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## MEMBER SPOTLIGHT *Wolff Bros. Supply, Inc.*

*Editor's Note: Recently, I had the pleasure of meeting Jordan, Corey and Chris Wolff who collectively make up the third generation of Wolff family members actively running the business and continuing the legacy started in the 1940s. In my years of experience in business, I've seen a slew of companies run by even just the second generation that did not succeed. It's refreshing to see a third generation that 'gets it' and is both running a successful company today, with an eye to the future to stay on the cutting edge of their industry now and down the road. These three individuals are well groomed in this business, articulate and extremely knowledgeable about their products, services, customers, and their specific roles at Wolff Bros. Supply. Being privately held, when shifts occur in the industry, it is much easier for a privately held company like Wolff Bros. to adapt and alter direction and/or product offerings depending on what is going on in the industry and what their customers need and demand and that is exactly their approach. S. Bloch, Editor.*



Wolff Bros. started in the 1940s with a family farm, yet looked to support their families through means other than farming. That decision turned into a small business providing plumbing, heating and electrical trades with products, as well as providing those local services too. Fast forward to today,

*(Cover Story – Continued on page 2)*

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**Financial Forecast Jan. 17 -  
Register NOW (by 1/10/24)**

**Legislative News**

**Sedgwick: Cold Weather Driving  
& Client Education Program  
for Workers Compensation**

**Topgolf February 15, 2024**

**Thank You Parade Sponsors**

**4 Steps to Keep Workers Safe in  
Cold Weather**

**Spike Club Honorees**

**OHBA Articles + More!**





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Wolff Bros. Supply is headquartered in Medina, Ohio with 13 branch locations, from Toledo to Mentor to Columbus, to serve local, regional and statewide contractors and businesses, commercial contractors, and even out-of-state customers.

In addition to the extensive array of high quality and diverse products available, this amazing company provides support to builders, designers and homeowners through their four Wolff Design Centers located in Toledo, Sandusky, Medina and Akron. These Design Centers focus on providing personalized professional guidance on residential kitchen, bath and lighting projects, not to mention saving both the contractor and the customer a lot of time not having to run around to different show rooms with an armful of samples, and



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

(Member Spotlight on Wolff Bros. Supply, Inc. -  
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## From the MCHBA Office ...

Members and Friends:

Hello all. First, I want to wish everyone a Happy New Year. This issue of Building Blocks will be our last issue. This publication has been part of the association since 1991 and started out as a mailed booklet to our members monthly. At our Board Retreat in October, board members agreed that with our busy schedules, most of us do not have the time to read a multi-page publication. So, in consideration of your time, we will send out Builder Bytes weekly to bi-weekly with just the details. We'll put links in for those items that require more explanation and/or details, but this way, your time is more streamlined with what we are doing and what is available.

Please also put Wednesday, January 17, 2024 on your calendar and plan to attend our Financial Forecast - this is going to be a tough year so we want our members to be prepared!

*Susan Bloch*

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## 2024 Save The Dates

**January 17, 2024**

**2024 Financial Forecast**  
See page 8 for more details  
on this event

**February 15, 2024**

**2024 Member Topgolf  
Event** See page 11

**February 27-29, 2024**

**2024 Int'l Builders Show  
(IBS)** Las Vegas page 6

**May 4-19, 2024**

**Spring Parade of Homes**  
More info this spring

**August 29, 2024**

**Annual Golf Outing**  
Bunker Hill ... more to come

**September 5, 2024**

**Hill 'N Dale Shooting**



# From the Executive Director

Members and Friends:

First and foremost, be sure to plan to attend our Financial Forecast on Wednesday, January 17th. It's going to be somewhat of a challenging year and being ready and knowing what to expect helps all of us survive and even thrive in these fluctuating economic times. Also with it being an election year, it will be potentially volatile. We have brought in two experts on the construction industry from a financial aspect so I encourage you to attend. Just email the HBA your names and you will be billed.

I encourage all our members, if you haven't attended the International Builders Show, you should. You will learn a lot about the industry, discover tools that can save you time and money, and connect with other industry professionals. The show is in Las Vegas from February 27 through the 29th and more can be found at [www.buildersshow.com](http://www.buildersshow.com).

