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2020 OHBA Year in Review

RESIDENTIAL CONSTRUCTION DEEMED AN ESSENTIAL BUSINESS

OHBA was in touch with the executive branch from the onset of the COVID-19 shutdowns, ensuring residential construction would be deemed an essential business and allowed to operate. Throughout the pandemic, OHBA monitored the impact of any health orders on the construction industry.



OHBA SERVED AS A VALUABLE RESOURCE FOR UP TO DATE COVID-19 PROTOCOLS

As safety protocols, business resources, and new information became available each day and week during the onset of the COVID-19 pandemic, OHBA ensured its members were updated and informed. Further, OHBA fielded numerous questions/clarifications as new information was distributed.

OHBA MEMBERS VOTED INTO LEADERSHIP ROLES FOR OHIO COMMERCIAL AND RESIDENTIAL CODE AUTHORITIES

While in past years OHBA members served active and valuable roles on both the Residential Construction Advisory Committee (RCAC) and the Board of Building Standards (BBS), in 2020, OHBA members were elected to the Chair of the RCAC, as well as, Vice-Chair of the BBS. OHBA continues to help to maintain reasonable codes and ensure proper review. **MEETINGS WITH EXECUTIVE SECRETARY OF BOARD OF BUILDING STANDARDS (BBS),**

(Cover Story – Continued on page 2)

In This Issue ...

DON'T MISS – Financial Forecast - Jan. 13, 2021

BWC January News from CareWorks

The Value of Advocacy in Workers' Compensation

Lumber Prices Rising Again

Employers ... Make the Most out of BWC Dividends

Nat'l Electric Code Changes



(Cover Story – Continued from front cover)

AND DEPARTMENT OF COMMERCE

Following lengthy discussions at NAHB on the ICC and code adoption process, OHBA reached out to Ohio Board of Building Standards (BBS) and Dept. of Commerce Staff to ensure Ohio's code adoption process remains strong. OHBA maintains ongoing communication with both the Executive Secretary of the BBS, and the Department of Commerce on the importance of the code adoption process in Ohio.

Ken Cleveland	1,075.5*
John Sumodi	307.5
Andy Leach	138.5
Larry Crookston	109.5
Bob Knight	96
Mark Zollinger	37.5
Doug Leohr	32.5
Russ Sturgess	29
Mike Hudak	23
Dave LeHotan	7.5
Ed Belair	7
Charlie Ash	3
Rex Gasser	3
Chris Chatterelli	2
Ray DiYanni	1.5
Bryan Lazor	1
Jake Lewis	1
Sean Smith	1
Paul Spenthoff	1
Jeff Stuart	1

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

*Current Life Spike status

ATTENDANCE AT REGIONAL MEETING WITH HUD TO DISCUSS BARRIERS TO HOUSING AFFORDABILITY

As part of a traveling roundtable discussion with HUD Staff, OHBA participated in the Ohio stop held in Columbus. Participants shared valuable input with specific examples on how and why regulation makes up roughly 25% of the price of a new single-family home built for sale, while emphasizing the clear lack of housing supply. OHBA members also shared illustrative examples of both citizens and local government blunting 'workforce housing' in communities, whether it be through design standards, and zoning, or an eventual referendum effort by members of the communities themselves.

PROMPTED AFFORDABLE HOUSING DISCUSSION WITH OTHER INDUSTRY STAKEHOLDERS

OHBA engaged other stakeholders in the discussion and supporting of OHBA efforts on what can be done to address housing affordability (i.e. Ohio Realtors, NFIB, Chamber of Commerce, Affordable housing advocates).

(Cover Story – Continued on page 8)

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From the MCHBA Office ...

Members and Friends:

Happy New Year everyone. Due to mandates from Governor DeWine, we are unable to hold any meetings of more than 10 people so our Financial Forecast will be a virtual one. Plan to tune in virtually next Wednesday at noon. We will email you the PowerPoint presentation prior to the event and Jim Owen, Fifth Third Bank, will be discussing what you can expect and how to prepare your business for success for 2021 and beyond. As far as the Topgolf event, it will be a wait and see over the next month or so to make the determination whether we hold that or not. We'll let you know.

Please make a note that our new office mailing address is: P.O. Box #233, Valley City, OH 44280 and our office phone remains 330-725-2371 (or also 330-483-0076).

When you require warranty books or any other materials, please feel free to contact me and I'll be happy to make sure you get what you need.

Know anyone who may be interested in membership? Direct them to our website for an online application or let me know and I can mail one.

Susan Bloch

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2021 Dates To Remember

January 13, 2021

Financial Forecast - This event will be held virtually via Zoom due to COVID - Plan on starting at Noon - see page 7 & watch your email for all the details!

March 18, 2021

Topgolf - Save the Date - More info to come!

From the Executive Director

Members and Friends:

First, I would like to wish all of our members a Happy New Year. Hopefully, with 2020 behind us, we can get back on track.

