

contractor

THE MONTHLY PUBLICATION OF THE BUILDING CONTRACTORS ASSOCIATION OF SOUTHWESTERN IDAHO

"Every man owes part of his time and money to the business or industry to which he is engaged. No man has a moral right to withhold his support from an organization that is striving to improve conditions within his sphere."
- Theodore Roosevelt -

Associate *OF THE MONTH*



Tish Purdy
Ferguson

See page 6

Spike of the Month



Craig Hammett
Hammett Homes

See page 7 for Spike list



March GMM

BCASWI Sales & Marketing Council
MEMBER ONLY EVENT

LUNCHEON

Thursday, March 23, 2017

The Courtyard Marriott

\$20 per person

11:30 - 1 p.m.



"How to Avoid Common Violations of the Idaho Contractor Registration Act"

Guest Speaker: Chuck Miller, Chuck Miller Construction
GMB, CGB, CAPS, GMB, MIRM, CMP, MCSP, CSP, EMT

Topics to include:

- Common Violations reviewed during consumer complaints against contractors
- Discussion of contractor requirements

Reservations requested. - Call 377-3550 or see registration sheet on page 11. No-shows will be billed.

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BOARD OF DIRECTORS

EXECUTIVE COMMITTEE OFFICERS

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Ramon Yorgason



President's Perspective

by Juston Hall, Creekside Custom Homes

It has been a busy two months for the beginning of this 2017 year. Boise was host to the most recent Idaho Building Contractors Association Board Meeting February 1st through the 3rd. It was an encouraging and informative few days, surrounded by board members who traveled here from across the state. It is always great to get to know new people from the different associations, with everyone coming together to share notes and discuss common goals and challenges.

Although I didn't get to attend all of it, one of the many things always discussed is getting involved in increasing our membership numbers statewide. Presidents and Executive Officers participate in a round table discussion and it is very productive.

At the IBCA Winter Board there is always our legislative luncheon which went off this year without a hitch. Pat Minegar and Ted Martinez lived up to their reputation and put together a very successful event with our legislators. There was a very positive turn out and we continue to believe, it serves to strengthen our relationships. It feels like we have a common goal on the issues that lie ahead. Most importantly it is reassuring to know we have their support.

Mark your calendar now. The next Idaho Building Contractors Association Board Meeting will be hosted by Idaho Falls (EIHBA) but in Alto, Wyoming at the Grand Targhee Resort, this July 19 – 21. The Industry awards will be announced at that time and three of our people are on the list of nominees: Jon Hastings for Builder; Bud Browne for Associate and Washington Federal for Company.

We will continue to work together and move ahead, a solid strong front for the benefit of our industry. We must never ever forget there is strength in numbers.

Thank you for your support,
Juston Hall

BCA Executive Overview

by Frankie Hickman-Rice, Executive Vice-President

2017 Legislative Session short story:

Based on what we are following this session, the tax policy arena is where the “busy” is this week. The House Revenue and Taxation Committee heard a bill about the requirements for additional disclosure of bond expenses to individual taxpayers. Some concerns were raised regarding the implementation of the requirements by the County Treasurers and after a lengthy debate, the bill was sent to the amending order. Another tax bill of interest is the HB 117 to increase the exemption of personal property tax assessments from \$100k to \$250k and it hasn't been scheduled for a hearing.

As to Education, there were budget hearings on K-12 schools, higher education and related programs. A worthy caution to the budget deciders: the proposed 3% merit raises for state employees, if applied to colleges and universities, will require a tuition bump to cover the additional benefit costs.

In a “did you know” moment, the legislature and the governor are shooting for a goal of having 60 percent of our Idaho citizens, 25 to 34, to be educated beyond high school by 2020. However, only an overall 5 % has been achieved since the goal was announced in 2010.

Since we have a BCASWI - PAC we will be closely watching what is being proposed for candidates, lobbyist and PAC accounts involving a requirement for on-line reporting, increased fines for violations, reporting requirements for local candidates and ballot measures, and notification of who is running the PAC account, not just the name of the treasurer.

