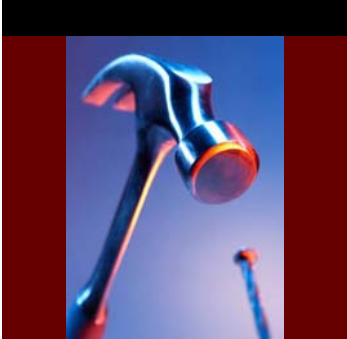


In the Good old Summer Time.....

**July
2007**



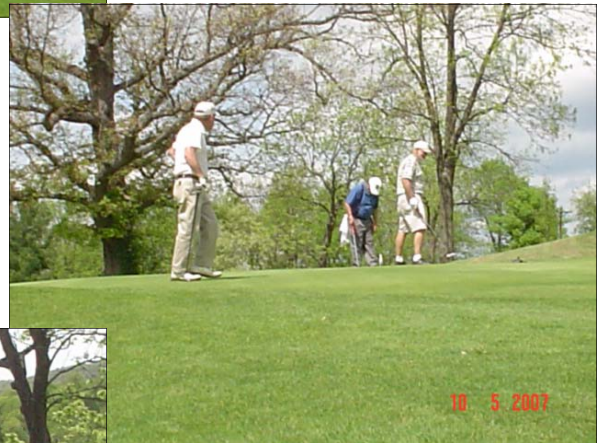
NRVHBA

2007 Spring Golf Outing



*May 7th at
The Meadows Golf and
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derful time had by
all....*



*Many thanks to our
sponsors!!!!!!*





Member Benefits Update

By the Director of Member Benefits, Jim Bonnell LUTCF

***NEW...* Individual Health Insurance on HBAV.com**

Since the beginning of July 2006, HBAV members can go to the Association's website to access information regarding Individual Health Insurance through Anthem Blue Cross Blue Shield. HBAV members can see what the costs would be for different types of health plans and even APPLY ONLINE. For more information, go to www.hbav.com and click on "HBAV Membership Services."

Short Term Disability and Life Insurance

The Anthem Association*Pack*. This new program is specifically designed for Association groups looking for a simplified benefit program. Association*Pack* is a Packaged Group Short Term Disability and Life product that averages between a 4 to 7% discount for HBAV members and is a Guaranteed Issue contract.

Group Health Insurance

The Home Builders Association of VA has had a long standing relationship with **Anthem** Blue Cross Blue Shield's *Value Added Association Benefit*. In this program, any HBAV member with Anthem health insurance can add an enhanced package of benefits, at *NO ADDITIONAL COST*.

Coming Soon...

Dental Plan specifically discounted for HBAV members

Over the last few months the HBAV Insurance Board has been meeting with Dental carriers to find a financially sound company that will offer something above and beyond what is available on the street. We have narrowed it down to a few carriers and should have a plan in place by the end of 2006. If you have any interest in a discounted Dental plan or have any questions, do not hesitate to contact Jim Bonnell at (800)734-6344 or jbonnell@hbav.com

These HBAV sponsored programs help to enhance the benefits available to our members and provide valuable non-dues revenue to the Association. Going forward, this non-dues revenue will become ever more important with the new challenges facing our industry. Take advantage of the great benefits of your membership today!

For more information on the current insurance programs offered by the Home Builders Association of Virginia, contact the HBAV Director of Member Benefits, Jim Bonnell LUTCF at (800)734-6344 or jbonnell@hbav.com

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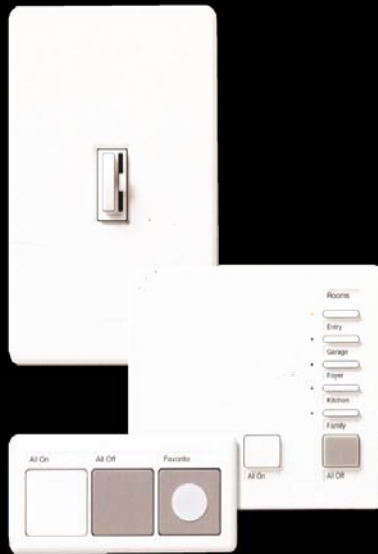
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Executive Message.....

