



TENNESSEE HomeBuilder

Vol. 14, No.1

Official Magazine of the Home Builders Association of Tennessee

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See page 16

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TENNESSEE HomeBuilder



Vol. 14, No. 1



WHO WE ARE

The Home Builders Association of Tennessee (HBAT) is a not-for-profit trade association comprised of professional builders, developers and associated firms engaged directly or indirectly in home building, remodeling and light commercial construction.

MISSION STATEMENT

The Home Builders Association of Tennessee represents over 4,000 member firms as the Voice of the Housing Industry. We advocate housing affordability and availability through:

- Legislation
- Communication
- Education



Breaking ground on the home for Staff Sergeant Luke Van Dorston and family in Arrington, Tennessee, with Carbine & Associates and Kings' Chapel Community. This build is a part of the partnership with Operation FINALLY HOME, LP Building Products, and American Country Countdown.

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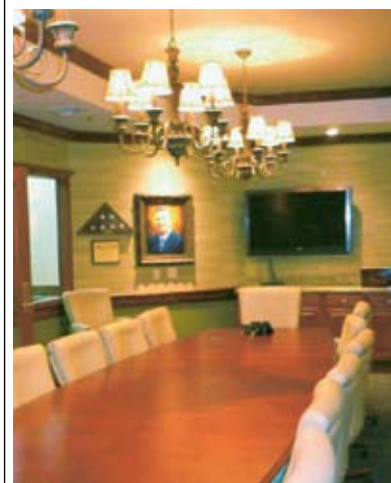
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We Are a Team

President's Perspective

David Stauffer
HBAT President



Let's keep the momentum!

This year is shaping up to be a banner one as our industry continues to grow again after several years of hardship.

We had another successful legislative session thanks to the hard work of our staff and, more importantly, our members.

Our members are the most important part of our state association's success. Each year, we call on you to help us in the Tennessee General Assembly to support legislation that helps our industry thrive and to fight legislation that would harm our industry's economic impact on Tennessee.

Our members also play a vital role in their communities. They not only provide jobs and enhance the local tax revenue, but they also volunteer their time and services to help those in need. Our members have helped communities devastated by floods. They have built affordable homes and homes for disabled and developmentally challenged adults.

Our members routinely step up whenever the call is made. Quite literally, we help maintain the foundation of our communities.

That's why it is so important for our membership to grow. We need to maintain our renewed momentum with the growing economy by continuing to press forward in recruiting new members as well as encouraging previous members to return.

We will always face issues at the state legislature and with local governments. And now is the time for us to strengthen our ties with one another and work more toward improving our industry together.

Working together, we've made great strides in putting in greater protections for our industry. A couple of years ago, for example, we achieved the herculean task of getting legislation passed that made it more difficult for local municipalities to mandate fire sprinklers in every new construction home.

With the substantial help from our members, we saved builders and new homebuyers money as well as helped our industry in Tennessee continue its recovery.

This year, we scored another major victory with passing the Vestige Rights Act, which gives home builders much needed protection from changes in local regulations when already approved development plans are in place.

We had issues around the state where local governments were forcing costly changes on builders with approved plans. Again, our members rallied to help get this much-needed legislation into law.

By continuing to increase our membership, we strengthen our resolve and show state and local elected officials that we are an organized, formidable team intent on protecting the jobs we provide now and in the future.

New lawmakers have been elected to the State Legislature, and they will need education on the tremendous value our industry provides. The education won't end there, however.

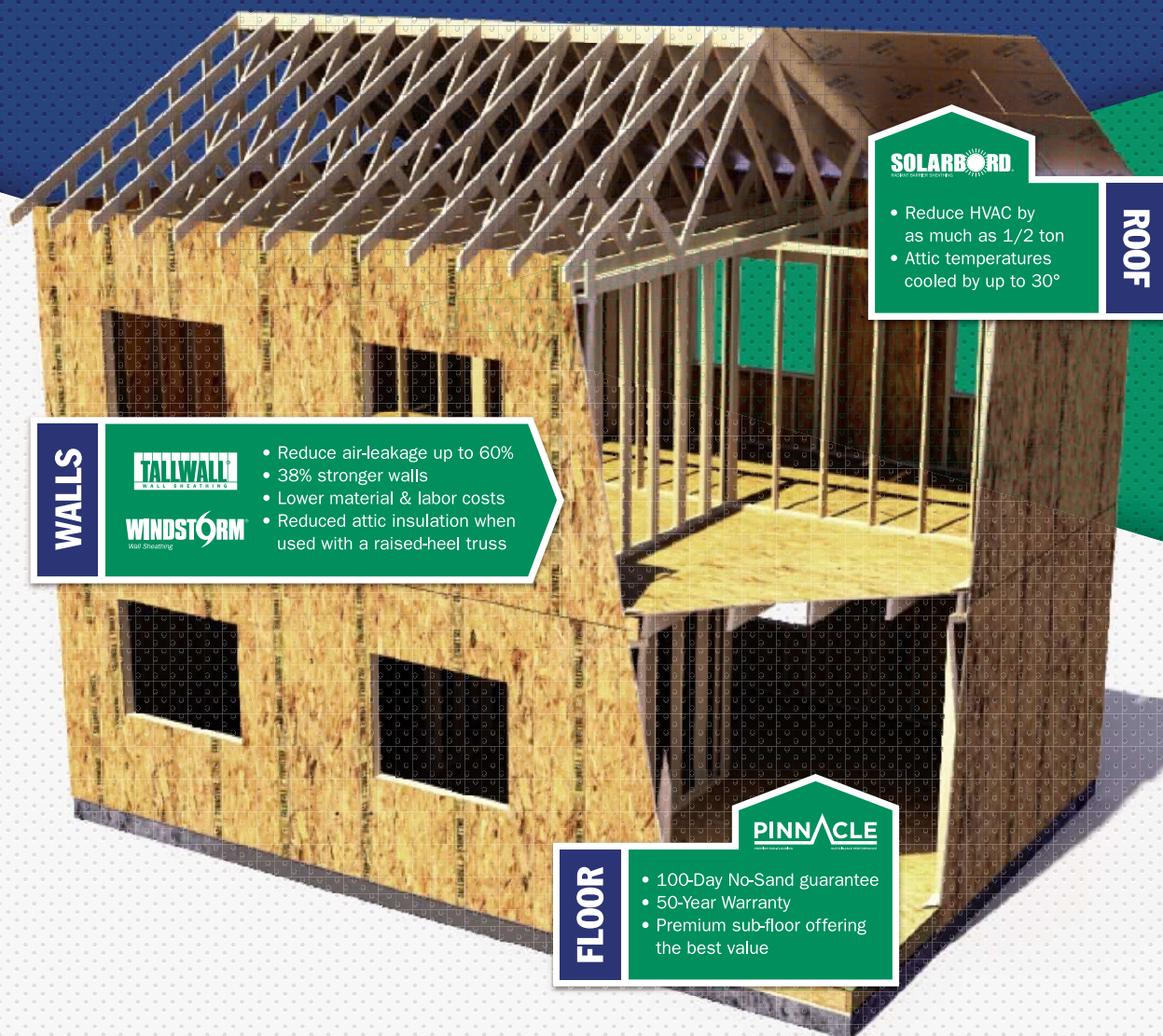
Surely, we will face new challenges in the new General Assembly. And together, we will be in the halls, on the phone, emailing and writing letters to show support or opposition.