Fun, fun, fun! The Legislative session is always entertaining time. We will put together a wrap up once it is ended.

A Look Ahead April

**Members Only Meetings - For
membership information call
208-377-3550.**

- 10 Membership Committee & Spike,
Noon BCA, RSVP for lunch.
- 11 Builders-Codes Council/Developers
Council/Government Affairs, 3 p.m.,
BCA
- 12 Associates Council, Noon, BCA,
RSVP for lunch.
- 18 Executive Committee, 11:30 a.m.
- 19 • The Partnership of Marketing
Design Course, 8 - 5, BCA
• Sales & Marketing Council,
Noon, BCA - RSVP for lunch
- 20 Board of Directors, 4 p.m., BCA
- 26 SAMTram, 7 a.m., Oregon Tile &
Marble
- 27 • SAMTram, 7 a.m., Oregon Tile &
Marble
• Parade of Homes Banquet, 5:30,
Riverside Hotel
- 29 Parade of Homes Begins, Noon - 8

All dates, times and locations are subject to
change. Please call for confirmation -
208-377-3550.

BCASWI ASSOCIATION STAFF

Frankie Hickman-Rice,
Executive Vice-President

Autumn Gestrin-Blume,
Communications Projects Director

Heather Hooglander, Membership Director

Emily Covington, Receptionist



Membership The Foundation

Heather Hooglander,
BCASWI Membership Director

Hello March! A month full of sun, wind, rain, wind, snow and...wind! You know you're in Idaho when you get to experience all 4 seasons in 1 day!

I would like to take a glance back at February for just a moment. The Associates Council put on another successful Casino Night at the beautiful Ferguson's Bath, Kitchen and Lighting Gallery. I would also like to again thank all of our sponsors who helped make this evening so enjoyable. A-1 Heating & Air Conditioning, Alliance Title, Blind Appeal, Blind Source, Coltrin Central Vacuum, Design Center of Boise, Ferguson's Bath, Kitchen and Lighting Gallery, Franklin American Mortgage, Group One Sotheby's, Kyle's Custom Wood Shop, Idaho Power, Keller Williams, Mountain Land Design, Roth Distributing, Robertson Supply, Source Mortgage, Stewart Title, The Real Estate Shop and Washington Federal. Photos from the event can be found on the BCASWI Facebook page. Again, a big THANK YOU to all who sponsored and volunteered!

The events are plentiful for this month! The Sales & Marketing Council would like to encourage your participation for some very beneficial courses they are offering,

along with their General Membership Meeting. On March 2nd, 9th and 16th, come learn how to become a Certified Sales Professional. On March 23rd, the Sales & Marketing Council will be holding their March General Membership Meeting at the Courtyard Marriott. Come listen to Chuck Miller educate us on "How to Avoid Common Violations of the Idaho Contractor Registration Act". On March 29th & 30th, there is also a CAPS (Certified Aging in Place Specialist) Course being offered. All registrations and sign-ups are available on the BCASWI website. Don't procrastinate, time to educate!

Did you know there is also a Sales & Marketing Scholarship available? This is open to ALL BCASWI members and their immediate family members either continuing their education after high school, or while they are attending college. It is super easy to apply. The applications are also on our website or contact Heather for additional information.

"Spring" into the Home & Garden show. This is being held March 16th - 19th, at the Expo Idaho Fairgrounds. There is a "Free" member night for BCASWI members on Thursday, March 16th. Contact the BCASWI for information on how to get a free pass.

I would like to close with one of my favorite quotes from Benjamin Franklin. "Tell me and I forget. Teach me and I remember. Involve me and I learn."

Have a terrific March!

New Membership and Renewals

The BCASWI wishes to thank the following new member companies and membership renewal companies. "Without Your Membership, We'd Be Lost!" If you have comments regarding any of these memberships, please direct them in writing to the Membership Committee, 6206 N. Discovery Way, Suite A, Boise, ID 83713. (Per the By-Laws, Art. 1, Sec. 2)

For a full list of members please go to the Classified Directory on our website at bcaswi.org.

