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Volume 38 Issue 1

January 2008



## What's Inside *Inside*

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- **Understanding TIDDs**
- **Experience Washington DC as a Tourist and a Lobbyist**
- **New Code Sections Added for Residential Roofing**

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## 2008 Local HBA Presidents

2008 Local HBA Presidents  
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South Eastern New Mexico HBA, Jim Cardinuto  
HBA of Eastern New Mexico, Mike McDaniel  
HBA of Las Cruces, Gabe Sandoval  
Lincoln County HBA, Mike Buechter  
San Juan County HBA, Don Becker  
Santa Fe Area HBA, Kim Shanahan  
BCA of Otero County, Allen Gorbey  
Southwest NMHBA, Mark Bighley

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National Director, Randy Crowder  
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## About The Cover

A resort-style home with functional elegance and an Old World feel was the objective for this Las Cruces home built by Medina Homes.

The home features a gourmet kitchen, a home theater, and a wine room, as well as a backyard containing a putting green, pool, raised ramada, and an outdoor kitchen. Receiving four awards in the Las Cruces HBA 2007 Fall Parade of

Homes, this house was built as the KFOX Concept Home, and Medina Homes partnered with the American Heart Association as their charity partner. Proceeds from the sale as well as tour proceeds directly aided the AHA.



Photo by carolyn bowman photo + design  
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## Membership Statistics

	Oct.	Nov.
Central New Mexico	1063	1063
Eastern NM	121	119
South Eastern NMHBA	136	137
Lincoln County	135	144
Las Cruces	593	584
Southwestern NMHBA	58	58
San Juan County	258	261
Santa Fe Area	713	713
Otero County	<u>162</u>	<u>154</u>
<b>Total</b>	<b>3239</b>	<b>3233</b>



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# A Message From The *President* PRESIDENT



Randy Crowder

## Association Prepares For Industry Downturn, Legislative Session; Committees Ready For Future

### THE UPDATE

\* The installation of Local officers and leadership around the state has been completed. After meeting with several of the individuals who are stepping up in their associations, I am encouraged that our state is in good hands. I am also very humbled and thankful to have been a part of the installations and year-end banquets.

\* The Senior Officers and staff are continuing to work on compiling information to assist membership in getting through the tough times in an industry-wide downturn. NMHBA staff researched the seminars offered at NAHB's International Builders' Show and provided the Senior Officers with a lengthy list of those that appear to deal with this subject. Our Executive Committee also held a meeting with Mike Sivage and spent time developing a list of ideas that will benefit our Association. (Mike was given a leadership role for this subject at NAHB and assisted in producing a DVD for them.)

\* We are diligently working to sort through the ever-changing list of congressional candidates and evaluate their positions, relative to the building industry. Work is also proceeding on state issues as we meet with our Senators and Representatives to prepare for the upcoming legislative session. (Our Association does more preparatory research than I ever imagined. It's simply amazing.) NMHBA staff is putting the final touches on our NAHB headquarters, Research Center, and DC tour for all New Mexico attendees

at National Spring Board. I am really looking forward to this trip and hopeful that the Research Center will "blow up" something while we are there.

### ASSOCIATION OBSERVATIONS

Last month we looked at the policies that define boundaries and guide NMHBA in the direction of our goals. This month I would like to tell you about the two primary committees that function as the legs of our Association in carrying out these goals - the Building Issues Committee "BIC" and the Government Affairs Committee "GAC".

\* BIC, formerly known as the Technical Advisory Committee, is comprised of members that have a passion for code and technical type issues. This is currently one of the sharpest groups of individuals, on both code and practical application issues, that I have been a part of. The best way to explain what they do is to share an example.

After months of constant meetings, the Construction Industries Division is now bringing forth the recommendations for "green building" changes to the new code. Most of these changes were vetted through our BIC, but the plumbing, mechanical, and solar codes are only now coming to the table for consideration. Our BIC held a special meeting to review these items and found that 4 or 5 of them may cause substantial increases to the cost of a new home (with very little benefit) or could create negative unintended consequences, and are therefore preparing technical memoranda to submit at the public hearings.