Secondly, I would like to thank each and every one of you, our members, for your support, your involvement and your commitment to the building industry in Medina County and beyond. 2020 was most certainly one of the strangest, most challenging years any of us have ever witnessed in our lifetime. That being said, without your involvement, we wouldn't be able to continue to operate as a fairly successful organization during these extremely trying times.

Due to COVID and our governor's safety mandates, our Financial Forecast on Wednesday, January 13 will be held virtually. See page 7 and also watch your email for log-in credentials prior to the event so you are able to attend in the safety of your own office or home and still hear what our financial expert Jim Owen, Fifth Third Bank, sees happening in 2021 and beyond in the local, regional and national housing markets. It is likely one of the most critical times for you to sit in, listen and be prepared to handle your business and do so successfully in the 'new' normal.

We are trying to plan some member events but it has been somewhat challenging. Stay tuned and hopefully we will be able to hold a Topgolf event in March depending on mandates, COVID, and what's going on. Stay safe!

Respectfully:

Dave LeHotan
Volunteer Executive Director



MEDINA COUNTY
Home Builders Association



MEDINA COUNTY
Home Builders Association

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Jake Berger

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Two legendary companies—Stouffer Realty and Berkshire Hathaway HomeServices have come together to create the region's best real estate company.

LOTS & ACREAGE

AKRON

Lot 45 Ira Rd: 2.28 acres w/ mature trees. Conveniently located near the Cuyahoga Valley National Park **\$99,900 Gary Stouffer 330-805-6900, Gina Luisa 330-814-4747.**

AURORA

V/L St.Rt. 82: Great corner lot w/high visibility. Zoned C-3. Located next to shopping center & across from car dealership. Approx. 568' frontage on St.Rt.82 & approx. 673' frontage on S. Bissell. **\$749,900. Gary Stouffer 330-805-6900, Jeremy Fennell 330-388-8159.**

BATH

Barrett Rd (Bath Twp): Vacant land overlooking North Fork Creek. Breathtaking view overlooking bubbling creek from a wooded building lot that is high and dry. Call to walk this private lot with Bill. **\$170,000. Bill Snow 330-990-0256.**

731 West Point Ave: Multiple parcels for sale totaling approx 16 acres including an approx 2400 sq ft home with inground pool surrounded by beautifully rolling land & mature trees. Call for details on the many possibilities for purchasing this property. **Gary Stouffer 330-805-6900, Gina Luisi 330-814-4747.**

BOSTON HEIGHTS

2350 Boston Mills Rd: 1 acre, parklike setting adjacent to CVNP. **\$99,000. Robin Pickett 330-322-3181.**

BRECKSVILLE

8310 Settlers Passage: This private 32-acre w/all utilities available at the street. Wooded entrance w/approx. 650' frontage, currently Zoned R-60 Single Family. Bring your own builder. **\$950,000. Matt Stouffer 330-814-4616, Gary Stouffer 330-805-6900.**

DIAMOND

4838 Wayland Rd: 155+ acre farm. Approx 1752' frontage on Wayland Rd and approx 472' frontage on St Rt 225. 3 Outbuildings include 40 x 80 pole building to accommodate motorhome, semi or other equipment, 4-car

detached garage 32 x 52, and 24 x 46 pole barn with one open end for additional storage. Free gas from existing gas well, well and septic. All mineral rights transfer. CAUV tax credit for Farm and Forestry. Home on property but value is in the land. **\$899,000. Gary Stouffer 330-805-6900, Ruth Stephens 330-472-1720.**

HINCKLEY

The Trails at Redwood Falls: Located where old Skyland Golf Course was. Conservation development will have 97 parcels, walking trails, club house & 5 lakes. City water & sewer. **Robin Pickett 330-322-3181.**

KENT

5036 SR 43: Approx. 43 acres on SR 43. Zoned G-C General Commercial. Subject to new survey per Portage Co. Sewer/Water/Gas/Electric/Cable (Buyer's responsibility to verify accessibility, capacity, etc. on all utilities). **\$895,000. Gary Stouffer 330-805-6900, Tara Kleckner 330-289-1315.**

MASSILLON

V/L West Pointe Cir NW: 9 parcels total, includes 4 condo pads, each w/2 units (8 units total), 9th unit/"shell" unit (4591 West Pointe, Parcel #504788) included in sale. Unfinished unit, but the exterior & framing have been completed. Being sold as-is. **\$225,000. Sarah Bergert 330-268-0102, Gary Stouffer 330-805-6900.**

MEDINA

1424 Medina Rd: Approx. 3.7 acres close to Rt. 94, zoned commercial w/22' driveway & 2560 sq.ft. steel-sided building. Two 10x10 overhead doors w/2-side entry access points. Approx. 211' frontage. **\$465,000. Gary Stouffer 330-805-6900, Gina Luisi 330-814-4747.**

