



HOUSING JOURNAL

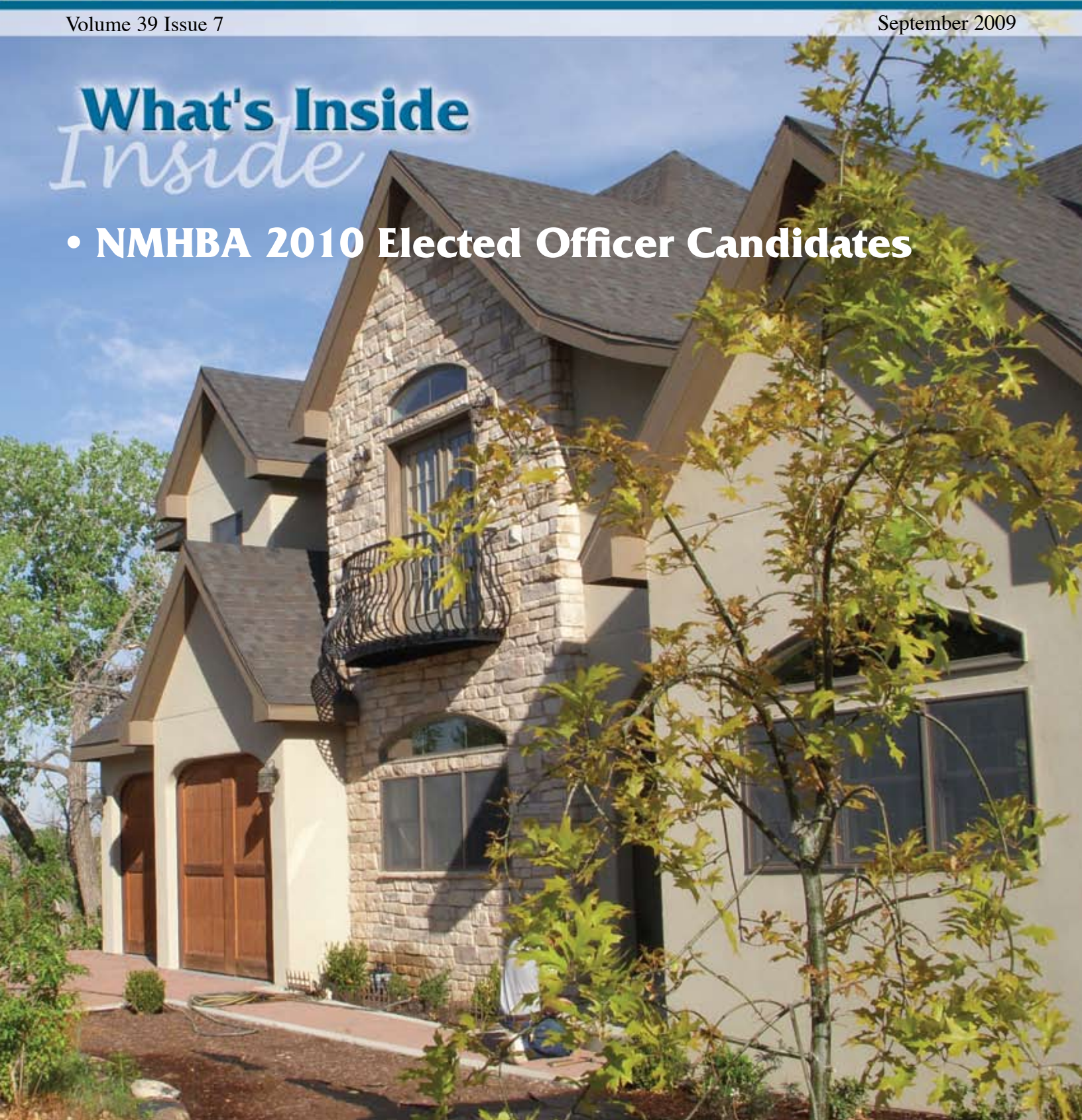
Voice of *New Mexico Home Builders Association* for More Than 35 Years