The BIC also evaluates the actions of the New Mexico Environment Department concerning storm water management and septic tank rules and regulations, as well as other state regulatory agencies. Derrick Childers (Builder member - Farmington) is currently the chairman of the BIC and is doing an outstanding job.

\* The GAC often works hand-in-hand with the BIC and gathers information from, or disseminates information to, regulators or legislators. They also advise our Association concerning proposed legislation or rule making that affects our industry. This group becomes crazy-busy just prior to, during, and immediately after a legislative session.

In the off-season, the GAC works closely with state agencies to explain the policies and positions of NMHBA. They also

*Continued on page 6*



Jack C. Milarch, Jr.

## More on That Subject Everybody Hates To Even Think About Contractor's General Liability Insurance Coverage

(Continued from December Housing Journal)

The following information was gleaned from a seminar I attended last fall which is presented annually as an update for defense and plaintiff attorneys and insurance company claims managers involved in construction defect litigation.

**Your Insurance Carrier's "Duty to Defend" You** - If a problem results in legal action against a contractor usually the contractor's General Liability Policy, and possibly an over-arching Umbrella policy, will "answer" and take the contractor's side in the complaint. This insurance carrier's "duty to defend" their policy holder is a very comforting feature for any contractor, however be aware this coverage can be limited. The issue is whether your policy limits include the cost of your defense or whether the policy contains a provision for "supplemental coverage for defense". Today's typical construction-related lawsuits can involve extensive defense costs and this supplemental coverage can be a very valuable add-on to your coverage limits. The bottom line with this subject is that you buy liability insurance to save you and your company from a host of potentially disastrous situations you face every day. Sometimes things go very wrong, and if that happens you will be relying on your insurance company to save your bacon and these little differences in policy coverage can make a huge difference in the outcome for you.

**Things Not Covered** - Another thing to remember is

that virtually all liability insurance coverage exempts illegal and intentional acts, so problems related to fraud or violations of trade practices laws will not be covered by your policy. That may not sound too limiting, but "criminal activity" may be broader than you think. Remember that violation of a lien law or a consumer protection statute might constitute "criminal" activity and if so there could be no coverage for you against such problems. In many construction defect suits plaintiff attorneys add "counts" for violations of consumer protection statutes hoping to trigger the treble damage awards these laws often provide to successful plaintiffs.

**Financing-Related Suits Are The Latest Twist** - If you are a contractor who is involved in any discussions with customers about how to finance their home purchase you should discuss your role in detail with your insurance agent, because much of the latest litigation against general contractors involves debates over financing "advice" given by builders to buyers. This is simply more fall-out from the "sub-prime" home loan financing mess that is mucking up our economy at the moment.

**Doing LLCs?** - Are you a principal in any short-lived LLC project-by-project type entities? If so you should carry a good Directors and Officers Liability policy in addition to typical contractor coverage.

**Watch Out for Those "WRAPS"** - Subcontractors, and occasionally home builders, may work on a job where the entire project is covered by a special type of insurance plan known as a "WRAP" policy. In essence, every contractor who works on such a project will be required to buy insurance through a master policy, and each participating contractor's pro-rata premium share will be deducted from their "pay". From the participating contractor's point of view WRAP plans go from very good to very bad, depending on how the policy is drafted and who is administering billing and claims management services. Remember: You buy insurance to protect YOU when problems occur. WRAPs sound nice and tidy, but what happens to YOUR interests when the owners, the general contractor, the subs and the suppliers all blame each other for a multi-million dollar problem? Be sure you have a good insurance advisor reviewing the deal before you sign on to a WRAP policy.

**A Special and Unique Business** - Contracting is a unique business with its own special risks. The old standard Business Owners Policy won't work for a contractor. Be sure you understand your policy. If you have discussed

*Continued on page 5*

Continued from page 4

any business details, such as those noted above, with your agent it would be wise to make and keep your own notes on those discussions. My observation of this subject in regard to general contractors is to have appropriate General Liability and Umbrella coverage with coverage limits high enough to absorb the impact of a multi-million dollar law suit. That sounds like a lot of money, but problems resulting from defect litigation, work-related injuries from subs' employees, or any other covered and unforeseen hazards of being in the construction business often have that kind of price tag.