NEW MEMBERS

CAP ED CREDIT UNION
DAN SULLIVAN

RIVERSIDE HOMES, LLC
KENT FREITAG

VISUALWEBB
KEVIN KOEPNICK



**SKYLINE COMP. DBA GREEN VIL-
LAGE DEVELOPMENT**
TUCKER JOHNSON

A-1 HEATING & AIR CONDITIONING
PAT MINEGAR

ROBERTSON SUPPLY, INC.
PAUL SMITH

COLDWELL BANKER TOMLINSON GROUP
BOB VANALLEN

INTERMOUNTAIN GAS COMPANY
GREG WEGNER



TOMLINSON & ASSOCIATES, INC.
RICHARD TOMLINSON

FLAHERTY CUSTOM HOMES, LLC
JOHN FLAHERTY

TAHOE HOMES, LLC
AMY KELLEY

CONGER MANAGEMENT GROUP
JIM D CONGER

KELLER WILLIAMS REALTY BOISE
REATA CONNER

LEATHAM LANDSCAPES LLC
STAN N LEATHAM



EAGLEWOOD HOMES, INC.
M NEIDER

HAYDEN HOMES, LLC
RYAN JENNINGS

ASBURY CONSTRUCTION
JOHN ASBURY

INTERIOR SPECIALISTS INC.
TED CASIAN

ALTURAS HOMES, LLC
ROD GIVENS

ALPINE FIREPLACES
MIKE ALMANZA

TREASURE VALLEY DOOR & TRIM SALES
VIRGIL ROPP

PATRICK MILLWORK, INC.
BRIAN PAPE

ECHELON FINE HOME
AMY FOSTER DAVIS



GROVERS PAY & PACK ELECTRIC
DAVID BLAYDON

BIG SKYLINE INC. DBA BIG SKY OUT-DOOR
TRAVIS KRAHN

NEIGHBORWORKS BOISE AND NHS COMM.
BUDDY COMPHER

STONE SURFACES
BRIAN FARNSWORTH

AD RESIDENTIAL DESIGN AND DRAFTING
KYLE HALL

GUERDON ENTERPRISES LLC
PAUL DILLE

GARDNER HOMES IDAHO
DAN FOUTZ

BANNER BANK
DAVID BARCLAY

ADVANCED MARBLE & GRANITE, INC.
MICHAEL BISHOP

ASHLEY GLASS CO., INC.
SHON ASHLEY

ALYSSE MATTHEWS INTERIORS
ALYSSE MATTHEWS

EAGLE HOME MORTGAGE
JENNY BATHURST

BLU FISH PHOTOGRAPHY
DAVID FISH

IMORTGAGE
TERRY ROBINSON

NEXT LEVEL DESIGN AND FURNITURE
KAREN ELITHARP

MERIDIAN FENCE LLC
TRAVIS CHESLEY

SEED INTERIORS
GINA ROBERTS WAGNER

UPCOMING EDUCATION OPPORTUNITIES

Built to Sell: The Partnership of
Market and Design
Wednesday, April 19, 2017
8 a.m. - 5 p.m

Marketing & Sales for Building
Professionals
Thursday, May 11, 2017
8 a.m. - 5 p.m

To Register please contact Heather Hooglander at 377-3550.

Associate of the Month

Tish Purdy, Ferguson

Tish's passion is to serve others through perfecting their home environment through personalized design assistance. Tish comes to us with over 16 years of sales and design experience in the commercial furniture world. In 2014 she expanded her resume accepting the challenge of managing a plumbing showroom. It was this move that developed her love for the building industry. Her desire to broaden her horizons with other building products to serve her clients has led her to the Ferguson community.

She has an Interior Design degree from the University of Idaho and is NCIDQ certified. She is a member of Interior Designers of Idaho and has been active in the Building Contractors Association of Southwest Idaho. Tish has also participated in the Big Brothers Big Sisters program and continues to volunteer her time to those in need in her community.

In her free time, she enjoys spending time with her husband and kids. She leads a women's group, plays tennis, and loves to entertain family and friends.