Volume 39 Issue 7

September 2009

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- **NMHBA 2010 Elected Officer Candidates**



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Graphic Design - The Graphics Station
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Printing - LithExcel Printing
505-243-8560



Special Features

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Candidates

Regular Features

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About The Cover



Built on an infill lot in a great location in Farmington, this attractive French Country style home has three levels and 4622 finished sq ft that maximize the use of its unusual lot. Legacy

Construction, Inc. was restricted by a very steep drop off at the middle of the lot, as well as a right-of-way for an irrigation ditch at the mid-point. After obtaining a 20-foot set back for the front property line, Legacy built a 12-foot-high retaining wall to keep the home away from the irrigation ditch. Building on a hillside was challenging, however the steep bank provided the opportunity to build a full walkout lower living level. Since the home backs up to a major street, the rear elevation was designed to be as attractive as the front of the home. Art glass was used in the front entry door and each of the four panels took 40 hours to make. The home also features fireplace mantles and sconce lights from Argentina and 1-3/4" thick interior doors of Brazilian Mahogany, as well as a high-efficiency furnace, refrigerated cooling system, and two on-demand water heaters.

Photography by Lonny Rutherford and Marilyn A. Mobley

Membership Statistics

	June	July
Central New Mexico	841	833
Eastern NM	114	114
South Eastern NMHBA	127	125
Lincoln County	140	138
Southern	440	437
Southwestern NMHBA	35	52
San Juan County	210	214
Santa Fe Area	627	625
Otero County	<u>140</u>	<u>142</u>
Total	2674	2680



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A Message From The PRESIDENT



Scott Bealhen

Association Offers Job Creation Ideas to Legislators

It won't come as a surprise to anyone reading this column that times are hard in our industry. Current estimates say there are 9,700 workers in the building industry out of work in New Mexico, up from 5,500 just five months ago. I as a business owner am feeling the effects of this recession, and I know I am not alone. New Mexico Home Builders Association is very concerned about this, and today I want to update you on steps we are taking to make sure our elected representatives understand the impact this standstill in the building industry has in their districts.

As the third largest industry in the state, I believe the building industry should have a strong voice with our elected officials. So in recent months, the association has been contacting our congressional delegation to request that they meet with me and our leadership to hear our concerns and ideas. Some of these meetings have taken place and in this column I will lay out the proposals we're presenting that we believe could help create new jobs for our industry in New Mexico. My strong belief is that getting people back to work is the key. Programs to jumpstart the economy are often well-intended, but if they do not ultimately result in job creation, they don't fix the big problem. Job creation will be the focus of our conversations with our representatives.

This month, I sat down with Congressman Ben Ray Lujan, and previously I met with Congressman Harry Teague at a green home job site. Both Lujan and Teague were very concerned to hear about the jobless rate in our industry and gave us good feedback on our ideas. As you

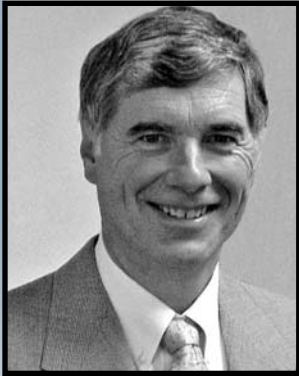
may know, the federal new home buyer stimulus is about to come to an end. As an association we think a similar program open to all homebuyers would give an effective jumpstart for the slow housing market. At least we hope that that funding for the current first-time homebuyer program can be extended as that seems to be sparking sales in the entry level market.

Another area of policy we think has the opportunity to create jobs in the building industry is existing home energy efficiency fixes. The governor's energy efficiency initiative calls for home energy efficiency in our state to improve by 20 percent. To meet this benchmark while also creating jobs, we think turning attention to energy upgrades in existing homes would be wise. We have been telling our delegates that IF they are looking for further stimulus ideas, then an \$8,000-\$10,000 tax credit could be given to any homeowner to cover the expense of bringing the older home up to current energy standards. This would create jobs working on existing homes while we wait for the new home market to warm up again and help the nation reach its energy efficiency goals as well.