We are a team, and we are a winning one at that. Let's keep the momentum.

A WELL-FRAMED APPROACH TO PROFITABLE ENERGY EFFICIENCY



Changing codes, growth in the economy and housing starts – how's a builder to profit from it all? Well, a bottom-up switch to Norbord is a sound first move.



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40th Anniversary Partnership

Provides Veterans with Homes

Executive Officer Outlook

*Susan Ritter
HBAT Executive Vice President*



by Ralph Perrey, Executive Director of the Tennessee Housing Development Agency



As homebuilders, you do more than throw up four walls and put a roof over people's heads; you are active participants in cultivating dreams.

Those walls are incubators of life, community and vitality. Those roofs provide shelter, warmth and stability. Never is this more evident than when a partnership presents itself to help wounded veterans realize the dream of homeownership.

THE FORMATION OF A PARTNERSHIP

In 2013, the Tennessee Housing Development Agency (THDA) approached HBAT about an opportunity to provide mortgage-free homes to veteran families as a celebration of the agency's 40th anniversary. THDA had REO properties they wished to donate to the cause and invited local homebuilders to help renovate the houses and prepare them for occupancy. It didn't take long for local associations to step up and volunteer for this unique opportunity. The first association to volunteer was the West Tennessee Home Builders. They agreed to renovate a home in Jackson, but unfortunately, THDA could not find a veteran for that house. While the Jackson home never came to completion, THDA appreciates their willingness



Clarksville Home Builders Association members came together to build this home for the Montavon family.



Ralph M. Perrey, THDA Executive Director; Adam and Sasha Montavon; Kim McMillan, Clarksville mayor.



Left to right: Lorries Shearon, THDA and Dana Dewberry, local HBA board member at Clarksville House.

to assist with this project. Ultimately, THDA found a veteran in the Clarksville area who was a perfect fit for the program and was the first recipient of the 40th anniversary home giveaway.

CLARKSVILLE

U.S. Army Staff Sgt. Adam Montavon and his wife, Sasha, were the first family to benefit from this partnership. Staff Sgt. Montavon served in

Operation Ensuring Freedom providing MEDEVAC coverage to wounded soldiers and civilians. His two tours in Afghanistan left him with severe PTSD as well as hearing and memory loss and ultimately forced him to retire. The Montavons desired to own a home, but with Adam attending school full-time, they could only afford to rent. That is, until the Clarksville Montgomery County Homebuilders Association gathered forces to renovate a 1,377 square foot, two-story on their behalf. Volunteers and representatives from the partner organizations presented the Montavons in April 2014 with the keys and raised the flag on their brand new, mortgage-free home.

KNOXVILLE

It wasn't long after the completion of the Montavon home that THDA board member and Knoxville homebuilder

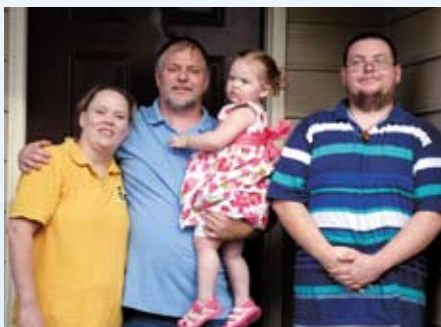


THDA board member and Knoxville Homebuilder Mike Stevens

Mike Stevens stepped forward to renovate the second anniversary home for U.S. Army veteran Renee Gibson and her fiancée, U.S. Navy veteran Brian Sayers.

“For me, this renovation project was a no brainer,” explained Stevens. “This was our chance, as homebuilders, to bring the community together and remind people that homeownership is a beautiful and important thing. It is especially impactful to provide a mortgage-free home to those who serve and defend on our behalf.”