Dear Members,

Summer is upon us and it is a busy time for everyone. Between taking advantage of good building weather and, hopefully, taking good vacations as well, it always seems that there is not much time left in the day. Our next quarterly dinner meeting is not until September 6th, but there will be some exciting events worth turning out for over the summer.

The baseball outing with the Salem Avalanche is a fun event for the whole family. We'll be on the first base line with a cook out and camaraderie and I look forward to seeing many of you there July 28th. This event is a major fund raiser for our Scholarship Fund and we hope all of you will join us for this great cause.

Our big charitable event for the year is the construction of a Picnic Shelter at the Kiwanis baseball fields in Christiansburg. We had hoped for a construction date of June 9, but the complete package wasn't in place for us to move forward. We hope to announce a new date soon, so keep watch as things develop. This day will only be successful with a big turnout of people.

We did have a good turn out at our building science seminar in May and our June dinner meeting. We are starting to plan now for the fall so please send in ideas for what you would like us bring in to educate you on the issues that make a difference. It seems there are always new and exciting things out there, but we want to feature what you are looking for.

Thanks for being an active part of our organization. Together we can do more!!

Ed



Spring Golf Winners



Alexander Construction—First Place

Gay and Neel—Second Place

Marshall Concrete—Third Place

Our Many thanks to all attended the tournament and our delightful sponsors as well!!!!



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New River Valley Home Builders Association

2007 Activity Schedule

Meeting Locations

Our meetings are generally held at the Holiday Inn in Blacksburg 6 pm, unless otherwise noted. Check back for details and changes!

January 18th	Board of Directors Meeting - Holiday Inn, Blacksburg
January 27th	2007 Inaugural Gala and Officer Induction
February 20th 7:30 am	Muddy Boots Breakfast
March 1st	General Meeting
March 16-18th	Home Expo
May 10th	Spring Golf Outing—The Meadows Country Club—12 Noon Shot Gun
June 7th	General Meeting
July 28th	Baseball Outing—The Salem Avalanche against the Potomac Nationals - Dinner begins at 6 pm and the game at 6:05 pm on the first base line deck.
September 6th	General Meeting
October 4th	Fall Golf Outing
November 1st	Hokie Night
November 1st	General Meeting
December 6th	Holiday Party Meeting

NRVHBA

New River Valley Home Builders Association



HBAV Educational Foundation

June 1, 2007

Dear HBAV Member:

As you may know, the HBAV Educational Foundation was established in 1989 to invest in the future of the Commonwealth by providing aid to deserving students enrolled in housing-related studies at Virginia's colleges and universities. In recent years, the Foundation has established a strong relationship with the Myers-Lawson School of Construction at Virginia Tech.

After the recent tragedy on the campus of Virginia Tech, the Board of Trustees for the HBAV Educational Foundation decided to establish a permanent endowed scholarship to assist students enrolled in the Building Construction program at Virginia Tech's Myers-Lawson School of Construction. This endowment will be a permanent memorial to all of the students and faculty that lost their lives during that tragic day in April of 2007. The Board of Trustees has set a goal of \$100,000 minimum for the permanent endowment.

To help fund the permanent endowment at Virginia Tech, the foundation has issued a Matching Contribution Challenge to the HBAV membership. The Foundation will match, \$ for \$, any contributions that HBAV members or friends make, up to \$50,000 total.

It is often in the darkest hour that the spirit of philanthropy shines the brightest. Please show your support for the Virginia Tech family by making a contribution to this very worthy cause. ***This endowment will become a long-lasting beacon of support from the building industry in Virginia and will further the goal of the HBAV Educational Foundation by helping to create the future leaders of Virginia's housing industry.***

Whether you can afford to contribute \$100 or \$2,500 or more, please consider making a ***tax deductible contribution*** to this worthy memorial. Contributions should be made payable to

the Virginia Tech Foundation.

HBAV Educational Foundation

707 East Franklin Street

Richmond, VA 23219

For additional information, please contact Jim Bonnell at (804) 643-2797 or jbonnell@hbav.com

Thank you in advance for your support of this important cause and your investment in the future leaders of Virginia's building industry.