We plan to get our warranty updated and will keep you posted on the progress of this. We are putting a committee together to handle this. We also plan to get more involved with the local building officials as far as code review and land development is concerned and schedule more training with the local building departments, hold educational events at members' locations and more. We welcome your input so let us know how we can help!

Respectfully:

Dave LeHotan  
Volunteer Executive Director



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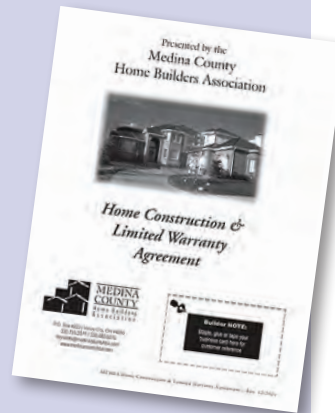


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# Member News

## New Financial Member

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Russell Real Estate – Medina  
(Dec)

Alpha Insulation & Gutters, LLC –  
Wadsworth (Nov)

Sundance, LTD – Copley (Nov.)

## Renewed Builders

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Welcome Dollar Bank &  
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for renewing. We value  
your membership and  
appreciate your support.

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## OHBA FALL BOARD MEETING RECAP

OHBA had its Fall Board of Trustees meeting last week. A few of the pending items discussed at the Government Affairs meeting are highlighted below.

In addition to an informative Government Affairs agenda, and the Board of Trustees Meeting, the Fall meeting honored the outgoing and incoming OHBA officers, as well.

### ORC 5709.56 Property Tax Exemption Residential Development Property

- New provisions included in HB 33 Budget are in effect including ORC 5709.56 exempting from property tax the value of the unimproved land subdivided for residential development in excess of the most recent sale price.
- Exemption authorized for up to 8 years from the date of platting/recording, or until construction begins or the land is sold.
- OHBA is working to clarify the implementation process of this 'exemption' after Ohio Dept. of Tax indicated the existing law (ORC 5715.27) requires an extensive school board notice/hearing process as part of the application for approval.

**NAHB IBS** | FEB 27 - 29, 2024  
LAS VEGAS, NV

This is one event you should try and make if you can. Members - if you attend, please be willing to share what you learned at the show with our members. There will be a wealth of new products and services and all kinds of educational programs - it's worth the trip!

Ohio room blocks are: Encore Hotel (\$289 plus tax - NAHB Headquarters hotel) and the Paris (\$209 plus tax per night).

You might consider purchasing tickets (\$65 each) for the House Party. It is a great party and it sells out fast. This year's house party will be held at the Drais rooftop nightclub at the Cromwell Hotel and Casino. **Still save until Friday, January 5th so Register Now!**

Questions?? You can contact Fred Tobin, IBS Ambassador via email at [ftobin41@aol.com](mailto:ftobin41@aol.com)

## Legislative Amendment to Home Construction Service Suppliers Act (HCSSA)

- After appeals court rulings in the Fifth and Eleventh Districts finding remodeling projects are not covered under the HCSSA (ORC 4722) regardless of dollar amount, OHBA is working to change the statute to clarify intent for HCSSA coverage of remodeling over \$25,000.

- Ohio Supreme Court has yet to take a case to address the recent findings. As a result, in the Fifth and Eleventh Districts (Ashtabula, Geauga, Lake, Portage and Trumbull, Ashland, Coshocton, Delaware, Fairfield, Guernsey, Holmes, Knox, Licking, Morgan, Morrow, Muskingum, Perry, Richland, Stark and Tuscarawas) all remodeling projects are subject to the CSPA.

### HB 187 Property Tax (*Hall, T. Bird, A.*)

- Approve the use of the 3-year average for property valuations. This is the supposed 'fix' for the next 3 years while the property tax study committee comes up with recommendations for changes beyond 3 years.
- Discussions are fluid with something likely to pass as a patch until the Property Tax Study Committee convenes and recommends a more permanent solution.