In partnership with WBIR-TV’s Labor of Love initiative, Stevens and the Knoxville Area Homebuilders Association joined dozens of local volunteers to unite this family under the roof of their brand new home.



Renee Gibson and Brian Sayers become new homeowners as a result of a partnership between THDA and Knoxville area home builders

“This has been an unbelievable experience for us, it’s really a dream come true,” Renee Gibson said. “We just can’t say thank you enough to everybody, for all the volunteers and



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their work and all of the donations that were made. It means so much to me that my kids can go outside now and play. We love the house and we love the neighborhood. It’s terrific.”

THDA THANKS HOMEBUILDER PARTNERS

THDA wants to thank HBAT, KAAR, CMCHA, WTHBA and all of the local homebuilder associations for their continued support of our programs across the state. The 40th Anniversary celebration could not have happened without your help. Thank you for helping THDA foster strong, welcoming communities.



Volunteers were busy renovating a home for military veterans Renee Gibson and Brian Sayers



LABOR & LOVE

YEARS IN THE MAKING



BUILDERS LAND BETTER PROPERTY RIGHTS PROTECTION

A decade ago, Nashville private school Harding Academy received demolition permits to do what it could do under existing zoning—demolish homes it had purchased over many years to build a new ball field.

The existing zoning allowed it and their plan had been approved. But a neighborhood group, along with the local councilwoman, decided they didn't want it to happen and sought to change the zoning in the area. Metro Codes revoked the permits days after issuing them, launching a furious debate about property rights.

Similar controversy with a residential development in Nashville's Nashboro Village further enflamed the debate.

Former State Rep. Jim Gotto (R-Nashville) filed legislation two years ago to get the ball rolling toward better protection of property rights.

After much debate, discussion and study over that period, the Tennessee General Assembly earlier this year passed the Vested Property Rights Act of 2014 to protect developers from

whimsical desires of municipalities to force changes in long approved development plans.

State Sen. Frank Nicely (R-Strawberry Hills) and State Rep. Curry Todd (R-Collierville) sponsored the legislation that worked its way through the General Assembly.

"This law gives certainty to the developer," said James Carbine, a principal in Nashville builder Carbine & Associates.

Previously, the law protected developers only if a court ruled the developer is significantly invested or significant construction has occurred.

"A lot of work is done to get a development started before a single home is built," Carbine said. "The dollars mount quickly."

Dave McGowan, president of Regent Homes in Nashville, added, "The average developer will spend hundreds of thousands of dollars before he builds anything."

But the standard was too vague to be applied uniformly. Harding Academy sued Nashville and won.

But the cost in time and money to litigate is out of reach for

most Tennessee developers, resulting in virtually no protection to these small businesses.

After approval and during the development process, any changes to regulations can be costly and devastating to project completion. Financing, continued construction, and improvements are jeopardized if regulation changes take place prior to completion of the project.

Carbine and McGowan noted that banks finance projects based on the existing zoning and what can be built.

"It's ridiculous when cities try making changes after the plans are approved and in place," McGowan said. "It would put banks in danger of financial distress. To get through the entitlement process is risky business."

The new law protects developers from the time of initial approval of a proposed development through its completion.

To satisfy vesting requirements, site work or construction must begin on the project, necessary permits secured and final approval received within three years. The vesting period is extended an additional two years to commence construction if the developer obtains final approval, secures necessary permits and commences site preparation.

Whatever rules the city or county approves, stay with whatever is approved by the city or county in the preliminary plan as long as the project begins within three years.

There is a 10-year cap for a single-phase project and a 15-year cap on multi-phase projects. Required permits must be maintained during vesting and if both parties agree, the cap can be extended.

Development standards are limited to local regulations and requirements and do not include standards required by state or federal government.

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Upon preliminary plat approval, zoning is also protected and cannot be unilaterally changed during the vesting period.

Further, this vesting law protects property regulation changes when a building permit is issued and it is the only mechanism required to start construction, which would be the only mechanism to start vesting.

A property is protected from zoning and development change requests for

a period of one year, unless the permit is renewed. Renewals continue to be protected under current permit rules through project completion.

"We worked hard to get this law passed during this last session," said Susan Ritter, executive director of the Home Builders Association of Tennessee.

"It was important to our members, and they played a big role in encouraging legislators to support the bill."

Victories

in the Legislature

Legislative Review

Jeff Burkhardt
Chair, Government
Affairs Committee



We scored a major victory for our industry this past legislative session, and we are looking forward to accomplishing more in the next General Assembly.

This year, our major effort centered on getting the Vested Property Rights Act passed through the legislature and signed into law by Gov. Bill Haslam.

This was a couple of years in the making. But with the help of our members and legislators we achieved a great win.

The law protects a developer from the time a proposed development has received initial approval through its completion. It would not be subject to any changes in zoning regulations for a defined period of time.

In addition to vested property rights, we supported the effort to end forced annexation by municipalities. That legislation passed as well and signed into law.

Tennessee was one of only three states that allowed forced annexation. The bill was amended to continue the annexation moratorium until February 15, 2015 and moved the effective date of this bill to May 15, 2015.

We had other legislation that we were involved with and we will look to get those bills passed in the new General Assembly next year.

There will be a variety of new legislators for us to get to know and educate after the elections in November. But we are confident once we get with new members, they will understand the impact our industry has in Tennessee and support us with ensuring that we continue to grow and prosper for all.

Our goal is to continue the legislative momentum into the next session. Below is the status of legislation we followed during this past session:

CODES

State Sen. Bill Ketron, R-Murfreesboro, and State Rep. Jimmy Eldridge, R-Jackson, introduced legislation that would have provided local governments with the ability to approve and enforce codes that match their own areas of jurisdiction when using a nationally recognized code without threatening life and safety.

