

Community

Spring 2005

A Publication of the
Home Builders Association
of Greater St. Louis



builders

HBA Mission Statement:

To help create a region in which the association promotes and protects the viability of the building industry by serving its members, who strive to meet the housing needs of all Americans.

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Lydia's House – HBA's First HomeAid Project is Underway



Brian Coats with HBA builder member Roeser Construction Co. installs drywall in one of the bathrooms at a Lydia's House apartment.

Five HBA member companies are working hard on reconstruction efforts at Lydia's House, the HBA's first HomeAid St. Louis project. Lydia's House is an organization providing safe housing and support for victims of domestic violence. Renovation began in late February on two of four buildings that will be developed into 12 independent family apartments. HBA builder members **Cindy Roeser** (Roeser Construction Co.), **Todd Neu** (Neu Construction Services) and **John Shea** (Callier Thompson Shea Construction) are working together in four units of one building. And, HBA builder members **Dave Dunlap** (Consolidated Construction Group) and

Roger Kepner (Landmark Builders) are each renovating a three-bedroom unit in another building.

Rough upgrades of plumbing, electrical, HVAC and roofing were previously done to the buildings and the HBA, under the HomeAid program, is assisting with the finishing work to make the apartments ready for occupancy this spring. HomeAid St. Louis is the HBA's charitable construction program committed to contributing construction expertise and manpower for projects aimed at alleviating homelessness in our region.

The first half of the proposed four-building project has had tremendous support from many suppliers of materials and services. Participating HBA member companies are: **All Tech Security**, **Ambassador Floor Co.**, **Archway Kitchen and Bath**, **Authorized Builder Sales**, **C. Bennett Building Supply**, **Contemporary Carpet Contractors**, **Hallmark Building Supply**, **ICI Paints**, **Jaffe Lighting**, **John Bender, Inc.**, **Kastner Plumbing D/B/A Albern Co.**, **Mattingly Lumber and Millwork**, **Moen Faucets**, **RSI Kitchen & Bath**, **Shamrock Building Supply**, **The Sound Room**, **Superior Home Products**, **Tree Court Builders Supply**, **Whirlpool Corp.**, **Wholesale Building Materials** and **Wholesale Plumbing Supply Co.** n



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Local Officials Receive State & Local Government Affairs Recognition Awards at International Builders' Show

Two officials from the St. Louis region received awards from the National Association of Home Builders (NAHB) at the annual State & Local Government Affairs Recognition Awards ceremony at the International Builders' Show in Orlando, Fla. Deputy Chief Dave Phipps, fire marshal at Metro West Fire Protection District, received an award for Local Official of the Year for his work on smart building codes. State Senator Jon Dolan was awarded a State Official of the Year award for his sponsorship and passage of escrows legislation in last year's legislative session. n



*Pictured at the awards ceremony are HBA President **John Eilermann** (McBride & Son Homes), HBA Builder Member **Ted Dettmer** (Vantage Homes), Deputy Chief **Dave Phipps** (Metro West Fire Protection District), Chief **Vince Loyal** (Metro West Fire Protection District) and HBA Immediate Past President **Brett Hardesty** (Hardesty Properties).*

HUD Report Cites Burdensome Local Regulations as Barriers to Affordable Housing

According to the U.S. Housing and Urban Development Department (HUD), regulatory barriers imposed by state and local government can boost building costs by as much as 35%. These costs must be passed on to the home buyer.

HUD said that regulatory barriers play a significant role in driving expenses higher and pose a "crucial obstacle to achieving the national goal of increased homeownership." Regulatory barriers cited in the study include environmental regulations, the misuse of planning concepts intended to reduce urban sprawl, onerous building codes and impact fees imposed on developers intended to control local growth. HUD said that these fees are politically more palatable than property tax increases.

HUD's study, "Why Not in Our Community?" cites a "not in my backyard" attitude about affordable housing that leads local governments to restrict affordable housing through stringent building codes and environmental protection regulations that restrict the amount of buildable land. These barriers have a negative impact on all types of housing, whether it's single family or multifamily, manufactured or site-built.