### Lead Renovation, Repair and Painting Rule Proposal

- The bill authorizes the ODH Director to enter into agreements with the U.S. Environmental Protection Agency (USEPA) for the administration and enforcement of the federal Renovation, Repair, and Painting (RRP) Rule. Under the RRP Rule, firms performing renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities, and pre-schools built before 1978 must be certified by USEPA (or a USEPA-

*(Legislative News –  
Continued on page 9)*



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**Wednesday, January 17, 2024**

# 2024 Financial Forecast

**SURVIVAL GUIDE**

## KEEP IN MIND

**A GOAL  
WITHOUT  
A PLAN  
IS JUST  
A WISH**



Most of you are aware – 2024 is going to be a tough year. Our financial experts will not only provide attendees a financial picture of what to expect in 2024, but also bring their tool box of strategies and creative ideas to help our members and their businesses reduce the risks during what is now considered to be a recession. **This is truly a NOT-TO-BE-MISSED member event.** RSVP Today!

**Speakers:** Bob Giacomo, Senior Vice President  
Westfield Bank  
Joseph Varcelli, Jr., Finance  
Third Federal Savings & Loan

**Time:** 12 Noon to 1:30pm

**Cost:** \$30 per member (includes lunch)  
\$40 per non-member (includes lunch)  
**Builders - No Charge but must register**

**Location:** Amy's Arbors Rustic Event Center  
6735 Center Rd., Valley City

**Register:** **Deadline for Registration Jan. 10th**  
susanb@medinacountyhba.com  
No shows will be billed



authorized state), use certified renovators who are trained by USEPA-approved training providers, and follow lead-safe work practices.

### **Results of Sackett Ruling, WOTUS Rule and OEPA Rulemaking**

- The Environmental Protection Agency and U.S. Army Corps of Engineers issued a revised, final waters of the United States (WOTUS) rule under the federal Clean Water Act in the aftermath of the Supreme Court Sackett ruling. The recent SCOTUS ruling specifically mentioned there must be a relatively permanent connection and the released rule seems to match that concept. There is some question around the use of the term ‘relatively permanent’, which is defined in other EPA regulations, but not the new rule released. Whether the implementation of the WOTUS Rule will reflect the intentions of the Sackett decision is still playing out. Further, OEPA is in the process of its own Stream Mitigation rules after passage of HB 175. All of these balls in the air make it hard to predict just what is in store for the permitting process.

### **OEPA Officially Considering Stopping Future Darby Watershed Development**

- With a potential new designation of the Darby watershed as “Outstanding National Resource Waters,” the OEPA could dramatically alter the economic landscape of over 500 square miles in six counties in Central Ohio.
- OHBA signed on to BIA of Central Ohio Letter in Opposition of Designation

### **MORE DETAILS ON BUDGET HOUSING PROGRAMS ANNOUNCED**

Several housing initiatives were included in the final version of HB 33 Biennium Budget enacted in July. More details on both the Welcome Home Ohio program and Ohio Homebuyer Plus savings account were released last week and can be found at the links below. Further, the new provisions enacting the property tax exemption for residential development property are in effect. While OHBA is seeking clarification, explained below, the application process is available through the Ohio Dept of Tax.

#### **Welcome Home Ohio Program | Development**

The Welcome Home Ohio (WHO) program is designed to provide grants for the purchase of qualifying residential properties, the cost of construction or rehabilitation, or a nonrefundable tax credit for qualifying activities.

The Ohio General Assembly funded the program in House Bill 33, with \$100 million in General Revenue Funds for grants and \$50 million in nonrefundable tax credits. Governor Mike DeWine signed the bill into law on July 4, 2023. The program will be administered by the Ohio Department of Development.

#### **Ohio Homebuyer Plus**

In collaboration between the offices of Ohio Governor Mike DeWine and Treasurer Sprague, Ohio Homebuyer Plus creates specialized, tax-advantaged savings accounts to assist Ohioans on their homebuying journey. Individuals who open an account will have access to above-market interest rates and may also qualify for certain Ohio state income tax deductions.

### **ORC 5709.56 Property Tax Exemption Residential Development Property**

New provisions included in HB 33 Budget are in effect including ORC 5709.56 exempting from property tax the value of the unimproved land subdivided for residential development in excess of the most recent sale price. The exemption

authorized for up to 8 years from the date of platting/recording, or until construction begins or the land is sold. OHBA will continue working to clarify the implementation process of this ‘exemption’ after Ohio Dept. of Tax indicated the existing law (ORC 5715.27) requires an extensive school board notice/hearing process as part of the application for approval.

