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January, 2023

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## 2022 OHBA YEAR IN REVIEW

### OHBA VOTED INTO LEADERSHIP ON RCAC AND BBS

At each of the initial meetings for 2022, both the Residential Construction Advisory Committee (RCAC) and Board of Building Standards (BBS), chose its respective Chair and Vice-Chair. The RCAC elected, OHBA member, Ric Johnson, to serve as the Chairman of the RCAC, and the BBS elected OHBA member, John Pavlis as its Vice-Chair.



### NEW MEMBER APPOINTED TO THE RCAC

After a vacancy opened on the RCAC, OHBA member Lindsay Bott, of Dale Yost Construction, from Loraine, Ohio, was appointed by the Director of Commerce to serve on the committee.

### IMPORTANT OHBA BACKED BILLS SIGNED BY GOVERNOR *HB 126 Property Values (Merrin, D.)*

To modify the law governing property tax complaints. Am. 4503.06, 5715.19, and 5717.01 HB 126, introduced by Rep. Derek Merrin (R-Monclova), will rein in predatory property valuation challenges and protect commercial and residential property owners.

### *HB 175 Ephemeral Streams (Hillyer, B.)*

To deregulate certain ephemeral water features under various water pollution control laws. Along with exempting any non-jurisdictional ephemeral streams from being a 'water of the state', HB 175 also set forth reasonable mitigation requirements using storm water management for impacts to such features falling under the current WOTUS definitions. Further, the bill made changes to make the Interagency Review Team process more transparent.

## In This Issue ...

**Financial Forecast / Survival  
Tactics - Wed., Feb. 18**

**Topgolf Event - Rescheduled  
for Thurs., March 23 - Details**

**Legislative News**

**HBA Rebates**

**OHBA Columns on 2023  
Leadership & Other Things**

**Sedgwick OSHA & PERRP  
Recordkeeping & Cost  
Containment & More!**

*(Cover Story - Continued on page 2)*



(Cover Story – OHBA's Year in Review – Continued)

## OHBA OFFICER RESPONDED TO ARTICLES ON HB 175 EPHEMERAL STREAMS

Following articles printed after the enactment of HB 175 Ephemeral Streams, questioning the Governor's signature, OHBA Vice President, Richard Bancroft, quickly responded. He wrote a fact-based letter fully supporting the passage of HB 175, laying out its real impact on housing affordability in Ohio. Mr. Bancroft went on to point out that there are rational, sensible approaches to the issue, and HB 175 is a piece of the approach in addressing the housing affordability crisis.

## OHBA REPRESENTED INDUSTRY IN ONGOING STREAM MITIGATION RULES PROCESS

With the passage of HB 175 removing ephemeral streams from waters of the state, the legislation also instructed the OEPA to adopt rules for stream mitigation. OHBA was involved in the beginning stakeholder process and provided feedback for the drafting of new rules sometime in 2023.

## OHBA PARTICIPATED IN FEDERALLY SUBSIDIZED HOUSING STUDY COMMITTEE

In response to language in the budget, a study committee was created to make recommendations about the valuation and valuation process of federally subsidized residential rental property. OHBA had an appointment on the committee providing valuable insight into the process.

## OHBA INVOLVED IN RENT CONTROL PREEMPTION

After coverage of a brewing citizen initiative instituting rent controls and other

(Cover Story – OHBA's Year in Review – Continued on page 6)

|                |          |
|----------------|----------|
| Ken Cleveland  | 1,082.5* |
| John Sumodi    | 356      |
| Andy Leach     | 148.5    |
| Bob Knight     | 97.5     |
| Mike Hudak     | 58.5     |
| Mark Zollinger | 47       |
| Doug Leohr     | 34.5     |
| Russ Sturgess  | 29       |
| Dave LeHotan   | 10.5     |
| Mark McClaine  | 9.0      |
| Jake Lewis     | 6        |
| Rex Gasser     | 4        |
| Tom Rafferty   | 3.5      |
| Charlie Ash    | 3        |
| Ryan Suppes    | 2        |
| Ray DiYanni    | 1.5      |
| Paul Spenthoff | 1        |
| Sean Smith     | 1        |
| Mark Strouse   | 1        |
| Jeff Stuart    | 1        |

Above list has been updated via the most current NAHB Spike Club Roster Report

\*Current Life Spike status

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## From the MCHBA Office ...

Members and Friends:

Happy New Year everyone! I apologize for the late newsletter, but finally took a vacation (first in 5 years) - was buried when I returned.

A few things ... our December Topgolf event was rescheduled. Our members were just too busy during the holidays to make this work so we rescheduled Topgolf for Thursday, March 23rd. Mark your calendars and plan to attend this fun member event - bring your staff, customers, vendors and family. Thank you to Carter Lumber for sponsoring this event which helped us get a delicious BBQ lunch.