**Buy Quality** - Maybe most importantly of all, I would advise you not to be tempted by low-ball quotes from unknown or questionable carriers or from an agent who is not familiar with the construction business. Do your best to check the quality of the carrier providing your coverage by discussing this with your agent and documenting that conversation.

**About Our Law** - Finally, I feel obligated to add that New Mexico is one of the few states that has no law or regulatory requirement for contractors to carry general liability coverage at all (in contrast to required workers' compensation coverage). Although there is no legal requirement, I believe "going bare" would be a very poor decision.



### Take Advantage of Your NAHB Member Discounts

Did you know that your NAHB membership can help you save money the next time you purchase an auto or a computer? Are you aware of the companies that offer discounts to NAHB members?

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Continued from page 3

work with other associations to find common ground where we can work together. This year the focus seems to be with the New Mexico Municipal League. Brad Hill (Builder member - Edgewood) is currently chairing the GAC and is also doing an outstanding job.

Having served on both of these committees for several years, I have found that I always learn much, much more than I can ever contribute. Either one of these committees, or the Board of Directors, is a great place to plug into NMHBA.

Hope to see YOU at the next meeting.



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# Meet the 2008 Local HBA Presidents

## Steve Spensley - Central New Mexico

President of Spensley Construction Corp, Steve Spensley got his start in residential construction in 1971, working on everything from cedar fences to custom homes to commercial tenant improvement. A fourth-generation Albuquerque resident, Steve formed his company in 1979, first becoming involved in remodeling and trim carpentry, then moving to commercial and government work. In the late 1990s he changed his focus to high-end remodeling and is primarily engaged in this market, although his company does build custom homes on occasion. His goals for HBA-CNM include the enhancement of their continuing education and professional designation program through the local Remodeler's Council, as well as to have a Green Remodeling program fully functional and integrated with the NAHB criteria. Steve also sees the government affairs arena as a way to make home building more affordable and available. Steve enjoys boating, camping, hiking, fishing, woodworking, and playing the guitar and banjo. He and his wife Mary will celebrate their 26th wedding anniversary in February. They have two children – Erica (23), a teacher in Los Lunas, and Steven (19), a student at NMSU.

## Mike McDaniel - Eastern New Mexico

In 1957, Mike McDaniel began summer work at his family's second-generation flooring and home furnishings business. He continued to work there until the mid-1960s when he attended NMSU and received a B.S. in engineering in 1970. Mike returned to McDaniel's, got his graduate degree in the mid-1970s, and has been with his family's company ever since. Currently, Mike is president of the firm. As President of Eastern New Mexico HBA, Mike would like to increase membership and encourage the involvement of younger contractors. He also desires to pursue increased community involvement/exposure through a Home and Garden Show and a Parade of Homes. Mike has been married for 31 years to Tish McDaniel, a field biologist with The Nature Conservancy. They have a son and a daughter, ages 27 and 25. Mike said his wife is still home sometimes, but all the kids have left.

## Gabe Sandoval - Las Cruces

First entering the construction industry in 1998, Gabe Sandoval began by cleaning job sites and doing small

construction jobs. He built his first home in 1999 and his business, G. Sandoval Construction, has built 168 homes since then and has grown to 30 employees. Fifty percent of his company's work is on residential projects, while the other 50% is on commercial building and on road construction work with the city and county. Gabe's goals for the Las Cruces HBA include improving relationships with governmental entities, building better rapport between subcontractors and builders, and working to provide quality training on different phases of construction. Gabe and Minerva, his wife of 12 years, have two children – Gabriela, age 9, and Nicholas, age 8. Besides working, Gabe enjoys spending time with his family and playing racquetball.