### **OHFA Single Family Housing Program**

The Ohio Housing Finance Agency is developing its rules to implement the single-family housing tax credit program included in HB33. Established as a public-private partnership, the Single-Family Housing Tax Credit will bring together local government entities with a project development team (homebuilders, investors, and realtors) to identify the location and scope of construction of single-family homes in a community. OHBA has provided cost information and insight to the agency, as well as, suggestions to try to make this program workable. Details on the proposed rules and QAP can be found at the link below.

<https://ohiohome.org/singlefamilytaxcredit.aspx>

### **Legislative Amendment to Home Construction Service Suppliers Act (HCSSA)**

- After appeals court rulings in the Fifth and Eleventh Districts finding remodeling projects are not covered under the HCSSA (ORC 4722) regardless of dollar amount, OHBA is working several legislators to change the statute to clarify intent for HCSSA coverage of remodeling over \$25,000.

- Ohio Supreme Court has yet to take a case to address the recent findings. As a result, in the Fifth and Eleventh Districts (Ashtabula, Geauga, Lake, Portage and Trumbull, Ashland, Coshocton, Delaware, Fairfield, Guernsey, Holmes, Knox, Licking,

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which will reduce property taxes for seniors, the disabled and surviving spouses through 2026.

## SENATE SELECT COMMITTEE ON HOUSING CONTINUES ITS WORK

The Committee's most recent hearing was held in Lima, Ohio with a future hearing likely after the new year in Northeast Ohio. As the committee hears from various stakeholders, OHBA is working to maintain focus on the impact of regulation and the importance of the private side of providing housing for Ohio. As the Committee begins to generate its report and recommendations, OHBA will provide a list of recommendations, including but not limited to line extension costs, building code review, land development standards, referenda and zoning reform, among others.

Feel free to contact OHBA with any questions or concerns.



*(Legislative News – Continued from page 9)*

Morgan, Morrow, Muskingum, Perry, Richland, Stark and Tuscarawas) all remodeling projects are subject to the CSPA.

### HB 187 Property Tax (Hall, T. Bird, A.)

- HB 187 included a modified approach to reducing property taxes and cleared the Senate unanimously Wednesday, hours after legislation was overhauled in committee to focus the relief on Ohio's elderly and disabled homeowners.
- The revisions to a House measure include the removal of a three-year averaging mandate for property valuation determinations sought by the House, but it retains language giving county auditors the upper hand in setting values.
- The major policy addition is language that expands the homestead exemption,

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# GAME



Thursday,  
**February 15,**  
2024

We encourage our members to attend and to include one builder and one vendor in your team. This event is a great opportunity to have potential members attend and learn more about our organization.

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*By Vincent J. Squillace, CAE, Executive Vice President*

## SEASONS GREETINGS AND HAPPY NEW YEAR

It's that time of year again. As we finish the calendar year a new one is in our midst. Having done this for some time now, I know a new year does not always bring about much new, just more of the same. However, it is a good time to review past accomplishments and focus on preparations for the future.

At the beginning of the year, we saw Ohio's own Bill Owens ascend to the chairs of NAHB. This is a great accomplishment, as well as recognition of his leadership, and the regard many in the country have for the influential members from Ohio who keep NAHB on a path of service and respect. As our issues seem to increase each year, the same goes for NAHB. Ours is a highly regulated industry with not much easing on the horizon. We must always be on watch.

We have to give applause for our president Richard Bancroft and his leadership team for a successful year. Many issues were dealt with head on and OHBA officers made the needs of the industry known throughout Ohio. This interest has been heightened with the recruitment of Intel to Ohio. That move ripped the blinders off some in Ohio that we are woefully underhoused. This is beginning to open some avenues for discussions regarding the impact of regulation on housing prices and availability.

While not always fun entertainment, the political showcase will be in full and unavoidable view through March. That is the next date of the primary elections in Ohio. From the president on down there will be plenty of action. A key leadership battle in the House will find 40 or more primary battles amongst Republicans seeking a chance to run in November for the Ohio House. Emotions are running high amongst the field of competitors.

The race to oppose Senator Sherrod Brown in November will be hotly contested and perhaps be the decider of which party controls the US Senate. Let's not forget primaries for the next presidential election as well. While many find the politics of it all unappealing, we have to be involved as we all must realize what actions are taken after the election will be what policies we must comply with.

