



NAHB Fall Board Report from Ev Hyde

Fall Board was held in the middle of the country, Milwaukee, Wisconsin this year. Here are some of reflections and information from committee and Board meetings I attended.

Land Development Committee

- There is a small but significant increase in reliance on sources of financing other than banks. Private equity and other businesses are providing loans.
- The U.S. Access Board, which develops disability access guidelines for development, has released the "proposed access guidelines," which are available for public comment.
- Despite the history of good mortgage performance, FHA has tightened the rules for condo development.
- Environment regs are moving towards a 'no change' in storm water runoff from the developed property's pre-construction condition. NY State has already adopted a 'no discharge' requirement.
- HUD is developing a new "H+T Affordability Index" which will include transportation, the second greatest expenditure for a typical family after housing. The hope is to provide home buyers with information about the costs of housing which may be distant from work and services.

Code Development and Safety

- There was lots of attention paid to the new fall safety regs implemented on September 16th. A job site meeting with OSHA officials, NAHB staff and builders was helpful in demonstrating some of the complexities of compliance which may not increase safety.
- The relationship between builders and OSHA is seen as too adversarial and punitive. Fines have increased substantially and less recognition is given for real and substantial efforts to maintain a legitimate safety program.
- States with a State Office of Occupational Safety—Connecticut is one—fare much better than those about half of the States, that have to deal directly with the Federal agency. Plans are written and enforced by each State with the approval of the Federal agency and must meet or exceed national standards. But there's great variation in the quality of enforcement.
- The new edition of the "Jobsite Safety Handbook" has been updated to reflect the new standards. It is available from 'Builder Books.'
- A webinar, held on September 13th, covering the new standards has been archived and is available to NAHB members free on the NAHB website.

Board Meeting

- NAHB Chairman Bob Nielson was the keynote speaker at the Appraisal Institutes annual meeting. Real estate appraisals are seen as the instrument of the further decline of home values when distressed sales are used to establish a property's worth. Taken collectively, declines freeze new construction, push owners 'under water,' erode consumer

confidence and undermine the importance of home ownership. NAHB is planning an 'appraisal summit' on October 19th. Recommendations will be presented at the IBS Board.

- Government Sponsored Enterprise (GSE) reform is an issue NAHB is carefully monitoring. Fearful of an overreaction to the past low/no standard mortgage lending, the Association backs federal legislation supporting Fannie Mae and other GSEs. Proposals from elimination of GSEs to extreme mortgage qualification standards will not help the housing market recover.
- Jerry Howard reported on past or scheduled meetings with major candidates, including Obama, for the 2012 presidential election. He also discussed the congressional 'super committee' charged with reducing the national debt. Advocacy in October is critical because debt reduction may affect the housing market. The mortgage interest deduction is at risk of modification or elimination.
- NAHB economist, David Crowe, reported that "2012 is 2011 and 2013 will be 2012." In other words, the recovery is slower than expected. Consumers haven't added income and consumer confidence is still low. Inflation will remain low. Nevertheless there is good news: personal debt as a percent of income is approaching historic, i.e., pre home equity boom, alignment; there has been an increased sale of durables; demographics indicate strong pent up demand; markets are all local and growth is up from 5 to 12 metropolitan markets in the last nine months; dollar value of remodeling exceeds single family construction.

Milwaukee Anecdote

En route to the five hour long Board meeting I detoured to the men's room. Another Director headed to the wash sinks when I did. Waving my hands under the motion activated faucet, my first choice sink didn't work, so I moved to the next one of the six. It worked. I said, "thanks for redundancy." He said, "Nothing's working. Washington's all screwed up. There's too much regulation...." I'm sure he was being convivial, but I was struck by the trigger response. Maybe I wouldn't have been except for the pall again at the Board meeting.

The mess we're in is complex. What to do to survive as a business is on everyone's mind. And there are legislative opportunities (including in Connecticut) since in the housing market downturn has the public's attention. But to see all the failures as a function of government involvement is clouded thinking. What to do is limited in that field of view. Creativity is limited.