## Mike Buechter - Lincoln County

Mike Buechter and his son Andrew operate Alto Mesa Builders, Inc, in the Ruidoso area. Primarily a luxury home builder, the company builds 2-3 homes per year and also does some high end remodels and light commercial projects. Mike grew up in the construction business. His father was a small builder in Missouri and Mike tagged along on the jobs when he was six years old. Now his son Andrew's sons, aged 5 and 6, also show up at jobs at least once a week. Mike jokes that he hopes they will support him in his old age. In his sixth year on the Lincoln County HBA Board and in his second year as President, Mike is hoping to focus on Green Building education for the members. Mike also has a daughter, Jocelyn, who is obtaining her Architecture degree at University of Arizona. Mike is an avid skier, mountain biker, and fly fisherman.

## Allen Gorby - Otero County

Allen Gorby has been involved in the construction industry his entire life. In 1958, his grandfather started Jack Wayte Construction with a strong desire to help the community. He successfully ran the company for 14 years, then Allen's father and mother purchased the company and grew the business. Some years later, Allen and his brother Cory purchased the business and started strong with this third-generation enterprise. Allen's family has always believed that if you start at the bottom, you appreciate getting to the top that much more. With Jack Wayte Construction for 15 years, Allen also feels it is important to contribute to the community. His goal for the Association is to start a scholarship

for any young, deserving person desiring to become involved in the construction industry. He would also like the HBA to continue to be active in community growth. Allen and his wife Tracy have one very spoiled dog.

### **Don Becker - San Juan County**

Don Becker has been involved in our industry in a wide variety of ways. He is very active on several committees for the City of Farmington and San Juan County, along with the Mechanical and Plumbing technical advisory committees at the state and local levels. In addition, Don has eight years of experience inspecting homes and commercial properties for progress draws. He has owned and operated Medallion Heating & Plumbing since 1979, and he also runs Don Becker Construction, building commercial, dual dwelling, and single custom homes. A member of San Juan County HBA since 1976, this is his second term as President of the Association. Also, he has been involved with the International Association of Amusement Parks and Attractions (IAAPA) since 1988. Don has two adult sons. His son Ron runs Medallion Heating. Don enjoys skiing, motorcycling, and working on model railroads. He is also a pilot and likes to travel in his motor home.

### **Kim Shanahan - Santa Fe Area**

Kim is co-owner of Vermejo Park Construction, a small volume residential production builder/developer in Santa Fe. Their current project is a 120-unit affordable housing development, and their intent is to earn the Build Green NM gold-level standard on each home, making them eligible for the State Sustainable Building Tax Credit. Kim has been building in Santa Fe for over 20 years and has been involved in SFAHBA since 1995 when he was Superintendent for Bruce Thompson & Associates. At that time, SFAHBA President Rob Gibbs recruited Kim to organize a newsletter committee and edit a newsletter, which he did for four years. Over the years, Kim also has managed the construction of more than 10 Parade homes. His goals for the Association in 2008 include furthering green building and assisting local policymakers on adoption of green building "codes", linking SFAHBA on a consistent and permanent basis with Santa Fe Habitat for Humanity, and maintaining the high level of fiscal responsibility established by 2007 President Ray Gee. Kim serves on various City committees including the Mayor's Blue Ribbon Committee to End Homelessness, Capital Improvements Advisory Committee (impact fees), the Citizens Review Board for Abused and Neglected

Children, Habitat for Humanity Building Advisory Committee, and the Sustainable Santa Fe Commission. Kim has a daughter, 22, who recently graduated from Hampshire College in Massachusetts and a son, 19, who recently moved to San Francisco. Kim enjoys golf and working on his rustic cabin on the Cow Creek in San Miguel County.

### **Jim Cardinuto – South Eastern New Mexico**

A member of his HBA since 1991, Jim Cardinuto has been on the SENMHBA Board of Directors since 1992 and has been President of the Association since 2001. He received a contractor's license and opened his masonry business in 1992. His business does brick, block and stone on residential and commercial buildings. A graduate of Bergen Tech Voc High School in Hackensack, New Jersey, Jim has been involved with the Voc/Tech school process for the past 12 years and is grateful that the School has come about to keep the industry moving forward. Married for 32 years, Jim and his wife Carol have lived in Roswell for 30 years and have two sons. Michael (28) lives in Henderson, NV, and worked for Jim for four years as a bricklayer before moving out of town. Nicholas (26) is married, lives in Roswell, and is learning the trade as well as the business.