We supported the legislation because we believe local government should have the ability to have final say in whether or not the code they adopt is more or less stringent than the state-wide code.

The bill was taken off notice for this session. It was put on hold awaiting the audit submission by Shelby County and Memphis that the two are enforcing the 2012 IRC as amended. The amendment includes seismic standards that are of significant importance to our industry.

The State Fire Marshal's Offices accepted the audit without objections. The West Tennessee HBA has successfully worked for over a year on getting the amendment approved by local government effectively making this bill unnecessary.

ROOFER LICENSING

State Sen. Doug Overby, R-Nashville and State Rep. Dennis Powers, R-Jacksboro, introduced legislation that sought to accomplish two objectives. One was to require enacting the Home Improvement Law in all counties. That law now is opt-in and only the nine largest populated counties have adopted the law.

The second objective specified that all subs be licensed, including subs working for contractors and employees of contractors and subs that do construction work.

It was amended to apply to only roofers, requiring them to be licensed, including those who may work for a general contractor.

We submitted an amendment to the sponsor to remove the requirement if working on a roof for a licensed GC. We met with the stakeholders and our recommendation was included in their draft amendment. The bill, however, was taken off notice and we expect the issue to reemerge in the next General Assembly.

SCRAP METAL

We supported legislation that required scrap metal dealers to wait 48 hours before processing purchased scrap metal and required a scrap metal seller who is not an agent of a business to sign a statement of ownership or authorization. It also required a dealer to photograph the metal being purchased if the seller is not an agent of a business.

This bill was taken off notice and we expect that it will come back for consideration in the next session. It's needed because of the problems with theft on job sites, primarily copper, and in newly-built homes. Current law hasn't been effective at stopping the thefts.

RECORDING PLATS

State Sen. Janice Bowling, R-Tullahoma, and State Rep. Susan Lynn, R-Mt. Juliet, introduced legislation that would have required plays showing a division of land to be submitted to a planning commission for subdivision approval or exemption before the county registrar records the play.

The planning commission would have been able to delegate to a staff person

—Continued on page 14

Home Builder's Association of Tennessee

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1962	Bill Close (Deceased)	Chattanooga
1963	Jack Renshaw (Deceased)	Memphis
1964	Howard Cockrum (Deceased)	Knoxville
1965	A.H. Johnson, Sr. (Deceased)	Nashville
1966	Morris Mills	Memphis
1967	Jerry Wood (Deceased)	Knoxville
1968	Louis Close	Chattanooga
1969	Frank Stratton	Nashville
1970	Snowden Boyle, Jr.	Memphis
1971	Rufus Smith, Jr. (Deceased)	Knoxville
1972	Calvin Payne (Deceased)	Chattanooga
1973	A.B. Ivey	Nashville
1974	Richard Bauman	Memphis
1975	J.R. Keys (Deceased)	Knoxville
1976	Coolidge Johnson	Johnson City
1977	Jack Ralston	Chattanooga
1978	Jim Fischer	Nashville
1979	H.B. McAdams (Deceased)	Memphis
1980	Fred Osborne (Deceased)	Chattanooga
1981	David Burleson (Deceased)	Knoxville
1982	Auston Stevison	Cleveland
1983	Gary Skidmore	Johnson City
1984	Jim Ford	Nashville
1985	Curtis Pinegar	Chattanooga
1986	Earl Sharp	Knoxville
1987	Jim Eldredge	Cleveland
1988	McNeill Ayres (Deceased)	Memphis
1989	Jackson Downey	Nashville
1990	Bobby Hicks (Deceased)	Johnson City
1991	Gary Cobble	Knoxville
1992	Gary Taylor	Jackson
1993	Freddie Snell	Murfreesboro
1994	Richard Graf	Knoxville
1995	Brad Rainey	Memphis
1996	Jim Fischer	Nashville
1997	Bill Monaghan	Cleveland
1998	Ricky Williams	Humboldt
1999	Michael Apple	Nashville
2000	Mike Carlton	Knoxville
2001	Ronnie Tickle	Memphis
2002	Dino Roberts	Nashville
2003	Keith Whittington	Johnson City
2004	Charles Morgan	Memphis
2005	James Carbine	Nashville
2006	Tim Neal	Knoxville
2007	David Parsons	Memphis
2008	Denzel Carbine (Deceased)	Nashville
2009	Edward Zarb	Knoxville
2010	Phil Chamberlain	Memphis
2011	Mike Stevens	Knoxville
2012	Keith Grant	Memphis
2013	Mitzi Spann	Nashville

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Victories

in the Legislature —Continued from page 12

the duty of reviewing plats to make the determination. This bill wouldn't have applied if no planning commission exists.

Our concern was not with the process. We were concerned that if a no person delegated, then the planning commission must take up the plat, adding time to the process. But there is no time limit on the current process.

This bill was not taken up in the Senate State and Local Government Committee due to lack of time. We anticipate the legislation will come back up next year. Meanwhile, we are gathering more information.

BOND POSTING

Bowling and Lynn also introduced legislation that required a bond be posted, or other guarantee, for unfinished streets and other infrastructure projects in an approved subdivision plat before a building permit may be issued. It also requires that the approved subdivision plat be recorded before a building permit may be issued.

Our requested amendment to prohibit duplicate bonding for road completion was placed on the bill. The bill passed and Gov. Haslam signed it into law.