V/L 3004 State Rd: This approx. 11.88-acre property features a prepared and compressed gravel drive which winds to a slightly elevated cleared and prepared knoll making it the perfect homesite overlooking the approx. 20' deep pond. Property is heavily wooded at the back and has a tree line along the northern border for privacy. **\$250,000. Gary Stouffer 330-805-6900.**

Granger Rd: 11 acres available for purchase close to the intersection of Granger and State Rds. City water. 175' frontage minimum. No HOA. **Robin Pickett 330-322-3181.**

2620 Medina Rd: 7.8 acres of commercial land with 200' frontage on Rt. 18. 1/4 mile east of I-71 interchange. **\$599,900. Robin Pickett 330-322-3181.**

Blue Heron: Just 2 lots left. Walking paths, pool and tennis courts. City water and sewer. **Maryanne Phillips 330-714-3393, Robin Pickett 330-322-3181.**

MONTVILLE TWP.

NEW Windfall Estates: Highland Schools' newest fully improved residential development, Windfall Estates. Gorgeous wooded setting with walk out basement & cul-de-sac lots. Phase one lots available for reservation. Prices starting in the **\$400,000s. Robin Pickett 330.322.3181.**

SHARON TWP – Highland Schools

Crooked Stick Dr: 2 lots available on a private cul-de-sac. Highland Schools. No HOA. **\$169,000 & \$174,000. Robin Pickett 330-322-3181.**

Harps Mill Phase 3: Only 2 lots remaining. 2 acres. Highland Schools. Both lots **\$84,900. Robin Pickett 330-322-3181.**

Bonnie Glen - Beautiful lots ranging from 2 to 4 acres w/ravines, woods & open landscape. Spectacular development to bring your own builder & build your dream home. **Robin Pickett 330-322-3181, Gary Stouffer 330-805-6900.**

STREETSBORO

V/L SR 43: Approx. 43.5 acres w/approx. 682ft frontage on State Rt 43 & approx 1600 ft frontage on Kennedy Rd, zoned Rural Residential. **\$525,000 OR 33.5 acres for \$399,000 OR 1.5 acres for \$135,000. Gary Stouffer 330-805-6900.**

UNIONTOWN

3663 S. Arlington Rd: Over 4 acres of commercial land w/194' frontage on S. Arlington Rd. & Fortuna Dr. Zoned B-3. Utilities at street. Convenient to I-77 & shopping/retail. **\$450,000. Gary Stouffer 330-805-6900, Matt Stouffer 330-814-4616.**



LAME DUCK LUNACY

Lunacy is about as nice as we can put it. As you may know, a lame duck session is when the ‘lame ducks’ return to session after the general election. Perhaps, events are even a bit crazier this year. The covid-19 situation has spawned a few crazy legislative introductions and actions, not to mention the filing articles of impeachment against the Governor by members of his own party.

Nonetheless, after canceling session dates as members of the general assembly have tested positive for covid, committee hearings continue with about 100 or more bills being considered in different committees. It’s okay to ask why all these bills were not considered the previous 23 months? The answer:

well, that’s how things sometimes work.

Of note to us is SB 212, a well-intended effort by Senator Kirk Schuring to provide relief intended by an earlier measure by Rep Derrek Merrin to encourage increasing the supply of housing through increased lot development. While the earlier measure passed the legislature, the Governor vetoed it.

SB 212 would authorize local government to provide property tax relief for housing construction for both single and multi-family development. The bill, mind you, is permissive but, nonetheless, has been met with a barrage of opposition by county commissioners, county auditors, school boards and a no growth group, misnamed Greater Ohio. Essentially, they all want to discourage any growth in housing, unless it is in their best interests to support such growth. Ways and Means Chair Merrin tried to explain to them the simple reality: you can not build a new building unless there is first, a developed lot to build it on.

That fact belies the intent of the opponents to effectively eliminate any chance of encouraging the development of housing.

Future hearings on SB 212 and many other bills may continue through the end of the month. ■



Planning Services Moved to Administrative Building *(Medina County Commissioners’ Newsletter)*

The Department of Planning Services (DPS), which serves under the direction of the Medina County Board of Commissioners, moved to the Administration Building in mid December.

Previously located in the Professional Building at 124 W. Washington Street, the DPS moved to the Administration Building on December 9.

When interviewed prior to the move, DPS Director Denise Testa said she is looking forward to the move.

“We have appreciated the support of the Medina County Commissioners and County Administrator Scott Miller as we make plans to move,” Testa said. “Our move to the County Administration Building will benefit our local residents because their interactions will now involve a ‘one-stop experience’ including convenient access to parking and our partner agencies including the Tax Maps and Recorder’s offices. Our team is looking forward to the move as we continue to collaborate with our county colleagues providing quality service to our residents, businesses and developers.”