BCASWI FEATURED TRADES OF THE MONTH

TRADE:

Banking:

MEMBER COMPANY:

Academy Mortgage Corp.
American Pacific Mortgage
Bank of Cascades
Banner Bank
Cap Ed Credit Union
Columbia Bank
D L Evans
Eagle Home Mortgage
Fairway Independent Mortgage
First Federal savings Bank
Franklin American Mortgage
Guild Mortgage
HomeStreet Bank
Idaho Central Credit Union
Idaho Housing & Finance Association
Imortgage
Mountain America Credit Union

TRADE:

Banking:

MEMBER COMPANY:

Northwest Bank
Premier Mortgage Resource
Source Mortgage
The Legacy Group of Academy
Mortgage
Umpqua Bank
Veristone Mortgage LLC
Washington Federal
Washington Trust

Engraving:

Western Trophy & Engraving

Each month the Membership Committee randomly draws BCASWI trades to list and feature on a board in the BCA conference room and in the newsletter. The goal is to show members who they can do business with as well as encourage signing up members used but not showing under the trade. For questions contact Heather Hooglander - 208-377-3550.



<i>Status</i>	<i>Name</i>	<i>Members</i>	
STATESMAN SPIKE - 500	Larry Van Hees	613.0	
	Jerry Nemeč	584.0	
SUPER SPIKES - 250	Dave Mortensen	282.5	
	Ted Martinez	266.0	
	Steve Martinez	261.5	
	Chuck Miller	258.5	
ROYAL SPIKES - 150	Chris Conner	210.75	
	Todd Amyx	208.0	
	Bob Barnes Jr.	191.0	
	Burt Smith	189.0	
	Kent Mortensen	175.5	
	John Seidl	163.5	
	Pat Minegar	155.5	
RED SPIKES - 100	Jeni Sexton	141.5	
	Frank Varriale	126.0	
	Wayne Stacy	124.75	
	Bill Davis	119.0	
	Juston Hall	117.0	
	Ron Whitney	117.0	
	Tracy Dixon	115.5	
	Dave Yorgason	114.0	
	Marie Hanson	111.0	
GREEN SPIKES - 50	Dale Sullivan	97.0	
	Dennis Schaffner	91.0	
	Billy Mahan	81.5	
	Eric Smith	74.5	
	Bob Barnes Sr.	69.25	
	Vicki White	60.0	
	Zach Evans	59.0	
	Sarah Seidl	58.5	
	Milford Terrell	57.5	
	Eric Stunz	57.0	
	Ramon Yorgason	52.5	
	LIFE SPIKES - 25	Steve Weeks	45.5
		Ray Rice	45.25
Dale Conrad		42.5	
Craig Groves		39.0	
Russ VanWagenen		36.0	
Ted Mason		33.0	
Erick Wadsworth		32.0	
Dwayne Speegle		31.5	
Dick Lierz		31.0	
Jake Centers		29.25	
Joe Atalla		27.5	
Bud Fisher		26.0	
BLUE SPIKES - 6		Jon Hastings	23.0
		Trey Langford	22.5
		Jeff Thompson	21.0

**BLUE SPIKES - 6
(continued)**

Cade Coltrin	19.5
Karen Ellis	11.5
Thomas Coleman	11.0
Craig Hammett	10.5
Barb McDermott	10.25
Mike LaRue	10.0
Cody Weight	10.0
Tammy Schacher	9.5
Reata Conner	9.5
Matt Knickrehm	9.5
Dan Richter	9.0
Jon Yorgason	7.5
Clay Boyce	7.0
Steve Edwards	7.0
Shaun Urwin	7.0
Mark Wilkins	7.0
Daniel Cullip	6.5
Jeff Martell	6.5
Bud Browne	6.0
Don Flynn	6.0
Rod Givens	6.0
Kevin Howell	6.0

Candidates

Spike candidates are called "Tacks." Tacks must earn 6 credits to become a "Spike"

4.5 - 5.5 Credits

Dan Clark
Heather Echeverria
Eric Evan
Lars Hansen
Steven Hanson
Tammy Lanore
Rob Pearce
Jason Peery
Alicia Rodman
Stephen Sengelmann