HVAC WARRANTIES

State Sen. Randy McNally, R-Oak Ridge, and State Rep. Roger Kane, R-Knoxville, introduced a bill that would have required any individual, corporation, partnership, unincorporated association or other legal entity making an express warranty with respect to a HVAC system to set forth the warranty in language that identifies the person making the express warranty, and conforms to the federal standards for disclosure of warranty terms and conditions set forth in the federal Magnuson-Moss Warranty-Federal Trade Commission Improvement Act.

If any of the above entities provide a warranty or product registration card, form, or an electronic online version of either, to be completed and returned by the consumer, the card or form would have had to contain statements in clear and conspicuous manner that inform the consumer:

- (1) The card or form is for product registration purposes only; and
- (2) That failure to complete and return the card or form does not diminish the consumer's warranty rights.

This bill was brought forward because a constituent did not register the warranty (did not have internet access), and therefore gave up five years of a 10-year warranty. Five years were automatic and five could be added if the warranty was registered.

We met with the sponsor and new residential construction was removed from the bill. But once we heard from the manufacturers that this bill would ultimately add \$100 to \$150 to the cost of *EVERY* HVAC unit sold, we voiced our opposition to the sponsor. It was taken off notice.

UTILITY METERS

State Sen. Reginald Tate, D-Memphis, and State Rep. Raumesh Akbari, D-Memphis, introduced legislation that would have required a utility to individually meter newly constructed apartment buildings. No utility would allow master-metered apartment buildings.

We opposed requiring all apartments to be individually metered. The bill's requirements were cost prohibitive at an additional cost of approximately \$2,200 per unit to individually meter. We did suggest considering requiring individual meters for projects with fewer than eight units. The bill was taken off notice.

STUDENTS AND CONSTRUCTION CAREERS

State Sen. Charlotte Burkes, D-Monterey, and State Rep. Ryan Williams, R-Cookeville, introduced legislation that would have created the "Tennessee Go Build Fund" to attract students toward careers in the construction industry.

To build the fund, there would be an annual \$250 flat fee on employers classified as construction service providers (industrial and commercial.) The idea was to use the fund to create excitement about the construction industry among students around the state in the hopes of attracting them to skilled trades. It seems, however, that there is some consternation regarding the funding mechanism for the program.

It was taken off notice but will re-emerge next session.

TAXING LOW-INCOME PROPERTY

State Sen. Steve Southerland, R-Morristown, and State Rep. Jeremy Faison, R-Cosby, introduced legislation that would require property that qualifies for federal low-income housing tax credits be valued for property taxation based on the actual income derived from the property, not the value adjusted based on the amount of any federal low-income housing tax credits awarded for the development of the property.

The Tennessee Housing Development Agency sponsored the legislation and is an important piece of legislation for our members that build low-income housing.

At the request of a member, we assisted the lobbying efforts in support of the bill. The House and Senate sent the bill to the Tennessee Advisory Commission on Intergovernmental Relations so we will be seeing a report later and working with the legislation in the new General Assembly. ♦

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HGTV SMART HOME 2014



HGTV Smart Home 2014 winner Ashley King (center) shares her excitement with HGTV's Tiffany Brooks (right) and her mother Denise King. (Photo: Charles Chesney/AP Images for Scripps Networks or HTGV)

FRANKLIN HOME BUILDER

Constructs HGTV Smart Home for Giveaway

Chicago Heights, Ill., resident Ashley King became the newest Nashville property owner when HGTV pulled her name to win a home built by Franklin-based Carbine & Associates in Green Hills.

Carbine built an English cottage styled home in the Duncanwood Reserve neighborhood for HGTV's Smart Home giveaway that ran through June 9. The package includes a 2014 Lincoln MKZ Hybrid and \$100,000 from Quicken Loans. Viewers will be able to see her

reaction and surprise when the show air Aug. 22, at 5 p.m. Central Time on HGTV.

The home designed by P.SHEA Design, also based in Franklin, has the most current technology for maximizing space and energy efficiency. It meets the Consumer Electronics Association's



(L-R) Ray Kash, Carbine & Associates project manager; Micah Lacher, Anchor Investments, developer of Duncanwood Reserve, John Montgomery, Carbine & Associates president, and Preston Shea, P. Shea Design, architect for HGTV home.

TechHome Rating System and it has earned the National Green Building Standard's silver level certification.

Smart technology connects the home's appliances and devices, giving the homeowner better control over energy use, security, interior climate, entertainment, lighting and more.

The giveaway comes on the heels of Carbine & Associates completing an Operation Finally Home project for U.S. Air Force Staff Sgt. Luke Van Dorston, a decorated veteran of Iraq and Afghanistan. Dorston and his wife received the keys to their new home in Arrington, Tenn., on April 17.



(L-R) Rusty Carroll, Operation FINALLY HOME executive director; Williamson County Mayor Rogers Anderson, Kix Brooks, Luke Brooks and Abbey Van Dorston, builder James Carbine, Carbine & Associates, John Powell, Kings' Chapel developer, builder Daryl Walny, Carbine & Associates.

"This truly was one of the most rewarding projects we have done," said James Carbine, a principal in Carbine & Associates. "We are proud of our veterans and we strive to do as much as we can to help them and show our appreciation for their service."