### **Mark Bighley - Southwest New Mexico**

Mark Bighley is owner/president of Mark Bighley Construction Inc. and has been in the residential construction business for 16 years. He became a general contractor five years ago and began his own custom home building business, specializing in the integration of many different building materials into one structure to maximize energy efficiency and cost-effectiveness. As President of Southwest HBA, Mark would like to introduce more energy-efficient building methods and materials to the membership. In his free time, Mark enjoys mountain biking, fishing, and skiing. He and his wife Rachel have a son, Morgan aged 5, and a new baby due in July.



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# Infrastructure Financing

## Understanding TIDDs

There have been news reports about requests by developers to have Tax Increment Development Districts (TIDDs) approved by city councils in both Albuquerque and Las Cruces. In both instances New Mexico Home Builders Association (NMHBA) has seen more misinformation printed than accurate information. Most of the misinformation appears to be from people coming from out of state (mostly California) and making statements based upon how other states' laws are implemented.

### **New Mexico TIDDs are intended for new development areas.**

A TIDD is identical in concept to a Tax Increment Financing district (TIF) which has become the most popular economic development tool across the country. The TIF program has been used for decades in virtually all of the states in some form or another and is primarily a tool to redevelop blighted or economically distressed areas. In 2003 New Mexico passed a Public Improvement District (PID) law that accomplishes this goal in our state's smaller-scale inner-city areas undergoing redevelopment.

The primary purpose of a TIDD is to promote economic development. The value of the new economic development is what allows the TIDDs to issue bonds to reimburse a development company for the infrastructure work it funds upfront. The following are facts based upon New Mexico's TIDD law that was passed by the Legislature in 2006.

### **TIDDs provide infrastructure for "Smart Growth" planned communities.**

Planned communities integrate commercial development for jobs, retail development for shopping, and housing together. This concept is something New Mexico has had a hard time encouraging in the past because there was no funding mechanism to pay for the vast amounts of infrastructure required to do it correctly. The 2006 Legislature passed HB462 specifically to facilitate the Mesa Del Sol development planned for the area south of the SunPort in Albuquerque. The TIDD bill clearly was intended for large-scale development of vacant land.

### **TIDDs encourage "green" concepts.**

When housing is located within walking or bicycling distance of work and shopping locations, fewer cars are on the road, and therefore less carbon dioxide is emitted to the atmosphere. This is something environmentalists have

been asking to see in New Mexico developments for a long time.

### **TIDDs can have schools built faster, and at less expense.**

A TIDD empowers the development company to construct schools within the District, and then turn over the operation of the school to the municipal school district. Because the development company is building the school (to state standards) with its own money, the work does not have to go through the onerous public works bidding process, and can be built at the same time as the homes are completed. Another variation on this concept is for the development company to build the school, and then lease it to the school district for 20 years, at which time it can be sold to the school district for a minimal amount.

### **TIDDs create new money for cities.**

When a development is complete, it increases annual sales tax revenue for the city as it converts vacant non-revenue-producing land into places of employment and homes that generate gross receipts taxes upon sale, and higher property taxes from then on. That new money can be used to hire more police and firefighters, improve parks and libraries and achieve many other priorities. Without a TIDD, development of large tracts that generate new revenue is not possible.

### **Developers get no money from TIDDs until the end.**

TIDDs fund, through business and other taxes generated from specific geographic districts, construction of public improvements and infrastructure. After the improvements are built and new tax revenue is in place, then reimbursements are provided to the developer. Only at the end, and only if the new revenue is in place, does the development company get reimbursed for the money it spent to build the public infrastructure.

### **The TIDD process is very straightforward:**

- First, the TIDD's geographic borders are set and the initial assessed value of all the land within the District is established.
- Second, the development company pays for all the costs of public infrastructure, such as roads, bridges, sewer and water systems upfront and out-of-pocket.
- Finally, TIDDs issue bonds based upon the new businesses and values generated from within the District. The bond sale proceeds reimburse the development company for the costs of the public infrastructure. The bonds are repaid from the new business taxes and other taxes generated within the Districts - NOT from current taxpayers or current businesses. By using TIDDs, the new development pays for its own infrastructure instead of having the City pay for it from its general fund.