During the state reports given at the Area 1 (New England) caucus, a member from Massachusetts described himself as demoted to a 're-builder.' He and a small group of other builders have liquidated other investments and pooled their cash to buy and renovate foreclosed properties for resale. He's making more money than in '07 high times when he had 200 employees building new homes. Somebody from Connecticut grumbled, "we couldn't do that here." I didn't get to ask why not. But at least one guy's got it figured out.

Killingly High Student Chapter Needs Your Help

The BAEC Killingly High School Student Chapter is sending two teams this year to compete in the Student Chapter Design Contest at the International Builders Show. In the past, they have placed in the top three schools (competing against colleges like Texas A&M), have won best student chapter overall, and Bonnie Beland, their instructor, has been named NAHB Educator of the Year.

The kids are in a fundraising frenzy. Help them along on their journey by placing your company logo on their team shirts for just \$100.

These kids are the future of our industry. Thanks for giving them your support!



He Just Can't Resist Going to Extremes!

Dino Tudisca of Exterior Solutions was contacted by Extreme Makeover to journey to Joplin, Mississippi and volunteer to help project manage a house they are building there.

"We have a total of seven houses planned and I am overnight Project Manager on one of them. The local HBA is involved and the people here are so nice," says Dino. "I am honored to be part of this experience."



Land Available

Lenny Patera of *The Hampton Remodeling Company LLC*, has a small piece of property off route 6 in Chaplin, which used to have rental trailers on it. He and his wife have recently removed the trailers and what remains is a leech field, a drilled well and a small one car garage with a pole for temporary electrical service. It is approximately a quarter of any acre and they have recently confirmed with the town that this is recognized as a building lot. They also have the A2 survey of the lot. Lenny would like to present this to the builders in our association, should anyone have an interest before they advertise it locally.

Call Lenny at his office (860-455-1340) if you are interested.



We're Almost There! Join Us for the BAEC 2011 House of the Year Open House November 5 and 6 10 am—2pm

Opening V.I.P. Ceremony Saturday at 10 am

See the latest in home products and construction technologies, as well as the quality workmanship that should be expected from members of the building industry.



A donation at the door benefits



Thanks to Our House of the Year Contributors

Adelman Sand & Gravel	Lombardi Gravel & Excavation
Aiudi Concrete	Lombardi Realty LLC
Boise Cascade LLC	Major Electric Supply of CT
Boundaries LLC	Marvel Home Decorating
Camaro Signs	McCarthy Home Services
Chelsea Groton Bank	Mercury Excelum Inc.
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Conway, Londregan, Sheehan & Monaco P.C.	Neal's Wood Flooring
Cyclone Home Systems	New London County Landscaping
D & M Custom Homes	Northeast Utilities
Don Griffin	Norwich Lumber Co.
Erik's Design/Build Associates	Overhead Door Co. of Norwich
Falco Siding	Pam's Paper & Painting
Foundation Sealers LLC	Ploughman Heating & Cooling
John C. George Co. Inc.	Progress Lighting
The Granite Group	RM Maynard Home Improvement
The Greensulators, Inc.	Sirois Drywall
Home Designs By Bruno	Smith Insurance
Huber Engineered Woods	Standard Electric
Jolley Precast	TB Framing
The Kitchen Guy	Tewksbury Electric
Killingly Building Products	Willi Winnelson
	ZeroDraft of CT

A special thanks to Project Manager Andy Gil and his family for countless volunteer hours spent on this project!



Education and Training



HBA of Hartford Holding Fall Classes

The HBA of Hartford will be holding the following classes at their facility in Rocky Hill, CT.

10/19/11	CAPS I
10/20/11	CAPS II
11/8/11	Sales & Marketing
11/22/11	Project Management
12/6/11	Estimating

To register for any of these classes, please contact Pam Zimmerman at 860-563-4212 or email her at pam@hbahartford.com

**Not finding the courses you are looking for?
Contact the BAEC office for assistance!**



Are You Training Your Workforce?

We Can Help!

The Eastern CT Workforce Investment Board (EWIB) is offering a **50% reimbursement** to companies in Eastern CT who are training their workforce. Upgrading the skills of the workforce is key to remaining competitive in this economy and we can help.

