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Article & Resolution reprinted from nahb.org

The National Association of Home Builders will pursue all options to compel the Occupational Safety and Health Administration to:

1. Ensure that occupational safety and health regulations are based on, and take into account, the distinct differences between residential construction and heavy commercial construction;
2. Use a risk based approach to evaluate sound science, information, engineering principles, data and analysis to ensure there is a compelling rationale for each regulation; demonstrate that each regulation will improve the safety and health protection of workers; and adopt and promulgate regulations that are technologically attainable, flexible, practical, feasible and cost-effective, and minimize paperwork;
3. Clarify responsibilities on multi-employer worksites so that an employer may not be cited for a violation by OSHA if the employer:
 - o Has not created the condition that caused the violation;
 - o Has no employees exposed to the violation; or
 - o Has not assumed responsibility for ensuring compliance by other employers on the work site;
4. Review its existing occupational



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OHBA on NAHB
Convention

Webinar Intro to OSHA for
Small Builders

Member News

OSHA's NAHB
Resolution #3 & More!



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Above list has been updated via the most current NAHB Spike Club Roster Report
 *Current Life Spike status

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safety and health regulations and guidance to reduce unnecessary burdens, promote economic growth and job creation, and minimize the impacts of government actions on small businesses;

5. Reestablish its focus and efforts on compliance assistance and revise its inspection, enforcement, and penalty policies and practices to ensure they are applied fairly and consistently by:

- o Making fine notification less intimidating and more practical by adopting a system that allows warnings in lieu of citations;

- o Providing penalty relief for small businesses that make good faith efforts to comply;

- o Employing and allowing only those compliance officers who have direct experience in residential construction and are familiar with the industry to perform residential site inspections; and

- o Reducing the amount of time that OSHA has to issue citations for violations at residential construction sites from six months to a more reasonable amount of time, with a goal of not more than 15 days from the date of the site inspection.

6. Inform and educate all employers affected by OSHA standards or regulations of their responsibilities and help them operate safe job sites, improve compliance and reduce occupational injuries and illnesses; all training shall emphasize employee’s responsibilities and duties to abide by all standards set by OSHA; in addition to individual company policies.

Resolution originally adopted:
05/2011 Resolution Number 3



Committee with primary jurisdiction: Construction Safety and Health Committee

See Resolution in its entirety on pages 10-12 of this newsletter.

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From the Executive Director

Members and Friends:

As we begin this new year, we have to prepare ourselves for those issues that are affecting our industry on a daily basis. One of the issues we must all protect ourselves from is OSHA.

OSHA is actively monitoring new construction residential projects of all types in Medina County. Make sure your company has a written safety program which will be the first thing asked of you if you are confronted by an OSHA inspector. As we have informed you in the past, every person working at a residential construction job site must have at least a 2-hour OSHA training certificate. Getting your employees and all your subs to a 10-hour certificate is highly recommended and will probably be mandatory in the near future.

The big issue with OSHA, and the number one injury-related incident they will be looking at, is fall protection. Any person working 6' or more off the ground must wear personal protection equipment.

You can get more information from the NAHB web site regarding how to protect your workers and your company from OSHA violations. We will also be conducting another safety meeting soon. The date and time will be shared via email with you. See article on cover too.

Respectfully:

Dave LeHotan
Volunteer Executive Director



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John Sumodi, President

Jeremy Krahe

Michael Hudak

Greg Thomas

Douglas Krause

Doug Leohr

Katie Williams

Jeff Barnes

Jim Owen

David LeHotan

Trustees

Jeremy Krahe

John Sumodi

Greg Thomas

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LOTS AND ACREAGE

BATH TOWNSHIP – Revere Schools

Four Seasons S/L 17 Shade Rd: FREE GAS, 3.8 acres, well/septic. Wooded, horses permitted. **\$136,000. Gary Stouffer 330-835-4900.**

AKRON / ELLET

V/L Canton Rd: 2.5 acres wooded/cleared. Zoned residential/office limited use. Public water/sewer. **\$74,900. Ryan Shaffer 330-329-6904. Gary Stouffer 330-835-4900.**

CUYAHOGA FALLS/

NORTHAMPTON – Woodridge Schools

S/L 11 619 Chart Rd: 3/4 acre. Sloped, wooded, public water/sewer. **\$57,000. Gary Stouffer 330-835-4900.**

FAIRLAWN – Copley/Fairlawn Schools

V/L 93 & 94 Ghent Rd: 9.8 acres. Open, rolling, lake, public water, sewer. **\$1,300,000. Gary Stouffer 330-835-4900.**

GRANGER – Highland Schools

Western Reserve Homestead: Restrictions – 2200 sq.ft. min. Ranch / 2500 sq.ft. 2-story.

