Independents, 55 percent of Democrats and 61 percent of tea party supporters saying they would be less likely to support a candidate who favored killing the deduction.

58 percent of voters residing in House GOP freshmen districts, 58 percent in the Cook Report’s House swing districts, 56 percent among the Cook Report’s Senate toss-up races and 54 percent of voters living in Cillizza’s presidential swing states said that they would

be less likely to vote for a candidate for Congress who proposed to eliminate the mortgage interest deduction.

- Even when told that getting rid of the mortgage interest deduction would help ease the federal budget deficit, 65 percent of voters opposed any proposal to abolish the housing tax provision. This strong consensus cuts across partisan lines, with 69 percent of Republicans, 69 percent of Independents and 59 percent of Democrats opposing eliminating the deduction.

- Saving for a downpayment and closing costs is the biggest barrier to homeownership. Among voters who are aware of proposals under consideration by Washington policymakers to raise the downpayment requirements for a home loan, 92 percent believe it will make it more difficult to buy a home. Six federal agencies are proposing a national standard to require a minimum 20 percent downpayment, which would be opposed by households most likely to be affected – mortgage holders and renters ages 18 to 54. Among voters in these age groups, 59 percent of renters and 58 percent of those holding a mortgage oppose adding that obstacle to buying a home.

“The polling found that there is a significant disconnect between Washington policy makers and the nation’s electorate when it comes to the mortgage interest deduction, the importance of homeownership and the need to keep housing a national priority,” said Neil Newhouse, a partner and co-founder of Public Opinion Strategies. “The Administration and some in Congress are floating plans to curtail or even abolish the mortgage interest deduction and impose changes that would make it much more difficult and expensive to get a home loan. This is in direct opposition to the views of most Americans, who want the government to encourage growth in the housing market and to maintain tax incentives to keep housing affordable.”

The polling data also shows:

- 75 percent of voters say that owning a home is the best long-term investment they can make.

- 73 percent of voters who do not now own a home say that it is a goal of theirs to eventually buy a home.

- An even greater percentage of home owners – 95 percent – say they are happy with their decision to own a home, and believe that owning their own home is important.

“Those in Congress who believe that homeownership and housing choice should no longer be national priorities would be well-served to study the results of this poll and hear what the American people think,” said NAHB Chairman Bob Nielsen, a home builder from Reno, Nev. “To put it another way, America’s voters have spoken. If Congress abandons policies to support the goal of homeownership and to keep housing affordable, lawmakers could be in for a rude awakening in the 2012 elections.”

[Editor’s Note: To view the poll slides, please go to www.nahb.org/voterpoll.]

This national survey of 2,000 likely 2012 voters was conducted May 3-9, 2011 by Public Opinion Strategies of Alexandria, Va., and Lake Research Partners of Washington, D.C. It has a margin of error of +2.19%.

Public Opinion Strategies is a national political and public affairs research firm based in Alexandria, Va. Founded in 1991, it has conducted more than 6 million interviews with voters and consumers in all 50 states and over two dozen foreign countries.

Lake Research Partners is a leading public opinion and political strategy research firm providing expert research-based strategy for campaigns, issue advocacy groups, foundations, unions and non-profit organizations.