

LET'S LEVEL

the official publication of the Wausau Area Builders Association



UPCOMING EVENTS

SEPTEMBER

19 - Membership Dinner
Meeting @ Willow Springs

OCTOBER

17 - Parade of Homes
Kick Off Dinner @
Great Dane

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OUR MISSION

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.



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www.wausauareabuilders.com

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_____ Sam McLellan
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Golf Outing _____ Phil Pesanka
Social _____

PRESIDENT'S MESSAGE



Summer seems to be winding down fast as we approach Labor Day.

We held our Sporting Clay shoot last Friday with a great turnout and proceeds will benefit the Patriot K-9 program here in Wausau.

In September, we will have our monthly meeting at Willow Springs, check the newsletter for times and special activities taking place with this.

Two quick reminders for you as fall approaches:

First, the 2020 Home Show reservations can be taken by Cara in our office, so if you have yet to confirm your booth for next year, please call her for more information and to reserve your booth.

Secondly, there are spots available on our Officers and Directors Ballot. Election is normally held in November, but we try our best to have a slate of candidates ready for publication in October. Please consider taking a turn on the board, contact me or Cara to submit your name.

We are also looking for a person to assist with the oversight of our association marketing and advertising programs. This would not need to be one person, it could be two, with one working with each committee that purchases advertising. If you, or someone in your organization has an expertise in self-marketing, or buying advertising, these are two committees that could offer your business additional networking opportunities both inside and outside our organization. Contact me or Cory Sillars for more information.

Thank you,

Russ Utech

WABA President

Central Wisconsin Insurance Associates

WOULD YOU LIKE TO SEE YOUR NAME ON THIS
YEARS' WABA BOARD OF DIRECTORS BALLOT?

CONTACT CARA, 715-842-9510
OR CARA@WAUSAUAREABUILDERS.COM!

BOARD OF
DIRECTORS



MANAGER'S MESSAGE



I have officially returned from maternity leave! Thank you to all the kind words, support, and patience that you all have shown me while I was welcoming my new little guy, Rhett, into our family. He is happy and healthy and our family couldn't be more overjoyed to have him.



I was able to come back in time to join many of you out at the Sporting Clay Shoot, which was a blast! It was my first time doing anything like that and apart from being a little sore the next day it was a great experience. I highly recommend you to join us next year if you shoot on a regular basis or have never picked up a shotgun.

Now is the time that we need to begin to plan for our Board of Directors positions for next year. I am happy to discuss the positions with anyone that is interested. The Officer positions are all one year terms and the Directors positions are three year terms. Serving the Wausau Area Builders Association not only helps out our industry but also our community. The more members that take turns sitting at the table means the more of our members that we are fully representing. Please consider putting your name on the ballot.

With Gratitude,

Cara Spatz

WELCOME!

NEW MEMBERS

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MONTHLY MEETING - SEPTEMBER 19TH



Wausau Area Builders Association invites Members and their Guests to join them at the beautiful "WILLOW SPRINGS GARDENS" (Event held @ THE BARN) located 5480 Hillcrest Drive Wausau on Thursday - September 19, 2019.

6 p.m. - Cocktails- Cash bar
(Complementary 1/2 Barrel Beer, soda water)

7 p.m. - Family Style Dinner includes: Roast Beef, Chicken Cordon Bleu, Baked Fish, Mashed potatoes and gravy, Twice baked casserole, Asparagus, Spring mix salad with dressings & rolls, Assorted Dessert bars-cookies, coffee & milk

Watch for your reservation email soon...You don't want to miss this one!

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SEPTEMBER CALENDAR

- 5 By Laws Committee Meeting, 4pm
- 10 Parade of Homes Committee Meeting, noon
- 10 Membership Committee Meeting, 4pm
- 11 Building Youth into Builders Committee Meeting, 4:30pm
- 17 Finance Committee Meeting, 3pm
- 17 Board of Directors Meeting, 4pm
- 19 Membership Dinner Meeting @ Willow Springs Garden, 6pm

Highlights

August 23rd WABA Sporting Clay Shoot

A fun event for the membership and guests at Wausau Skeet & Trap Club raising money for a veteran's charity. This year, the proceeds will be going to Patriot K-9's.

Congratulations to Kevin Sassman and Jodi Nieslowski who were the top Mens and Womens shooters!



JULY 25TH SUB_ZERO/WOLF BUS TOUR

This is the picture of the barn from the outside. This is where our lunch/cooking demonstration took place.

Everyone had great time and I received many thank you emails!