3 - 4.0 Credits

Kevin Amar
Corey Barton
Mike Brown
Robert Bruno
Todd Campbell
Nate Fehrenbacher
Matthew Gardner
Spencer Kofoed

Christine Langhorst
Tim Mallon
Trudy Mallon
PJ Nava
Abram Neider
Don Newell
Lance Snyder
Ingo Stroup
Marvin Ward
Ray Westmoreland
David Wipper

1.5 - 2.5 Credits

Martin Artis
Dennis Baker
Brent Belveal
Alan Berman
Chad Christensen
Peggy Deffenbaugh
John Flaherty
Bryant Forrester
Dan Foutz
Rick Garret
Tyler Gustafson
Don Hubble
Justin Hubble
Justin Mai

Brian Morkid
Stan Ray
Clint Rogers
Tracy Skidmore
Christal Smith
Jake Tunison
Steve Warren
Roger Wilson
Darren Wood

.5 - 1.0 Credits

Josh Anderson
Kami Brant
Dave Buich
Corey Elitharp
Dave Evans
Tina Hart
Terri Harvey
Greg Johnson
Jason Lloyd
Sandra Majors
Jason Ramsey
Chad Smith
Ival Turner

According to the rules of the Spike Club program to become a Spike member, an individual must sign up 6 new members - which earns 6 Spike Credits - within two consecutive years. To retain that Spike status a minimum of one new member - which earns 1 credit (new or retention) - must be earned each year until a total of 25 credits have been earned - which triggers Life Spike status. For individuals that do not earn 6 credits by December of their second year of recruiting, all credits from the first year are forfeited.

Builder, Developer, Government Affairs Committee Report

Meets the second Tuesday of every month at 3pm

Star Building Department: filed report from Cathy Ward

Month	2017	2016	2015	2014
January	15	10	8	24

Reports from Participating Jurisdictions:

Meridian Building Department: Meridian city reports single family with 80 single family; 6 commercial, and 18 mechanical. Other topic discussed was the Meridian elevation inspection changes. An instance happened where a builder had changed the exterior between the time he had pulled his permit and then went in for the certificate of occupancy and they wouldn't give it to him because of the elevation change. The city has always required design review of elevations for commercial. Since 2008 or 2009 they have identified some subdivisions with backsides of lots/homes backing up to roads must have elevation reviews. These are design review subs and the plans in the field must match the plans turned in. One level homes are not required.

Boise City Building Department: 29 single family permits and no other permits. The new impact fees did go into effect January 1st, 2017. Boise City is down 37% on everything. The city does have an open inspector position as well.

Ada County Highway District: The highway district reflected Commercial is a -7%; Residential is a +13% and overall a +3%. The number of final plats for January: 11 and the number of buildable lots: 232. This reflects up over last year 40% in development plans. Another current issue is ground water testing – biggest policy issue. Last of all, Karen Strauss has resigned and has accepted a position with ODOT in Portland, Oregon in 2 weeks. Sad but true.

Ada County Building Department: For permits pulled: the county has 53 mechanicals and 8 remodels. The County is 50% down. The number of Lots platted: Meridian 122, Eagle 21; Kuna 119; Boise 44; Ada County 5 for a total of 311. It is taking 13 working days for review time.

Market Report - Karen Ellis:

New Construction median sales price is up this month, \$311,190 reflecting a 9% increase over last year this time. Affordability of the median price is a 28% which is up from last year at this time according to F/M and Fr/M. Inventory is down (816) over last month (843). Rolling average of sales is up over last month. Pending sales are down to 496 compared to 440 last month.

Other items discussed:

- **Eagle:** The city is not requiring any additional wall bracing engineering above the code unless the design is unique or complex or the wall is above 10 feet tall.

- **State Building Code update:** optimistic about funding for the online Idaho Building Code this year.

- **State Historical Society Update:** Discussed options to meet EPA NOI requirements and staff changes.