Also - our Financial Forecast was moved to Wednesday, February 15. Still working on a venue, but you **MUST** attend this meeting. 2023 will be a tough year and we are going to provide our members with some thoughts on how to weather the storm as well as what to expect. Please consider sponsoring this event - Major Event Sponsor is \$250 and our Patron Sponsors are \$100. Thank you!

*Susan Bloch*

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## 2023 Save The Dates

**Jan. 31-Feb. 2, 2023**

**NAHB's International**

**Builders Show** If you've  
never attended, you should.  
Held in Las Vegas.

**February 15, 2023**

**Financial Forecast /**

**Survival Tactics** Mark

your calendars for this 'must  
attend' event. Venue TBA.

**March 23, 2023**

**MCHBA Topgolf Event**

The perfect employee,  
vendor and client warm-up  
for the 2023 golf season!

# From the Executive Director

Members and Friends:

Happy New Year! I hope everyone had a safe and relaxing holiday season.

Buckle your seatbelts and be ready for 2023 by attending our Financial Forecast/Business Survival meeting which will be held Wednesday, February 15. We are still working on the location but will let you know soon. This meeting has a bit of a twist on our previous Financial Forecast meetings. We already know the economy is struggling and 2023 will not be an easy one. That's why we are bringing in the experts to share how best to 'weather the storm' in 2023 and beyond. It's also the perfect time to network, ask questions of our experts, and be prepared for what's coming.

Plan on attending our Topgolf event on Thursday, March 23rd. This is usually one of our best attended member events so be sure to sign up.

Depending on interest and potential participation, I hope our builders will consider entering a home or two in the Spring Parade. There is plenty of time to plan so keep that in mind especially since this event is one consumers really look forward to attending. And it helps build your pipeline as well.

As always, we appreciate and value your membership.

Respectfully:

Dave LeHotan  
Volunteer Executive Director



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Home Builders  
Association



**MEDINA  
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Association

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## **LOTS & ACREAGE BOSTON HEIGHTS**

**VL 6327 Old Eight Rd.**- approx. 1.92 acres. **\$179,000** & **VL Olde Eight Rd.**, approx. 2.05 acres, **\$179,000**. If you've been looking to build the home of your dreams in the Boston Heights area, this is it! These beautiful, lightly wooded lots sit in a more rural setting yet are located in the highly desired Hudson School District and just minutes from Route 8, I-271, I-480 and the Turnpike. It's the best of both worlds. Purchase both lots together **for \$350,000** (3.97 acres) and expand your dream. **Gary Stouffer 330-805-6900 & Sharon Holderbaum 330-349-2599**.

## **CUYAHOGA FALLS**

**3068 State Rd.** - Available is approximately 11 acres of vacant land for sale, zoned MU-3 which is Cuyahoga Falls' Sub-Urban Center and is intended for walkable commercial and mixed-use areas on a large scale in a sub-urban setting. Great for shopping centers, strip malls and commercial corridors. Mixed Use 3, balances significant pedestrian connections to adjacent areas with the need to accommodate traffic and parking. This property sits in West Cuyahoga Falls and is close to the Portage Crossing Shopping District. The land is mostly wooded. The property rises from the front and then levels out before coming to a beautiful ravine overlooking Mud Brook. A century home and barn are the only structures on the property. More land available. **\$895,000**. **Gary Stouffer 330-805-6900 & Matt Stouffer 330-814-4616**.

## **FRANKLIN TWP.**

**VL Summit Rd.**- Approx 40 acres, made up of 5 parcels, zoned Residential R-1 & R-3. Partially wooded & partially farmland. Fairly flat along Summit Rd and slightly rolling topography along Cline Rd. Call agent for approx. frontage info. Approx 8.5 acres of additional land available. One parcel in Brimfield Township, 3 parcels in Franklin Township. Public water & sewer in area, buyer to confirm availability & capacity. **\$2,254,000**. **Gary Stouffer 330-805-6900 & Tara Kleckner 330-289-1315**.

## **NORTH CANTON**

**8215 Arlington Ave NW:** Approx 61.61 acres in Jackson Twp w/approx. 1,975' of frontage (on Arlington Ave) and 1,377' deep on the North Side. Large house on property built in 1861 offering

more than 5,500 sq.ft. of living space, 5 bedrooms. Connected to the house is an office building with six separate office spaces and half bathroom. 4 car detached garage and storage outbuilding on property. **\$1,740,000**. **Gary Stouffer 330-805-6900, Sarah Halsey 330-268-0102**.

## **NORTON**

**3516 & 3536 Little Blvd:** Here's your chance to build the home of your dreams at the end of a cul-de-sac on approximately 4.85 acres (3516 Little Blvd - **\$69,900**) of heavily wooded land or approximately 4.55 acres (3536 Little Blvd - **\$89,900**). Privacy and serenity abound! Close to local shopping and easy access to highways I-76, Rts 224 and 21. Combining these two would give you a total of approximately 9.40 acres for a total of **\$159,800**. **Gary Stouffer 330-805-6900 & Gina Luisi 330-814-4747**.

