

LET'S LEVEL

the Official Publication of the Wausau Area Builders Association



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**DECEMBER 2015
VOLUME 34 - ISSUE 12**

*Watch for
next month's
newsletter for the
Annual Holiday
Party on Saturday,
January 16th!*

*Merry Christmas!
and Happy New Year!*



801 South 24th Ave.
Wausau, WI 54401
Phone (715) 842-9510
www.WausauAreaBuilders.com

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Vice-President Russ Utech
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Past President Larry Meyer
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Matt Keeey, Russell Wilde; Through 2017:
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Home Show Russ Utech
Membership Alex Forer
Parade of Homes Travis Hoerman
Scholarship Jerry Jarosz
Golf Outing Phil Pesanka
Sporting Clay Larry Meyer
Website Warren Pope
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MISSION STATEMENT:

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 consumer, building trades, industry suppliers and all facets of the building industry.

The primary goal of our association is to provide quality, affordable housing through community and government involvement, while promoting high standards of professionalism.

PRESIDENT'S MESSAGE



Thanks to Ferguson, Ted and everyone at Ferguson that made the November dinner meeting a good time with great food. If you haven't attended an event at Ferguson you don't know what you are missing. The food is cooked right in front of you by one of the top restaurants in town.

Or membership chairman, Alex Forer from Larry Meyer Construction has continued to arrange interesting and informational sessions. He held two during the month of

November. During one session, Gannett put on a Digital Seminar showing how to use the cyber world to promote business; and the other, Ferguson showed what is new in household appliances.

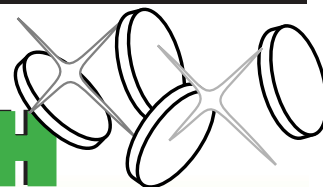
Elections were held during the November dinner meeting. A full list of results is included in this newsletter. Thanks to all for their interest in helping this organization be a success.

Installation of officers will take place at the January Annual Party. I would like to see a great turn out to welcome the new officers. Gloria Fenhaus from Dun-rite is setting up a night of fun, food and entertainment. See you there!!!!!!

Have a Merry Christmas and a Safe and Happy New Year!

Sid Sorensen, WABA President

JOKE OF THE MONTH



A young boy enters a barber shop and the barber whispers to his customer, "This is the dumbest kid in the world. Watch while I prove it to you."

The barber puts a dollar bill in one hand and two quarters in the other, then calls the boy over and asks, "Which do you want, son?" The boy takes the quarters and leaves.

"What did I tell you?" said the barber. "That kid never learns!"

Later, when the customer leaves, he sees the same young boy coming out of the ice cream parlor.

"Hey, son! May I ask you a question? Why did you take the quarters instead of the dollar bill?"

The boy licked his cone and replied:

"Because the day I take the dollar the game is over!"

NEW OFFICERS FOR 2016

PRESIDENT:

Russ Utech, Radant Insurance Agency

VICE PRESIDENT

Cory Sillars, Dan Sillars General Contractor

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Theresa Woellner, Peoples State Bank

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Keith Koenig, Kolbe & Kolbe Millwork
Travis Hoffman, Elite Custom Cabinetry

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PRESS RELEASE

For Immediate Release

For more information, contact:

Samantha Long, Marketing Communications Specialist

Wisconsin Builders Association

Phone: (608) 242-5151 ext. 13

slong@wisbuild.org

Wisconsin Builders Association® Introduces New Look, New Executive Director, & Renewed Dedication to Advocacy to Ensure a Strong Future for Housing

Madison, WI (November 5, 2015) – Ripped down to the studs and built back up with its members in mind, the Wisconsin Builders Association® (WBA) is proud to re-introduce itself to the home building industry.

With an overall renewed dedication to advocating on behalf of builders and homeowners to improve housing in Wisconsin, the WBA has strengthened its brand through the development of a new logo, tagline, and website featuring both member- and consumer-oriented resources. Local Madison marketing agency Pop-Dot assisted in market research, design, and implementation.