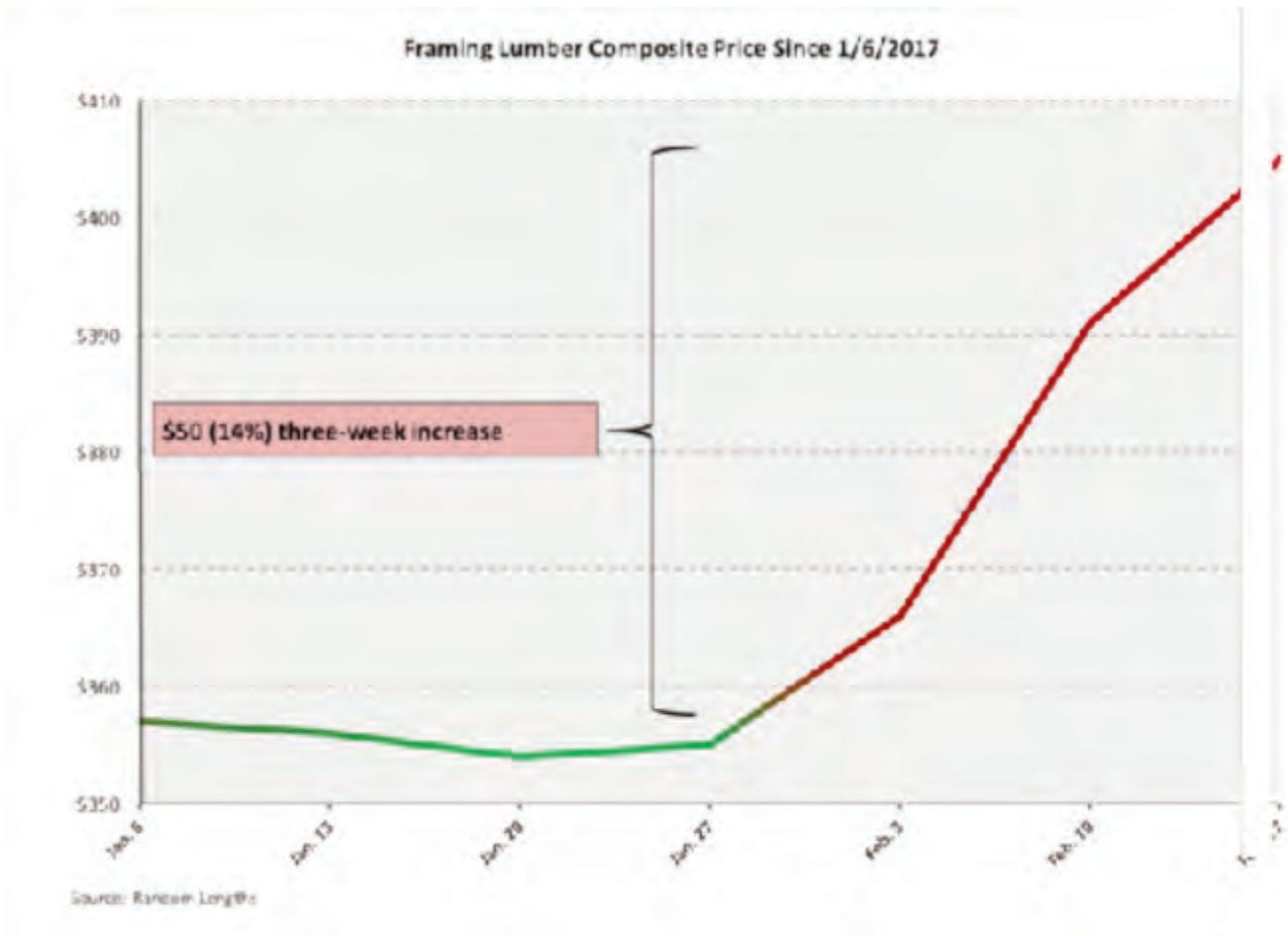
- Bureau of Reclamation now takes 6 months wait time.

- **2017 EPA Construction General Permit (CGP):** EPA filed new rules on January 19th. The new rules and the new online NOI registration goes into effect Feb. 16th, with 90 days to re-register current NOI into the new system.