The DPS is now located on the first floor of the Administration Building in Room #113. ■

Professional Tools for our Members

The HBA has the professional business tools you need for home sales. The MCHBA Home Construction & Limited Warranty Agreement packages are available at the office for only \$35 each. Or if you have your own contract and you just need the Warranty, the warranty

and folder are available for just \$25. We encourage you to use these tools for your protection, peace of mind and they make a great resource tool for your customers to keep all their pertinent home buying paperwork together.

Call the HBA office and order your professional tools today.



Financial

2021



Forecast

Wed., January 13, 2021

Noon to 1:30 pm

via

Zoom - Virtual Meeting

Join Zoom Meeting link below:

<https://zoom.us/j/93255473929?pwd=dGxhUnpXSmpDMHEyM21yN04rL3dtZz09>

Meeting ID: 932 5547 3929

Passcode: 787428

One tap mobile (from your cell phone)

1-646-876-9923 – *787428#

Email: susanb@medinacountyhba.com

Forecast Speakers:

Jim Owen, Fifth Third Bank

Most of us can say that 2020 was one of the strangest, most unpredictable years in business that most of us have ever seen or experienced. That being said, to both stay in business and thrive in 2021 and beyond, we need every possible tip, help, assistance, plan, etc. that we can get our hands on. Fortunately, we are in the position of having one of the country's most respected financial gurus in the construction industry ... Jim Owen, Fifth Third Bank, to help us navigate through the next few years. Please plan to join us at our Zoom meeting next Wednesday, at noon. You will need to download Zoom onto your computer, laptop, ipad or phone to participate. Please visit zoom.us to download the software you will need. Questions? Give us a call.



**MEDINA
COUNTY**
Home Builders
Association

OHBA FILED NOTICE OF APPEAL WITH ERAC FOR GENERAL PERMIT TO REGULATE EPHEMERAL STREAMS

As the new navigable waters rule removed “ephemeral streams” from its definition of Waters of the United States, the OEPA issued a draft general permit to regulate as a water of the state. OHBA filed extensive comments and participated in multiple stakeholder forums prior to issuance. The permit issued failed to respond to any of the concerns raised. As a result, OHBA filed a Notice of Appeal with ERAC.

ASKED TO PARTICIPATE IN OPPOSITION TO FOSSIL FUEL BAN; REACHED OUT TO PUCO

The issue of local natural gas bans and related restrictions in building codes is something that OHBA will continue to follow, and work to keep communication open with PUCO staff. OHBA agreed to participate in meetings between industry and business groups on upcoming and ongoing local attempts by the Sierra Club to ban the use of fossil fuels in the future. OHBA provided important homebuilder perspective from past, present and future dealings in providing energy to homes. Further, OHBA contacted Public Utilities Commission of Ohio Staff to monitor discussions from PUCO’s Natural Gas Access Forums.

IMPORTANCE OF ALL TYPES OF RESIDENTIAL HOUSING DEFENDED TO GOVERNOR AND LEGISLATURE

OHBA worked closely to help secure an amendment providing some property tax relief to encourage lot development in the budget before the Governor ultimately vetoed the language. Following the veto last year, OHBA continued to defend the industry and the economic development it provides. In pushing for some relief in property tax assessments on undeveloped

residential lots, OHBA firmly expressed the need for equity when considering such types of relief and provided members of the legislature and the Governor with facts and data on the potential impact of new development, as well as, the current state of the housing industry in Ohio.

OHBA TESTIFIES IN SUPPORT OF SB 212 PROPERTY TAX LEGISLATION

Vince Squillace, Executive Vice President of OHBA, testified in support of SB 212 which would give local jurisdictions the option to create opportunity zones and provide some tax relief to residential development. The sponsor, Sen. Schuring is very supportive of the home building industry, and committed to trying to achieve some incentive for new development.

MEETINGS HELD WITH CONTRACTORS/ENGINEERS ON DEVELOPMENT SPECS

OHBA began getting feedback on the potential to use a more standardized process across the state during parts of the development process. A set of standards currently used in other areas of construction were discussed with groups utilizing such standards.

OHBA WAS THERE TO STAND UP AGAINST LOCAL GOVERNMENT AS THEY LINED UP TO BLOCK AFFORDABLE HOUSING MEASURE

OHBA ENGAGED IN NUMEROUS PIECES OF LICENSING LEGISLATION UNDER CONSIDERATION

The legislature again gave OHBA plenty of licensing legislation to monitor in 2020. Ranging from commercial

(Cover Story – Continued on page 13)

Member News

Renewed Builders

Décor Design Construction, LLC
– Seville

Renewed Associates

Fifth Third Bank – Medina

Dropped Members

C. C. Supply, Inc. – Barberton

HEY MEMBERS ...

Let’s Double Our Membership!

Know someone interested in joining the Medina County HBA? Doing business with companies that aren’t members? They should be! Let’s get them to join our membership.

