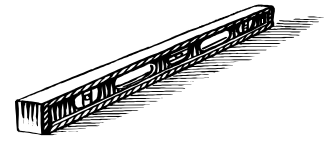


The Straight and Level

An Independent Newsletter from the
Home Builders Association of the Upper Rio Grande
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September 2009



President's Message

Bob Van Iwaarden

“Planning”

When you go white water rafting the guide takes time to teach you some basics and rules or suggestions to make things go well and safe. As the raft approaches rapids the guide has to plan the best route through, given his point in the river or the raft may smash into a rock or even capsize.

So why is it that people find it hard to plan?

1. Some don't have that innate ability to project themselves into the future or prioritize their day to prepare for tomorrow.
2. Some allow themselves to be buried under a load of details and can't pull their heads above water long enough to plan.
3. Some, instead of planning one event at a time, become overwhelmed by the mountain of things to plan.
4. Some say “when I do plan things change so why bother”.

There are four types of planning.

Passive Planning: This allows the raft to drift down stream

at the mercy of the current. This non-planning generally leaves you unprepared for the rapids and white water.

Panic Planning: After your raft is in trouble, all your organization resources are scrambled to solve the problem and you may or may not survive, but for sure, you are going to get bumps and bruises in the process.

Scientific Planning: This is viable, but mechanical and labor consuming and often gets abandoned. Imagine the raft guide constantly measuring water depth, width between rocks, wind and water speed! This information may be helpful but our rafts are often moving so fast and as leaders (guides) we must respond to changes in an instant!

Principle Centered Planning: This is the key to effectiveness. This leadership approach recognizes that life in general can't always be grafted on a chart but still sees planning as essential to an enjoyable trip down the river and its many variables.

It allows us to be flexible without losing focus.
It allows creativity without losing concentration.
It is structure, movement, river map, action and power to all of us in our raft through life.

It's been said, “If you fail to plan, you plan to fail.

Bob Van Iwaarden
President

2009 HBAURG Board of Directors

President: Bob Van Iwaarden

Vice President: Keith Helmstetter

Secretary: Ron Marx

Treasurer: Brett Zielke

Directors: Leonard Brown
Grover Hathorn
Pat Martinez
Dick Shaw
Don Smit

HBAURG Board Meetings are held monthly, 2 weeks prior to the Monthly Membership Meeting and Dinner, which is held the last Tuesday of the month.

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: The HBAURG Newsletter is now available on the HBA website
: www.hbaurg.com. Current and past issues are available for viewing.
:

: The Newsletter is now available via email in .pdf format. If you would like
: to receive the newsletter via email instead of regular mail please send your
: email address to Bee at hbaurg@aol.com
:

Compliments of GM by Bee Marx

As the exclusive automotive manufacturer of the National Association of Home Builders (NAHB), GM is pleased to extend the private offer of \$500 toward the purchase or lease of most new GM passenger cars, light-duty trucks, vans, SUVs.

Taking advantage of this offer is as easy as 1, 2, 3.

Effective September 1, 2009 all NAHB members can easily obtain their Proof of Membership Form by visiting nahb.org/ma.

Present your Proof of Membership Form to your local participating GM dealership.

Pick out the eligible GM vehicle of your choice.

This offer is good through January 4, 2010.



SAFAX
With Dick Shaw
Certified Safety Professional
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OSHA To Change Fall Protection Regs For Construction

With the change in administration in Washington DC, you will soon see much tougher and aggressive enforcement by OSHA compliance officers. According to my sources, OSHA is adding 150 more compliance officers next year with an additional 150 scheduled to be added the year following. Their mandate will be to “hammer” non-compliant employers. This means that the construction industry, including residential and light commercial construction, will be targeted for regular inspections, even though construction industry injury rates have declined each year since 1994!

OSHA will also be removing or rescinding regulations that gave the construction industry some leeway in performing hazardous work. In effect, the letter of the law will be enforced. The best recent example of this is the fall protection compliance guidelines for residential construction.

OSHA will withdraw an interim enforcement policy on fall protection for certain residential construction activities. The directive in question, "Plain Language Revision of OSHA Instruction STD 3.1, Interim Fall Protection Compliance Guidelines for Residential Construction," was first issued in 1994. The National Association of Home Builders (NAHB) requested the change because it had created confusion in the residential construction industry over what fall protection methods and systems needed to be used to comply with OSHA standards. Specifically, NAHB noted that it was extremely difficult for builders and trade contractors to locate, review and comprehend all of the information they needed to be in compliance. NAHB also urged the agency to follow the fall protection guidelines in

§29CFR Subpart M, (OSHA Regulation 1926.500) which still allows some flexibility to residential construction employers for providing fall protection systems. In a statement following OSHA's latest decision, NAHB commended the agency "for taking this step to protect workers and for recognizing NAHB's assertion that due to advances in fall protection equipment technology and construction methods, at this time the best action is to reevaluate this directive." While home builders should be aware that the compliance enforcement policy will be changing, they are of course still encouraged to implement fall protection methods and systems on a continuous basis."

What does this mean for residential construction? Simply stated, you and I must follow the existing regulation to the letter of the law. According to Subpart M of the OSHA regs, "each employee on a walking/working surface (horizontal and vertical surface) with an unprotected side or edge which is 6 feet or more above a lower level shall be protected from falling by the use of guardrail systems, safety net systems, or personal fall arrest systems." There is an option in the regulation that allows an employer to demonstrate that it is infeasible or that it creates a greater hazard to use conventional fall protection equipment; however this plan must be specific for the site where leading edge work is to be performed and it must be developed and maintained by a "qualified person".