Program Features:

- You select the training program, employees to train and the training provider!
- We Pay half of the cost of the training directly to you—up to \$3,000 per worker in training/\$10,000 per company.
- Priority status will be given to companies in the Science, Technology, Engineering and Math (STEM) Category and to training that involves development of STEM workforce skills such as information technology, instrumentation and energy management.
- Paperwork is minimal—we have cut through all the red tape
- Companies that have not received prior funding are urged to apply.

So What's The Catch?

You have to act now because applications are due by November 4, 2011!

Applications and assistance are available on EWIB's website: www.ewib.org

**Registration is open for the
2012 NAHB International Builders' Show®**

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WEBINAR WEDNESDAYS Every Wednesday - 2 PM to 3 PM ET



Fall 2011 Construction Forecast Conference Webinar

The Most Informed Forecast from Housing's Sharpest Minds.

Get diverse data and interact directly with some of the nation's top economists. Comprehensive and convenient, right at your desktop, the two-hour Construction Forecast Webinar will present the latest economic data and opinion in a streamlined, efficient format at an accessible price.

Get the facts, insight and analysis you need straight from the voice of the housing industry. This semi-annual gathering of the country's leading economists and finance experts is your best resource for the latest forecasts on housing starts, project budgets and other economic bellwethers of the housing industry.

NAHB Chief Economist David Crowe will be joined by Joel Prakken, Senior Managing Director and Co-Founder, Macroeconomic Advisers, and Robert Denk, Assistant Vice President for Forecasting and Analysis at NAHB.

As always, participants are encouraged to ask questions and will be able to do so directly via the webinar setup. After the event, the webinar will also be available in the NAHB archives to all registrants for on-demand viewing.

Member & HBA Fee: \$29.95

For more information or inquiries about this product, contact: Office of the Registrar at 800-368-5242 x8338 or registrar on line at www.nahb.org.

2011 Reinventing the Kitchen

11/2/2011

2:00PM - 3:00PM

With current home design trending to less space and more quality, the kitchen as we know it is experiencing change. This panel of industry experts in architecture and design will explore the dynamic concepts, products, and materials that add value to your kitchens and sell your homes. A survey of lifestyles and trends that affect homeowners' preferences gives insight into competing in the current housing atmosphere. Gain an understanding of how to take yesterday's kitchen and pack it with POW!

Learning Outcomes:

- Learn how priorities are changing in kitchen design, products, and materials
- Take away a list of action points for improving your next kitchen plans
- Increase your knowledge of current trends in kitchen design
- Broaden your understanding of the kitchen elements that are most attractive to buyers

BAEC Member Fee: 24.95

Contact: Jaclyn Toole, Assoc. AIA at 800-368-5242 x8469 or email her at jtoole@nahb.org

Continuing Education Credit: This webinar counts as one hour of continuing education credit for the following NAHB professional designations. CAPS, CGA, CGB, CGR, CMP, CSP, GMB, HCCP, MIRM, MCSP, CAASH, CGP, GMR

More Upcoming Webinars:

Nov. 9: Learn to Create and Market on a Budget That Does More With Less

Nov. 30: Learn to Create Expensive Looking Details Within an Affordable Budget

For more information on these webinars or to register, log on to NAHB.org.

Killingly Student Chapter and BAEC Help Out the Community of Hope

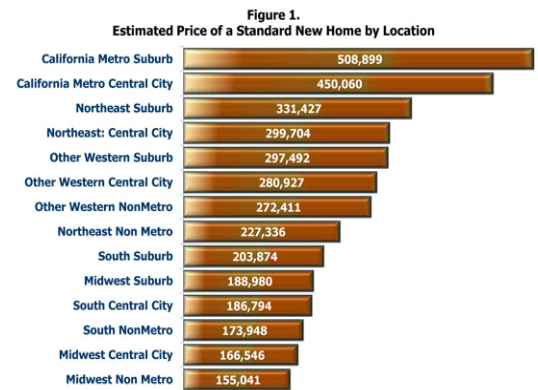
On September 24th, Bonnie Beland, a Construction teacher from Killingly High School, lead the BAEC Killingly High School Student Chapter members from Killingly to Groton, to devote some time to helping the Community of Hope House. The house, when finished, will house 10—12 women starting over from recovering from drugs or alcohol.