Application available online.



MEDINA COUNTY
Home Builders Association

Members ...

Remember, whenever possible, always try to do business with and support our Parade Sponsors and support your Medina County HBA & local community!

January 2021 BWC News from CareWorks Comp

“We must all suffer from one of two pains. Either the pain of discipline or the pain of regret. You’ve got to choose discipline, versus regret, because discipline weighs ounces and regret weighs tons.” ~Jim Rohn

Deadline Approaching: Group Retrospective Enrollment for Upcoming July 1, 2021 Policy Year

The deadline to enroll in Group Retrospective Rating with CareWorks Comp for the upcoming July 1, 2021 policy year is **January 22, 2021**. Group Retro is a performance-based program where the group’s claims, incurred for the policy year, are compared to the group’s premiums paid to the BWC. The participants will receive premium rebates as long as the claims incurred for that policy year are lower than the overall premiums paid to the BWC. For more information, call CareWorks Comp TPA at 1.800.837.3200.

BWC Board Approves \$5 Billion Workers' Compensation Dividend

Yes, those checks you got in the mail from the BWC were real! The BWC Board of Directors approved Governor Mike DeWine’s \$5 billion dividend proposal on November 2, 2020. This is the largest BWC dividend in state history and DeWine hopes it will serve as a lifeline to businesses struggling amid the coronavirus pandemic. The dividend will be the third this year, following a \$1.54 billion dividend issued in April and a \$1.34 billion dividend in October.

Checks were distributed to employers covered by BWC in mid-December. Gov. DeWine said that the BWC "remains in a strong fiscal position thanks largely to healthy investment returns on employer premiums, a declining number of claims each year and prudent fiscal management." After the dividend is paid out, the BWC will have an approximate net position – assets minus liabilities – of \$7.2 billion.

2020 Policy Year Estimated Payroll was Reduced by 20%

Were you aware? Your July 1, 2020 through June 30, 2021 Policy Year Estimated Payroll was REDUCED by the Ohio BWC by 20% in response to payrolls possibly being lower as a result of COVID-19! Employers can call the BWC at 1.800.644.6292 and adjust their 2020 Policy Year Payroll as needed up until March 1, 2021. This will ensure a more manageable True Up in the summer of 2021.

1

Behind every good outcome

Important Deadlines:

- **January 21, 2021:** Premium installment due for the July 1, 2020 - June 30, 2021 policy year, if your company is on a monthly payment plan with the Ohio BWC.
- **January 22, 2021:** Deadline to enroll into Group Retrospective Rating with CareWorks Comp for the 2021 Policy Year.
- **January 29, 2021:** Deadline to enroll into the BWC One Claim Program (OCP) for the July 1, 2021 Policy Year.

Webinars: OSHA Recordkeeping and Ohio PERRP Recordkeeping

We invite you to attend one of our recordkeeping webinars in January!

OSHA Recordkeeping (private employers) Webinar: January 12, 2021 from 2pm-4pm; Cost \$25.00

Our safety and risk consultant will teach you to distinguish workers' comp claims, OSHA recordable and OSHA reportable incidents as well as how to maintain the mandatory OSHA 300 and 300A logs, including recording criteria for COVID-19 cases. This webinar is designed for HR professionals, safety professionals and business owners who are tasked with the responsibility of tracking OSHA recordable injuries and workers' compensation claims.

Ohio PERRP Recordkeeping (public employers) Webinar: January 14, 2021 from 1pm-3pm; Cost \$25.00

Our safety and risk consultant will teach you to distinguish workers' comp claims, recordable and reportable incidents as well as how to maintain the mandatory 300P and 300AP logs, including recording criteria for COVID-19 cases. This webinar is designed for HR professionals, safety professionals and management who are tasked with the responsibility of tracking PERRP recordable injuries and workers' compensation claims.

Click the following link to register for one of our Webinars: [OSHA and PERRP Webinar Registration](#)

Group Retro Rebates from 2018 & 2019 Policy Years: Rebated EARLY

If your company was enrolled in CareWorks Comp's Group Retro Program for the 2018 and/or 2019 Policy Year, you received your rebates in April 2020 and in October 2020 as BWC Dividends. The Ohio BWC rebated 100% of your premium from the 2018 Policy Year in April 2020, AND rebated 100% of your 2019 Policy Year premium in October 2020. Therefore, since you already received all of your premium back from those two Policy Years, this is why you didn't receive your first 2018 plan year rebate last month, nor will you receive rebates in Fall 2021 or Fall 2022 or Fall 2023.