“Our goal was not only to create a fresh new look and user-friendly website, but to let builders and buyers alike know that we are making ourselves more visible to the community than ever before when it comes to fighting for causes that advance the home building industry,” said WBA President Pam Jewell.

The WBA also recently announced their appointment of Brad Boycks as the association's new Executive Director. “We’ve had some big wins at the state capitol over the past few legislative sessions to keep housing affordable,” Jewell added, “and we feel strongly that we can continue those efforts with Brad serving as our Executive Director.” Boycks has worked for the WBA since April 2004, first serving as the association’s Director of Political Affairs, then as the Vice President of Advocacy since 2007.

In addition to his regular duties, which include leading the advocacy efforts at the state capitol and working with association membership on the WBA’s involvement in elections, Boycks will now manage staff and coordinate with WBA leadership to advance the goal of “Protecting the American Dream.”

“I look forward to working in an expanded leadership role with the WBA,” Boycks stated. “With all of the exciting changes and our renewed dedication to advocacy, it is perfect time to take on these additional responsibilities for one of Wisconsin’s most respected statewide associations.”

###

Phone: 608-242-5151 | Fax: 608-242-5150 | www.wisbuild.org

DECEMBER

2015

SUN	MON	TUE	WED	THU	FRI	SAT
		1 POH Committee Meeting - 12:30 pm Home Show Committee Meeting - 4:00 pm	2	3 Board Packets Sent - 5:00 pm	4	5
6	7	8	9	10	11	12
13	14	15 BOARD MEETING - 4 pm DEC. Membership Renewals Due	16	17	18 ITEMS FOR NEWSLETTER DUE	19
20	21	22	23 Membership Committee Meeting at 4:30 pm	24	25	26
27	28	29	30	31		



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JANUARY

2016

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5 POH Committee Meeting - 12:30 pm Home Show Committee Meeting - 4:00 pm	6	7 Board Packets Sent - 5:00 pm	8	9
10	11	12	13	14	15	16 HOLIDAY PARTY
17	18	19 BOARD MEETING - 4 pm DEC. Membership Renewals Due	20 Membership Committee Meeting at 4:30 pm	21	22 ITEMS FOR NEWSLETTER DUE	23
24	25	26	27	28	29	30
31						

What's in a name?



In our case, quite a bit.

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THE MONDAY MORNING REVIEW



Code Changes Likely Coming in 2016

There has been a great deal of activity over the past months on updates to the one- and two-family building code, the Uniform Dwelling Code (UDC). The Uniform Dwelling Code Council (UDC Council), which consists of 11 members (7 of which are WBA members), has been busy reviewing the entire UDC which started in September 2013.

The first order of business was for the UDC Council to review the entire UDC and issue a report back to the legislature on suggested changes. That report was ultimately finalized and presented to the legislature in July 2014.

After the issuance of that report, those recommended changes were turned into actual code language with some additional changes that were approved by the UDC Council and included in the final code package. That package is currently being reviewed by the legislature and can be found here. If the legislature has no issues with the changes, the code package will go back to the Department of Safety and Professional Services with an effective date goal of January 1, 2016.

One other big project the UDC Council took on was to bring all of the relevant codes relating to the construction of a deck into one section of the code book so the experienced contractor and the "DIYer" could better understand the code to build a safe deck. These items were also reviewed by the UDC Council and unanimously approved by the council earlier in 2015. This code package, which can be found here, is on the same legislative track as the UDC package mentioned above, and, with no changes from the legislature, also has a target effective date of January 1, 2016.

Justice Bradley Addresses WBA Advocacy Group

Recently the WBA Advocacy Group was honored to be joined by the newest member of the Wisconsin Supreme Court, Justice Rebecca Bradley.

Justice Bradley was recently appointed to the Wisconsin Supreme Court after the unfortunate passing of Justice Patrick Crooks. Before her appointment to the Wisconsin Supreme Court, Justice Bradley formerly served on the Wisconsin Court of Appeals and the Milwaukee County Circuit Court.

During the presentation, Justice Bradley talked about her judicial philosophy, past work experience, and why she believes she should be elected to serve an additional 10 year term in the spring of 2016.

