



FORUM

Volume 22. Issue 11

The Monthly Newsletter of the BNBA

November 2015

A Message from our BNBA President, Chuck Rizzo

The first BNBA Builders Summit was held last Thursday, September 19 at the Protocol Restaurant. We had excellent speakers who were very informative and shared many great reasons to join the BNBA, NYSBA and NAHB.

Our NYSBA President, Bill Tuyn spoke of the many recent advocacy successes as well as upcoming challenges for NYSBA, NAHB and BNBA. Lew Dubuque, NYSBA Executive VP, spoke of initiatives, advocacy successes and challenges for NYSBA. Our NAHB Regional Representative, Anna Satterfield spoke to the advantages of membership and the many resources available to us at NAHB.

Membership and advocacy are the cornerstones of all three organizations. We will build membership in the coming year by getting our message out, not just

to builders and associates but to all businesses that can benefit from being a BNBA member.

Some of our goals are to add Urban Developers and Builders to our association, properly fund our Build Pac and raise our local profile. Urban developers share common issues associated with the cost of building and development. Having a strong and active PAC will increase our influence.

Thanks to those that attended, you all made our Summit a great event. Please carry the message to others and help us build BNBA membership.

Special thanks to our sponsors, RMPG and Chicago Title, we appreciate their support.



Don't forget to make your reservations...

December 10 --- 4:00 p.m. General Membership Meeting

LA Hazard/Irr Supply - 5605 Harris Hill Road, Clarence, NY
More details inside....see page 9

December 12 - 2016 Inauguration and Awards Dinner Orchard Park Country Club

4777 South Buffalo Street, Orchard Park, NY
See details inside...see page 8

Happy Thanksgiving

From All of Us at the BNBA





FORUM

The Monthly Newsletter of the BNBA

Published by:

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Mission Statement

The Buffalo Niagara Builders Association, a non-profit organization, is the recognized voice of the building, development and associated industries.

The Association advocates choice in housing, economic growth and quality of life in our community.

With Deepest Sympathy



Mary Ellen Sinclair

The BNBA membership would like to extend our deepest sympathies to the Sinclair family and friends on the loss of Mary Ellen Sinclair, a longtime staff member of the BNBA and a cherished friend of many. Our thoughts and prayers are with you through this difficult time.

SINCLAIR - Mary Ellen (nee Seifert) October 25, 1915, beloved wife of the late Raymond E. Sinclair; loving mother of Peter J. (Heather), Kathy (Patrick) Lannen, Timothy G. (Gwen), Anne (Guy) Evans, Thomas M. (Judy) and John R. (Linda) Sinclair; survived by 14 grandchildren and four great-grandchildren; sister of Elizabeth T. Metzen and William and the late George Seifert, DDS.

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Buffalo Niagara Builders Association 2015 December Calendar

| | | | |
|---------------------------------|--|-----------|-------------|
| DECEMBER Tuesday, December 1 | Executive Finance Committee | 4:00 p.m. | BNBA Office |
| Tuesday, December 10 | Associate Membership Committee | 3:00 p.m. | LA Hazard** |
| Tuesday, December 10 | BNBA Board Meeting General Membership Meeting | 4:00 p.m. | LA Hazard** |

Please note: The above meeting dates, times and location are subject to change.

We will make every attempt to advise of any changes.

** LA Hazard/Irr Supply – 5606 Harris Hill Road, Clarence, NY 14031

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The Three-Legged Stool and You

2015 has been a very busy year for the home building industry. All signs point to an improving housing economy, and anecdotally, everyone I talk to tells me things are very hectic right now (in a good way).

Recently, we learned that a federal appeals court in Ohio ordered a nationwide hold on the "Waters of the United States" rule. This action prevented the Environmental Protection Agency's final regulations that dramatically expand the definition of "waters of the United States" under the Clean Water Act.