## **RICHFIELD**

### **Revere Schools**

**VL 4243 Brecksville Rd. \$149,900 & VL-4253 Brecksville Rd. \$159,900** - Almost 1 ac lot in highly sought-after Village of Richfield, situated within the top-ranked Revere Schools! Lot has pub water and sewer. Prime location off of Brecksville Rd. w/excellent interstate & turnpike access, minutes from Ski Resorts, Metroparks and more. Buyer must use Petros Homes to build their home on this lot. Buyer can customize or modify one of builder's many home designs, utilize builder's architect to design their own, or bring their own floor plan. New home contract and lot contract to be executed simultaneously. Restrictions and architectural requirements may apply. **Gary Stouffer 330-805-6900 & Gina Luisi 330-814-4747**.

**2706 Boston Mills Rd.** - 4.190 acres. Richfield Township. Revere Schools. 2 parcels available for purchase separate or together: possibility of over 8 acres together. All builders welcome! **\$481,850**. **Robin Pickett 330-322-3181**.

**2708 Boston Mills Rd.** - 4.480 acres. Richfield Township. Revere Schools. Wooded, Private, Pond. Bring your builder to this fantastic setting. 2 parcels available to total over 8 acres. **\$515,200**. **Robin Pickett 330-322-3181**.

**2884 Boston Mills Rd.** - 5.12 acres. Wooded private setting with no deed restriction or HOA. Richfield Township. Revere Schools. Wooded, Private, Walkout basement homesite. **\$481,280**. **Robin Pickett 330-322-3181**.

## **SHARON TOWNSHIP**

**V/L 2279 Hearth Hill Ln:** LAST LOT AVAILABLE! This is a beautiful lot at the end of a cul-de-sac. The culvert has already been installed that crosses a natural creek and a group of trees that approaches the building site which is very private. Surrounding homes are magnificent and a wonderful neighborhood feel. Property line dissects the middle of culvert/driveway. **THIS IS NOT A SHARED DRIVEWAY**. **\$111,000**. **Gary Stouffer 330-805-6900 & Sharon Holderbaum 330-349-2599**.

## **OLON**

**V/L Aurora Rd:** Commercial land for sale near the heart of Solon with a thru-way to Giant Eagle parking lot. 1.32 clear acres ready for the right build. Half of the parking lot to the southeast comes with property. Driveway on the back of the lot can possibly be moved to make more room for construction. Currently zoned Office/Medical. Possible rezoning available for retail or restaurant. **\$1,500,000**. **Gary Stouffer 330-805-6900 & Matt Stouffer 330-814-4616**.

## **STREETSBORO**

**SR 43 Kennedy Rd:** Approx 43 acres just waiting for you! This is the perfect location for an estate property or horse farm/facility. Currently zoned Rural Residential and located just north of Sugar Bush Knolls neighborhood, there are a lot of possibilities for this land. There is a producing oil/gas well on the property, in which all mineral rights would transfer to the new owner. Minutes away from shopping, restaurants and the Toll Road/Rt 480 interchange. **\$399,500**. **Gary Stouffer 330-805-6900 & Sharon Holderbaum 330-349-2599**.

## **UNIONTOWN**

**V/L 2512 Jomar St.** - Approximately 1 acre of land at the end of a quiet street holds the potential for your dream home. This secluded lot is filled with beautiful, tall trees & slopes to the back, ideal for a walk-out basement. It has been soil tested and septic approved for a 4-bedroom home. **\$65,000**. **Gary Stouffer 330-805-6900 & Sharon Holderbaum 330-349-2599**.

# Member News



**MEDINA COUNTY**  
Home Builders Association

## Renewed Associates

Mont Surfaces by Mont Granite – Solon

*A quiet month for renewals, but thank you to Associate Member Mont Surfaces by Mont Granite for renewing your much valued membership!*

*(Cover Story – OHBA's Year in Review – Continued from page 2)*

landlord tenant changes in the City of Columbus, OHBA joined a number of statewide industry groups in an effort to combat rent control with a statewide rent control prohibition. OHBA joined a coalition that successfully pursued passage of the amendment. The amendment clarified and expanded upon current statute to expressly preempt rent control and rent stabilization measures across the state.

## ENGAGEMENT WITH UTILITY PARTNERS

Throughout the year, OHBA met with numerous utilities, both gas and electric, to engage the groups on potential development standards or ways to provide more consistent expectations. Additionally, OHBA worked with the Public Utility Commission (PUCO) to explore what comes under its authority.

## OHBA MEMBERS TESTIFIED IN OPPOSITION TO THE ELEVATOR LAW LEGISLATION; LAST MINUTE FLOOR AMENDMENT PASSED

Throughout the year, OHBA worked with legislators to exempt residential elevators from new licensing requirements. Further, residential elevator contractors and OHBA members from Akron and Cincinnati worked closely with OHBA to testify and explain continued opposition largely from language in the bill which still included vertical platform lifts. While OHBA had worked out a residential exemption for HB 107 Elevator licensing earlier in the process, OHBA was able to get an amendment exempting a final piece of accessibility equipment into the bill with a rare floor amendment before its passage on the final day of session.