Sincerely,

Douglas R. Fahl

Chairman, Board of Trustees



Home Builders Association of Virginia

JULY

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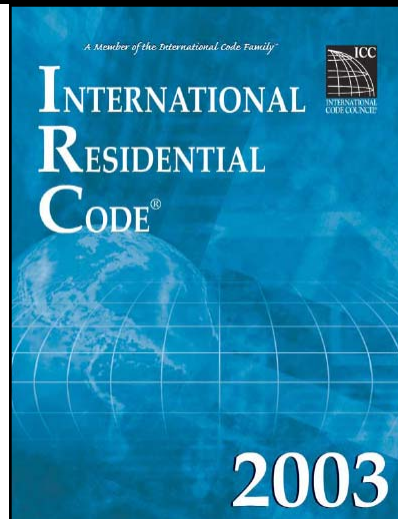
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“The Official Corner”

BUILDING CODE NEWS: **Smoke Detector Requirements for Additions, Alterations and Repairs**
2003 International Residential Code – Section R313.1.1

Recently, there have been more and more remodels and additions, being constructed, in our area. With that in mind, we have had many questions from contractors and property owners about when smoke detectors are required to be installed. To assist all of you and to help better serve your customers, listed below, are the code sections and requirements for installing smoke detectors when alterations, additions and repairs are being made to a structure.

Section R313.1.1 Alterations, repairs and additions states: When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke detectors located as required for new construction; the smoke alarms shall be interconnected and hardwired with battery backup.

Exceptions as follows:

Smoke alarms in existing areas shall not be required to be interconnected and hard wired where the alterations or repairs **do not result in the removal of interior walls** or ceiling finishes exposing the structure, **unless; there is an attic, crawl space or basement, available, which, could provide access for hard wiring and interconnection without the removal of interior finishes.**

Repairs to the exterior surfaces of dwellings are exempt from the requirements of this section.

In addition, please remember that all branch circuits in bedrooms are required to be on an Arc Fault Circuit-Interrupter (AFCI) this would include smoke detectors in the bedrooms. (Section 3802.11 – Bedroom Outlets).

I hope this helps answer any questions that you or the property owner may have concerning smoke detector requirements and as always if you have a question concerning building codes we are always willing to assist you in your projects and answer any questions that you may have.

Please look for future articles in the New River Nailer on various code topics. If you have a topic you would like to read about please email me at ccook@blacksburg.gov or call 540-961-1125.

We look forward to working with each of you on your upcoming projects and we hope that you have a fun and safe summer.

Sincerely,

Cathy Cook
Building Official
Town of Blacksburg

NRVHBA Family Night with the Salem Avalanche

Saturday Night—July 28th, 2007

How about joining us for a great time and a fantastic game with our Salem Avalanche—Come support the Avalanche!!!!

*All proceeds from this event are for the
NRVHBA Scholarship Fund.*

This event is open to all families and guests of the New River Valley Home Builders Association.

The cost is \$18.00 for adults and \$15.00 for kids 8 and under. Please RSVP by July 20th 4 pm to 540-381-0180 or info@NRVHBA.org

Baseball Game—All you can eat Buffet and a great time- no dishes or mess to clean up. Hamburgers and Hot Dogs is on the menu.

Dinner starts at 6pm with the game following at 6:05pm



**Bring the kids and
have a great time!!!!!!
No baby sitters needed**



NAHB News....

June 21, 2007 - A bipartisan amendment put forth by Senators Charles Grassley (R-Iowa), Max Baucus (D-Mont.) and Barack Obama (D-Ill.) is critical to putting immigration reform back on the right track, according to the nation's home builders. "Everyone has a stake in reforming the nation's immigration laws in a fair and just manner that will enhance our border security and provide a sensible process for people to enter our country legally," said Jerry Howard, executive vice president and CEO of the National Association of Home Builders (NAHB). "The Grassley/Baucus/Obama amendment would help achieve these aims by improving the bill's employer provisions to allow small business owners to play a constructive role in the enforcement of the new laws." As the immigration bill now stands, it would punish small business owners by holding them accountable for the hiring decisions made by their subcontractors. In effect, America's home builders—along with other U.S. employers who rely on subcontractors—would be required to join a national posse charged with verifying the legal status of millions of workers they never hired in the first place and may have never met, said Howard. "By ensuring that the responsibility for verifying a worker's immigration status is placed where it really belongs – with the employer who hires and pays them – the Grassley/Baucus/Obama amendment offers a sensible solution to the enforcement issue," said Howard. "It also makes it possible for employers to act in good faith and to follow the new rules for determining whether a person is in the country legally."

