

Let's Level

The Wausau Area Builders Association chartered in 1967 and affiliated with the Wisconsin Builders Association and National Association of Home Builders, is a professional non-profit trade association. Serving the community, we represent the interests and concerns of the customer, building trades, industry suppliers, and all facets of the building industry.

**Next Event:
October 15th @
The Round Barn at
Willow Springs Garden**



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Letter from the President

Greetings Everyone,

Well, fall is definitely here. I hope all of you have had a chance to get out and enjoy some of the beautiful autumn colors around the area.

Many of you will be reading this on the day of the Wisconsin Builders Association Member Meeting Day. I hope you have a chance to tune in and take advantage of this informative event.

Some very exciting news that you may be aware of is our long-awaited return to in person Dinner Meetings. The first one will be taking place at Willow Springs on Thursday October 15th. We will be having a great pizza buffet, served to us in accordance with the current COVID safety standards. Hopefully we will be blessed with a beautiful Indian Summer evening so we can enjoy all of the fall beauty this venue has to offer. I even heard a rumor that there may be a member sponsoring some delicious refreshments for us.

Coming up in November we will be having our annual Officer and Directors elections. This is always a great event where we get to decide who will be our next leadership team. Personally, this may be my favorite Dinner Meeting of the year. I love seeing members making the commitment to one of the leadership positions in our association while bringing their experience and ideas with them. There is still room on the ballot if any of you would be interested in running for one of the positions.

I sincerely hope everyone is staying safe and happy during these challenging times. I look forward to seeing you all at one of these future events.

Take care and God bless!

Alex Forer
2020 WABA President



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Gloria Fenhaus, Dun-Rite Exteriors
WABA Director, Chairman of Events

Events

We're looking forward to SEEING everyone this month at the beautiful Round Barn at Willow Springs Garden on October 15th! Make sure to RSVP through your email invite for this one there will be all you can eat pizza ncluding garlic bread, italian Salad and cookies.

PREVAIL BANK is sponsoring the beer and soda! Thank you!



NAHB Conveys Urgent Concerns on Lumber with Commerce Secretary

Article from NAHB.org



NAHB Senior Officers and senior staff held a 30-minute virtual meeting with Commerce Secretary Wilbur Ross on Sept. 25 to discuss the growing problem that escalating lumber prices and supply shortages are having on the housing industry and economic recovery.

During the discussion with NAHB leaders, Ross repeatedly acknowledged how "critical" housing is to the U.S. economy.

NAHB Chairman Chuck Fowke and Second Vice Chairman Jerry Konter told the secretary how higher costs are affecting their businesses, with Konter adding that his business is planning for reduced sales due to higher lumber costs.

According to Random Lengths, lumber prices have skyrocketed more than 170% since mid-April, and the residential construction industry has ab-

sorbed the largest four-month increase in lumber prices since such data was first recorded in 1949.

NAHB Chief Economist Robert Dietz told Ross that this unprecedented lumber price spike has added more than \$16,000 to the price of a typical new single-family home and \$6,000 to the price of an average new multifamily unit.

Rising lumber prices are clearly making it much harder to build homes that are affordable to low- and moderate-income families.

NAHB Third Vice Chairman Alicia Huey and Immediate Past Chairman Greg Ugalde told the secretary what the association has heard from members about how the lumber crisis is hurting their businesses and impeding an even more robust housing upturn.

Secretary Ross told NAHB leaders that lumber mills are concerned that the ongoing housing upturn is temporary, and Dietz assured Ross that the solid housing market is sustainable.

NAHB stressed that between harvesting and mill capacities, the fact that most mills are running at two shifts rather than three is the greater problem.

View more NAHB actions on the lumber issue at [NAHB.org](https://www.nahb.org).

Did you know?



2020 Fall Leadership Seminar is now VIRTUAL

There is still time to register and attend the 2020 Fall Leadership Seminar on October 19-23.

NAHB hosts fantastic meetings the will be well worth your time to attend. With the meetings now being virtual it is easier than ever to take advantage of this awesome opportunity as a WABA member!

Visit [NAHB.org](https://www.nahb.org) for all the details!



WABA Needs YOU!

There are ways that you can help WABA and our mission right now!

Put your name on the Ballot for our 2021 Board of Directors

We would love to have you join the Board of Directors and hear your input and ideas on helping us achieve our goals and servicing our members. If you are interested in running for a position on our board, contact Cara or any current Board of Directors members for more information.

Join a Committee

This is a fun way to get more involved and get to know some of your fellow WABA members better and assist our organization achieve our goals. Cara can help you get in touch with the committee you would like to join or help you find a committee.

Support the WBA Build Pac

This is a big one

In past elections the Building a Better Wisconsin Political Action Committee (BBW-PAC) has been inactive in our area and has supported Senators Petrowski and Tiffany and Representatives Kulp, Spiros, and Snyder.

Representative Snyder has the most competitive race for reelection in 2020 and is at the top of the list for the GOP to retain the seat and is high on the list of seats the democrats are targeting to win this fall.