*(Cover Story – OHBA's Year in Review – Continued on page 11)*

## Support Your Association

Remember, whenever possible, always try to do business with and patronize our Parade Sponsors, your Fellow Members and support your Medina County HBA & local community! Working with someone who is not a member? Let us know and we'll reach out to them!

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and you just need the Limited Warranty Agreement, the warranty with presentation folder are available for just \$25 each. We encourage you to use these tools for your protection, peace of mind, credibility in your home buyer's mind, plus they're a great resource tool for your customer to keep all their pertinent construction paperwork all in one handy location. Call the HBA today and order your professional home buyer warranty tools. Just one of your advantages of being a member.





## **LEGISLATURE WRAPS UP 134TH GENERAL ASSEMBLY WITH FLURRY OF ACTIVITY**

Early December 15th, the House and Senate adjourned after a busy lame duck session. A new General Assembly (135th) will begin after the new year. In the final week, OHBA engaged or followed several items, including elevator licensing, mechanics lien law, and changes to LIHTC projects.

While OHBA had worked out a residential exemption for HB 107 Elevator licensing earlier in the process, OHBA was able to get an amendment exempting a final piece of accessibility equipment into the bill with a rare floor amendment before its passage on the final day of session. Amidst the flurry, some potential changes to the mechanics' lien law were also proposed and brought to OHBA's attention. With such a condensed time for review, it was unclear whether the changes were good, bad or indifferent, so OHBA expressed the need for more review and discussion in the next General Assembly on such a topic. The language did not move forward, so will have to be brought back up in the 135th GA.

Finally, in the very late/early

morning hours of the last day of the GA, language impacting LIHTC projects was passed by both the House and Senate to be sent to the Governor. The language was not the language the industry had wanted, but deals with how LIHTC projects are assessed by the county auditor. Additionally, the language prohibits LIHTC projects from also receiving historic tax credits.

With the very early morning wrap up today, OHBA is still reviewing the exact language of the issues described above, along with any other potential issues added in the waning hours of the General Assembly.

Please feel free to reach out to OHBA with any questions.

## **RCAC HOLDS FIRM ON ELECTRIC CODE CHANGES**

During its meeting yesterday, the RCAC's NEC recommendations were brought back up for discussion after the proponents requested another opportunity to request the adoption of the 2020 NEC without amendments. At its prior two meetings, the RCAC gave interested parties the opportunity to present their positions on adoption of the 2020 NEC. The

committee, after review and analysis based on statutory considerations, sent its recommendations to the Board of Building Standards at its last meeting. Unhappy with the result, the proponents asked the BBS for another opportunity in front of the RCAC. Expecting new information, the Committee provided the groups time at yesterday's meeting to present. After insisting the committee hadn't taken proper consideration of the safety implications of not adopting the NEC without amendments, providing no new information, the proponents asked the RCAC to reconsider. The members of the RCAC all agreed proper review and analysis had been done, which resulted in several amendments based on cost, technical feasibility and safety considerations. After a heated discussion with the electrical industry, the RCAC remained firm in its decision and sent the 2020 NEC with amendments back to the BBS.

## **WILLOW GROVE SUPREME COURT OPINION**

The Ohio Supreme Court ruled in favor of Willow Grove, the party OHBA submitted an amicus for in support jurisdiction last year. In its opinion, the Supreme court ruled the column heading in a township zoning-resolution schedule serves as more than a guidepost and must be read substantively because the heading uses specific terminology that is defined within the resolution. The entire opinion is found at the link below.

<https://www.supremecourt.ohio.gov/rod/docs/pdf/0/2022/2022-ohio-4364.pdf>



# *everyone's*

# GAME



Thursday,  
March 23,  
2023

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.

**GO GET 'EM!**

Join us at Topgolf and enjoy their Backyard BBQ including:

**Nashville hot fried chicken, slow smoked beef brisket with bbq sauce, mack 'n' cheese, house baked beans with bacon, house salad, buttermilk biscuit and chocolate chip cookies!**

Yum! Come for the food, come for the fun, get warmed up for 2023 golf outings. More info on the next page.

## **TOPGOLF CLEVELAND**

5820 Rockside Woods Blvd N.  
Independence, OH 44131

LEARN MORE AT

***topgolf.com***

**Thursday,  
March 23, 2023**

## **MCHBA Topgolf Event**

5820 Rockside Woods Blvd. N.  
Independence, OH 44131

### **Schedule of Events:**

- 11:45 am Arrive / Pre-Registration  
12:00 pm Registration / Mingle / Warmup  
12:20 pm Team Captains Gather w/Pro  
12:25 pm Welcome / Tournament Host  
Greeting & Explanation  
12:30 pm Shotgun Start / Tournament  
Begins / Lunch Served Buffet-  
style Behind Bays  
2:00 pm Tournament Concludes / Freeplay  
Begins  
3:00 pm Event Concludes