Important Change: 2021 Ohio Safety Congress Going Virtual

The 2021 [Ohio Safety Congress & Expo \(OSC21\)](#) — sponsored by the Ohio Bureau of Workers' Compensation — is about keeping people safe. With all the uncertainty surrounding the future of the COVID-19 pandemic, the BWC will host OSC21 totally online March 10 – 11, 2021. The virtual event offers plenty of online learning sessions *and* a digital expo, allowing you to learn remotely and chat virtually with presenters and exhibitors. As always, attendance is FREE, and registration for the virtual event opens in December.

Who should attend?

Individuals with an interest in occupational safety and health, wellness, rehabilitation, and workers' compensation are encouraged to attend.

OSC21 highlights

- Learn to improve safety management programs and best practices.
- View the newest workforce safety products and services.
- Chat with business representatives, safety pros, and workers' compensation specialists.
- Connect with exhibitors to discuss cost-saving solutions.
- Keep your workers healthy and productive

Important note: The new March 10 – 11 dates are a change from the original dates of March 31 – April 2 that the BWC announced earlier this year. **Look for updates on social media using #OSC21. Mark your calendar and join the BWC online! March 10-11, 2021.**

For more information about all the Ohio BWC's training opportunities, visit the BWC's Learning Center at: [BWC Learning Center Login](#)

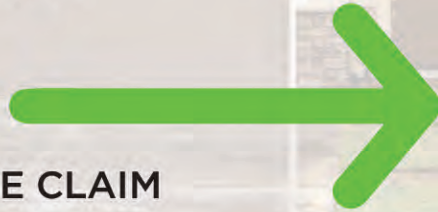
WANT TO START GETTING MONEY BACK FOR PRODUCTS YOU ALREADY USE?



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If you use any of these **50+ participating manufacturers**, then it is easy to participate!

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- 2 SUBMIT A REBATE CLAIM
- 3 RECEIVE A REBATE CHECK



THE AVERAGE REBATE PER BUILDER / REMODELER COMPANY WHO PARTICIPATED IN 2019 WAS:
\$1,472.55



Affiliate  Partners



roofing to elevator contractors, there were quite a few bills under review dealing with the topic of licensing. OHBA closely watched and engaged in discussions on each and every one. OHBA was able to offer amendments to be included in several of the proposed pieces of legislation. Licenses for commercial roofers, residential elevator contractors, and residential specialty contractors were brought up by the legislature in 2020.

REVIEW AND ADOPTION OF MINIMUM QUANTIFIABLE STANDARDS UPDATES

As the adopting body of the workmanlike standards for the industry, OHBA reviewed and adopted the most updated edition of the Minimum Quantifiable Standards.

CONTINUING AGENCY AND LEGISLATIVE FOLLOW UP

While agency issues are always

ongoing, many of the legislative issues from 2020 will like be reintroduced during the 134th General Assembly.

OEPA NPDES/SWPPP ENFORCEMENT

After hearing questions from members in Northwest Ohio on local enforcement of SWPPP requirements, OHBA was in touch with legislators and those members in order to nail down the issues needing to be addressed. Additional follow up is being done within the agency, and OHBA continues to monitor the issue both locally and around the state.

MONITORED LEGISLATION

Throughout the year, OHBA tracked and monitored numerous other items receiving attention by the legislature. Some of these included HB 20 Solar Energy Systems, HB 163 Water/Sewer Service, HB 271 Smoke Detectors, HB 380 Construction Payments, HB 606 Civil Immunity, SB 2 Watershed Programs, SB 127 Elevator Law, SB 136 Design Professionals, and SB



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We are excited to share the news that CareWorks of Ohio, Ltd. (CareWorks MCO), is merging with CompManagement Health Systems, Inc. (CompManagement MCO) effective Monday, December 21, 2020. This merger will accompany a name change to Sedgwick Managed Care Ohio (Sedgwick MCO).

You will recall that Sedgwick, CompManagement's parent company, acquired CareWorks in 2019. For the past 16 months, the teams at CareWorks and CompManagement have partnered to develop best practices to ensure outstanding outcomes remain available to our members. We are excited to partner with this new level of managed care!

A couple of things to note below for our members who utilize Careworks MCO:

- Your MCO service team will remain the same. Your Case Specialist, Nurse Case Manager and Account Executive will continue to work with you, your employees and your organization.

- Any CareWorks Injury Reporting Packets that you have can continue to be used.
- Your employees with an active claim will also receive a letter regarding this merger, along with updated instructions and reference information to share with treating physicians.
- This does not impact the administration of our group rating or group retrospective rating programs.

Again, there will be no change in MCO contacts for you or your injured workers as a result of this merger. We look forward to the valuable resources that Sedgwick MCO brings to our members. For additional information, we invite you to visit [SedgwickMCO.com](https://www.SedgwickMCO.com).



By Dr. David Kessler

The Value of Advocacy in Workers' Compensation

There is an advantage to advocacy in the workers' compensation claims world. And to be clear, advocacy may include varying perspectives. Let's look at a few basic concepts.