Finally, before departing, Justice Bradley took a number of questions from the group; most notably, she discussed how a

justice takes into consideration all of the arguments presented by both sides of a case and compares that with legal research done by clerks on her staff.

More information on Justice Bradley's campaign for Wisconsin Supreme Court can be found here and a recent interview by Wisconsin Eye can be found here.

Governor Walker signs off on bill to limit local regulations on builders

Governor Scott Walker recently signed Senate Bill 81 (SB 81) into law that will assure that local municipalities are not requiring additional testing requirements that are in excess of those currently required by the Department of Safety and Professional Services (DPS).

WBA was able to work with the bill authors, Senator Van Wanggaard (R-Racine) and Representative Dale Kooyenga (R-Brookfield) on senate amendment one which specifically defines contractors in section 101.654. The language contained in senate amendment one is meant to codify the language of an Attorney General's Opinion on this matter that was issued on August 26, 2010.

With Governor Walker's signature SB 81 became 2015 Wisconsin Act 65.

More Early Advertising in the Johnson-Feingold Race

With the 2016 General Election now less than one year away, additional advertising was recently launched to educate voters on the record of former U.S. Senator Russ Feingold. The rematch of 2016, pitting current U.S. Senator Ron Johnson against Russ Feingold, is going to be one of the most hotly contested races for U.S. Senate in 2016.

Recently, a new issue advocacy group, the Wisconsin Alliance for Reform, was formed and is described as "a coalition of concerned citizens and community leaders committed to creating greater economic opportunities for Wisconsin families." On their website, the Wisconsin Alliance for Reform went on to say that "over the coming weeks and months, we will advance public policies aimed at creating jobs and economic opportunity, limiting government, reducing the tax burden on citizens, and improving the economy."

The Wisconsin Alliance for Reform also has come out with ad highlighting former Senator Feingold's 18 years in office to "remind voters why Feingold has already been rejected." The ad titled "Game Show" can be found by clicking here.

The Milwaukee Journal Sentinel quoted Russ for Wisconsin campaign manager Tom Russell as saying, "Anonymous groups like this think that they can play games to cover-up Senator Johnson's out-of-touch record of representing billionaires, multimillionaires, and big corporations." Russell went on to add that "Russ proposed the Badger Pledge to focus this election on the issues facing Wisconsin families, but Senator Johnson won't sign it because he likes the ability of anonymous groups to spend limitless amounts with no accountability."

This latest ad will certainly not be the last in this highly contested race.

Change Orders: "What we've got here is failure to communicate"*

From WBA Outside Legal Counsel, Attorney Robert C. Procter, Axley

One of the leading reasons for disputes between owners and builders is a failure to communicate. For some reason, builders stubbornly refuse to use written change orders to protect themselves from these types of changes.

During the construction process, everyone is getting along. The owner asks for some changes to the scope of work. The builder does the work. Then the bill comes. The owner claims that the cost is more than he or she agreed to pay. Without a written change order, the builder must try to collect for his additional labor and materials based on the builder's word against the owner's word.

First, if you are doing any type of home improvement and there is a change that will result in an additional cost to the owner, a decrease in value of materials, or extend the completion date, then Wisconsin Administrative Code ch. ATCP 110 requires that you use a written change order. Failure to use a written change order will open you up to a claim for double damages plus all of the owner's attorneys' fees.

Second, change orders benefit the builder. It is the document that will protect you from the owner claiming that the additional work was not authorized and insure that you get paid.

You should use a change order whenever there is going to be a change to your original contract's: (i) scope of work; (ii) price; or (iii) date of completion. The written change order should set forth the name of the builder, the name of the owner, the address of the project, the changes to the scope of work (for example, the scope of work is amended to provide for the installation of a 400 Series Frenchwood Hinged Patio Door on first floor to replace the originally selected 200 Series Perma-Shield Gliding Patio Door), change in price (labor and materials), and any delays that it will cause to complete the project.