### **Topgolf Team (Members \$145 ea. / Guests & Friends \$125 ea.):**

| Names {required} | Email {required} | Phone # {required} |
|------------------|------------------|--------------------|
| _____            | _____            | _____              |
| _____            | _____            | _____              |
| _____            | _____            | _____              |
| _____            | _____            | _____              |
| _____            | _____            | _____              |
| _____            | _____            | _____              |

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### HBA REBATES

Builders Average Rebate 2021



## **BOARD OF BUILDING STANDARDS ASKED OHBA FOR FEEDBACK ON BUILDING DEPARTMENT RULES**

The Chairman and members of the Ohio Board of Building Standards (BBS) took a fresh look at the rules and procedures governing Ohio's building officials and building codes. The BBS reached out to OHBA to hear comments/suggestions on addressing building department staffing shortages and the ability of departments to provide code enforcement services.

The BBS reached out to OHBA to help the Board obtain valuable feedback/suggestions from entities such as, private developers, and contractors as they are impacted by the same issues facing building departments.

## **OHBA AIDS IN PRESERVING AMENDMENTS TO NATIONAL ELECTRIC CODE**

OHBA and its members on the RCAC, insisted on the proper review and analysis of the petition to update to the 2020 NEC. The committee, after review and analysis based on statutory considerations, sent its recommendations to the Board of Building Standards with amendments. Even after being challenged by proponents of the NEC, the members of the RCAC all agreed proper review and analysis had been done based on cost, technical feasibility and safety considerations. After a heated discussion with the electrical industry, the RCAC remained firm in its decision and sent the 2020 NEC with amendments back to the BBS.

## **OHBA SERVED ON DAYTON HOUSING PANEL**

OHBA Executive Vice President, Vince Squillace, and Dayton homebuilder and OHBA Past President, Charlie Simms, participated in a panel on housing. Organized by the Dayton Daily News, a panel of experts discussed the boom in local housing developments, how affordable housing options created today will shape our region in the years to come, and the concerns some community members have about these plans.

## **OHIO SUPREME COURT RULED IN FAVOR OF WILLOW GROVE WITH HELP FROM OHBA AMICUS**

The Ohio Supreme Court ruled in favor of Willow Grove, the party OHBA submitted an amicus for in support jurisdiction last year. In its opinion, the Supreme court ruled the column heading in a township zoning-resolution schedule serves as more than a guidepost and must be read substantively because the heading uses specific terminology that is defined within the resolution.

## **MEETINGS WITH MAJOR INDUSTRY GROUPS ON IMPORTANCE OF HOUSING AND LAND DEVELOPMENT**

Throughout 2022, OHBA reached out and spoke with the Ohio Chamber of Commerce, Columbus Partnership, Ohio Realtors, Ohio Business Roundtable, real estate attorneys, and the Ohio Housing Council on issues impacting the homebuilding and residential development industry. As many began to finally realize there is a shortage of housing in Ohio, OHBA was contacted by various groups on what could be done about housing.

## **SKILLSUSA OHIO TEAMWORKS SPONSORSHIP AND PARTICIPATION**

OHBA continued to be the main sponsor for the SkillsUSA Teamworks

competition which brought an impressive turnout of young men and women competing in the various construction trades. Several OHBA past presidents served as judges and volunteered throughout the competition.

## **REVIEW AND ADOPTION OF MINIMUM QUANTIFIABLE STANDARDS UPDATES**

As the adopting body of the workmanlike standards for the industry, OHBA reviewed and adopted the Fifth Edition of the Minimum Quantifiable Standards.

## **OHBA INVOLVEMENT IN THE LAME DUCK SESSION**

After a flurry of activity, the House and Senate adjourned after a busy lame duck session. A new General Assembly (135th) will begin after the new year. In the final week, OHBA engaged in several items, including elevator licensing, mechanics lien law, and changes to LIHTC projects.

## **CONTINUING AGENCY AND LEGISLATIVE FOLLOW UP**

While agency issues are always ongoing, many of the legislative issues from 2022 will likely continue into the new year. Throughout the year, OHBA received questions from around the state on enforcement of multiple regulations, including, but not limited to utility, environmental and plumbing issues. OHBA provided valuable insight and contacts to help mitigate issues brought to OHBA's attention.

## **MONITORED LEGISLATION**

Throughout the year, OHBA tracked and monitored numerous other items receiving attention by the legislature. Some of these included SB 61 Planned Communities, HB 68 Contractor Payments, HB 88 Roofing Contractors, HB 186 Home Purchases, HB 304 Smoke Alarms, HB 560 Affordable Rental Housing, and SB 329 Property Tax. ■



## 2023 Leadership Team

We recently concluded our Leadership Meeting in preparation for 2023. The leadership group is destined for success, as the other teams that preceded them. The energy level is as high as the commitment each team member has for the success for OHBA and our federation.