S/L 7 Windfall Rd. 2 acres, flat lot. Well/septic. South of Granger Rd. Minutes from 71/271. **\$69,000.**

S/L 9 Granger Rd. 2.85 acres, flat lot. Highland LSD. Well/septic. South of Granger Rd. Minutes from 71/271. **\$49,900. Gary Stouffer 330-835-4900.**

Millers Meadow: 1 lot remaining with scenic view. 5 acres with bank barn. Bring your builder. Public water with tap-in paid. Minutes from 71/271/77. **\$145,000. Gary Stouffer 330-835-4900.**

S/L 5 741 Huntley Dr. Plantation Drive. 2.28 acres, clear/wooded, on cul-de-sac. Well/septic. **\$137,500. Gary Stouffer 330-835-4900.**

GREEN

986 V/L E Turkeyfoot Lake Rd.: COMMERCIAL lot on Rt 619 177x243, Prime location. **\$124,900. Gary Stouffer 330-835-4900.**

HINCKLEY – Highland Schools

River Rd: Ravine, Creek, Waterfall. Over 7 acre wooded lot. Pick a spot on your own private park to build. Borders Hinckley Hills Golf Course to East. Between 403 and 417 River Rd. **\$174,900. Ryan Shaffer 330-329-6904 and Gary Stouffer 330-835-4900.**

KENT

Lincoln Commons: 2 lots remain. Cul-de-sac in unique urban renewal community surrounded by amenities & walking distance to University/Downtown Kent. Public water/sewer. No HOA. Bring your own builder. 1200 sq.ft. for ranch, 1600 sq.ft. for 2-story. **\$37,500 each. Gary Stouffer 330-835-4900 and Ryan Shaffer 330-329-6904.**

LAKE MILTON

V/L Ellsworth Rd: 5 acres. Level, wooded, septic, well. **\$49,500. Ryan Shaffer 330-329-6904.**

MASSILLON – Massillon School District

S/L 1 Orchard Hill Circle NE: 89x45 level. Public water/sewer. **\$29,000. Gary Stouffer 330-835-4900.**

S/L 2 Orchard Hill Circle NE: 120x150 level. Public water/sewer. **\$36,000. Gary Stouffer 330-835-4900.**

S/L 3 Orchard Hill Circle NE: 120x177 level. Public water/sewer. **\$39,000. Gary Stouffer 330-835-4900.**

MONTVILLE

Maplewood Farm Development offers 7 beautiful lots, 2+ acres each, Medina Schools and septic approved starting at **\$39,000. Tom Boggs 330-322-7500 or Gary Stouffer 330-835-4900.**

PALMYRA TWP

V/L Jones Rd: 5 acres. Level, wooded, septic, well. **\$39,900. Ryan Shaffer 330-329-6904.**

RICHFIELD – Revere Schools

5301 Everett Rd.: 12+ acres, treed lot with pond. Well, septic. **\$239,900. Gary Stouffer 330-835-4900.**

3601 W Streetsboro Rd: Just over 10 acres backing up to Summit County Metroparks. One of a kind property creates the backdrop for any estate. Features 8-stall, 150'x50' horse barn w/arena, breathtaking ravine views, calming creekside paths and over 4+

acres of pasture to provide your personal escape. **\$469,900. Gary Stouffer 330-835-4900 and Ryan Shaffer 330-329-6904.**

2802 Southern Rd.: Rare 42+ acre private parcel in Richfield Twp. Includes nearly 2000 sq.ft. home, income producing gas wells. 10 acre parcel pasture & 9 stall horse barn. Perfect property to build estate of your dreams. Septic/well. **JUST REDUCED \$725,000. Gary Stouffer 330-835-4900.**