I'd give Representative Teague and Representative Lujan a grade of A for their accessibility and concern for the issues facing our industry. We very much appreciate the time they took to speak with us and the courtesousness of their staff in helping arrange the meetings. In the upcoming weeks, I'll be meeting with Representative Martin Heinrich, and the association is pursuing appointments with Senator Tom Udall and Senator Jeff Bingaman. In my next column I'll let you know how these remaining meetings go.

Our purpose in sitting down with our delegation is not just to complain. At the NAHB Spring Board Meeting in Washington each of them asked for our help with ideas for getting our industry back to work and for attaining energy goals. We think it's important that our elected officials understand the impact our industry has in the state and what the current crisis of unemployment in building will mean for the New Mexico economy. But we also want to be part of the solution, not just for the building industry in New Mexico, but for the nation as a whole. We are working hard to make NMHBA's efforts count towards new jobs and a new day for our industry.





Jack C. Milarch, Jr.

Essential Terms for a Discussion of Energy Efficient Building

For the last couple months a number of NMHBA member volunteers and staff have participated in our state's periodic code change process. It's a huge project. We have been meeting about 10 hours per week, and sometimes more. Our building codes change about every three years, and our project consists of reviewing and "New Mexico-izing" the 2009 model building codes. The priority subject this time around is energy efficiency. Everything else is taking a back seat to this. Governor Richardson has decreed that our new building codes be 20% more efficient than the 2006 base building codes. And that isn't just a distant fantasy. My observation is that our meetings are being carefully monitored and managed to be sure that result, or better, is achieved.

What does this mean to the average contractor and the crews who work on the job site? Nearly every aspect of construction will be impacted. Many field observers believe the learning curve will be steep. For early adopters of "green" building techniques, this won't be as much of a problem. Unfortunately Construction Industries Division staff anticipates that for the majority of contractors and crews the changes will mean lots of "correction" notices and "red" tags. If your business is directly involved in the construction process I believe you can help avoid the pain of the change by learning as much as you can about highly energy efficient construction and passing relevant information along to your employees.

An understanding of a handful of the relevant and commonly used terms can go a long way in all this.

Below is my group of important terms and concepts gleaned from hours of code change discussions, in no particular order. I'm sure those who are deeply involved in this type of construction could add pages of items to my list, so please forgive me if it seems to you that this list seems overly elementary.

L.E.E.D. -- Leadership in Energy and Environmental Design is a program of the U.S. Green Building Council to provide standards for environmentally sustainable construction. LEED as a construction standard is used for both home building and commercial building, including "certification" of the finished building.

Build Green New Mexico -- Another standard for "green" construction based on the work of National Association of Home Builders, applying to residential construction. Both L.E.E.D. and Build Green New Mexico standards are allowed to qualify a new home for New Mexico's Sustainable Building Tax Credit, which is reportedly the most generous tax credit for energy efficient homes in the nation.

Thermal Envelope -- The insulated assemblies surrounding conditioned (heated/cooled) space within a house. The attic or basement may or may not be included in this area depending on the placement of the insulated assemblies. Recent code discussions related to this involve air duct placement and duct insulation details depending on whether the duct is within the thermal envelope.

Thermal Bypass -- The unintended transfer of heat through insulated assemblies such as walls. This loss of insulating ability frequently occurs due to holes drilled into framing wood or gaps between the framing and insulation. Infrared camera photos dramatically display this problem. A newly mandated code inspection (thermal bypass) will be looking for such holes and gaps. A pre-drywall blower door test is intended to expose such defects during construction.

Blower Door Test -- A fan-based test changing the home's inside pressure relative to ambient outside pressure, to detect air leakage from outside the thermal envelope by measuring air loss. Results are given in air changes per hour.

continued on page 8

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Don't forget to register for NAHB's International Builders' Show scheduled to take place in Las Vegas, January 19-22, 2010.

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- Negotiating With Your Lender
- Alternate Sources of Income for Homebuilders

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- Using Green Building to Re-Invent Your Business
- How to Minimize the Cost of Building Green – Achievements Made in the Past Year
- Not So Big Remodeling: "Greening" Our Existing Housing Stock
- Green Energy Retrofit – Futureproofing Your Home
- Cost Effective Methods for Sealing the Building Envelope

You can register for the show and reserve your hotel room at www.buildersshow.com. NMHBA has a limited number of rooms blocked off at the Las Vegas Hilton.

