

Is there a fungus among us? Find out at November breakfast

The media hype seems to have died down so it's again possible to take a reasonable look at the matter of mold in the built environment.

While stories of "killer mold" have pretty much disappeared from the evening news, serious mold contamination of homes is still nothing to fool with. Mold is everywhere in the environment, but it seldom represents a problem, unless growth gets out of control. Prevention of out-of-control mold growth is the first priority, but if preventative measures prove to be inadequate remediation is essential.

The final Miami Valley NARI quarterly educational breakfast of the year will give NARI members information to help them help their clients avoid mold problems in the first place and deal with them if they do occur. The meeting will be at 7:30 a.m. Tuesday, November



Serious mold remediation situations call for serious personal protection.

November Breakfast

4th Quarter Education Breakfast Date & Time

7:30 am, Tuesday, November 13

Location

Holiday Inn Dayton South
Dryden Road at I-75 exit 50A

Program

Mold Fantasies, Facts, and Fixes

Guest Speakers

Bruce R. Stege &
Jim Woodfords

Advantage Environmental Solutions

Cost

Certified professionals, \$10; Other
NARI members, \$20; Nonmembers \$30

Call MVNARI at 937-222-NARI, send
e-mail to info@naridayton.org, or
register on line at www.naridayton.org.

13, at the Holiday Inn & Suites
Dayton South, Dryden Road at I-
75 Exit 50A

The guest speakers for the
breakfast are Bruce R. Stege and
Jim Woodford, founders of Advan-
tage Environmental Solutions in
Springboro. These environmental
scientists will share their wealth of
knowledge about mold with NARI
members.

Advantage Environmental So-
lutions, LLC focuses on helping
contractors detect possible mold
related problems, recommending
appropriate mold remediation ac-
tivities where necessary, and then
helping to insure that applicable
recommendations have been
achieved.

Bruce Stege has five years
working specifically with mold re-
lated issues and has earned CMRS
mold certification. He has 26 years
of environmental and industrial ex-

perience. Jim Woodford has
worked with environmental issues
for over 25 years, 13 of those as an
environmental issues consultant.

The cost of the breakfast is \$10
for Certified Professionals, \$20 for
NARI Members and \$30 for non-
members. Make reservations for
the breakfast meeting by calling
the Miami Valley NARI office at
937-222-6274.



The obvious evidence of water damage to this basement wall is a sure indication that a mold problem is likely to develop if the situation isn't corrected.

Selling energy efficiency pays off

With interest in energy efficiency growing, remodelers have an opportunity to sell their customers on technology to improve the performance of their homes, according to panelists at the Remodeling Show in Las Vegas.

"Customers are asking about green, and one study shows that 70% of green in building today is energy efficiency," said Bill Zwack, vice president of energy efficiency for SENTECH, Inc., a consulting company.

According to Zwack remodelers can get started by including energy in the design discussion; using diagnostic tools; sealing gaps and holes and insulating when adding new space or opening walls; and introducing Energy Star products and processes.

Zwack advised contractors to make a whole-house energy assessment that includes air sealing gaps and holes before insulating; insulating completely and correctly; designing or repairing ducts so that they are sealed and insulated properly, keeping the ducts inside the building envelope if possible; and specifying Energy Star appliances, HVAC equipment, lighting and other residential products.

He also recommended a complete visual and diagnostic inspection of air infiltration, duct leakage and combustion safety.

"You have to look at the entire house" and then specify solutions, he said, because the wrong approach can make things worse.

The cost of testing equipment suggested by the Environmental Protection Agency is roughly in the \$8,000 to \$12,000 range, but remodelers don't have to start out with it and can work their way into it, he said, noting that it is "the ultimate sales tool."

Supplier profile

Freund, Freeze & Arnold

The Dayton law firm Freund, Freeze & Arnold was founded by Neil F. Freund, Stephen V. Freeze and Gordon D. Arnold in 1984 with the commitment to help clients face professional change and challenge with confidence and strength. Distinguished by their individual careers, accomplishments in trial work, publication in professional journals, and legal organizations, the founding partners came together to make life in the litigation world easier for clients, with exceptional and efficient litigation and litigation-related services.

Freund, Freeze & Arnold is a full-service regional litigation firm, serving businesses, governmental entities, and professionals in Ohio, Kentucky and Southeastern Indiana from offices in Dayton, Cincinnati and Columbus, Ohio and Covington, Kentucky.

Miami Valley NARI members have access to nearly 60 attorneys and legal professionals, who bring experience and expertise in business, commercial, government, medical, insurance, employment, environmental, construction and other litigation-related matters.

Recognized by peers for the attorneys' credentials, performance and service to clients, Freund, Freeze & Arnold has received the highest ranking for law firms in the Martindale-Hubbell Law Directory as well as a place in the Martindale-Hubbell Bar Register of Preeminent Lawyers. In addition, eight of the firm's attorneys have been named Super Lawyers®, and many other attorneys have earned other professional distinction and accolades.

Miami Valley **REMODELER**

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Our Mission

As the authority in the remodeling industry, Miami Valley NARI develops and sustains programs that foster ethical conduct, sound business practices, and professionalism by bringing together contractors and suppliers in the remodeling industry and by serving as a resource for the homeowner.

MVBOC representatives join NARI members for lunch

About a decade ago in this newsletter there was a humorous article “Top Ten Things a Contractor Shouldn’t Never Say to a Building Inspector.” Number one on the list was: “Code?! What code?!”

It was meant to be funny, and it was, but there was an element of truth behind it. Until the state legislature stepped in two years ago and brought some order, Ohio was a patchwork of hundreds of residential building codes with each jurisdiction adding its own variations to the state model code, which was based on the BOCA and CABO models. In many parts of the state builders and remodelers had to be very careful to determine what code applied to each project, because a different code might be in effect across the street.