# Feature Your Work on a Housing Journal Cover

NMHBA is looking for high-quality photos of your work to feature on upcoming Housing Journal covers.

If you have a home or remodeled project that's worthy of notice, we want to help you show it off! Along with exterior and interior room shots, we'll also accept photos of special features such as tile work, swimming pools, fireplaces, porches, etc.

**Specifications:**

- Vertical shot 8x10 or proportional
- Actual photo or on a CD (300 dpi, jpg or tif at final size)
- If the photo was professionally done, please obtain permission from the photographer.

You may deliver your photo(s) to our office anytime during business hours. NMHBA will determine whether or not the photo will be used. All photos will be returned to you. Please contact Nancy Barron at 505-344-7072 with any questions.



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# Experience Washington DC as a Tourist AND a Lobbyist

Because NMHBA leadership feels that attending NAHB's Spring Board meeting in Washington DC is so valuable and enjoyable, we want to encourage our members to experience it firsthand.

The 2008 Spring Board is scheduled for April 29 – May 4. This is an exciting time as we walk the halls of Congress and meet with our senators and representatives to let them know what issues are important to the home building industry. We also attend meetings and seminars to learn about the current issues of concern to NAHB.

In addition, we are offering the following early option:

Sunday, April 27 – Travel to WA DC

Monday, April 28 – Tour NAHB headquarters and the Research Center. A wholly-owned subsidiary of NAHB, the Research Center provides independent third-party evaluation and testing of products and materials to keep builders on the leading edge of technology. Research Center President Mike Luzier will host our group and provide us with a general overview of the RC and the many ways they strive to help improve the quality, affordability, and durability of housing. We'll also tour the market research suite and the accredited product testing laboratory, as well as view a presentation on energy efficiency.

From the Research Center, we'll travel to the National Research Home Park to tour the LifeWise House, one of four MADE (Marketable, Affordable, Durable, Entry-Level) Homes. The home represents a concept for aging-in-place.

Tuesday, April 29 – Have your own personal tour guide to “show you the ropes” around DC. Jack Milarch (or Randy Crowder, depending on the group size) will take you on a walk-about around the capitol city, showing you how to navigate the subway system, walking you through old neighborhoods looking at the interesting architecture of houses near your hotel, and getting you acquainted with the excitement of Washington DC.

Your Costs (approximate):

**Hotel:** \$250/night including tax (Washington Hilton)

**Airline:** \$350 per person

**Food:** \$50-75 per person/day

(NMHBA will provide lunch on April 28 and transportation from the Washington Hilton to the Research Center, then to the Home Park, and back to the WA Hilton.)

**As we make arrangements, we need to know how many of you plan to participate.**

**Please email Nancy Barron at [nancy@nmhba.org](mailto:nancy@nmhba.org) or call the NMHBA office (344-7072 or 800-523-8421).**

# Code Update Corner

## New Code Sections Added for Residential Roofing

On July 27, 2007 the Construction Industries Commission (CIC) approved adoption of the 2006 New Mexico Building Codes that had gone to public hearing earlier in the month. As usual, there is a six-month phase-in of the new codes. Contractors pulling permits from January 1 through June 30, 2008 may choose whether they wish to build to the 2003 or 2006 codes. As of July 1, 2008, all permits must be issued under the new building codes. All of the New Mexico amendments to the codes are available online at <http://www.nmhba.org/>.

During the code review process there were two issues that were seen as contributing to roof leaks from people walking on flat rooftops for simple tasks like maintaining an evaporative cooler. Both related to items that could cause splits in the waterproof barrier under the roof surface material. One concern was about loose granular fill (usually pumice), and the other was sharp corners of drainage crickets that tear through the roofing paper when workers step on them. The solutions are to require all granular fill be removed during re-roofing, and not allow new applications with granular fill, and to require taperboard (or equivalent) to eliminate sharp corners.