BAEC members, Kevin Lathrop & Denise Nott, Nutmeg Building & Remodeling, and Rob Parrette, ECC, also came down to lend a hand.



House Price Estimator a New Tool for Builders and Remodelers

A newly updated economic model developed by NAHB Economics and detailed on NAHB's HousingEconomics.com website enables builders, developers, prospective home buyers and home owners to see the impact that various physical features and neighborhood characteristics might have on the price of a home.



Source: NAHB hedonic regression model for owner-occupied, single family detached homes; based on data from the American Housing Survey, U.S. Census Bureau and the Department of Housing and Urban Development.

If you'd like to give this a test drive, you can access the model "**Single Family Detached House Price Estimator**" online. Looking at location factors, the updated tool finds a general tendency for house prices to be higher in the Northeast and West, as well as in central cities and suburbs. Meanwhile, prices tend to be lowest for homes built outside of a metro area, though some regional variation exists regardless of urban status. The standard new single-family detached home is defined by these features (based primarily on averages or medians from the Census Bureau's Survey of Construction):

- 2,150 square feet of living space
- Two full bathrooms and one half bath
- Three bedrooms
- Construction on a slab foundation
- A garage
- Central air conditioning
- A fireplace
- A separate dining room,
- Three miscellaneous rooms
- Satisfactory shopping (grocery or drug stores) within 15 minutes of the community or neighborhood

The price estimator, which can be accessed on computers with Microsoft Excel, can be useful in a variety of settings. For example, home builders might use the estimator to help determine if the cost of providing a particular amenity will be valued by consumers, while households considering purchasing a new home can use it to get a rough idea of likely price differences for different sizes and amenity packages. Existing home owners can use it to get an idea of how much it would cost to trade up to a home that is newer, larger or more stocked with amenities, while remodelers can use it to show how much particular renovations would add to the value of a home. Finally, developers can use the estimator to help price neighborhood characteristics such as waterfront space, which can help them evaluate the desirability of potential building sites.

Among other important findings, the estimator reveals that the greatest impact on a home's value comes from adding a third full bathroom, which boosts the estimated price of a standard new home built in a Southern suburb by about \$43,000. Meanwhile, eliminating the fireplace reduces the estimated price by about \$24,000.

Important Notes About Running the House Price Estimator:

The Single-Family Detached House Price Estimator is available at www.nahb.org. To run the estimator, Microsoft Excel's security setting must be adjusted to allow macros to run. For those who encounter trouble getting the estimator to run initially, try accessing it from a different computer with a different browser. More information on the updated house price estimator is available in the Oct. 17 edition of Nation's Building News and a featured study on HousingEconomics.com.

Please contact the BAEC office with your feedback on this tool!

Multitasking Can Make You Lose ... Um ... Focus By Alina Tugend

AS you are reading this article, are you listening to music or the radio? Yelling at your children? If you are looking at it online, are you e-mailing or instant-messaging at the same time? Checking stocks?

Since the 1990s, we've accepted multitasking without question. Virtually all of us spend part or most of our day either rapidly switching from one task to another or juggling two or more things at the same time. While multitasking may seem to be saving time, psychologists, neuroscientists and others are finding that it can put us under a great deal of stress and actually make us less efficient.

Although doing many things at the same time — reading an article while listening to music, switching to check e-mail messages and talking on the phone — can be a way of making tasks more fun and energizing, “you have to keep in mind that you sacrifice focus when you do this,” said Edward M. Hallowell, a psychiatrist and author of “CrazyBusy: Overstretched, Overbooked, and About to Snap!” (Ballantine, 2006). “Multitasking is shifting focus from one task to another in rapid succession. It gives the illusion that we're simultaneously tasking, but we're really not. It's like playing tennis with three balls.”

Of course, it depends what you're doing. For some people, listening to music while working actually makes them more creative because they are using different cognitive functions.

But despite what many of us think, you cannot simultaneously e-mail and talk on the phone. I think we're all familiar with what Dr. Hallowell calls “e-mail voice,” when someone you're talking to on the phone suddenly sounds, well, disengaged. “You cannot divide your attention like that,” he said. “It's a big illusion. You can shift back and forth.”