Your contribution to the BBW-PAC using our new and improved online system will go a long way to helping candidates in our area like Representative Snyder return to Madison in 2021 to continue to help us reduce the cost of housing for families in Wisconsin.

Please visit WISBUILD.org today to give \$50, \$100, or whatever you can give to help support WBA's political efforts this fall via the BBW-PAC!

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**The NAHB
International Builders Show (IBS)
in ORLANDO, FL Feb 9-11, 2021**

Registration is OPEN now for this fantastic event.

There are two (2) Show Homes, countless exhibits, and many construction demos at the show. This is a great opportunity to connect with others in our industry, see new products, and learn about all the innovations happening.

buildersshow.com



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Contact Cara for more information

How Long Does it Take to Build a Single-Family Home?

Article from NAHB.org

The average completion time of a single-family house is around 8.1 months, which usually includes a little over a month from authorization to start and another seven months to finish the construction, according to the 2019 Survey of Construction (SOC) from the Census Bureau.

The average time to build a single-family home has been on an upward trend since 2014, when it took around seven months. The time from authorization to completion varies across the nation and depends on the geographic location, and whether the house is built for sale or custom built.

Among all single-family houses completed in 2019, houses built for sale took the shortest amount of time — seven months from obtaining building permits to completion, while houses built by owners (custom builds) required the longest time, 13.5 months. Homes built by hired contractors normally needed around 9.8 months, and homes built-for-rent took about 12 months from authorization to completion.

Single-family homes built by contractors on owners' land began construction within the same month after obtaining building authorizations. Custom homes built for sale and built by owners serving as general contractors had one month or a little over a one-month lag between obtaining permits and the start of construction. However, single-family homes built for rent took the longest time, almost two months, from authorization to completion in 2019.

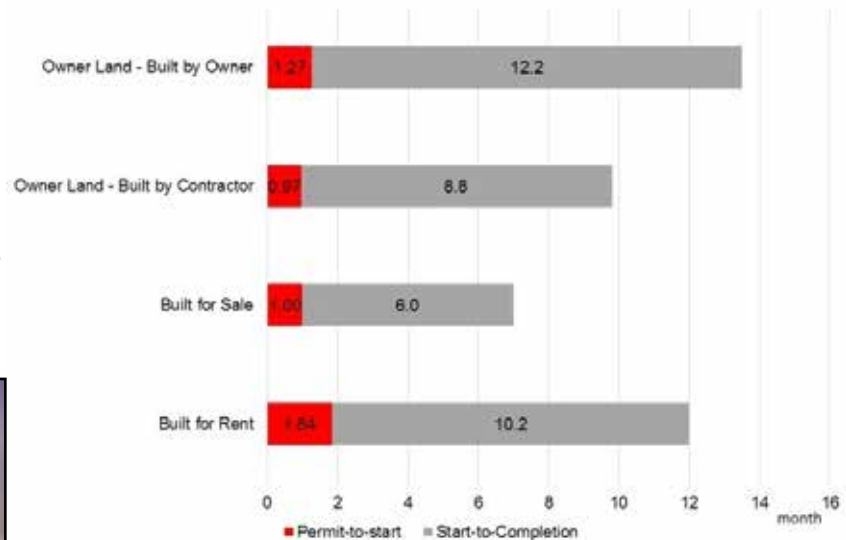
The average time from authorization to completion also varies across divisions. The division with the longest duration was the Middle Atlantic (12.3 months), followed by New England (11.9 months), the Pacific (9.8 months), the Pacific (9.8 months), the East South Central (9.0 months), the East North Central (8.7 months), the West North Central (8.2 months), the Mountain (7.8 months), the West South Central (7.8 months), and the South Atlantic (6.9 months).

months), the East North Central (8.7 months), and West North Central (8.2 months) in 2019.

These six divisions had average time from permit to completion exceeding the nation's average (8.0 months). The shortest period, 6.9 months, is registered in the South Atlantic division. The average waiting period from permit to construction start varies from 20 days in the Mountain and the East South Central division to 43 days in the Pacific.

NAHB economist Na Zhao provides more details in

How Long Does It Take to Build Single-family Home?
Single-family Homes Completed in 2019



Average Months from Permit to Completion
Single-family Homes Completed in 2019



Source: NAHB tabulation of data from the Survey of Construction, U.S. Census Bureau.

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WABA Videos

WABA Membership Committee is working on creating a video series highlighting our members and educating our community on the basics of purchasing a home.

Would you be willing to assist us? We are looking for help from our members that are; lenders, realtors, builders, designer, or other profession that could offer advice to members of our community in relation to purchasing a home. If you want an opportunity to be featured, contact Cara at 715-842-9510 or cara@wausauareabuilders.com.



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Advocacy Digest

A monthly digest of top stories from *The Blueprint*, a Wisconsin Builders Association (WBA) publication.

- WBA advocates the interests of 4,000 home building industry members at the state legislative level, resulting in improved laws and regulations that keep housing affordable for Wisconsin families.

Brad Boyks, Executive Director
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September, 2020

New Political Giving Pages Launched

Recently, WBA announced two streamlined websites for members to make personal contributions to the Building A Better Wisconsin PAC (BBW-PAC) and the Builders Direct Fund Conduit (BDF Conduit).