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NMHBA 2010 Elected Officer Candidates



PRESIDENT:

Derrick Childers – Childers Builders

Derrick Childers is President of Childers Builders and has been part of this family company for 32 years. A member of the San Juan County HBA, Derrick has served as their TAC chair and on their Board of Directors. He also was recognized as Builder of the Year in 2006 and in 2007. Derrick and his wife Jayme have been married for 26 years and have three children – Rachael–26, Jacob–24, and David–22. Derrick is also a member of the Farmington Administrative Review Board and is a lector at Sacred Heart Church.

DUTIES OF THE PRESIDENT: The President is the Chief Officer of the Association and presides at its meetings and those of the Board of Directors and Executive Committee. Between meetings he has the authority to represent the Association and act in its name, subject only to its declared policies. He appoints all committees, and performs all other duties usual to such office. The President's term of office is for one year, after he has consecutively served one year each as Secretary Treasurer and 1st VP/President Elect.



1st VP/PRESIDENT ELECT:

Mike Buechter – Alto Mesa Builders Inc.

Mike Buechter is President of Alto Mesa Builders Inc and has been with the company for 14 years. A board member of Lincoln County HBA for eight years, he has served two terms as the Local's president. In 2005, Mike was awarded Builder of the Year. Mike has been an NMHBA State Director for six years and is an NAHB Director.

DUTIES OF THE 1st VP/PRESIDENT ELECT: The 1st VP/President Elect performs the duties of the President in his absence and any other duties as prescribed by the President. He serves on the Executive Committee as well as the Board of Directors. The First Vice President is "President-Elect" and becomes the President the following year.



ASSOCIATE VICE PRESIDENT:

Judy Cassles – First American Bank

Judy Cassles is a Vice President and Mortgage Lending Manager with First American Bank in Las Cruces, and she has been in the mortgage lending field over 21 years. A 15-year member of Building Industries Association of Southern NM, Affil. with NAHB (formerly Las Cruces HBA), she spent six years as Secretary/Treasurer and three years serving as a Board member. She is also a Life Director with NMHBA and an NAHB National Director. Judy is currently serving as President of two affordable housing non-profit agencies – Las Cruces Affordable Housing, Inc. and Casa de Corozones. Judy is married and has five children and six grandchildren.



ASSOCIATE VICE PRESIDENT:

Diana Lucero – New Mexico Bank & Trust

Diana Lucero is Vice President of Construction Lending at New Mexico Bank & Trust. Currently on NMHBA’s Board of Directors, she is also a member of the Government Affairs and Finance committees. Diana also has been active with her Local – HBA of Central New Mexico, serving on various committees, including Government Affairs and Parade of Homes. She is very involved at the National level and is an NAHB Advisory Council member and the Leadership and Recognition Vice Chair. In the past, Diana has participated in community organizations such as Special Olympics, Cancer Society’s Relay for Life, and United Way. Diana has two daughters and two grandchildren.

DUTIES OF THE ASSOCIATE VICE PRESIDENT: The Associate Vice President represents the interests of the Associate members. The Associate Vice President serves on the Executive Committee, as well as the Board of Directors.



SECRETARY TREASURER:

Michael Richards – Rich Built, Inc.

Owner and President of Rich Built, Inc. Remodeler/Builder for the past 3 years, Mike Richards previously was Co-Owner and President of New Age Builders, Inc. for over 25 years. He is a Past President of HBA-CNM and currently chairs their Homebuilders Care program. He has also chaired CNM’s Remodelers Council and served on their Parade of Homes and Homebuilders and Remodelers Showcase committees. Mike is an NMHBA Board member and is on the Government Affairs committee. He is also on NAHB’s Board of Directors. He has 3 children and 1 grandson.