To no surprise, our major emphasis will be on advocacy at the state level. With a new General Assembly and Governor set to be sworn in next month, we are ready for the expected challenges. OHBA is the only full-time advocacy group for residential construction and land development. With a housing deficit suffocating reasonable housing opportunities for working Ohioans, our major challenge continues.

Listed below is the OHBA leadership team for the coming year, as well as, some key events you are all invited to attend.

- Richard Bancroft, President
- Enzo Perfetto, Vice President
- Merle Stutzman, Secretary/Treasurer
- Charles Ruma, Immediate Past President
- Randy Strauss, NAHB State Rep.
- Jason Scott, Area Vice President
- Ric Johnson, Area Vice President
- Robi Simms, Area Vice President
- Brad Olinger, Area Vice President
- January 31-February 2, 2023 – NAHB IBS, Las Vegas, NV
- February 27-28, 2023– OHBA Organizational Meeting, Hilton Easton, Columbus
- June 6-10, 2023 – NAHB Leg. Conf. & Leadership Meeting, Washington, D.C.
- June 20-22, 2023 - OHBA Summer Board of Trustees Meeting, Kent State University Hotel & Conference Center, Kent
- November 14, 2023 – OHBA Fall Board of Trustees Meeting, Hilton Easton, Cols

From the OHBA staff, best wishes for a joyous holiday season.

*(Note – this column was received after the last issue of Building Blocks went out)*

Remember ... your membership in the Medina County Home Builders Association also gives you membership in the Ohio Home Builders Association and the National Association of Home Builders - it's a 3 for 1 membership!



## GET INVOLVED!

We ask that you please consider supporting your organization through sponsoring one of our upcoming events. Here are some opportunities ...

**Financial Forecast  
Major Event Sponsor - \$250\***

**Financial Forecast Meeting  
Sponsor - \$100\***

*\*Noted in Building Blocks and your name/logo on our welcome sign at the event!*

**Topgolf - Bay Sponsor - \$100\*\***

*\*\*Your company name in one of the Topgolf bays / announced at the event*

# OSHA & PERRP Recordkeeping

OSHA and PERRP recordkeeping logs, summary and online reporting are due soon, if you are required to do so.

Recordkeeping may seem like a daunting task, but it can be simplified by breaking it down into the following steps:

- 1) Private employers must determine if they're exempt from keeping the OSHA Log. All public employers must maintain the PERRP log.
- 2) Download the Recordkeeping forms and instructions and log all injuries for the calendar year that fall under the criteria of 'recordable'. Not all injury claims will be recordable.
- 3) Submit your summary information annually unless your organization is exempt.

Now, let's take a look at each step in a little more detail.

## Exemptions

**OSHA** - There are two exemptions from keeping the OSHA 300 Log.

- Companies with 10 or fewer employees at all times during the calendar year. The only exception to this is if you are specifically requested by OSHA, the Bureau of Labor Statistics (BLS) or another agency to keep a log. If you receive a request, do not ignore it.
- The other exemption is for establishments classified in certain low-hazard industries. You will need your NAICS number and check it against the list of "Partially Exempt Industries" at: <https://www.osha.gov/recordkeeping/presentations/exempttable>.

**PERRP** - There are no exemptions for public employers for keeping and maintaining the PERRP Log. All public employers are required to keep the Log.

\*Remember whether you are a private or public employer you must report to OSHA or PERRP, as applicable, any workplace incident that results in a fatality, in-patient hospitalization, amputation or loss of an eye.

## Reporting Links

- OSHA REPORTING LINK - [Severe Injury Reporting](#)
- PERRP REPORTING LINK – [Severe Injury Reporting](#)

## Recordkeeping Logs and Summary Forms

**OSHA** - If you are required to keep the log, download the Recordkeeping Forms and instructions by clicking on the link: <https://www.osha.gov/sites/default/files/OSHA-RK-Forms-Package.pdf>.

**PERRP** – Download the recordkeeping instructions by clicking on the link: <https://www.bwc.ohio.gov/downloads/blankpdf/PERRPRecordkeepingforms.pdf>. The log can be downloaded from: <https://www.bwc.ohio.gov/downloads/blankpdf/perrprecordkeepingpackage.xls>.

When your PERRP or OSHA log is complete for the 2022 calendar you will need to have the summary form signed and posted in a conspicuous place for employees to see. Summaries must be posted from February 1<sup>st</sup> through April 30<sup>th</sup>.

\*Remember only post the PERRP 300AP Summary or the OSHA 300A Summary and not the injury log.

### Online Submission

The final step in the process is to determine if you must file online.

**OSHA** - To determine if your organization is required to do so, review the information on OSHA's Injury Tracking Application (ITA) by going to: <https://www.osha.gov/injuryreporting/> and clicking on the "**Who is covered by this reporting requirement?**" box towards the bottom of the page. If your establishment is required to submit online, then you must create a secure account at: login.gov. Once you have successfully set up an account, then you can submit your OSHA 300A Summary information. The online submission is a fairly straight forward process, just be sure to have your NAICS number, average number of employees and total work hours entered on your OSHA 300A Summary report.