To their credit building officials in the Miami Valley prevented such problems in our area by coordinating adoption of new codes so contractors would not find one set of technical requirements in Dayton and another across the line in Oakwood, Kettering, or Huber Heights.

In 2005, the Ohio Legislature in effect introduced one standard residential code for the entire state. A builder or remodeler who knows the key provisions of the Residential Code of Ohio is prepared to work in any jurisdiction in the state. The trick, of course, is knowing and understanding the code.

To help Miami Valley NARI members keep current with the residential code, the chapter has an ongoing relationship with the Miami Valley Building Officials Council (MVBOC) with regular meetings between members of the



Renee Snodgrass, president of the Miami Valley Building Officials Council and a City of West Carrollton building and zoning inspector, and Chris Masterino, City of Vandalia building inspector, led a discussion of building code issues at the Miami Valley NARI October lunch meeting.

two organizations. At the October MVNARI lunch meeting—the final lunch or dinner meeting of the year—Chris Mastrino, Vandalia building inspector, and Renee Snodgrass, West Carrollton building and zoning inspector and current president of MVBOC, led a discussion of code issues of special significance to remodelers.

Masterino kicked off the interactive forum by distributing his own “Top Ten” list of problems he finds on inspections. He discussed each item on the list briefly, then invited comments and questions from the over 50 representatives from NARI-member companies. Topics covered included smoke detectors, garage conversions, basement remodels and furnace sizing in new additions to homes.

NARI members with questions not answered at the meeting are invited to contact Chris Masterino at (937) 898-5891 or by e-mail to

cmastrino@vandaliaohio.org and Renee Snodgrass at (937) 859-5184 or by e-mail to pedbzi@westcarrollton.org. Miami Valley NARI members are also encouraged to visit the MVBOC web site at www.mvboc.org for information about the council’s meetings and educational programs.

Members who want to purchase a copy of the Residential Code of Ohio or any other Ohio or International Code Council code can order them at ICC member prices through the Miami Valley NARI office. The cost of the 2006 RCO is \$69.50, plus \$4.69 tax and \$8.00 shipping and handling.

The code is only available in a loose-leaf binder, but the entire collection of current Ohio codes, including the RCO, and the building, plumbing, mechanical, and other codes is available on disk at the ICC member price of \$354.00.

Experts say the best is yet to come for remodeling

The remodeling market is down right now, but when it comes back it will be healthier than at the height of the housing boom, according to Kermit Baker, senior research fellow at the Harvard Joint Center for Housing Studies and project director of its Remodeling Futures Program, said at the Remodeling Show in Las Vegas.,

Speaking at the Remodeling Show in Las Vegas, Baker said that in recent years big spenders have accounted for a disproportionate share of home owner improvements with 5% of the households remodeling their homes accounted for 60% of total market activity. That highly concentrated market was not healthy over the longer term, Baker said.

More households doing smaller-scale projects is “healthier for the industry, and more sustainable,” he said.

Following the downward path of the overall housing industry—but not nearly as far down as new home building—remodeling should return

to a growth mode in 2009 when housing sales and starts are also expected to rebound. With market conditions back to normal, the remodeling growth rate should be in the usual 6% to 7% range through 2011, he said.

A decline in remodeling spending by home owners began in mid-2006 and continued into this year’s first quarter, but the industry is being driven by what Baker called an “economic tailwind,” as overall economic continues, generating jobs and income.

“Remodeling does better during expansions than recessions,” Baker said. Since 1990, the home remodeling market, which is now close to \$300 billion a year, showed an average annual increase of 6.7% when the economy was growing but only 2.3% when it was in decline.

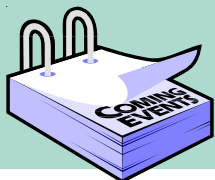
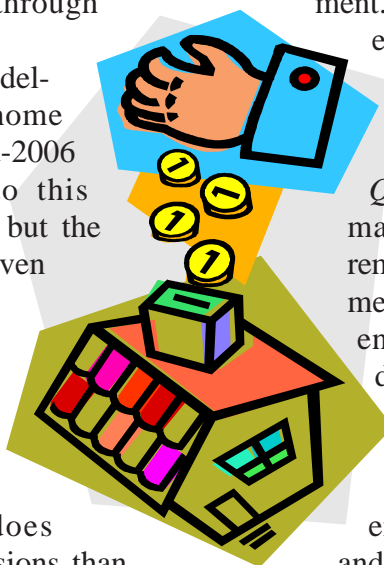
One reason for the resiliency of remodeling is that remodelers don’t have unsold spec homes that are trou-

bling builders. “Remodeling doesn’t build up inventory, so it can’t get ahead of itself,” Baker said.

But remodelers are far from fat and happy in the current environment. Baker said that remodeling contractors have been experiencing a significant slowdown in revenue. According to *Qualified Remodeler* magazine, the top 500 remodelers reported a 4.7% median annual rate of revenue growth last year, down from 7.5% in 2006 and 12.5% in 2004.

“There will be further erosion [of revenue growth] this year and next,” he predicted.

In today’s down housing market, home owners are concerned that they may be “over-improving,” Baker said. Routine maintenance and necessary replacement projects, e.g., roofs, have become stronger than discretionary big kitchen and bath remodels. As a result, the price of the “average” remodeling project has dropped.



Business on the Level Breakfast

“Is There a Fungus Among Us”

7:30 am-9:00 am, November 13

Holiday Inn Dryden Road

National CotY Award

Entry Deadline

5:00 pm CST, December 3

National NARI office

Des Plaines, Illinois

Call Miami Valley NARI at 937-222-6274 or send e-mail to info@naridayton.org to make reservations for these events.

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