We all know that computers and their spawn, the smartphone and cell phone, have created a very different world from several decades ago, when a desk worker had a typewriter, a phone and an occasional colleague who dropped into the office.

Think even of the days before the cordless phone. Those old enough can remember when talking on the telephone, which was stationary, meant sitting down, putting your feet up and chatting — not doing laundry, cooking dinner, sweeping the floor and answering the door.

That is so far in the past. As we are required, or feel required, to do more and more things in a shorter period of time, researchers are trying to figure out how the brain changes attention from one subject to another.

Earl Miller, the Picower professor of neuroscience at the Massachusetts Institute of Technology, explained it this way: human brains have a very large prefrontal cortex, which is the part of the brain that contains the “executive control” process. This helps us switch and prioritize tasks. We can do a couple of things at the same time if they are routine, but once they demand more cognitive process, the brain has “a severe bottleneck.” His studies show that “when there's a bunch of visual stimulants out there in front of you, only one or two things tend to activate your neurons, indicating that we're really only focusing on one or two items at a time.”

David E. Meyer, a professor of psychology at the University of Michigan, and his colleagues looked at young adults as they performed tasks that involved solving math problems or classifying geometric objects. Their 2001 study, published in *The Journal of Experimental Psychology*, found that for all types of tasks, the participants lost time when they had to move back and forth from one undertaking to another, and that it took significantly longer to switch between the more complicated tasks.

Although the time it takes for our brains to switch tasks may be only a few seconds or less, it adds up. If we're talking about doing two jobs that can require real concentration, like text-messaging and driving, it can be fatal.

The RAC Foundation, a British nonprofit organization that focuses on driving issues, asked 17 drivers, age 17 to 24, to use a driving simulator



to see how texting affected driving. The reaction time was around 35 percent slower when writing a text message — slower than driving drunk or stoned.

All right, there are definitely times we should not try to multitask. But, we may think, it's nice to say that we should focus on one thing at a time, but the real world doesn't work that way. We are constantly interrupted.

A 2005 study, “No Task Left Behind? Examining the Nature of Fragmented Work,” found that people were interrupted and moved from one project to another about every 11 minutes. And each time, it took about 25 minutes to circle back to that same project.

Interestingly, a study published last April, “The Cost of Interrupted Work: More Speed and Stress,” found that “people actually worked faster in conditions where they were interrupted, but they produced less,” said Gloria Mark, a professor of informatics at the University of California at Irvine and a co-author of both studies. And she also found that people were as likely to self-interrupt as to be interrupted by someone else.

“As observers, we'll watch, and then after every 12 minutes or so, for no apparent reasons, someone working on a document will turn and call someone or e-mail,” she said. As I read that, I realized how often I was switching between writing this article and checking my e-mail.

Professor Mark said further research needed to be done to know why people work in these patterns, but our increasingly shorter attention spans probably have something to do with it. Her study found that after only 20 minutes of interrupted performance, people reported significantly higher stress, frustration, workload, effort and pressure. “I also argue that it's bad for innovation,” she said. “Ten and a half minutes on one project is not enough time to think in-depth about anything.”

Dr. Hallowell has termed this effort to multitask “attention deficit trait.” Unlike attention deficit disorder, which he has studied for years and has a neurological basis, attention deficit trait “springs entirely from the environment,” he wrote in a 2005 *Harvard Business Review* article, “Overloaded Circuits: Why Smart People Underperform.”

“As our minds fill with noise — feckless synaptic events signifying nothing — the brain gradually loses its capacity to attend fully and gradually to anything,” he wrote. Desperately trying to keep up with a multitude of jobs, we “feel a constant low level of panic and guilt.” But Dr. Hallowell says that despite our belief that we cannot control how much we're overloaded, we can. “We need to recreate boundaries,” he said. That means training yourself not to look at your BlackBerry every 20 seconds, or turning off your cellphone. It means trying to change your work culture so such devices are banned at meetings. Sleeping less to do more is a bad strategy, he says. We are efficient only when we sleep enough, eat right and exercise.

So the next time the phone rings and a good friend is on the line, try this trick: Sit on the couch. Focus on the conversation. Don't jump up, no matter how much you feel the need to clean the kitchen. It seems weird, but stick with it. You, too, can learn the art of single-tasking.