We should have a good idea of what to expect at our Spring Organizational Meeting March 11-12, 2024. Hope to see you there.



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The advertisement for Medina Lighting features a photograph of a modern kitchen with white cabinetry, a stainless steel refrigerator, and a large island with a sink. Several pendant lights are hanging from the ceiling. Overlaid on the right side of the image is a large, glowing light bulb with the words "MEDINA LIGHTING" written across it in a blue, stylized font. To the right of the light bulb, there is a list of services and products.

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## PARADE PARTNERS

See Next Page – Thank you to the rest of the companies that helped make this event possible! Your support made a HUGE difference in the success of our Parade of Homes!

## Attention Builder Members:

If you are building any homes or models that will be complete or close to complete by early May, consider entering them in our Spring Parade of Homes. Whether we have a Spring Parade depends on the number of participants so the earlier we know, the better we can plan.

The advertisement for Fifth Third Bank features the bank's logo at the top, which consists of a blue square with a white "5/3" inside, flanked by green swooshes. Below the logo, the text "FIFTH THIRD BANK" is written in a blue, serif font. The background of the advertisement is a dark blue gradient. The text is in white and green.

For more information on construction loans, contact:

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[www.wolffbros.com](http://www.wolffbros.com)

coordinating colors, products, sizes, installation, etc.

Many smaller custom builders simply do not have the additional specialty staff to assist their customers with selections or need assistance with streamlining their own time at the construction site. As an extension of the builder, Wolff Bros. Supply is proud to partner with builders

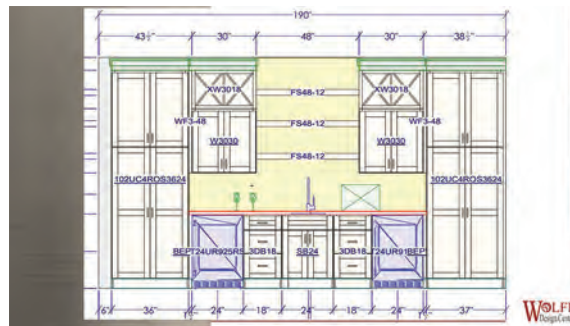


*Wolff Bros. 20/20 program allows renderings like the picture above (and the one below) to be produced to help customers determine colors, design, layout and more.*



and contractors by providing design consultant experts in their Design Centers to help customers with selections for plumbing fixtures, lighting, fans, bathtubs, sinks, showers, kitchen and bath cabinets, countertops and so much more including colors, materials and

finishes to coordinate the entire design and continuity of your home and/or remodeling project. In fact, everything except flooring and appliances can be found at Wolff Bros. Supply. These Design Centers also offer the consumer the opportunity to see, touch and compare different styles and



*Wolff Bros. 20/20 program also provides schematics of the layout, product numbers, sizes and other detail that helps the builder when installing the products.*

finishes making the selection process more fluid. To stay on top of ever-changing and emerging trends, these Design Centers continuously update their floor displays so customers and contractors can see what is the latest and greatest available.

Design Center professionals create 20/20 modeling and 3-d renderings so customers see exactly what their selections will look like in their home or remodeling project when complete (and also can help them avoid costly mistakes when selected products may not be what they initially visualized). Installation drawings are also created so builders and contractors have an exact footprint of the layout making their onsite jobs more detailed for ease of installation thus ensuring the faucet fits the sink and the sink fits the countertop, and the countertop fits the sink base, the sink base works in the floor plan, etc. And these services are not limited to just kitchens and bathrooms.

Medina County builders and consumers are extremely fortunate to have a true gem and business partner like Wolff Bros. Supply right in their back yard. Supporting the commercial, industrial and residential sectors since 1965, Wolff Bros. Supply is one of Ohio's largest wholesale distributors for electrical, plumbing and HVAC supplies and tools. Contact Dave Artrip, Regional Manager for Wolff Bros. Supply (330-723-7480 or [dartrip@wolffbro.com](mailto:dartrip@wolffbro.com)) and a member of the Medina County HBA Board of Directors, on how Wolff Bros. can best assist you and your customers now and into the future.