What is advocacy? To support or champion a cause, idea, or policy through education and clearing the way of obstacles. This may be accomplished by engaging the injured employee, explaining the claim process, and assisting the injured worker through the process while calming fears and answering their questions.

Why do we need it? The process is not always transparent and can be confusing, scary and frustrating. Furthermore, the injured associate may be overwhelmed and intimidated with the packet of information that seems difficult to understand based on language or education barriers. By helping the associate navigate the process, it should reduce anxiety and simplify the process, thus promoting improved attitude, reduced litigation, attempt for an expedited safe return to work, and striving for better outcomes. Additionally, claims are becoming more complex. Although claim frequency is down, relative severity is up. There appears to be an increase in continuous trauma, possible inappropriate opioid utilization, co-morbidities especially with an aging workforce, and psychosocial issues.

As a point of reference, co-morbidity refers to a health condition or disease that is present at the same time of injury such as

diabetes. Some of the most common co-morbidities include cardiovascular disease, diabetes, and arthritis. Psychosocial refers to the psychological and social factors that influence mental health. This sphere may be influenced by life experiences as well as maladjusted cognitive and behavioral processes. Various types of psychosocial issues include stress and coping skills, problem behavior syndrome and drug or alcohol abuse.

Who should be involved?

Some associates may require more advocacy than others and each situation is on a case by case basis. Lower educational levels and communication barriers may require greater advocacy. Likewise, multiple co-morbidities and/or psychosocial issues, poor work performers, and multiple claims with the same injured worker will necessitate greater engagement.

Who should be the advocate?

This may include the claims adjuster, managed care nurse, and employer's risk manager or human resources contact.

When should advocacy be used?

The earlier the better, displaying genuine caring for the injured worker's welfare by

calming fears, educating about the process, and empowering the employee to become part of the solution.

How does advocacy work?

Encouraging prompt medical care if or when needed, providing applicable forms and assisting with completion, investigating the accident, offering modified duty, and avoiding any disconnect by showing interest through care calls, perhaps a personal visit. A high level of engagement promotes transparency among all involved in the claim process and helps clarify expectations to ultimately achieve recovery, return-to-work, and resolution.

Benefits of the advocacy advantage are multiple and worthy of the effort. Typically, there is an overall better claims experience for the injured worker, reduction of litigation, shorter claim duration, and/or lower costs.

In conclusion, advocacy should break down the silo mentality and is similar to a maxim from the Institute of Medicine—"doing the right thing at the right time for the right reason." 🍷

Dr. David Kessler is the Senior Vice President and Medical Director for CompManagement Health Systems. 614.376.5788 | KesslerD@chsmco.com

CompManagement Health Systems is an OASBO Strategic Partner.





In mid December, Dan Sauter, the ReStore Manager for the Medina County Habitat for Humanity, reached out to our association with the following message which Dave LeHotan asked to be shared with our members:

Hello, I am the new ReStore manager for the Medina County Habitat for Humanity. I wanted to say thank you for your support with the page on your website. Since we have moved into our new location at 233 Lafayette Rd., we have had many wonderful donations from corporate donors. I was wondering if there was a way that we could share our fortunate situation with the home builders in our county. We have some different products in bulk and I would be willing to sell it to them for an even lower reduced price than we typically sell it to the public. We still would love donations, but we have more than we can use of some items and would like to work with your members in this way. We now are open 3 days a week and would be willing to accomodate builders during non business hours if they are interested in purchasing bulk product. Thank you, Dan Sauter ReStore Manager Medina County Habitat for Humanity.

The Restore is now located in the old Hawkins Market at 233 Lafayette Road in Medina. Their phone number is 330-722-4494. We encourage our members to reach out and see how Habitat can help our builders.

Lumber Prices on the Rise – Again

After drifting lower from mid-September to mid-November, lumber prices are on the rise again. Prices peaked at an all-time high of roughly \$950 per thousand board feet in September before gradually moving down to around \$550 per thousand board feet last month.

However, according to Random Lengths, lumber prices are now above \$650 per thousand board — up nearly 20% over the past four weeks.

Elevated lumber prices since mid-April have added thousands of dollars to the cost of new single-family homes and apartment units.

Indications are that lumber producers are reducing production heading into the slower winter building season, even as new residential construction continues to outpace seasonal norms.

However, there is some good news on the lumber front regarding tariffs on Canadian softwood lumber.

The U.S. Commerce Department's International Trade Administration published an administrative review of anti-dumping duties in late November, followed by an administrative review of countervailing duties on Dec. 1.

The effect of the reviews is that duties on shipments of Canadian lumber into the United States, which currently stand at 20%, will be reduced by more than half, to roughly 9%. The tariff reductions are expected to go into effect in mid-December.

"This is a step in the right direction, as tariffs have contributed to unprecedented price volatility in the lumber market, leading to higher prices and harming housing affordability for American families," said NAHB Chairman Chuck Fowke. "The United States needs to work with Canadian officials to end the tariffs and achieve a long-term, stable solution in lumber trade that provides for a consistent and fairly priced lumber supply."