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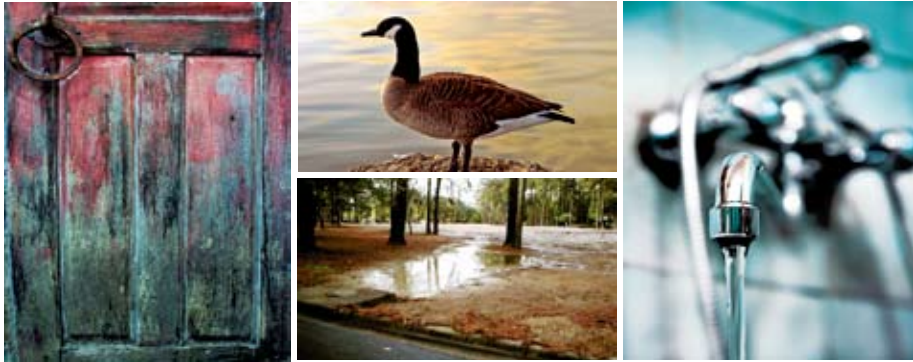
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NAHB Fighting EPA/Corps OVERREACH



A proposed rule released by the Environmental Protection Agency (EPA) and U.S. Army Corps of Engineers (Corps) earlier this year would expand the Clean Water Act's reach and could increase the cost of new homes without a corresponding benefit to America's lakes, rivers and other water bodies, the National Association of Home Builders (NAHB) told Congress in a hearing in June.

for any business trying to comply," Kelly said. "Equally important, these changes will not significantly improve water quality because much of the rule improperly encompasses water features that are already regulated at the state level."

Essentially, the rule would include ditches, mudflats, prairie potholes and whatever water feature the agencies deem to fit under the Clean Water Act.

This proposal would unnecessarily impose additional regulations that would make it more difficult for our industry to provide homes at an affordable price point.

"Unfortunately, the proposed rule falls well short of providing the clarity and certainty the construction industry seeks," NAHB Chairman Kevin Kelly, a home builder and developer from Wilmington, Del., said during a hearing before the House Transportation and Infrastructure Committee's Subcommittee on Water Resources and the Environment.

"The rule will increase federal regulatory power over private property and will lead to increased litigation, permit requirements and lengthy delays

With support from NAHB and other business organizations, the House passed the Waters of the United States Regulatory Overreach Protection Act sponsored by U.S. Rep. Steve Southerland (R-Fla.) in September to prohibit the EPA and the U.S. Army Corps of Engineers from finalizing the proposed rule. The law now awaits U.S. Senate action.

When the law passed, Kelly commended the House for passing bipartisan legislation to prevent EPA

and Corps overreach. He said the House decision sends a strong message to the EPA that the agency needs to go back to the drawing board to find a "common-sense middle ground plan that will maintain environmental safeguards and protect landowners from unnecessary regulation."

Kelly added: "Allowing these agencies to radically increase their jurisdiction under the Clean Water Act would impede the fledgling housing recovery by greatly increasing the number of construction sites required to obtain permits, which would also delay and raise the cost of home building projects. Moreover, many American families would be priced out of the housing market if this rule is finalized in its current form."

Expanding federal authority under the Clean Water Act would greatly increase the number of construction sites required to obtain appropriate permits, which would also delay, impede and raise the cost of construction projects. Moreover, this would add to the exorbitant backlog of permits, which currently range from 15,000 to 20,000.

"This proposal would unnecessarily impose additional regulations that would make it more difficult for our industry to provide homes at an affordable price point," Kelly said. "We need to find a common-sense middle ground that will protect our nation's water resources and allow citizens to build and develop their land."

The rule would exacerbate the current regulatory confusion by adding new, undefined terms such as "floodplain" and "riparian area" to give regulators



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automatic federal jurisdiction over properties that contain isolated wetlands, ephemeral streams or any land features covered under the expansive definition of “tributary.”

“For any small business trying to comply with the law, the last thing it needs is a set of new, vague and convoluted definitions that only provide another layer of uncertainty,” Kelly said.

The proposed rulemaking also threatens to discourage the use of low-impact or green development practices like rain gardens, swales and even sediment ponds as the EPA’s language about whether developers would have to get a federal permit before installing these systems is still unclear.

Finally, Kelly said that the proposal is inconsistent with prior U.S. Supreme Court rulings that established limits

“We need to find a common-sense middle ground that will protect our nation’s water resources and allow citizens to build and develop their land.”

to federal jurisdiction over isolated wetlands and ephemeral streams. The proposed rule to clarify protection under the Clean Water Act for streams and wetlands fails to appropriately recognize the states’ authority to regulate what have historically been deemed “state waters.”

“Clearly, this is not what Congress intended when it enacted the Clean Water Act or told the EPA and the Corps to clarify its jurisdictional reach,” said Kelly. “Rather than adding new protections for our nation’s water resources, this proposed rule

inappropriately shifts the jurisdictional authority of most waters to the federal agencies. If the EPA and Corps are interested in developing a meaningful and balanced rule, they must take a more methodical and sensible approach.”

At the request of NAHB and other stakeholders, the EPA yesterday announced a 91-day extension to the proposed rule’s public comment period from July 21 until Oct. 20, 2014.

Article courtesy of the National Association of Home Builders.

Local, State, and National HAPPENINGS

Maryville/Alcoa HBA Celebrates 50 Years



The Maryville Alcoa HBA celebrated its 50th Anniversary in Blount County on April 10.

Eugene Brown served as first president when the association began in 1964. The celebration lunch included a pig roast sponsored by William Knight Insurance Agency.

Two past presidents were recognized along with Henegar & Henegar Builders and Anderson Lumber Company, two members that have been with the association since the beginning. More than 150 members and guest attended, including HBAT Executive Vice-President Susan Ritter and HBAT President David Stauffer.

Upper Cumberland HBA

Parade of Dog Homes

The Home Builders Association of the Upper Cumberland organized a parade of homes that wasn't your ordinary parade. Putnam County building trades classes built doghouses to raised

money for the Pet Therapy Fund at the Cookeville Regional Medical Center. The doghouses were sold by silent auction.