It is understood that it is difficult in the field to require a change order on the fly. To avoid this problem, you can carry a form change order form with you. The Wisconsin Builders Association has Change Order forms for both new home construction and home improvements. Download the form so that you have copies of it with you. The form will guide you through everything that needs to be included in the Change Order. If you agree to the change in the field, but do not have a change order form with you, then you should not start work on the requested changes until you come back to the owner and have the change order completed.

Brad Boycks

WBA Director of Government and Political Affairs

Wisconsin Builders Association@bboycks@wisbuild.org

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UPCOMING EVENTS

PLEASE SAVE THESE DATES

(watch your inbox for online registration)

JANUARY 16TH, 2016

HOLIDAY & AWARDS BANQUET
The Elks Club

FEBRUARY 26-28, 2016

HOME SHOW
Convention & Expo Center

JUNE 7-12, 2016

PARADE OF HOMES



The interest level for exhibitors has picked up noticeably the last few weeks, so if you have not reserved your booth, now would be a great time. We have adequate space because we expanded the show.

At our last committee meeting we welcomed several individuals with an interest in growing the show by participating in the planning process. Thank you Vicky, Mark, and Jess for stepping up.

By the time you read this we will have had our Dec 1 committee meeting, but if you are interested, the January meeting will be held January 12th at 4pm at the WABA office. New ideas are always welcome.

Remember, we changed the date to the last weekend in February for 2016. Probably the most notable new idea for 2016 will be the PM concept for our Saturday night event where we will be sending out invitations to members of the chamber of commerce using their Chamber Pack and offering them admittance to the show and the event on Saturday afternoon, with the hope of increased attendance. Watch for your invitation to this event!

If you are interested in a booth for 2016, and you were not in the 2015 show, please contact me, or follow this link to the floorplan at Booth Boss and reserve your booth today!

<https://www.boothboss.com/floorplan/index.php?showID=529>

We have redesigned the layout, moving the kitchen demo to the ballroom, and are using the center court area of the main exhibit hall for seminars. The new ballroom area will be used as a garden center type area, and if you are in the landscaping business, call me for a special show pricing to access this area.

If you are interested in doing a seminar, please get in touch with Larry Meyer at 715-848-0518 or larry@larrymeyerconstruction.com.

Thank you and have a great fall building season!

Russ Utech, Home Show Chair

My vision... is to create custom windows & doors with exceptional detail.



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Applications available at the WABA Office or Online at www.wausauareabuilders.com

Fun Facts

Filed in Codes and Regulations, Economics, Homeownership on November 5, 2015

ELECTRIC BILLS IN THE U.S.

The most expensive utility bill for homeowners is the electric bill - roughly 9% of expenditures, says Eye on Housing. However, the costs can vary greatly state to state.

AVERAGE COST	CONSUMPTION	PRICE
MOST EXPENSIVE STATE Hawaii - \$191.36/mo	HIGHEST CONSUMING STATE Louisiana - 1,273 kWh	HIGHEST PRICE Hawaii - 36.98 cents/Kwh
LEAST EXPENSIVE STATE New Mexico - \$76.56/mo	LOWEST CONSUMING STATE Hawaii - 515 kWh	LOWEST PRICE Washington - 8.70 cents/Kwh
WISCONSIN \$95.21/mo	WISCONSIN 817 kWh	WISCONSIN 13.55 cents/Kwh

HIGHER INTEREST RATES PUSH MORTGAGE APPLICATIONS DOWN 0.8%

Diana Olick, CNBC

Mortgage interest rates rose to the highest level in a month, pouring cold water on applications.

Total volume fell 0.8 percent last week from the previous week on a seasonally adjusted basis, according to the Mortgage Bankers Association. Volume is still 10 percent higher than a year ago, largely due to stronger demand for home purchases.

Applications to refinance a mortgage fell 1 percent for the week and are 4 percent higher than a year ago, on a seasonally adjusted basis. Applications to purchase a home fell 1 percent but were 20 percent higher than a year ago.

The average contract interest rate for 30-year fixed-rate mortgages with conforming loan balances (\$417,000 or less) increased to 4.01 percent from 3.98 percent, with points increasing to 0.47 from 0.44 (including the origination fee) for 80 percent loan-to-value ratio loans.