We did the factory tours of Subzero, Wolf and Cove. Had a great lunch demonstration and then to the Bakke Center to see the newest products, design possibilities and the Living Kitchens!

We ended at the upstairs bar for drinks and snacks.

Thanks
Ted



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DIALING UP THE DAYLIGHT

ARTICLE TAKEN FROM NAHB BEST IN AMERICAN LIVING, BY SEAN D. SULLIVAN

“We want lots of glass across the entire back of the house!”

This is one of the most consistent things we hear when first engaging with a prospective client. As contemporary architecture and modern design sweep the country, the demand for “daylighting” has re-emerged.

Daylighting is defined as the practice of placing windows, skylights and other openings, and reflective surfaces so that sunlight can provide effective internal lighting. Particular attention is given to daylighting while designing a building when the aim is to maximize visual comfort or to reduce energy use.

Why daylight?

There are many reasons to daylight a home or office building. The most obvious is to let in more natural light; however other reasons include ventilation, passive solar design for energy efficiency, architectural drama, and to maximize the view.

Natural light will always be the most important reason to daylight because as we age, our eyesight begins to fade. The more natural light we have, the more comfortable a resident can be in the long run. The next most popular reason for daylighting is energy efficiency. Letting in more natural light reduces the demand for artificial light.

As energy certifications for new buildings become the standard, a focus on the glazing and overall architectural design is becoming more of a demand. Lastly, location-dependent, a desired view can dictate how a wall is designed and built and is the gateway to bringing the outside in.



Clerestory windows and glass panels lining the stairwell and railing let in natural light and provide a dramatic architectural element.

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WOULD YOU LIKE TO TALK TO THE 2020 PARADE OF HOMES BUILDERS ABOUT YOUR BUSINESS OR HOW YOU CAN HELP THEM AT THE 2020 PARADE OF HOMES?

Sign up for a table top at the 2020 Parade of Homes Kick Off Dinner!

October 17th @ The Great Dane, 5:30pm (set-up @ 4:30)

Tabletops are \$50/each. Each tabletop comes with one attendee, additional attendees are \$20/each.

Each builder that attends the Kick Off Dinner will need to visit with every table top in order to receive a discount off their Parade of Homes entry. This is a great opportunity to get time with many of our builder members!

Limited number of table tops available, contact Cara to reserve yours today!
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DONATION MADE TO PATRIOT K-9'S



WABA Director, Gloria Fenhaus, presented a check from the Wausau Area Builders Association for \$200 to the patriot K-9's. The money was raised at a prior membership meeting with a 50/50 raffle.

Another reason to design for natural light is to elevate an occupant's emotional disposition. Although only 4 to 6 percent of people may have winter depression, another 10 to 20 percent may have mild seasonal affectiveness disorder. The reduced level of sunlight in the fall and winter months may affect an individual's serotonin, a neurotransmitter that affects mood. Natural light is the best way to fight reduced serotonin levels.

What are ways to design in daylight?

When thinking of design, there are so many fun ways to create daylighting opportunities. The first – and often easiest – way to daylight a building is to add skylights or sun tunnels. Sun tunnels are also a very effective way to introduce diffused light into the interior of a home.



Sky lights and sun tunnels often are the easiest way to daylight a building.

The next easiest way is to simply enlarge window openings. Most window manufacturers will offer specific, or maximum sized, units, so having large windows operable may be an issue. Another complicating factor, depending on your region in the country, is the glazing efficiency.

This is also true of full-light glass doors. Although doors are more expensive than window units, they are possibly the best way to bring light into a building. Doors can range in operation by swinging, folding, pocketing, and sliding.

Large-format sliding doors can be the most cost-effective (and energy-efficient) way to daylight a home and maximize the view. When building energy-certified homes, each region of the country has specific values prescribed for the glazing, which may limit the styles and brands to choose from.

Large-format sliding doors offer a cost-effective method to maximize both daylight and a view.

One challenge that daylighting can present is glare. For example, if your back wall is all glass, but the other sides do not bring light balance, you may end up with a bright glare during certain times of the day. A great solution to this problem is to use skylights to offset the one-sided glare and bring balance back to the natural lighting of the building.

Several methods of daylighting are effectively used in this design. The result is a retreat that is both restful and rejuvenating.

In parts of the country where walk-out basements are used, daylighting can be accomplished by exposing up to half of the foundation to natural light through the use of windows and doors. The spaces that will occupy these areas include the bedrooms and common areas (living room, den, and game rooms), while the utility spaces, such as bathrooms, hallways, and mechanical rooms, can be against the grade.