Upper Cumberland HBA

Rewards High School Carpenter of the Year

The Home Builders Association of the Upper Cumberland presented awards to high school students chosen as "Carpenter of the Year" at Cookeville, Monterey, Upperman and White County

High Schools and the Tennessee College of Applied Technology in Hartsville.

Education is important, because qualified workers will ultimately benefit the industry and the general public. Each year, HBAUC provides funds to the school construction programs to be used for educational materials and other student expenses.

"Each year the Builders Association rewards one student from our school, and I believe that it is very important to reward students as well," said Brandon Sims with White County High School. "The money that the HBA gives to my school is used to reward more students for great work. I buy materials for projects that students want to build and let them keep the final product. Thanks again to the Home Builders Association and the work that goes into giving back."

TCAT's Kelvin Davis said, "The money the HBA gives to our program goes towards buying materials, supplies, tools, etc, that are used throughout the year and greatly appreciated by the school students and me as well. Thanks for everything the UCHBA does for our students."



(Students in front and instructors in back.) Dale Bohannon & Randy Richards, Monterey; Dustin Johnson & Brandon Sims, White County; Tyler Hughes & Jason Holcomb, Upperman; Talyn Bilbrey & Randy Mansell, Cookeville; Austin Wheeler & Kelvin Davis, TN Technology Center at Hartsville; and Danny Lee, Cookeville Kitchen Sales.

—Continued on page 22

TENNESSEE BUILDING INDUSTRY HALL OF FAME RECIPIENTS

1994	David T. Burleson	Knoxville
1994	James M. Fischer	Nashville
1994	Carl J. Grant	Memphis
1994	Calvin M. Payne	Chattanooga
1994	Morris H. Mills	Memphis
1995	William McNeill Ayres	Memphis
1995	Martin L. Bartling, Jr.	Knoxville
1995	William B. Close	Chattanooga
1995	Jack Renshaw	Memphis
1996	John B. Downey	Nashville
1996	Lloyd B. Lovitt, Jr.	Memphis
1996	Henry B. McAdams	Memphis
1996	Curtis L. Pinegar	Chattanooga
1996	Rufus H. Smith	Knoxville
1997	W. Ralph Chumley	Chattanooga
1997	Jack Ralston	Chattanooga
1997	Kemmons Wilson	Memphis
1999	Bob Gillespie	Sevierville
1999	Jerry Strebel	Nashville
2000	James Ford, Sr.	Nashville
2000	Jerry Wood	Knoxville
2001	Don Moon	Chattanooga
2001	Earl Sharp	Knoxville
2002	R.W. "Dick" Graf	Knoxville
2002	Bobby Hicks	Johnson City
2003	Jerry Gillis	Memphis
2003	Brad Rainey	Memphis
2004	Terrence L. Cobb	Nashville
2005	Ronnie Tickle	Memphis
2005	Congressman Jimmy Duncan	Knoxville
2006	Reese Smith, III	Nashville
2007	Congressman Lincoln Davis	Pall Mall
2007	Tonya Jones	Nashville
2008	David Stauffer	Kingsport
2009	Monroe Pointer	Memphis
2009	Gary Taylor	Jackson
2010	James Carbine	Nashville
2010	Bill King	Brentwood
2010	Dan Stern, Sr.	Brentwood
2011	William Knight	Knoxville
2012	Denzel Carbine	Franklin
2013	Coolidge Johnson	Johnson City

BUILDING PERMITS

Below are the current, total building permits, as reported by MarketGraphics Research Group through October 31, 2014:

Greater Nashville

The Greater Nashville Twelve County Building Permit Summary includes the counties of Bedford, Cheatham, Davidson, Dickson, Marshall, Maury, Robertson, Rutherford, Sumner, Williamson, and Wilson. Year-to-date permits for these counties total 7,599; 2013 was 6,527.

The Memphis Metro Area

The Memphis Metro Area includes Crittenden, DeSoto, Fayette, Shelby and Tipton counties. Year-to-date permits for these counties total 2,053; 2012 was 2054.

Knoxville Area

The Knoxville Area Building Permit Summary includes the counties of Anderson, Blount, Hamblen, Jefferson, Knox, Loudon, Monroe, Roane, Sevier. Year-to-date permits for these counties total 2,002; 2013 was 1,944.

Montgomery County/Clarksville

The Montgomery County Permit Summary is listed separately. Year-to-date permits total 1,006; 2012 was 1,025.

Metro Chattanooga

The Metro Chattanooga Area Building Permit Summary includes the counties of Bradley and Hamilton; Catoosa, Walker and Whitfield, Georgia. Year-to-date permits for these counties total 1,477; 2013 was 1,555.

Tri-Cities

The Northeast Tennessee Area includes the counties of Carter, Greene, Hawkins, Sullivan and Washington; Scott and Washington, Virginia. Year-to-date permits for these counties total 529; 2013 was 656.

The overall building permits reported through September 30, 2014 total 14,666; 2013 was 13,761; an overall increase of 6% over 2013.

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2015

HBAT MEETINGS



SPRING MEETING

March 1 – March 3
Hilton Suites Downtown
Nashville, Tennessee



SUMMER MEETING

June 18 – June 21
Beau Rivage
Biloxi, Mississippi



FALL MEETING

October 29 – November 1
Gaylord Opryland Resort
& Convention Center
Nashville, Tennessee

Upper Cumberland HBA **Gives Gifts of Solidarity**



In October, the Home Builders Association of the Upper Cumberland did something a little different with the type of gifts presented at the annual golf outing.