- **Idaho Power:** reported that changes are upcoming for builders especially in the high volume – open trench inspection. Problems are: not deep enough; debris in ditches; builder certification being considered with free training on the ditches

NAHB Seeks Solutions as Lumber Prices Rise

Filed in Home Building on February 17, 2017



Randy Strauss, owner of Strauss Construction in Amherst, Ohio, heard the news from his lumberyard: Lagging domestic supply and increasing tariffs on Canadian lumber mean that Strauss is looking at price increases this spring as high as 30% by April.

That's about when he'll start breaking ground on a home that his client signed a contract for last week – a large custom home that includes a \$60,000 lumber package. With an expected \$18,000 cost increase, “there goes my profit,” he said.

Negotiations on a new softwood lumber agreement between the United States and Canada ground to a halt at the end of 2016 and likely are stalled pending the results of an investigation into unfair import practices requested by the U.S. Lumber Coalition.

Any further negotiations on a resolution between the two countries are expected to be on hold until confirmations of a new Secretary of Commerce and a new U.S. Trade Representative.

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That leaves home builders – and their customers – caught in the middle and probably looking at price hikes: The Random Lengths Framing Lumber Composite price jumped from \$366 on Feb. 3 to \$391 on Feb. 10, the greatest weekly gain since August 2003. By Feb. 17, it was up to \$405.

“Normally, our pricing lags a month or two behind these wholesale prices,” said Jonathan Sukonik, who builds homes in suburban Philadelphia. The lumber budget for a typical Sukonik Building Companies home is about \$18,000.

“If it jumps 10% or 20%, you can’t pass on the cost. You have to absorb it – and when lumber gets out of hand, it makes it more difficult to cover your costs.”

Anticipating this volatility, NAHB has been working on a number of fronts to keep supplies steady and prices more reasonable.

Last year, NAHB formed a coalition to encourage policies that promote free trade and a stable supply of lumber without the unpredictable price swings that

raise the costs of building and make homeownership less affordable. “The voice of the home builder must be heard, because we are the drivers of the American economy,” said NAHB CEO Jerry Howard.

Meanwhile, NAHB is urging domestic lumber companies to increase production and make it available for U.S. home builders. At the same time, the association leadership is in contact with lumber producers in other countries in an effort to open up new sources of supply.

And the NAHB Construction Liability, Risk Management and Building Materials Committee sent Strauss a sample cost escalation clause contract addendum. It’s too late for this contract, Strauss said, but on Friday morning he sent a copy to his fellow Ohio HBA members so they can keep it in their back pockets.

Track lumber price changes on the NAHB Construction Statistics page. For additional information, contact Felicia Watson or David Logan.

New CGP Takes Effect

Filed in Codes and Regulations, Environmental on
February 16, 2017

Weeks after announcing a freeze on new or recent regulations, the White House has granted a waiver to the Environmental Protection Agency for the 2017 Construction General Permit (CGP), cementing for now troublesome language that can hold a builder responsible when other builders in the same development violate the law.

The White House took the action to avoid any permit lapse when the 2012 CGP expires today.

Although only immediately applicable in New Mexico, Idaho, Massachusetts and New Hampshire as well as Puerto Rico and the District of Columbia, the EPA CGP serves as a model for most other states

when they develop their own stormwater permitting requirements.

Both developers and builders must seek coverage under the CGP for construction that disturbs more than one acre, or less than one acre when the lot is part of a larger development, such as an individual builder working on single lots within a residential subdivision.

On Jan. 27, NAHB sent a letter to the acting heads of EPA and the White House Office of Management and Budget (OMB) requesting that both agencies review the final CGP permit in light of the Trump administration’s presidential directive calling for a regulatory freeze and review of all significant regulations issued at the end of the prior administration.

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BCASWI
MARCH GENERAL MEMBERSHIP MEETING

Presented by the BCASWI Sales & Marketing Council



“How To Avoid Common Violations Of The Idaho Contractor Registration Act”

Guest Speaker: Chuck Miller, Chuck Miller Construction
GMB,CGB,CGP,CAPS,GMB,CGR,MIRM,CMP,MCSP,CSP,EMT

Topics to include: Common violations reviewed during consumer complaints against contractors. Discussion of contractor requirements.