**PERRP** –All public employers are required to submit to the BWC except those with five or fewer employees and that also have had no recordable injuries in the calendar year. PERRP 300AP Summary form information is submitted through the Ohio BWC link found here:

<https://www.bwc.ohio.gov/employer/forms/InjuryIllnessSummary/default.aspx>.

For more information, please contact Sedgwick's Andy Sawan at 330.819.4728 or [andrew.sawan@sedgwick.com](mailto:andrew.sawan@sedgwick.com) or Craig Lanken at 330.472.1656 or [craig.lanken@sedgwick.com](mailto:craig.lanken@sedgwick.com)



## OHBA EXECUTIVE VICE PRESIDENT'S COLUMN



### Season's Greetings And Other Things

From all of us to all of you our best wishes for a happy holiday season and great new year. As usual, we were busy here at OHBA and look forward to the same in 2023. Hats off to our President Charles Ruma for great leadership in 22. We are also glad he's sticking around in 23 to support Richard Bancroft.

As we recover from a COVID induced atmosphere and changing working conditions to more normal, we expect normal issues impacting the industry to find their way to our doorstep. You may have read the recent session of the General Assembly adjourned its two-year session. So, a

new General Assembly takes its place the first week of January. This new assembly will find at least 30 new members. That means a bunch of new introductions and explaining what we do. If you know any of the new folks, please let us know.

The lack of enough housing continues. So much so that many housing groups are now proclaiming the lack of housing is a drag on economic development. That of course has been a major theme of ours; so, if their support of economic development aids the cause, great. We find that regulatory

issues play a major role in increasing availability and cost. As such, reducing those burdens should be the rightful cause for ALL who claim to be a part of the housing industry.

We expect continued issues with restrictive zoning, excessive codes, lack of workforce and supplies such as transformers. We will work closely with our local and national partners. The Ohio government will remain just about the same so we have a good grip on what may come our way; OHBA leadership is set and we hope to meet more of you as we work on your behalf.





**Wednesday, February 15, 2023**

# 2023 Financial Forecast &

**SURVIVAL GUIDE**

## KEEP IN MIND

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



Most of you are aware – 2023 is going to be a tough year. Our financial experts will not only provide attendees a financial picture of what to expect in 2023, 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  
Jim Owen  
Fifth Third Bank

**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:** Venue to be announced shortly

**Register:** You must register by February 8th  
[susanb@medinacountyhba.com](mailto:susanb@medinacountyhba.com)  
No shows will be billed

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## Cost containment matters - Here's why

As most employers know, the financial and emotional impact of a work-related employee injury can be significant. While the primary goal is to ensure the injured worker receives appropriate care, minimizing the costs associated with the accident should also be a focus for employers.

In Ohio, there are three primary cost containment options for employers – Settlement, Handicap Reimbursement and Subrogation/No Fault Motor Vehicle Accident (MVA). Sedgwick is the industry leader in successfully employing these options.

Significant premium savings is available to employers through these cost containment initiatives; however, the injured employee does not see a reduction in their benefits when the cost containment options are utilized.

We utilize leading measures and predictive cost containment to help Ohio employers contain costs and lower premiums. When a claim occurs, Sedgwick is ready to apply cost containment strategies to quickly resolve the claim, resulting in cost savings for the employer.

Sedgwick has a dedicated cost containment team that solely focuses on achieving significant cost savings for our clients through Settlements, Handicap Reimbursements and Subrogation/MVA. Our efforts have resulted in massive cost reductions for not only the individual employer, but for all employers participating in group retrospective rating.

Two recent success stories by the Sedgwick cost containment team resulted in savings of close to \$1 million.

In one case, Sedgwick was able to secure a 100% write off through subrogation/MVA on a maximum value claim, impacting a group retro program, with reserves set at over \$1 million. Not only does this victory result in premium savings for our client but it also means the refund potential for that group retro program just increased by at least \$500,000.

The second case involved a death claim with close to \$300,000 in costs. Our cost containment team was able to secure a 100% handicap reimbursement, once again resulting in savings for our client and a refund potential for the group retro program of close to \$300,000.

Sedgwick is honored to partner with all of our clients on successfully managing their workers' compensation programs. Our early, proactive cost containment strategies will continue to be an ongoing priority toward achieving the best outcomes for our clients and their injured workers.

If you have any questions, contact our Sedgwick program manager, Robert Nicoll, at (330)418-1824 or [robert.nicoll@sedgwick.com](mailto:robert.nicoll@sedgwick.com).