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# Cold weather driving

It is that time of year again.....cold weather is upon us! Unfortunately, the cold weather brings hazardous conditions such as snow, ice, reduced visibility, and slippery roads. Whether you're going to work, heading to the store or visiting family, it is important to stay focused on the road conditions before and during your drive. Icy roads, strong winds and wet conditions contribute to thousands of crashes a year and sometimes results in fatalities. According to the National Highway Traffic Safety Administration, in the US in 2021 there were 395 fatal crashes and an estimated 22,325 injury crashes that occurred as a result of snow and sleet conditions at the time of the crash.

Here is a list of tips to follow prior to driving:

- Check weather forecasts and road conditions before heading out.
- If the travel conditions are severe, give yourself extra time or consider delaying travel until it is safer.
- Check the vehicle's tires for proper inflation and tread depth. Low air pressure and worn-down treads effect the tires' performance on snow and ice. If possible, switch out to winter tires as this will allow for better traction.
- Ensure all vehicle systems are in working order, including brakes, lights, battery, and heating systems.
- Keep emergency supplies in your vehicle in the event you break down or get into an accident. Items such as a blanket, extra clothing, flashlight, non-perishable food, water, shovel, ice scraper and sand or kitty litter for traction.
- Always travel with a fully charged phone as it could come in handy if something happens.

Here is a list of tips to follow when driving:

- Always drive slowly and cautiously.
- Reduce your speed and maintain a safe distance from other vehicles. It takes longer to stop on icy or snow-covered roads.
- Accelerate and decelerate gradually to avoid skidding and avoid sudden movements that could cause loss of control.
- When approaching bridges and overpasses, be especially careful, as these areas freeze first and can be slippery. Approach them with extra care and reduce speed.
- Cruise control is a great feature but do not use it during slippery conditions. It's best to have full control over acceleration and deceleration.
- Stay alert and focused to the road, your surroundings and especially other drivers.
- Keep distractions, such as phones or food, to a minimum and keep both hands on the wheel for better control.
- When approaching intersections, slippery roads can make it challenging to stop or turn, so be sure to stay focused.
- Familiarize yourself with how to handle a skid. First you must remain calm, then turn your wheels in the direction the back of the vehicle is sliding and avoid slamming on the brakes or overcorrecting.
- Obey road closures, detours, and instructions from authorities during severe weather conditions.

As you can see, there are plenty of steps you can take this winter to protect yourself, employees and your family. If you determine the conditions are dangerous it is often better to stay off the roads unless absolutely necessary. Consider delaying travel until conditions improve or use public transportation. Familiarize yourself with safe driving practices and share the information with others. There are plenty of websites available to obtain information on weather conditions like your local news and the State Highway Patrol <https://statepatrol.ohio.gov/>.



Unfortunately, we cannot control dangerous weather conditions but we can take steps to make travel safer.

If you have any further questions or comments, please contact Andy Sawan at 330-819-4728 or by email [Andrew.sawan@sedgwick.com](mailto:Andrew.sawan@sedgwick.com).



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## Important Changes to Commercial Activity Tax

Beginning Jan. 1, 2024, please be aware of the following changes to the Commercial Activity Tax (CAT).

- The CAT annual minimum tax is eliminated
- The exclusion amount is increased from \$1 million to \$3 million.
- Annual filing is eliminated after the 2023 annual return, which is due May 10, 2024.
- Taxpayers with taxable gross receipts of \$3 million or less per calendar year will

no longer be subject to the CAT in 2024.

If you anticipate continuing to have less than \$3 million in taxable gross receipts in tax year 2024, we recommend that you cancel your CAT account immediately with an effective date of Dec. 31, 2023.

\*Please note, you must still file your last annual return for tax year 2023 which is due May 10, 2024.

If you'd like to cancel your CAT account, please visit the Ohio Business Gateway at [gateway.ohio.gov](http://gateway.ohio.gov) and follow the instructions at the end of this e-mail.

All registered CAT taxpayers with active accounts are required to file returns,

even if they do not meet the taxable gross receipts threshold.

If you do not cancel your CAT account, you will be transitioned to a quarterly taxpayer effective January 1, 2024, and will need to begin filing quarterly CAT returns to avoid delinquency notices and assessments.