It is estimated that more than 20 percent of the home building industry's entire workforce is foreign-born, making the immigrant population essential to meeting housing demand and sustaining economic growth in this country. The Grassley/Baucus/Obama amendment, Howard added, would also simplify the new federal verification system by giving employers the option of calling a national data base to determine a person's legal status at the time they are being hired.

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Housing Starts Fall 2.1 Percent in May as Downswing Continues



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NAHB News

June 19, 2007 - Housing starts fell 2.1 percent in May to a seasonally adjusted annual rate of 1.474 million units as the correction in the housing market continued, according to figures released by the Commerce Department today. Starts were down 24.2 percent from a year earlier. “Builders still are cutting back on new production as they work down their inventories in the face of slack home buyer demand,” said Brian Catalde, president of the National Association of Home Builders (NAHB) and a home builder from El Segundo, Calif. “According to recent NAHB Housing Market Index surveys, they are trimming prices and offering a variety of nonprice incentives to boost sales and limit cancellations.” “The downswing in new housing production is still underway, although the rate of decline has slowed since late last year,” said NAHB Chief Economist David Seiders. “We still expect starts and permits to bottom out late this year before a systematic recovery process begins in 2008.” Starts of new single-family homes were down 3.4 percent for the month to a seasonally adjusted annual rate of 1.170 million units. The May pace for single-family construction was 26.0 percent below a year earlier. Multifamily housing starts increased 3.1 percent to a seasonally adjusted annual rate of 304,000 units for the month. The pace of multifamily construction was 16.0 percent below May 2006. Total building permits increased 3.0 percent in May to a seasonally adjusted annual pace of 1.501 million units, reflecting a spike in multifamily permits. Total permits were down 21.7 percent from a year earlier. Single-family permit issuance was down 1.8 percent to a pace of 1.056 million units for the month. This was 27.7 percent below a year earlier. The rate of multifamily permit issuance increased 16.5 percent to 445,000 units for the month. This was 2.8 percent below the May 2006 pace. Regionally, starts of new homes and apartments were up in the Northeast and Midwest in May by 15.7 percent and 15.5 percent, respectively. Housing starts were down in the South by 1.6 percent and in the West by 19.7 percent. All four regions reported a pace of construction well below a year earlier.

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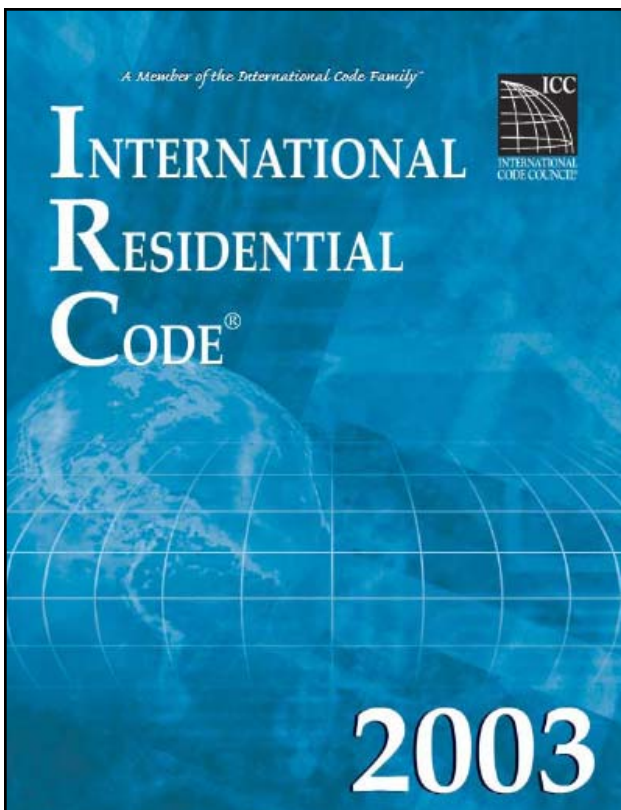
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*July 28th Salem Avalanche Baseball Outing. RSVP
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Information to Baseball Outing inside Nailer



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Please call 540-381-0180 if you need to schedule a time for research. There is a .10 cost per page if we print the codes out for you.

We are delighted to be able to assist you in staying informed of changing codes in our area.