DUTIES OF THE SECRETARY TREASURER: The Secretary Treasurer is responsible for overseeing the keeping of written record of all of the official proceedings of the Association. He has general charge of the financial affairs of the Association and renders a periodic financial statement to the Board of Directors as required. He is a member of the Executive Committee. The Secretary Treasurer succeeds the 1st VP/President Elect and eventually the President.



NAHB STATE REPRESENTATIVE:

Peter Merrill – Construction Dispute Resolution Services, LLC

Peter Merrill is the President and CEO of Construction Dispute Resolution Services, LLC. He is a past president of the Santa Fe Area Home Builders Association and the New Mexico Home Builders Association, and he has served several years as an NAHB National Director and NAHB Build Pac Chairman for the state of New Mexico. Peter currently serves on the NAHB Green Building, Construction Codes, Construction Standards, Energy and Construction Technology Subcommittees and is on the NAHB Business Management Information Technology Committee. He has served as the chair of the SFAHBA Remodelers Council. He is both an NAHB and NMHBA Life Director. Peter currently serves on NMHBA’s Government Affairs, Building Issues and Finance committees. He is currently serving his third two-year term representing the NAHB on the International Fire Code Committee of the International Code Council. He was the 1996 NMHBA Builder of the Year and regularly attends NAHB National Board Meetings.



NAHB NATIONAL ASSOCIATE DIRECTOR:

Betty Shaum – Compass Bank

Betty Shaum served as NMHBA Associate Vice President from 2001 to 2008, and served as the Chair of the Las Casitas Committee for two years. In 2003 Betty was honored by NAHB as its Associate of the Year for the entire nation. Betty has been a State Director since 1996, and a National Associate Director for the HBA of Central New Mexico for many years. She has also chaired and served on many committees for her local, and was inducted into the CNM "Associate-of-the-Year Hall of Fame."



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Duct Blaster Test – Similar to above, but specifically tests duct and mechanical equipment for unintended air leakage. Older homes routinely fail this test massively. Results are given in percentage of air loss.

Heel Truss -- A truss designed to allow full depth insulation out to and over the outside top plate. Traditionally designed roof trusses can hinder the home's energy saving performance because they fail to leave enough space at the eaves for full insulation which can be a technical violation of the energy codes.

H.E.R.S. (HERS)– Home Energy Rating System of the Residential Energy Services Network (**RESNET**). A **HERS Rater** works to review the home design and construction details to identify its energy characteristics and anticipated performance. Details such as insulation levels, window efficiency, wall-to-window ratios, and the heating and cooling system efficiencies are reviewed and graded. Performance testing, such as a blower test for air infiltration and duct leakage can be part of the rating. Data gathered by the **HERS** rater is entered into a **RESNET** accredited computer program and translated into a rating index. A **HERS** Index of 100 means the home meets the requirements of the (currently 2006 edition) International Energy Conservation Code (IECC). The City of Santa Fe requires a new home to show a **HERS** index of 70. Some “zero energy” homes reportedly show **HERS** index numbers in negative territory.

REScheck – Free DIY software designed to demonstrate and check compliance with the International Energy Conservation Code (IECC). Intended for prescriptive design, it does not require a blower door test or duct blaster test to demonstrate compliance with the IECC. A little practice with this “light” version of rating software can help familiarize you with the concepts of home energy rating. Download REScheck at: <http://www.enerycodes.gov/rescheck/download.stm>

Energy Star -- An international standard for energy efficient consumer products, including new homes. It was first created as a U.S. Department of Energy program in 1992. Products carrying the Energy Star logo, such as computer products and peripherals and kitchen appliances, are expected to save 20%-30% on average. The residential construction program generally certifies a home is at least 15% more energy efficient than the 2004 IECC. Builders are finding that an Energy Star label on their new homes is a meaningful attraction to buyers.