If you have already cancelled your CAT account, please disregard this email.

For assistance, please contact the Business Tax Division at (888) 722-8829 or (800) 750-0750 for persons who use text telephones (TTYs) or adaptive telephone equipment.







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## 4 Steps to Keep Your Workers Safe in Cold Weather

With much of the United States experiencing the first arctic blast of the season, it's a good time to review proper cold weather jobsite safety.

The most obvious area of concern is protecting workers from the bodily dangers posed by cold weather. As temperatures drop and wind speed increases, heat leaves the body more rapidly. This can lead to cold-induced injuries including hypothermia, which occurs when skin temperature lowers leading to declining internal body temperature and frostbite.

To keep everyone safe, take these basic steps:

**Stay aware of weather forecasts.** Employers should watch the local weather for extreme developments. If possible, schedule work during the warmest part of the day.

**Limit exposure to the elements.** When the wind and snow are blowing and temperatures are dangerously low, schedule outside work in shorter time blocks.

**Require proper gear.** Working outside during the winter requires the right gear for the job, including boots, heavy coats, gloves, hats and other essentials based on the weather. Encourage dressing in layers with a base layer of moisture-wicking fabrics to better handle temperature fluctuations.

**Remove snow and ice.** Before work is started on a site, employers should ensure that snow is removed, sand is put down on walkways, and large patches of ice are chipped away.

Avoiding the cold also presents another hazard: Smoke, fumes and potential fires from heating sources.

The use of space heaters can present an elevated fire risk, so appropriate caution and constant monitoring should always be used when these devices are in operation. Carbon monoxide poisoning can also occur when fuel-burning equipment and tools are used in buildings or semi-enclosed spaces without adequate ventilation.

If using space heaters or other sources of heat on a jobsite, make sure to regularly inspect the equipment, clean the area around the heaters each day, and ensure proper ventilation if inside.

Staying safe in cold weather can be achieved by using common sense. But making a plan for productive work in the winter can go a long way to keep workers safe. ■



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# EPA Hydrofluorocarbon Rule Will Impact Builders, but Deadline May Be Extended

In a move potentially benefiting single-family and multifamily builders alike, the U.S. Environmental Protection Agency (EPA) recently announced it is considering delaying the effective date of a final rule seeking to reduce overall U.S. greenhouse gas (GHGs) emissions.

The rule would restrict the use of hydrofluorocarbon (HFCs) chemicals within products and equipment used across a number of industry sectors, including aerosols; foam insulation and packing materials; commercial refrigeration units; and commercial and residential (e.g., single-family and multifamily) heating, ventilation, and air conditioning (HVAC) systems, including heat-pumps.

EPA's final rule seeks to reduce overall GHG emissions by requiring manufacturers and distributors to substitute HFCs within their products or equipment with HFCs with a lower global warming potential (GWP) rating by the rule's proscribed deadlines.

EPA's rule is in response to enactment of a federal law in 2020 called the American Innovation and Manufacturing (AIM) Act. Under the AIM Act, Congress sought to phase out HFC use across the U.S. economy by requiring manufacturers to shift to HFC substitutes with lower GHG warming potential.

For HVAC and heat pump equipment used by the residential and light commercial sectors, EPA's final rule requires equipment using HFCs with a higher GWP to cease manufacturing and be fully installed by:

- Jan. 1, 2025, for commercial and residential air conditioning and heat pump equipment and systems, and
- Jan. 1, 2026, for HVAC equipment or systems utilizing variable refrigerant flow.

## Extending the Implementation Deadline

Last month, after EPA had finalized this rule, but before the rule went into effect, major HVAC manufacturers and suppliers sent a letter to EPA expressing

concerns with the final rule's installation deadlines, given the typically long lead times involved in ordering, manufacturing, delivering and installing residential and light commercial HVAC and heat-pump equipment.

These HVAC manufacturers were specifically concerned about how the final rule's installation deadline of Jan. 1, 2025, for HVAC and heat pump equipment could result in a significant amount of stranded inventory that was intended for new residential and light commercial construction.

But given the long lead time for the design and construction of multifamily buildings, many properties will not be completed prior to this deadline.