V/L Broadview Rd: 2 lots, 2 acres each. Open, flat, public water/sewer. **\$110,000 each. Gary Stouffer 330-835-4900.**

Glencairn Forest: Lots ranging from **\$75,000 to \$255,000.** Breathtaking views. Scenic waterfalls, babbling brooks, lakes, stunning homes. Water/sewer, tennis courts, playground. Easy access to 77 & 271. **Laura Horning Duryea 330-606-7131 or Gary Stouffer 330-835-4900.**

SHARON TWP – Highland Schools

Blue Ridge Estates Lots 15, 38 & 52. Great opportunity to build in privacy & seclusion, 2+ acre lots in Highland SD, septic/well, cleared & ready to build. **Lots 38 & 52 \$76,000 each, Corner lot 15 \$71,500. Gary Stouffer 330-835-4900.**

S/L 14 467 Arbor Falls: 2.5 partially wooded acres on pond in The Estates of Sharon. Public water/sewer. **\$189,000. Gary Stouffer 330-835-4900.**

Sharon Hts Development: 2+ acre private lots featuring lake, wooded lots, & rolling hills to create your own dramatic backdrop. Many w/walkout potential. Minutes from 71/76. Bring your own builder. Well/septic. Starting at **\$62,650. Gary Stouffer 330-835-4900.**

UNIONTOWN – Green Schools

Green Ridge Estates: 122x165 corner lot. Public water/sewer. **\$39,500. Gary Stouffer 330-835-4900.**

YORK TOWNSHIP – Buckeye Schools

V/L Smith Rd: Open corner lot w/1142' frontage surrounded by mature trees. Rolling topography. Possibility to subdivide. 26.29 acres. Septic/well. **\$220,000. Gary Stouffer 330-835-4900.**

Tom Boggs – tomboggs1@gmail.com

Email Our Agents:

Laura Horning Duryea –
LauraDuryea@stoufferrealty.com

Ryan Shaffer –
ryan@ryantshaffer.com

Gary Stouffer –
gstouffer@stoufferrealty.com

www.StoufferRealty.com





CALL BEFORE YOU DIG ENFORCEMENT IN EFFECT

The new enforcement provisions of existing Call Before You Dig laws became effective January 1, 2016. While the PUCO rules implementing the new law are expected to be finalized later this year, the statutory provisions are in effect. Be sure to call OUPS when required to do so, and the PUCO will be sending out invoices in 2017 for registration based on those calls to OUPS in 2016.

■ When and who is required to call OUPS?

1) The person or persons responsible for making the actual excavation MUST contact the Ohio Utilities Protection Service, 8-1-1 or 1-800-362-2764, at least 48 hours but no more than 10 working days (excluding weekends and legal holidays) before beginning ANY digging project.

• Each separate entity planning to excavate is required to call OUPS. **Note:** if a subcontractor has been hired to do any digging, the entity/person responsible for the actual excavation is required to call.

• **Excavation** is defined as, “the use of hand tools, powered equipment, or explosives to move earth, rock, or other materials in order to penetrate or bore or drill into the earth, or to demolish any structure whether or not it is intended that the demolition will disturb the earth. “Excavation”

includes such agricultural operations as the installation of drain tile, but excludes agricultural operations such as tilling that do not penetrate the earth to a depth of more than twelve inches.” (ORC 3781.25 (I))

• **Note: Everyone must call. An excavator is still required to call even if there are already marks present from a separate entity doing excavation on the same site, or in the same trench, if they are doing any work that would constitute excavation from definition above.**

2) **Developers:** 3781.27 (A) In order to ascertain the name of each utility with underground utility facilities located at the proposed excavation site and the types and tolerance zones of those facilities based on current records of the utility, any developer who is planning a project that will require excavation or the designer employed by the developer for the project shall notify a protection service of the location of the proposed excavation site.