HBA of Connecticut News

HOBİ AWARDS 2011

You are invited

*Join us for one of HBA of Connecticut's
Premier Social Events of the Year!*

ANNUAL HOBİ ("HOME BUILDING INDUSTRY") AWARDS DINNER

Tuesday, November 15, 2011, 5:30-9:30 PM

Aqua Turf Country Club, Southington, CT

Black Tie Optional

The program features the HOBİ Winners Slide Show and Presentation of the 2011 HOBİ Awards.

Please join your colleagues from across the state to recognize the outstanding talent and expertise within the state HBA, and enjoy a superb evening of food and drink and the great company of your peers.

Join an HBACT Council That Focuses on Your Professional Needs



The HBA Green Homes Council is part of Build Green Connecticut™, the green-building program of the Home Builders Association of Connecticut. The Council provides a forum for professionals in the residential building and remodeling industry in the state to learn about and share information on green building. Membership is available to all professionals in the residential construction and development industry. Benefits Include:

- Discounts to educational programs, sponsorships, and other HBA green-related events.
- Exclusive invitations to meetings held at homes, during or after construction, built under the National Green Building Guidelines or Standard.
- Opportunities to help shape Build Green Connecticut's programs and activities.
- Networking opportunities.
- Special access to Green Home Council member-only information.
- Use of Build Green Connecticut logo.

The cost is just \$50 per year for HBA members!

The Connecticut Developers Council is a special interest forum of the HBA of Connecticut which meets the first Thursday each month, Sept. through June, 6-9 pm at The Hawthorne Inn, Berlin, CT. The Council's mission is to promote the

development and redevelopment of residential, commercial and industrial land in Connecticut in accordance with sound economic, planning, land development and environmental policies. Our goals are to improve the climate for real estate development in Connecticut, improve the education of industry members and the quality of real estate development work.

The Connecticut Sales & Marketing Council is a subgroup of the HBA of CT that helps builders, realtors and other sales & marketing professionals sell more homes more effectively. It provides training, education and periodic meetings to tour successful developments around the state. The CT Sales & Marketing Council is open to all members of the HBA of CT and their employees. Annual dues of \$125 include membership in the NAHB's National Sales & Marketing Council and the following:

- A subscription to *Sales + Marketing Ideas*,
- access to the NAHB's *Sales & Marketing Channel*,
- discounted fees on professional designation courses through the Institute of Residential Marketing,
- NSMC eNews, a bi-monthly e-newsletter,
- networking events throughout the year.

For more information on joining any of these statewide councils, call the HBA of CT at 860-216-5858 or visit www.hbact.org.

BUILDING BRIEFS

New Addendum for 'Green' Features Could Lead to Fairer Appraisals

NAHB has long argued that home appraisals need to take into account the added value that energy-efficient, "green" features provide for new home buyers, and we've frequently discussed this issue with the Appraisal Institute and other industry stakeholders.

For their part, appraisers have noted that local real estate listing documents rarely provide details on energy-efficient improvements, or are incorrect when they do. So it was welcome news when the Appraisal Institute recently published a much needed, three-page Residential Green and Energy Efficient Appraisal Addendum that's designed to be attached to any standard appraisal report covering a property with significant green features.

In addition to basic sections covering insulation, windows, lighting, heating, air conditioning and solar power, the form also lets users report other environmentally friendly features such as water-saving

devices, reclamation systems and special landscaping, plus such attributes as the property's proximity to public transportation.

Notably, the form also includes space for recognizing homes that are certified to the National Green Building Standard. The idea is that appraisers who receive the new addendum should be better able to identify appropriate comparable sales data, and thus, be able to come up with a more accurate value for certain homes.

While NAHB is currently evaluating the form for improvements and fine-tuning that may increase its usefulness for our members, this is certainly a step in the right direction toward achieving greater fairness and accuracy in new- and existing-home appraisals. We look forward to furthering this progress when NAHB conducts its fourth Appraisal Summit event with multiple stakeholder groups in Washington later this month.