On Nov. 29, 2023, EPA acknowledged in a letter to HVAC manufacturers the potential impact upon the residential construction sector because of the final rule's installation deadlines. EPA said it was considering extending the Jan. 1, 2025, compliance deadline for the installation HVAC and heat pump equipment.

Late December, EPA released a pre-publication Federal Register notice stating it is accepting public comment for the next 45 days on extending the installation compliance deadline for HVAC and heat pumps equipment for one year until Jan. 1, 2026 from the final rule's existing deadline of Jan. 1, 2025.

Finally, while EPA has not proposed at this time to extend the compliance deadline for installation of HVAC equipment or systems utilizing variable refrigerant flow technology, the agency recognizes similar implementation problems could exist, and is considering extending that compliance deadline as well.

More information on EPA's final rule and proposed extension of the compliance deadlines can be found on EPA's website.



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## Client education program for workers' compensation

Sedgwick offers a comprehensive, webinar-based education program to current clients, covering a variety of topics within the workers' compensation industry. These training webinars are free to member clients of Sedgwick.

Sedgwick's workers' compensation educational series is designed to familiarize yourself with Ohio's workers' compensation system and show you how to maximize your program.

Webinar topics include:

- Navigating Ohio workers' compensation
- Overview of the True-Up process
- How much is this going to cost me and what can I control?
- Best practices for an effective WC program
- Coordinating your approach to claims management

Sedgwick offers these educational programs once or twice monthly. The programs are designated for both private and public employers, private employers only or public employers only. Additionally, all sessions qualify for 1-hour of the 2-hour Ohio Bureau of Workers' Compensation safety training requirement for group and group retrospective-rated employers (unless otherwise noted).

Sedgwick will be offering OSHA/PERRP Recordkeeping webinars in December 2023 and January 2024. For questions or to register, please email [sedgwickohriskservices@sedgwick.com](mailto:sedgwickohriskservices@sedgwick.com)

- OSHA Recordkeeping (private employers) will be offered:
  - December 12, 2023 – 10:00 am to 11:00 am
  - January 16, 2024 – 2:00 pm to 3:00 pm
- PERRP Recordkeeping (public employers) will be offered:
  - December 12, 2023 – 2:00 pm to 3:00 pm
  - January 16, 2024 – 10:00 am to 11:00 am

Sedgwick will be releasing their 2024 education program schedule in January. Look for future communications with the dates, times and topics for the 2024 series.

If you have any questions, contact our Sedgwick program manager, Dominic Potina at 614-579-4723 or [dominic.potina@sedgwick.com](mailto:dominic.potina@sedgwick.com)



# OF  
CREDITS

LEVELS



1 - 5

Spike Candidate

6

Spike

25

Life Spike

50

Green Spike

100

Red Spike

150

Royal Spike

250

Super Spike

500

Statesman

1000

Grand Spike

1500 +

All-Time Big Spike

SPIKE CLUB



**Spike Candidate**

Denny Frazier	5.50
Dave Coil	1.00
Jim Rice	5.50
Tom Rafferty	3.00
Bryan Lazor	1.00
Kevin Miller	4.00
Ben Schrock	1.00
Ryan Suppes	3.50
Scott Morgan	5.50
Tim Bahler	2.50
Marion Miller	1.50
Dan Younker	5.00

**Spike**

Les Miller	13.00
Bill Willams	16.50
Linda Amos	13.50
Don Downs	7.50
Uriah Hostetler	8.00
Mark Dorffer	22.50
Richard SirLouis	22.25
Ivan Yoder	12.00
David LeHotan	12.00
Dean Perry	6.50
Tony Mullet	6.50
Harold Oswald	7.00
Kenneth Maibach	6.50
Dale McKee	6.00

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CREDITS

LEVELS

25

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Steve Miller	26.00
Jeremiah Swartzentruber	36.00
Wayne Yoder	39.00
Ken Weaver	44.50

50

Green Spike

Steve Nolletti	51.50
Michael Downs	57.50
Robert Yoder	77.00
Dave Suttle	89.00
Sue Weaver	56.00
Merle Stutzman	54.50
Marlin Yoder	74.00
Mark Zollinger	50.00
Wayne Riggensbach	68.50

100

Red Spike

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Alan Ratliff	110.50
Greg Starr	140.50

150

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