Unfortunately, HUD cannot reduce these barriers at the federal level. Instead, the department is looking to local and state lawmakers to take action to break down the regulatory obstacles that impede affordable housing. n

The Home Builders Charitable Foundation (HBCF) Donates \$30,000 to Local Charities



The Home Builders Charitable Foundation (HBCF), the HBA's charitable arm, is a non-profit organization dedicated to providing assistance in housing to people or organizations with special shelter needs to further the building industry objective of bettering the community. n

HBCF Donates \$10,000 to New Life Evangelistic Center



Home Builders Charitable Foundation (HBCF) President **Harold Burkemper** of **First Construction of St. Charles** (second from right), HBA President **John Eilermann** of **McBride & Son Homes** (right) and **Tim Sweeney** representing the **Carpenter's District Council** (left), an HBCF key contributor, presented a \$10,000 donation to **Rev. Larry Rice**, director of **New Life Evangelistic Center (NLEC)**, on behalf of the Home Builders Charitable Foundation. The City of St. Louis has asked NLEC to install a unified centrally monitored fire/smoke alarm system throughout its building at 1411 Locust Street. The funds will help NLEC have a fire/smoke alarm system professionally installed to comply with the city's requirements.

Family Support Services Receives \$20,000 from HBCF



HBA President **John Eilermann** of **McBride & Son Homes** and Home Builders Charitable Foundation (HBCF) President **Harold Burkemper** of **First Construction of St. Charles** presented a \$20,000 donation to **Mark Rudolph**, executive director of **Family Support Services**. Also pictured are HBCF key contributors **Dick McBride** of **McBride & Son Associates** and **Ted Dettmer** of **Vantage Homes**. The funds will be used to help establish a support center in O'Fallon, Missouri for children with developmental disabilities. The center will provide respite and emergency housing services to these children and their families and will be open 24 hours a day, seven days a week.



Mandated Fire Sprinklers are Not the Answer for Residential Construction

Fire deaths are dropping drastically according to the National Fire Protection Association. Since 1979, the number of house fire deaths has declined by 55%. Relative to new housing, much data exists to show that new homes are not where fire deaths are a problem. A study found that the fatality rate for house fires in dwellings that were five years old or less was one-fifth the fatality rate for all house fires. Further, as new homes age, they will remain fire safe due to new technology and construction techniques, including hard-wired, battery backed-up smoke detectors.

Additionally, fire sprinkler systems will age. Fire sprinklers require consistent, reliable maintenance and inspections. If not properly maintained, the system can provide a false sense of security. Fire sprinklers in residential construction are usually pushed behind the scenes by special interests who benefit from the sale of products used in sprinkler systems.

Research has consistently shown that home buyers do not want sprinklers in their homes. According to a 2004 study released by the National Fire Protection Association (NFPA), the majority of those polled would not install a fire sprinkler system if they were to build a new home. Of those who would not install a sprinkler system 36% say it's too expensive; 20% worry that water damage would be worse than fire damage; and 18% worry that they would go off automatically.

Smoke detectors are the true answer for protecting the public, and we encourage all local governments to make sure its citizens are aware of the importance of smoke detectors and of replacing smoke detector batteries on a regular basis. n

Builder Highlights

Mayor Slay Focuses on Growth of City at Fundraiser Held in Gaslight Square



HBA Builder Members **Dennis Norman** (left) and **Mark Rubin** (Saaman Development) and St. Louis City Mayor **Francis Slay**

HBA builder members **Dennis Norman** and **Mark Rubin** of **Saaman Development** held a fundraiser for St. Louis City Mayor Francis Slay in one of their newly completed homes at Gaslight Square. Mayor Slay said that Gaslight Square was the type of development he fully supported to help the City of St. Louis grow. The HBA took the initiative to create a committee, chaired by HBA member **Rich Bruno** (Bruno Homes), that meets on a regular basis with all key City of St. Louis officials who govern the building and development process. These meetings, with agendas managed by the HBA, guide the discussions and are widely credited with making improvements in the city's policy and procedures to accommodate additional growth.

HBA Builder Member Wins PEAR Award



Ted Dettmer

HBA builder member **Ted Dettmer** (Vantage Homes) recently received the Professional Excellence Achievement Recognition (PEAR) award from the St. Charles Community College Foundation. PEAR recipients are recognized for their personal and professional contributions to the quality of life for St. Charles County and its residents.

HBA Builder Member Receives Circle of Champions Tri-County Entrepreneur Award



Tom Hughes

HBA builder member **Tom Hughes** (T.R. Hughes Inc.) has received the Circle of Champions Tri-County Entrepreneur Award. The awards, sponsored by *St. Charles Business Magazine*, the Economic Development Center of St. Charles and HBA associate member **Brown Smith Wallace**, recognize outstanding local entrepreneurs in Lincoln, Warren and St. Charles counties. Hughes was the only winner in the real estate and construction category.

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