What about screening?

During certain parts of the day, you may want to screen the daylight; you might need privacy or are trying to sleep. For that, we need to look at the various ways to filter light. Although traditional shades, drapes, and curtains can be appropriate, they are not always convenient or completely effective.

Skylight manufacturers, such as Velux, offer solar-powered versions of blackout and light-filtering shades for their skylights. Solar shades are powered by a battery, which is charged by the sun and thus does not require wiring at installation. Similar technology can be used for doors and windows to automatically “black out” the sun during desired times of the day.

The consensus

Regardless of what, or how, you choose to daylight, you will be glad you did. Well-lit, energy-efficient homes sell faster and for more money than those that are not. Furthermore, home owners report being happier, healthier, and more productive than those who do not live in green-built homes.



State Representative Amanda Stuck announces run against Congressman Mike Gallagher; Snodgrass to seek 57th Assembly District Seat

Recently State Senator Amanda Stuck, who currently serves as the ranking democrat on the Assembly Housing and Real Estate Committee, announced her intention to run against Congressman Mike Gallagher. Gallagher is currently serving in his second term in Wisconsin's 8th Congressional District and is expected to seek a third term in 2020.

In a press release announcing her candidacy, Stuck stated, "I'm running because Washington isn't working for Wisconsin families. For example, our Congressman voted to gut protections for people with preexisting conditions and has done nothing to lower the cost of prescription drugs while pocketing tens of thousands of dollars from big pharmaceutical and insurance companies."

On the same day that Stuck made her announcement, Lee Snodgrass announced that she would seek the soon to be open state assembly seat currently occupied by Representative Stuck. Snodgrass challenged State Senator Roger Roth in 2018 and received 46.7% of the final vote but she noted that she took 57.5% of the vote in the 57th Assembly District that she is now seeking.

Snodgrass stated, "While campaigning last summer for state Senate I met so many neighbors still struggling to make ends meet, whether it be the need for affordable healthcare or good paying jobs. There is a deep frustration with inaction in Madison and I have built a reputation in my work as someone who gets things done." Snodgrass continues, "I love our state, I love the Fox Valley and I want to help make it a place where all our residents have equal opportunity to thrive--not just get by."

Issues with DSPS? Let us know!

We are in the process of setting up a meeting with officials at the Department of Safety and Professional Services (DSPS) on several issues that have come to light recently. Some of the topics we are likely to discuss include the reappointment of WBA members to the Uniform Dwelling Code Council, concerns with the current foundation code and inspection schedule, and the time it takes to get a dwelling contractor license renewed and a septic permit approved.

Have you been having any issues with any of these items? Are there any additional concerns that you have with DSPS that you would like brought up as well? Please email Brad Boycks to add to the list of topics to be shared with DSPS.

Link announces candidacy for 10th Senate District

Recently Cherie Link announced her intention to challenge State Senator Patty Schachtner for the 10th State Senate Seat in northwestern Wisconsin. Schachtner has held the 10th Senate District seat since winning a special election in January 2018 to fill out the term of former State Senator Shelia Harsdorf.

continued on the next page

Link's family owns Indianhead Glass in St. Croix Falls and has been active with the St. Croix Valley Home Builders Association and she recently attend the WBA regional town hall meeting in Eau Claire.

"The success of our district and state is dependent on providing good, affordable education for our children, to prepare them for successful careers, while also creating a viable workforce for our prospering economy," Link stated. "With a child at UW River Falls and UW Stout and many of their friends attending WITC and CVTC, I am committed to addressing the growing work skills gap and limited workforce in our trades."

If others announced their candidacy on the republican side, which according to election observers seems likely, a primary would be held on Tuesday, August 11, 2020.

From NAHB FHA Announces New Condo Approval Rule

The Federal Housing Administration (FHA) this week published a final regulation that establishes a new condominium approval process.

The new rule reinstates FHA's ability to insure a limited number of units in projects that have not received FHA approval and will also extend the recertification requirement for approved condominium projects from two to three years.

However, in a provision strongly opposed by NAHB, FHA will no longer approve projects that are proposed or under construction. The rule will allow for project phasing, but each phase would have to be complete before approval.

The rule, which becomes effective Oct. 15, 2019, will give the agency flexibility to adjust its criteria as market conditions change by setting ranges for the maximum and minimum thresholds for owner-occupancy, FHA insurance concentration and commercial space. The ranges give FHA the ability to increase or decrease these thresholds, based on a set of triggers, without providing the opportunity for public comment.

What's in a name?



In our case, quite a bit.

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