Rates are now moving higher at the fastest pace since early June. They began their climb after the Federal Reserve signaled the possibility that it could raise rates in December. Some had thought that was off the table, given recent weak employment readings. The fact that rates are rising in anticipation of a potential Fed hike says more about the future of rates than the present.

"The troubling consideration is that the recent lows now run the risk of being cemented as a longer-term floor," wrote Matthew Graham, chief operating officer of Mortgage News Daily. "With expectations for a December rate hike from the Fed, longer term rates (like mortgages) will have a hard time to committing to any significant move lower unless something happens that is clearly seen as staying the Fed's hiking hand."

That "something" could be the October employment report, set for release Friday.

Home sales have been slowing in October, according to various real estate sales companies. Part of this is seasonal, but it also has to do with higher home prices, weak inventory and still tighter-than-normal access to credit.

"Challenges on both the supply and demand side appear to be slowing down existing home sales," said Rick Sharga, Auction.com executive vice president. "Inventory levels remain stubbornly low, especially for entry-level buyers, despite rising home prices, and credit is still very tight for the average borrower."



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EXECUTIVE DIRECTOR:
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October 23, 2015

Friends
Wausau Area Builders Association
801 S 24th Avenue
Wausau WI 54401

Dear Friends,

Thank you so much for your recent donation of prepared food for the clients at The Women's Community.

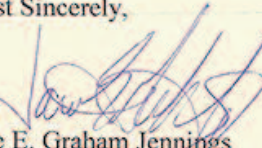
Your donation is greatly appreciated and very gratifying. Your continued support is invaluable.

Your donation is tax deductible and this letter serves as your official receipt of your donation. No goods or services have been provided on behalf of The Women's Community, Inc. in consideration for this contribution.

The Women's Community is a vital part of our community, providing services to victims of domestic abuse and sexual assault. Just a few of the things we do are providing lifesaving shelter for women and children escaping abusive relationships; legal advocacy through the court systems, 24 hour crisis intervention, community education in schools, businesses and churches, advocating for victims of domestic violence in later life, and our Healing Through Art Program.

Your gifts help us to continue to offer services to anyone in our community who needs them. On behalf of our Clients, The Board of Directors and The Women's Community staff, we THANK YOU from the bottom of our hearts for your support.

Most Sincerely,


Jane E. Graham Jennings
Executive Director



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- Principles of Residential Marketing: Strategy and Implementation ****New****

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- Learn more about the BAR and get started today.
- Learn more about the PREP and get started today.

2015 LIVE ONLINE COURSES

- Advanced Green Building: Project Management

See what other online courses are starting soon. These programs, offered through NAHB by LERN, are great for members and HBA staff! Each month, classes begin in the following topic areas:

- Business for Associations
- Association Management
- New Media Marketing
- Social Media for Business

WEBINAR WEDNESDAYS

Take advantage of our Webinar Wednesday series. Register for any webinar and enjoy unlimited access to the replay. Best of all, each webinar counts for one hour of continuing education credit toward NAHB professional designations.

FREE WEBINAR REPLAYS FOR NAHB MEMBERS

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- OSHA Fall Protection
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- How to Avoid Paying Penalties Under Health Reform
- How Will Your Premium Costs be Impacted by Health Reform
- What Business Owners Need to Know to Comply with the Health Reform Law

Contact Sheila Coble at 202-266-8057 or scoble@nahb.org for more info.



PRODUCT NEWS

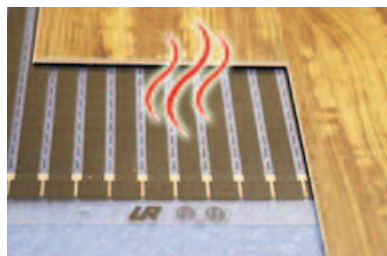
Article courtesy of NAHB Housing Headlines

Electric Radiant Heat

Problem: building a new addition to a home and wishing to offer the homeowner something special

Solution: install a new floating floor over a stand-alone supplemental electric radiant heat system

While electric radiant under-floor heat systems for supplemental warmth started out years ago as a luxury option in new homes and high end renovations, they are now an increasingly popular perk for many types of new construction and remodeling projects. The concept is popular in bathrooms, kitchens, bedrooms, family rooms, entryways, laundry areas, sunrooms, and other spaces where a bit of extra warmth underfoot would be appreciate.