Thursday, March 23rd, 2017

11:30 – 1:00 pm Luncheon

The Courtyard Marriott

1789 S. Eagle Rd. Meridian

\$20.00 per person, RSVP required in advance!

BCASWI Members Only!

Please fill out the bottom portion as your registration for the March General Membership Meeting. Please send with payment information to fax: 208-377-3553, email to Heather Hooglander at Hsciola@heritagewifi.com or mail to: BCASWI 6206 N. Discovery Way, Ste. A Boise, ID 83713.
Call the BCASWI office at 208-377-3550 for more information.

Company Name: _____ Phone Number: _____

Attendees:

Please charge my Visa/MC or Discover: \$ _____

Card#: _____ Exp: _____ VCode: _____ Zip: _____

Signature: _____

CONTINUED FROM PAGE 10

While the new permit includes provisions that add needed clarity, NAHB was concerned about the inclusion of language that says EPA has the legal enforcement authority to hold any CGP permit holder liable, either jointly or severally responsible, for another builder's or developer's failure to comply with the Clean Water Act by allowing stormwater to run off into a "water of the U.S." NAHB strongly opposed this policy in its initial comments and in later meetings with EPA and OMB.

However, on Feb. 10, NAHB learned the White House had granted a waiver under the presidential

memorandum for EPA's final CGP permit. This waiver clears the way for the CGP to go into effect unchanged and as originally scheduled on Feb. 16.

NAHB has also filed litigation against EPA in the D.C. Circuit Court of Appeals.

For additional information, download the resources on NAHB's 2017 GCP page or contact Environmental Policy Program Manager Eva Birk or Vice President for Litigation Tom Ward.

Impact Fees Raising Concerns About Affordability

Filed in Codes and Regulations, Design, Land Development on February 15, 2017

With a growing number of communities reinstating and raising impact fees, the concern about affordability is also growing. And the challenges of scarce lots and tight lending standards are only making matters worse.

Many lawmakers and community officials continue to turn to inclusionary zoning as a seemingly quick and easy plan they can adopt and impose on the housing industry, instead of developing a more comprehensive plan. Yet new research confirms that multiple strategies are needed to close the financing gap and make projects more viable.

Prime examples of how the public and private sectors can work together to build mixed income, affordable neighborhoods are detailed in a new NAHB publication, *How Did They Do It? Discovering New Opportunities for Affordable Housing*.

NAHB also recently developed and updated additional resources to help builders and developers address some of the most pressing industry concerns related to impact fees and affordability, including:

The Impact Fee Handbook (updated in 2016) details several of the most common errors in calculations, inaccurate planning assumptions and illegal misappropriations of impact fees.

Development Process Efficiency: Cutting Through the Red Tape guides members and HBAs through the process of engaging with local officials and the public to streamline the lengthy, complex and costly development approval process as a way of addressing housing affordability.

Smart Codes, Smart Process Checklist can be used as a conversation starter with local planners and officials to take stock of local plans and policies, and provides direction to more detailed reports.

All of these resources are available in hard copy, and online at nahb.org/landuse101.

BCASWI Mission Statement and Goals

Statement

The Building Contractors Association of Southwestern Idaho is a nonprofit organization dedicated to promoting the responsible development of our community. Utilizing the collective strengths and talents of our members, we represent the American Dream politically, economically and professionally.

Mission Goals

- To be the respected voice of the building industry.
- To be the deciding factor in political, legislative and regulatory matters.
- To be the leader in protecting and enhancing the quality of life through effective stewardship of the land.
- To be the resource for members to enhance business opportunities.
- To be the leader in promoting partnerships with the community groups, related industries and governmental entities to accommodate an expanding economy.
- To provide educational opportunities for the professional advancement of its members.

IT'S GOOD BUSINESS TO DO BUSINESS WITH A MEMBER.

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