Here are the new sections in the 2008 NM Residential Code:

**C. Section R904:** See this section of the IRC except add the following new section:

**Section R904.5 Loose Granular Fill.** Pumice and other granular fill type materials are not permitted in roof assemblies.

**D. Section R905:** See this section of the IRC except add the following new sections:

**(1) Section R905.9.4 Roof deck transitions.** Add new section of the IRC as follows: Where roof sheathing is overlapped to create drainage “crickets” or valleys to canales, taperboard or equivalent shall be used to transition between the two deck levels to create a uniform substrate.

**(2) Section R905.9.5 Canales and Scuppers.** All canales and/or scuppers must have a metal pan lining extending

6 inches minimum past the inside of the parapet and 6 inches minimum to each side of the canale or scupper opening. All canales or scuppers must have positive drainage.

**(3) Section R905.11.4 Modified bitumen roofing.**

Where roof sheathing is overlapped to create drainage “cricket” or valleys to canales, taperboard or equivalent shall be used to transition between the two deck levels to create a uniform substrate.

**(4) Section R905.12.4 Thermoset single-ply roofing.**

Where roof sheathing is overlapped to create drainage “crickets” or valleys to canales, taperboard or equivalent shall be used to transition between the two deck levels to create a uniform substrate.

**(5) Section R905.13.4 Thermoplastic single-ply roofing.**

Where roof sheathing is overlapped to create drainage “crickets” or valleys to canales, taperboard or equivalent shall be used to transition between the two deck levels to create a uniform substrate.

**E. Section R907.3 Re-covering versus replacement.**

Delete the text of section R907.3 and substitute:

New roof covering shall not be installed without first removing existing roof coverings where any of the following conditions occur:

**(1.)** Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.

**(2.)** Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.

**(3.)** Where the existing roof has two or more applications of any type of roof covering.

**(4.)** Where pumice or other granular fill are present.

Existing roofing and granular fill must be removed prior to re-roofing.



- • • • •
- Check out our website ([www.nmhba.org](http://www.nmhba.org)) to •
- see the New Mexico Building Code which •
- becomes effective January 1, 2008. •
- • • • •

# NM Building Permits – Now and Then

(YTD through November 2007  
& through November 2006)

County	2007	2006
New Mexico - Balance of State*	1401	1662
Bernalillo County	2361	3611
Chaves County	51	63
Colfax County	35	60
Curry County	130	238
Dona Ana County	1246	1911
Eddy County	96	75
Lea County	103	55
Lincoln County	159	207
Los Alamos County	21	49
Luna County	73	96
McKinley County	30	23
Otero County	149	186
Rio Arriba County	6	9
Roosevelt County	28	32
Sandoval County	1020	1105
San Juan County	357	407
Santa Fe County	266	395
Sierra County	3	2
Socorro County	14	24
Taos County	188	259
Valencia County	190	278
<b>Total</b>	<b>7,927</b>	<b>10,747</b>

\* Includes the following counties: Catron, Cibola, De Baca, Grant, Guadalupe, Harding, Hidalgo, Mora, Quay, San Miguel, Torrance, and Union

Source: U.S. Census Bureau

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## Spanish-to-English Language Binders Available

Last year, NMHBA hosted English In-A-Pinch seminars to help builders and their employees conquer the language barrier at the job site. Each seminar participant was given a 3-ring binder containing hundreds of construction-related terms, commands, and phrases in both English and Spanish.



NMHBA has a limited supply of Spanish-to-English binders only (for those who speak Spanish) for sale at \$60 each. Please contact Melinda at 505-344-7072 if you would like to purchase one.

**2008 NMHBA  
Meeting Calendar**

**January 2008**

- 1 New Year's Day – NMHBA/Builders Trust Offices Closed
- 15 NM Legislative Session begins
- 30 Sr Officers and Board of Directors meetings/ Legislative Dinner Social
- 31 Legislative Bus Trip/Gov't Affairs debriefing

**February**

- 13-16 International Builders' Show – Orlando, FL
- 14 NM Legislative Session ends

**March**

- 14 Gov't Affairs and Building Issues committee meetings
- 21 Good Friday - NMHBA/Builders Trust Offices Closed



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