RCAC Will Hear From Stakeholders at January 27th Meeting

While the Committee started its initial review of the 2012 and 2015 IECC at its December meeting, it has indicated the more comprehensive discussion involving stakeholders will take place at its **January 27th 9am** meeting. It appears the committee will be evaluating the OHBA Path currently in the code, along with other changes from the 2012/2015 IECC. It will be at the January meeting where OHBA expects proponents of the energy codes to be in attendance, and are asking anyone willing to attend to help provide the builders’ perspective come to the January meeting of the RCAC. It is clear those in favor of updating the code will be ready to challenge the committee on the OHBA Path and pushing for updates to the current energy standards. RCAC meeting location: Training Room, 6606 Tussing Rd, Reynoldsburg, OH 43068. Please contact OHBA with any questions. ■



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EXECUTIVE VICE PRESIDENT'S COLUMN

By Vincent J. Squillace, CAE
Executive Vice President

NAHB Convention - A Showcase For The Industry

The annual convention of our industry just concluded last week. Once again, it was a showcase of a proud industry association demonstrating its sincere interest in serving all who make a living in this industry. There was something of interest for all. One had to be there to experience the excitement and vibrancy the association provides.

Hundreds from Ohio attended. This was most encouraging to find so many of our members getting a firsthand experience of the event. The topics covered in education and information sessions was as broad as the industry is wide. The legislative and regulatory updates increased the awareness of current and future regulatory hurdles you may face when planning your next project. All who attended will be the best prepared for these challenges.

Naturally, there was fun, big time entertainment and a showcase of the latest products and home furnishings available. As I said, just about something for everyone. A much stated goal for the association this year is to regain much of the membership lost the past few years. A necessary goal for sure. The industry and its efforts will be enhanced as we grow to our full potential. Hopefully, you all will be recognized spikes at next year's event by sponsoring new members. As a new member sponsor you will be ready to attend and enjoy next year's show and strengthen your industry association as well. ■

Thank you **Ken Cleveland** For Continuing to **Make a** **Difference on Behalf of the** **Medina County HBA!**

Ken Cleveland recently made another very generous donation to the Medina County Home Builders Association.

Ken is a charter member of our association and one of the founding fathers which helped create the Medina County HBA back in 1973 - 42 years ago. Ken Cleveland is our top spike member and has shown unending support for our association and all it stands for. Without his support over the years, the organization may not have survived - for which we are grateful!

We congratulate Ken Cleveland for his continued support of our Association and sincerely thank him for his generous donations. This helps to continue the momentum of growth of our organization and helps us make a difference in our community.

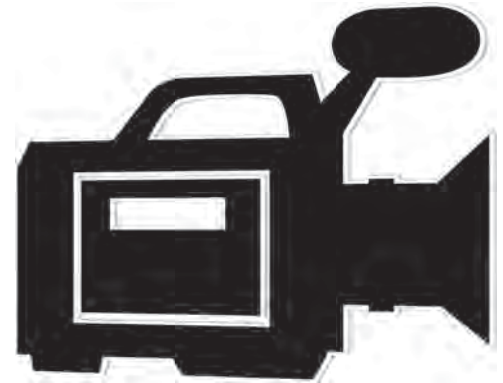
2016 Dates To Remember

May 2-22, 2016

Spring Parade of Homes
– Builders – be ready and participate - your best bet to sell homes in 2016

June 9 or June 16, 2016

Annual MCHBA Golf Outing
– Firm date and details to follow via email



Something You Should
Watch ... Here is a 2014
Webinar Replay:

*Intro to OSHA for
Small Builders*

Click on the link below as this webinar covers an introduction to the Occupational Safety and Health Administration for small home builders and is designed for small contractors who have the responsibility for developing a safety program and need to move their company towards compliance.

<http://www.nahb.org/en/learn/webinars/2014/intro-to-osh-for-small-builders-webinar-replay.aspx>

Member News

New Associate Member

Habitat for Humanity of Medina County

342 East Smith Road
Medina, Ohio 44256
Contact: Mark Miller
Phone: 330-554-3029
Email:
jan@medinacountyhabitat.org
Website:
www.medinacountyhabitat.org
Sponsor: John Sumodi

Renewed Associates

Al Diligente Construction Company
– Richfield
CareWorks Consultants, Inc. –
Dublin
First Federal of Lakewood –
Lakewood
L & S Erectors, Inc. – Litchfield
Lodi Lumber – Lodi

Dropped Members

First Federal Lending – Chagrin
Falls

*Know someone interested in joining the
Medina County HBA?*

*Call Sharon Brock with their
information and she can send a member
packet (330.725.2371) or visit our
website and download the membership
application.*

Thank you for being a member!