Perfectly Warm™ Radiant Heat Film, from MP Global Products, is a gentle radiant heat film designed specifically for floating engineered wood, laminate floors, luxury vinyl planks, and some floating tile floors. Perfectly Warm systems do not require any messy mortar or glue - simply roll it out, size to fit with a pair of scissors, and run wires to a thermostat for control. Perfectly Warm Radiant Heat Film is safety certified by ETL in compliance with UL Standards for radiant flooring in Canada and the USA. The film, which is maintenance free, installs over a subfloor or acoustic underlayment and disperses an evenly consistent heat.

The system uses only three main components: the radiant heat film, a GFCI thermostat positioned on the wall in the room in a convenient location that gives an accurate reading of the room temperature, and a sensor in the floor, which monitors the temperature of the floor (not the air in the room), enabling readings close to the desired temperature requirements.

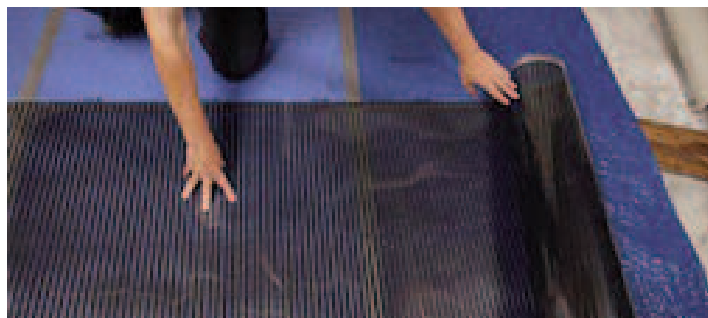
The lightweight roll-out line voltage system features gradual supplemental warmth from low wattage resistance heating of the ultra-thin, flexible radiant heat film, using just 12 watts per square foot and conforming to warranty requirements of many floating floors. The ultra-thin wireless filament configuration is a mere 0.16" thick.

Installation is very easy and does not use any mortar or glue. The film comes as rollout panels - cut to length during installation. Each panel has wires pre-attached at one end for ease of hook-up. The installer simply directs all lead wires toward one central electrical box, with final connection by a licensed electrician to the electronic programmable thermostat.

Perfectly Warm Radiant Heat Film for Floating Floors is available in four convenient rollout pad sizes (3' x 5', 3' x 10', 1.5' x 5' and 1.5' x 10') that will accommodate most any layout. The heating film strips are laid out in parallel on the pad so if one strip becomes compromised or damaged, the rest of the strips continue to heat.

Electric radiant floor heating is quiet, clean, and hypoallergenic. Featuring even heat distribution across the breadth of the floor without drafts, noisy fans, click-clacking piping, or hot-to-the-touch baseboards, electric radiant heat performs its warming magic out of sight. And it's decorator friendly, not taking up any wall space. Heating elements can be delivered as film, wire, or embedded in a mat, installed prior to the installation of a finished floor. It is a great way to offer cozy supplemental warmth and comfort to a kitchen, playroom, laundry area, children's bedroom, or any other room where kids play on the floor.

Perfectly Warm® Radiant Floor Heating Comes in two available applications. One for floating floor applications and one for traditional tile or glue down wood applications. For more information, visit www.perfectly-warm.com.



To Wausau Area
Breeders
Thank You so much
for the beautiful
multi colored bouquet
honoring our Mom.
It was very much
appreciated.
The Family of
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Perhaps you sent a lovely card,
Or sat quietly in a chair.
Perhaps you sent a floral piece,
If so we saw it there.
Perhaps you spoke the kindest words,
As any friend could say;
Perhaps you were not there at all,
Just thought of us that day.
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We thank you so much
whatever the part.

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