Building a Better Wisconsin (BBW) is WBA's political action committee, commonly referred to as a PAC. It consists of WBA members from across the state combining their resources to support pro-housing, pro-business candidates running for office in Wisconsin.

PAC contribution decisions are made by reviewing the candidates' positions and voting records on housing and WBA priority issues; decisions are bipartisan.

The Builders Direct Fund is the Wisconsin Builders Association conduit fund. That begs the next question, what is a conduit? A conduit is defined by the Government Accountability Board as an individual or organization that receives money from individuals, deposits it in a financial institution, and then transfers contributions to any registrant (candidate, personal, legislative political action or political party committee) selected by the original contributor. The conduit organization or administrator may not exercise any discretion over the amount or ultimate recipient of these contributions.

Requirements to Donate:

- Candidate name is required
- Donation must be personal and not through corporate source
- Minimum donation of \$100 is required
- Funds from BDF can only go towards candidates running for office on state and local levels (not President, U.S. Senate, or U.S. House)

Visit WisBuild.org to contribute to the BBW PAC or click here to make a contribution to the BDF Conduit. Contributions go towards each local HBA's political fundraising goal for 2020.

Changes Coming to the UDC Council

After working with three members who have served on the Uniform Dwelling Code Council for the past several years, we learned recently they were not reappointed to serve another 2-year term by Governor Tony Evers.

Two additional WBA members and one inspector who has generally shared our worldview on building codes have expired terms and have not received notice they will be replaced on the UDC Council.

When the UDC Council begins to meet again they may have a much different view on important and expensive code matters like requiring each new home to have an electric car charging station.

We always say elections have consequences and the recent changes on the UDC Council are a good example of that age old saying.

Evers Extends Statewide Mask Mandate

On September 22, Governor Tony Evers extended the statewide mask mandate in Wisconsin effective immediately for an additional 60 days, or until November 21, 2020 unless replaced by a subsequent superseding emergency order.

"We continue to learn more about this virus, but what we do know is that we are facing a new and dangerous phase of the COVID-19 pandemic here in Wisconsin," said Gov. Evers. "We are seeing an alarming increase in cases across our state, especially on campus. We need folks to start taking this seriously, and young people especially—please stay home as much as you are able, skip heading to the bars, and wear a mask whenever you go out. We need your help to stop the spread of this virus, and we all have to do this together."

Executive Order #90 can be found [here](#) and Emergency Order #1 can be seen [here](#).

WBA News

- Check out WBA's website, www.WisBuild.org for Helpful Resources as you Navigate COVID-19 in Your Workplace

-Safer at Home Order

-Rental Late Fees & Payments

-DSPS, Construction and Inspections

-Labor/Employment-Related Information

-Contract Language

-Updates on Facemasks and other PPE

-Protecting Yourself, Your Employees, and Your Worksites

- VIRTUAL Member Meeting Day, October 1st



WisBuild.Org

In a statement released after Governor Evers' announcement, Senate Majority Leader Scott Fitzgerald released a statement that concluded by saying, "the Wisconsin Supreme Court made it clear that if Governor Evers wishes to continue to impose sanctions, mandates, and restrictions on the citizens of this state, he must work with the legislature to do so. That has not happened. Governor Evers' order is moot, illegal, invalid, and almost assuredly headed for litigation."

From NAHB: EPA Finalizes Rule for New Regulatory Guidance Documents

The U.S. Environmental Protection Agency (EPA) finalized a rulemaking on Sept. 14 that establishes new regulatory standards for all EPA regulatory guidance documents. These documents help EPA and other federal agencies provide implementation and enforcement guidance to regulated entities. EPA has issued tens of thousands of guidance documents to interpret environmental statutes, regulations and its permitting programs.

EPA's final rule, which is intended to increase transparency and access, has four key elements:

Establishes a regulatory definition for the "guidance documents" and "significant guidance documents" that are subject to the rule's requirements.

Responds to President Trump's directive under Executive Order 13891, "Promoting the Rule of Law Through Improved Agency Guidance Documents," by creating a centralized website where the public can locate all of EPA's active regulatory guidance documents.

Requires all "significant regulatory guidance documents" to be subject to public comment before being finalized by the Agency.

Creates a process by which anyone can petition the Agency to modify or withdraw any existing regulatory guidance document.

When the rule was initially proposed, NAHB's comments were very supportive of the rule's transparency requirements, such as requiring EPA to post all regulatory guidance documents online. NAHB members must rely upon these documents to understand various environmental permitting, required environmental training and recordkeeping requirements.

NAHB also cautioned EPA not to take any actions that would hinder the Agency's ability to provide timely guidance to regulated entities. Given the complexity of EPA's permitting and regulatory programs, NAHB members rely upon timely guidance on a wide range of environmental compliance matters, including EPA's permitting programs, and required worker training, firm certification and recordkeeping requirements under EPA's Lead Renovation, Repair and Painting Rule.

For more information about EPA's final regulatory guidance rule, please contact Michael Mittelholzer.

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