Renewed Builders

Gatliff Custom Builders –
Wadsworth
Modern Home Concepts, LLC –
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NAHB Resolution

Title: Occupational Safety and Health Program Reform
Sponsor: Construction Safety and Health Committee
Submitted by: Dean Mon

WHEREAS, the National Association of Home Builders recognizes that its members have both a moral and legal obligation to provide a safe and healthful workplace for their employees;

WHEREAS, every worker also has a responsibility to act safely on the job site and to follow all safety rules and regulations;

WHEREAS, residential construction practices are distinctly different from heavy commercial construction in terms of project timing and management, construction methods, materials and equipment used, as well as safety hazards on the job site;

WHEREAS, many of the Occupational Safety and Health Administration's (OSHA) safety standards and regulations have been on the books for decades and may no longer reflect residential construction practices;

WHEREAS, federal and state regulators continue to impose costly and infeasible safety and health standards, rules, orders and regulations on the residential construction industry that are not supported by good data, fail to recognize the way the industry operates, continue to increase the amount of government-mandated paperwork, and do little to enhance worker safety;

Whereas, OSHA has moved away from its model of partnership and compliance assistance to help employers identify and control workplace hazards to relying on traditional enforcement and levying monetary penalties to force compliance;

WHEREAS, OSHA's inspection, enforcement, and citation policies are problematic, as they discourage the agency from giving warnings before citations are issued, allow OSHA to issue citations up to 6 months following a site inspection, provide limited time for recipients to respond to violation notices and intimidate builders and subcontractors, confusing them about their rights and responsibilities;

WHEREAS, OSHA's Multi-Employer Citation Policy outlines agency procedures for compliance officers to issue citations on work sites where there is more than one employer and under this policy, OSHA can cite the "controlling employer," typically the general contractor, regardless of whose employees created or were exposed to a safety violation.

NOW, THEREFORE, BE IT RESOLVED that the National Association of Home Builders pursue all options to compel the Occupational Safety and Health Administration to:

1. Ensure that occupational safety and health regulations are based on, and take into account, the distinct differences between residential construction and heavy commercial construction;
2. Use a risk based approach to evaluate sound science, information, engineering principles, data and analysis to ensure there is a compelling rationale for each regulation; demonstrate that each regulation will improve the safety and health protection of workers; and adopt and promulgate regulations that are technologically attainable, flexible, practical, feasible and cost-effective, and minimize paperwork;
3. Clarify responsibilities on multi-employer worksites so that an employer may not be cited for a violation by OSHA if the employer:
 - a. Has not created the condition that caused the violation;
 - b. Has no employees exposed to the violation; or
 - c. Has not assumed responsibility for ensuring compliance by other employers on the work site;
4. Review its existing occupational safety and health regulations and guidance to reduce unnecessary burdens, promote economic growth and job creation, and minimize the impacts of government actions on small businesses;
5. Reestablish its focus and efforts on compliance assistance and revise its inspection, enforcement, and penalty policies and practices to ensure they are applied fairly and consistently by:
 - a. Making fine notification less intimidating and more practical by adopting a system that allows warnings in lieu of citations;
 - b. Providing penalty relief for small businesses that make good faith efforts to comply;

- c. Employing and allowing only those compliance officers who have direct experience in residential construction and are familiar with the industry to perform residential site inspections; and
 - d. Reducing the amount of time that OSHA has to issue citations for violations at residential construction sites from six months to a more reasonable amount of time, with a goal of not more than 15 days from the date of the site inspection.
6. Inform and educate all employers affected by OSHA standards or regulations of their responsibilities and help them operate safe job sites, improve compliance and reduce occupational injuries and illnesses; all training shall emphasize employee's responsibilities and duties to abide by all standards set by OSHA; in addition to individual company policies.

Board of Directors Action:

Executive Board Action:

Resolutions Committee Action:

Construction Safety & Health Committee Action:

APPROVED

Recommends Approval

Recommends Approval

Recommends Approval



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