Instead of the typical flashlight, pocketknife or a tape measure, participants received fire extinguishers. While practical and useful, the fire extinguishers served

a broader purpose: Promoting solidarity in purpose among builders, codes officials and firefighters to build safe homes.

For years, of course, all involved have not agreed about requirements for fire sprinklers in new homes.

“We have our different ways of thinking about how to make a new home safe,” said Bruce Womack, Lieutenant/Public Relation Officer with the Cookeville Fire Department, “But at the end of the day, we all have the same goal ... a safe home.”

Mike Phipps, UCHBA board member and Golf committee chair, said the association made the decision to give the fire extinguishers because it was time to show that all facets of the industry have the same goal.

Sevier County HBA

Getting to Know Sevier County Officers

The following members were sworn into office for the 2014 term.

- Dan Mitchell, President of Eagle CDI, Inc., will serve as president. Dan brings thirty-five years of experience in the construction industry to this position. He currently serves at the national level



Rep. Farmer with Dan Mitchell, Becky Loomis, Clark Post and Randy Robinson

- of the NHBA, as the System Builder Chairman, and is Vice Chairman of the Builders System Council. Dan is a Certified Green Professional (CGP); master builder, and custom home builder/developer.

- Becky Loomis, of Ken Loomis Construction will serve as Secretary/Treasurer.
- Clark Post, of Post Properties will serve as Vice President.
- Randy Robinson, of William Knight Insurance will serve as Associate Vice President.



Rep. Farmer with newly elected Board of Directors Leslie Atchley and Russell Haskins

Board of Directors and Board Members Leslie Atchley, of Home Federal Bank, Russell Haskins, of Homes and Land, and Board Member, Brenda Huskey, of the Sevier County Environmental Health Department. ♦



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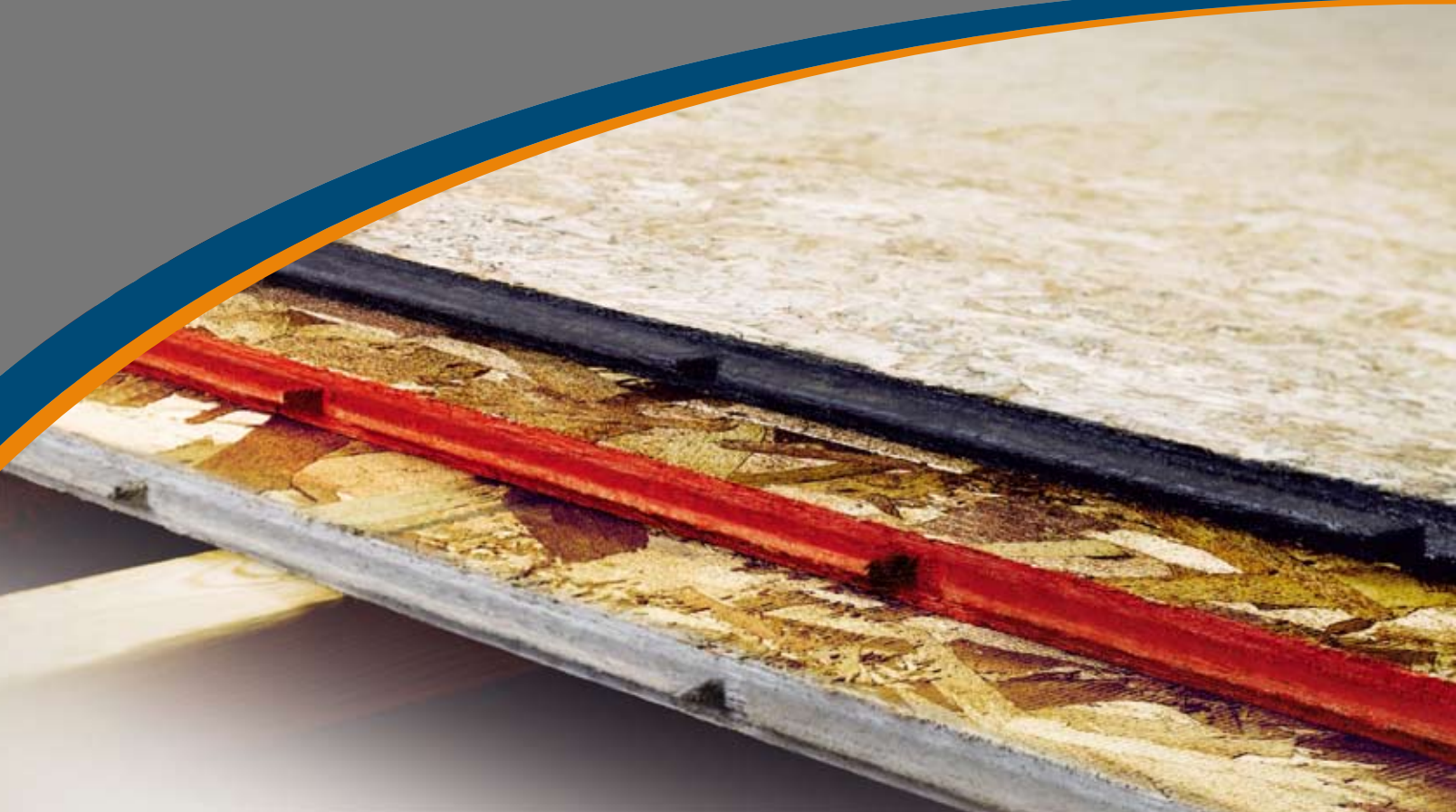
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