Required Reading: EPA Paint Chip Guide for Remodelers in Pre-1978 Homes

Remodelers who conduct work in homes built prior to 1978 may want to consider the EPA's newly published **"Paint Chip Sample Collection Guide"** as required reading, according to an informative article in the Oct. 17 edition of Nation's Building News. The guide provides a detailed description of how to properly take a paint chip sample that can be sent to a certified testing lab to ascertain whether lead-safe work practices are necessary in your client's home. This procedure is allowed by the EPA in accordance with its **Lead: Renovation, Repair and Painting (LRRP) rule** due to the fact that there currently is no inexpensive, reliable lead paint test kit available on the market. Without the paint chip test, in homes built before 1978 the remodeler must assume that lead paint is present and work accordingly. The NBN article, which was published this past Monday evening, also provides additional key information pertaining to EPA's amended LRRP rule, including links to the agency's publication titled

"Steps to Lead Safe Renovation, Repair and Painting" and a **Small Business Compliance Guide to Renovate Right** brochure, plus information on recent amendments to the LRRP regarding vertical containment requirements, HEPA vacuums and surface coatings. For all the details, be sure to check out the October 19 edition of Nation's Building News and look for the article titled "New EPA Paint Chip Guide 'Essential' for Determining if Lead Is in Homes."



Alert: Proposed Changes in Design Values for Southern Pine Lumber

NAHB is moving quickly to respond to proposed changes in the design values for Southern Pine lumber. On Oct. 6, 2011, the Southern Pine Inspection Bureau (SPIB) released a notice indicating that it will be proposing to lower the design values for all grades and sizes of visually graded Southern Pine by approximately by 25%-30%. This proposed change is scheduled to be heard by the Board of Review of the American Lumber Standard Committee (ALSC) at its next meeting on Oct 20.

If approved, the changes could force builders, remodelers, and architects to reduce the maximum spans for joists and rafters they had planned to build with Southern pine, buy higher, more expensive,

grades of Southern pine, buy other species of wood, or perhaps even shift to different construction materials.

The design values are properties that builders can count on Southern pine delivering when they use it in construction. Among those design values are the wood's load values--its ability to resist bending, tension, and compression, as well as the product's general stiffness. Earlier this month, SPIB submitted to ALSC a set of proposed new design values that in four out of seven values are 20% to 35% lower than the old ones. The other three values remain unchanged.

BUILD BOSTON

NOVEMBER 16-18, 2011

SEAPORT WORLD TRADE CENTER

Free exhibit hall registration through 10/31/11 at www.buildboston.com

MAKE IT TECHNICAL



WE'RE ON THE WEB!
WWW.BAEC.NET

The whole secret of life is to
be interested in one thing
profoundly and in a
thousand things well.

-Horace Walpole



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 **Copies PLUS...more**
has brought color to the BAEC world of news!

*BAEC is the recognized source of quality building services and information.
We build neighborhoods and improve the communities in which we live and work.*



**Annual Awards Night
&
Installation of Officers**

Cocktails from 6-7p.m. / Dinner & Program at 7p.m.
Friends, Families and Co-workers are all Welcome!

Call for Nominations!

BAEC Annual Awards recognize members for their contributions to the industry, the community and the association. Nominate another BAEC member or yourself utilizing the enclosed nomination form due no later than **Friday, Oct 28.**

Sponsorships Are Available!

Put your company in the spotlight by sponsoring this event!
Call the BAEC office for details.

CALENDAR OF EVENTS

OCTOBER 2011

Wed. 26th	5:30 PM	BAEC Membership Mtg.
Fri. 28th	5:00 PM	Award Nominations Due

NOVEMBER 2011

Tues. 1st	6:00 PM	BAEC Board of Directors
Sat-Sun 5 & 6	10:00-2:00	House of the Year
		Open House
Sun. 6th		Daylight Savings Time Begins
Tues. 15th		HOB! Awards
Thurs. 24th		Happy Thanksgiving
		Office Closed

DECEMBER 2011

Fri. 2nd	6:00 PM	2011 Annual Awards Night
Tues. 6th	6:00 PM	BAEC Board of Directors

**Call 860.859.3518 for more
information or to register!**



**For more information visit our
calendar at www.BAEC.net**