# Consumer confidence in housing finally rises, thanks to falling home prices

By: Diana Olick, CNBC 01/09/23

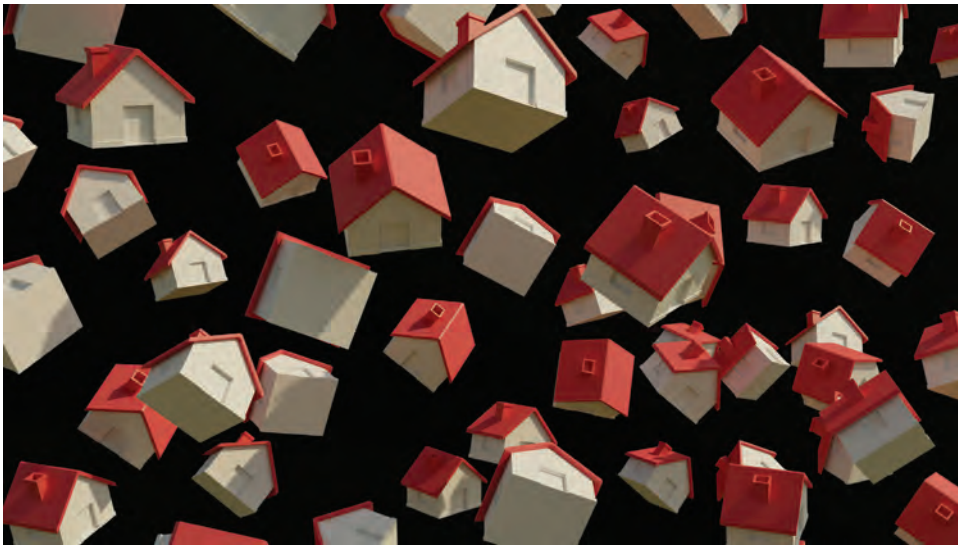
## KEY POINTS

- A monthly housing sentiment index from Fannie Mae showed sentiment improving from November to December.
- The share of respondents saying now is a good time to buy a home was still low, at just 21%, but it was up from 16% in October and November.
- More consumers now believe home prices will fall in the next 12 months, and more also said they believe mortgage rates will come down.

Mortgage rates are still twice what they were a year ago, but home prices have been falling since June, and that's finally making consumers feel better about what had been an overheated, highly competitive housing market.

A monthly housing sentiment index from Fannie Mae showed sentiment improving from November to December. The index is still lower than it was a year ago and just slightly off its record low set in October and November.

The share of respondents saying now is a good time to buy a home was still low, at just 21%, but it was up from 16% in October. The share saying now is a bad time decreased.



On selling, however, sentiment continued to drop. The share of respondents saying now is a good time to sell dropped to 51% from 54%, while the share saying now is a bad time to sell increased.

More consumers now believe home prices will fall in the next 12 months, and more also said they believe mortgage rates will come down.

Prices in November, the most recent measurement, were 2.5% lower than the spring 2022 peak, according to CoreLogic. They were still over 8% higher year over year, but that annual comparison is now half of what it was in June.

The average rate on the popular 30-year fixed mortgage hit a recent high of 7.37% in October but then fell back into the mid-6% range throughout November and into

December. As of last Friday it had dropped to 6.2%, according to Mortgage News Daily.

“As we enter 2023, we expect affordability to remain the top challenge for potential homebuyers, as even small declines in rates and home prices — from the perspective of the buyer — may not produce sufficient purchasing power,” said Doug Duncan, Fannie Mae’s senior vice president and chief economist, in a release. “At the same time, existing homeowners may continue to wait to list their properties, since many have already locked in lower mortgage rates, creating minimal incentive to sell and buy again until rates are more favorable.”

That tension will continue to drive home sales lower in the coming months, Duncan said.

Adding to the confidence in housing, the share of consumers who said they were concerned about losing their jobs in the next 12 months dropped from 21% to 17%. Fewer, however, said their household income is significantly higher than it was a year ago.

With the housing market now in its historically slow winter season, some agents are reporting activity is “frozen.” Pending home sales, which represent signed contracts on existing homes, dropped more than expected in November, suggesting that closed sales in January will be lower as well.

Those sellers who are braving the housing chill are offering more concessions: Roughly 42% of sellers did so in the fourth quarter, the highest share in recent years, according to Redfin, a real estate brokerage. That’s up from just over 30% in both the previous quarter and the fourth quarter of 2021, and is higher than the previous high of 40.8%, notched during the three months ending July 2020, at the start of the Covid pandemic.



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## CARTER LUMBER MANUFACTURING

As skilled framing labor availability continues to decrease throughout our industry, prebuilt components are more important than ever for home builders. That's why we've **invested heavily** in our component manufacturing plants, to guarantee that in every market we service, our professional builders have the components they need, when they need them.

The **thirteen** component plants across our footprint are capable of producing roof trusses, floor trusses and wall panels for our customers. Our state-of-the-art facilities guarantee high quality production of trusses and wall panels.

## OTHER SERVICES

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Elyria, OH 44035  
(440) 934-5266

### Madison

6320 N. Ridge Rd.  
Madison, OH 44057  
(440) 428-1110

### Medina

3725 Medina Rd. Ste 108  
Medina, OH 44256  
(330) 725-6760

### Middlefield

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(440) 834-8164

### Solon

6199 SOM Center Rd.  
Solon, OH 44139  
(440) 248-5355