You will no longer be able to use "skid boards" on roofs, nor does the pitch of the roof matter, as was allowed in the Interim Fall Protection Compliance Guidelines (STD 3-0.1A).

You must also have a written and enforced Fall Protection Plan that OSHA compliance officers can read and evaluate. Citations will be issued for every violation of the regulation, no matter how small. OSHA is getting tougher on everyone and those of us in the construction industry are squarely targeted in their crosshairs. If you don't already have a written fall protection plan and the necessary equipment and training to implement your plan, it is time to take action. **None of us can afford not to!**

International Code Council's Code Development Hearings by Bee Marx

NAHB's building code experts are on the job and working hard on your behalf. As the development cycle for the 2012 edition of the International Code Council's family of model building codes unfolds, NAHB members and staff have begun reviewing the more than 2,400 proposed changes that have been submitted for consideration. And while provisions relating to residential fire sprinklers, energy efficiency requirements and wall bracing tend to generate the most interest among NAHB members, it's important to note that our hardworking Provisions Oversight Groups (POGs) are likely to take positions of support or opposition on as many as half of all proposals submitted. POG members will be meeting September 21-23 at the National Housing Center to review staff recommendations and develop NAHB-supported positions ahead of the ICC's public code development hearings this

coming October 24 – November 11.

The upcoming edition of [NBN Online](#) (to be published on the evening of September 14) will have details on several of the issues on which our experts will be focusing, including, for example, the "home builders' 30% solution" on energy-efficiency requirements, residential fire sprinklers, and a new green construction code that the ICC is developing for all construction except non-institutional residential buildings. During the ICC's exhaustive code development hearings, NAHB will be represented by 20 of our members who sit on the 12 ICC Code Committees and 2 Code Councils. Those committees and councils are responsible for creating and approving the model building codes that set minimum standards for construction nationwide. Check out NAHB's [Construction Codes & Standards section](#) on our Web site for more information. Please refer any questions on this item to MondayMorningQuestions@nah.com.



Notes from Bee

Membership Meeting and Dinner ~ September 29th

Location: Dos Rios, Monte Vista

Mexican/American Buffet including salad bar, dessert, iced tea or soft drink

Time: Social at 6:00 ~ Dinner at 6:30

Cost: \$15.00 per person

Reservation Deadline: Thursday, September 24th ~ Noon

Please RSVP To Cindi Brown for the September Dinner Meeting at 719-657-3022

September 11, 2009

HBAURG Organizational Status:

On August 18, 2009 we again received notice from NAHB, that because our number of "Builder Members" has dropped below the required 15, the national board executive board will recommend that our status be reduced to "Chapter" status. This vote will take place at the International Builders Show January 21, 2010.

"Chapter" status means that every advantage and privilege remains the same for us at the local and state level but we will lose our ability to have one of our members on the national board, an opportunity that we have never exercised.

Your board of directors has held a special meeting to review and discuss this issue and the options we have as an organization and will discuss some of those with you at the September dinner meeting, September 29, 2009. Please attend so we can hear your concerns and get your input.

Bob Van Iwaarden
President

Executive Officer's Report By Bee Marx

NAHB Building Business Briefs

Time to Start Worrying About the Better Times Ahead
by Troy Taylor, Larry Comegys and Travis Hendren,
The Algon Group

Even though talk of a housing recovery may seem a bit premature with sales activity and pricing power still weak and inventories high in most housing markets, the tunnel is at least coming into focus and there have been a few flickers of light.

And for savvy business owners, that means it's time to start worrying about – and planning for – the better times ahead.

Many builders today are not prepared for the market's return. They have spent much of their time during the housing correction winding down their companies and otherwise adjusting to and surviving the difficult market realities.

Now that we're nearing the beginnings of a rebound, it's time for builders to ask themselves if their business is appropriately capitalized for when the market returns.

The rebound certainly will not be a return to the golden days of the mid-2000s, but there will be growing consumer demand – and there will be less competition.

The government's first-time home buyer tax credit has already breathed some life into first-time buyer demand and this activity could lead to some growth across all segments of the housing market as consumers become more comfortable with economic conditions and begin to see their home purchasing power strengthen.

Will your business be ready to take advantage of the increase in activity when the market turns?

For more information visit the Algon Group at www.algongroup.com or download other *Building Business Briefs* at www.nahb.org.

Lead-Based Paint Renovation Certification Class Offered

The Colorado Home Builders Association will be offering the EPA Lead-Based Paint Renovation, Repair and Painting Program in conjunction with the 2009 Rocky Mountain Builder Conference. After April 22, 2010 each contractor, property manager and landlord working on residential properties and child occupied facilities built prior to 1978 will be required to have successfully completed this 8-hour EPA Renovator course from an accredited training provider.

The Lead-Based Paint Certification class will be offered from 7:30 a.m. – 5:00 p.m. on Thursday, October 8th. The cost of the course is \$200 if purchased with a Full Conference Registration or \$250 if purchased alone. Additional information on this class and the 2009 Rocky Mountain Builder Conference can be found at: www.builderconference.com.

HBAURG will keep you informed concerning other Lead Based Paint Certification classes in the future.



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~ DINNER MEETINGS RESUME SEPTEMBER 29TH ~

PLEASE SEE IMPORTANT INFORMATION REGARDING

THIS MONTH'S DINNER MEETING