Performance Based Design – One of two “paths” for home design and construction allowed by our new building code. Performance Based Design means a building with components specifically designed to work as a part of an overall design, in contrast to a home built to “prescriptive” code. A very simplistic illustration of these two concepts could be seen in the nail pattern for a framed sheer panel. The “prescriptive” design would call out the familiar one-size-fits-all pattern of nailing following the code book example, and a building inspector would look for nails spaced like the example shown in the code book. In contrast a performance based nail pattern might call out a different nail pattern on each individual sheer panel based on careful design anticipation of the seismic loads expected to be on that part of the building. The inspector would need to check the design calculations for that particular sheer panel to see if the pattern is right. For anyone who has used the old NM Model Energy Code Trade-off worksheets, you will recognize that performance based building is a similar concept. Highly energy efficient construction is often accomplished through performance based design. How our inspectors react to this idea remains to be seen. Our regulators are discussing the idea of adding “maxi” type rules for construction. An example might be giving us a maximum tonnage allowable for builder installed air conditioning equipment.

Prescriptive Design – This describes most construction done today. This is the concept where every detail is done following the code book, with strict adherence to tables containing specific minimums for wall and attic insulation, framing, windows and doors, floors, slab, etc. In this instance, the composite energy value is obtained by simply adding up each preset value to reach the required result.

Sustainable Building Tax Credit – Referring to a law passed by the NM Legislature in 2005, these NM tax credits are designed to reward builders who construct residential buildings to at least the LEED for Homes or Build Green NM “Silver” levels. The program was designed to encourage the spread of highly energy efficient building techniques and required support skills, and it seems to be working as planned.

“R” Value and “U” Value – The “R” value is a measurement of heat loss retardation characteristics of a building component. For example increasing the thickness of an insulating material increases the “R” value. The “U” value is the inverse of “R” value. “U” value describes how well a building element conducts

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heat. It measures the rate of heat transfer through a building element over a given area, under standardized conditions, and therefore lower “U” value numbers mean higher levels of energy conservation. Both “R” and “U” values are commonly used in building component discussions.

Net Metering – This is the term used for recognizing the value of homeowner generated power which is fed back into the power grid. Under current Public Regulatory Commission rules a homeowner receives retail credit for at least a portion of the electricity their solar photo-voltaic systems generate. Their electricity meters record in “both directions”, allowing a no-cost method of effectively banking excess electricity production for future credit.



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Bernalillo County	522	879	1886
Chaves County	13	23	33
Colfax County	3	10	25
Curry County	105	65	84
Dona Ana County	465	537	938
Eddy County	49	68	60
Lea County	9	71	71
Lincoln County	34	63	108
Los Alamos County	1	4	19
Luna County	17	32	47
McKinley County	1	7	16
Otero County	1	57	105
Rio Arriba County	0	0	6
Roosevelt County	24	19	22
Sandoval County	339	501	694
San Juan County	123	176	235
Santa Fe County	58	97	199
Sierra County	0	2	2
Socorro County	2	7	13
Taos County	44	82	123
Valencia County	42	69	141
Total	2371	3352	5755


* 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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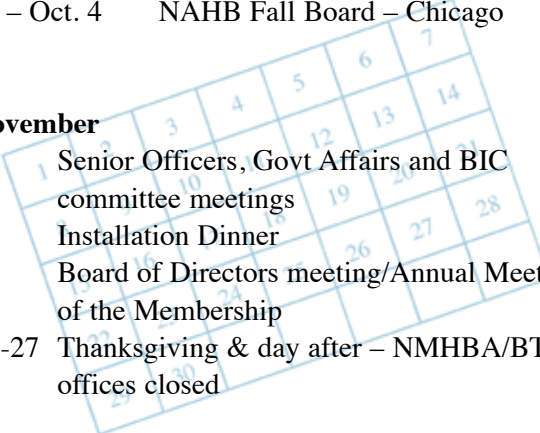
**2009 NMHBA
Meeting Calendar**

September

- 7 Labor Day - NMHBA/BT offices closed
- 10 Senior Officers and NMHBA Compensation meetings
- 11 Finance and Executive committee meetings
- 30 – Oct. 4 NAHB Fall Board – Chicago

November

- 6 Senior Officers, Govt Affairs and BIC committee meetings
- 6 Installation Dinner
- 7 Board of Directors meeting/Annual Meeting of the Membership
- 26-27 Thanksgiving & day after – NMHBA/BT offices closed



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