NAHB brought action against the EPA arguing the rule leaves the identification of jurisdictional waters so vague and uncertain that builders cannot determine whether and when the most basic activities undertaken on their land will subject them to the Clean Water Act's permitting requirements. With its broad definitions and expanded reach, EPA's final rule is so extreme that it will actually regulate certain roadside ditches, isolated ponds and channels that may only flow after a heavy rainfall. This rule will needlessly raise housing costs and add more regulatory burdens to

industries already struggling in a recovering economic environment.

I know that this stay comes as a relief to many of our New York members.

Things have been very busy at NYSBA as well. After a legislative session, where we worked to get bills passed to offer tax credits for building to the National Green Building and Visitability standards, we were finally able to address the fire sprinkler mandate this summer.

As most of you know, after a long and drawn out four year process, the New York State Code Council voted down a proposed mandate to install fire sprinklers in all new one- and two-family homes and townhouses in New York State at their August 19th Code Council meeting in Albany.

This puts New York State in line with 47 other states in the U.S. who have decided against instituting a mandate that would added \$10,000 to \$20,000 to the cost of new home. This mandate would have created an insurmountable roadblock, preventing everyone in this state from participating in the American Dream.

We, of course, will continue to encourage all home buyers to install fire sprinklers in their new homes. That is why we worked so hard last year to get a law in place that requires home builders to present prospective home buyers with information on the benefits and costs of installing fire sprinklers in their new homes. This law makes us the biggest promoters of fire sprinklers in New York State. Something we are very proud of.

On top of this, NYSBA worked with our members to address a drastic rate hike that National Grid was attempting to implement. Capital Region members notified us on June 16th of a meeting they had with National Grid representatives where they were informed that the utility company was going to increase URDI rates by 75% beginning on July 1st. Needless to say, members were outraged.

NYSBA has been working with our locals this spring to address concerns across the state that were developing between builders and the various utility companies. When this rate increase was brought up, we decided to focus immediately on it. Last month National Grid announced that they would stagger the increase over a three year period. From what I've heard back from our members, this is good news.

We are now working with our members to improve communications between the utility companies and builders/developers to help resolve issues before they become major problems.

These events emphasize the importance of the three tiers of our Association. NAHB has been fighting vigilantly in Washington on our behalf, but it needs our members to reach out to their Congress members to be able to do their job effectively.

Similarly, NYSBA would not have had the success that we have had on fire sprinklers or utility rates if it were not for the efforts of our membership.

Thank you for all of the work you are doing, and it was great to see many of you at the fantastic BNBA luncheon last week!



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Membership Renewals

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Saturday, December 12, 2015

The Orchard Park Country Club

4777 South Buffalo Street, Orchard Park, NY 14127

Cocktails - 6:30 pm Dinner - 7:15 pm Program - 8:00 pm

Music & Dancing After the Program

\$175 per couple

Reservations due by Monday, December 7, 2015

Please send payment to:

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Open BNBA Board Meeting & General Membership Meeting

Thursday, December 10, 2015

4:00 p.m.

at

LA Hazard: A Division of Irr Supply

5605 Harris Hill Road, Clarence, NY



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**Make your reservation by calling the BNBA at 716.601.7257 –
or send an e-mail to barbara@bnba.org. Please RSVP by
Friday, December 4, 2015.**

Buffalo Niagara Builders Association, Inc.
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Office 716.601.7257 ~ Fax 716.601.7259

www.bnba.org



SUMMARY BUILDING PERMITS

New Residential Single-Family Construction

| | September 2014 YTD | September 2015 YTD |
|--------------------|--------------------|--------------------|
| Amherst | 64 | 82 |
| Buffalo | 61 | 33 |
| Cheektowaga | 8 | 10 |
| Clarence | 84 | 80 |
| Grand Island | 27 | 34 |
| Hamburg | 86 | 67 |
| Lancaster | 115 | 106 |
| Orchard Park | 46 | 49 |
| West Seneca | 35 | 29 |
| TOTAL UNITS | 526 | 490 |

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