NAHB continues to work on all fronts to find solutions that will ensure a lasting and stable supply of lumber for the home building industry at a competitive price.

For more information on the tariff reduction, contact Felicia Watson at 800-368-5242 x8229 or David Logan at x8448.

Congress Releases Details About New COVID-19 Package

Many 501(c)(6) organizations were included in it

The long-awaited COVID relief package is finally here, and we are providing critical information to you that we received from our partners in Washington, D.C. - the American Society of Association Executives (ASAE).

Many 501(c)(6) nonprofits are included in the Paycheck Protection Program (PPP).

According to ASAE, here are the new eligibility criteria:

- The organization does not receive more than 15 percent of receipts from lobbying (up from 10 percent);
 - The lobbying activities do not comprise more than 15 percent of total activities (up from 10 percent);
 - The cost of lobbying activities of the organization did not exceed \$1 million during the most recent tax year that ended prior to Feb. 15, 2020; and
 - The organization has 300 or fewer employees (up from 150).
- Included in the package were several other ASAE priorities:



Expanded resources for EIDL loans;

- Simplified PPP forgiveness; and
 - Additional personal protective equipment
- Congress passed the bill late in December, 2020.

The PPP eligibility criteria are an improvement from previous expansion proposals, and many organizations, including OSAE and ASAE, played a major role to expand the percentage thresholds and require regulators to consider the most recent tax year that ended prior to Feb. 15, 2020. These changes help include as many 501(c)(6) nonprofits as possible. While ASAE was on the front lines in Congress, it was your outreach, data and efforts that helped our messaging stick. Special thanks to everyone who submitted data surveys and signed our community letters. ASAE noted that despite this significant progress, the organization takes major issue with Congress' and outside influence organizations' false perception that associations and other 501(c)(6) organizations exist solely to lobby the government.

“ASAE recognizes that this legislation came together only as a result of bipartisan compromise and congressional leaders were forced to accept a deal

both parties described as imperfect to produce emergency relief measures for a nation in acute crisis,” said ASAE President and CEO Susan Robertson, CAE. “We’re thankful Congress has recognized that associations are deserving of access to federal relief programs like the PPP. This year-end relief package qualifies as progress. However, there are many deserving associations that will find themselves still unable to qualify for PPP loans as a result of the conditions set in this bill. No legitimate, well-purposed association should be left in the cold simply because they exercise their First Amendment rights to advocate on behalf of the industries or professions they represent.”

ASAE is still poring over the bill and will provide more information and analysis, as it includes many critical provisions to help the association community. Until then, OSAE and ASAE wanted to share this important news and express our immense gratitude for your hard work and unwavering support. We wouldn't be here without you.

Once we've more detailed information, OSAE will provide it to our members and industry advocates.

Warmest regards,
Jarrod A. Clabaugh, CAE
President & CEO
Ohio Society of Association
Executives and OSAE Foundation





4 ways Ohio employers can make the most of recent BWC dividends

*Written by: John Brockschmidt, SVP, Pooling;
Russ Hocutt, SVP, Ohio TPA Operations;
Jody Moses, Managing Director, Public Entities;
Frank Pagnatta, SVP, CareWorks Comp*

In November, the Ohio Bureau of Workers' Compensation (BWC) agreed to issue \$5 billion in dividends to qualifying Ohio employers to ease the financial pressures created by COVID-19. This is the third dividend declared and paid in 2020, bringing the total pandemic easement to nearly \$8 billion for both public and private employers.

These dividends were made possible in part due to BWC's strong investment strategy and returns achieved on premiums paid. However, savings have been further compounded by effective risk management programs at the workplace, resulting in a lower volume of claims. Collectively, the employer community, alongside Ohio TPAs and MCOs, has taken strides to protect the worker, improve workplace safety and take care of injured workers. When accidents do occur, great partnership efforts among this collective have proven to effectively manage claims, reduce frequency and severity, and control costs.

As dividend checks arrive in the coming days for eligible employers, the question many are asking is, what do we do next? How can we best reinvest these funds to protect workers and maintain performance for future success?

This is especially true of public entities, a group whose benefit total for this round of reimbursement is nearly \$700 million – significant funds that can make a

major impact for a sector that has been particularly hard hit by the pandemic.

A first matter of business is determining how to allocate dividend funds from a compliance standpoint. The Auditor of State (AOS) offered baseline recommendations in AOS Bulletin 2013-007, which shares accounting guidance entities should follow for all BWC rebates and dividends. The recent AOS bulletin 2020-007 offers additional input on the current rebate. Employers are advised to consult their tax advisor to determine the tax implications on their unique situation. They should review bwc.ohio.gov to ensure BWC has the most up-to-date tax identification information for their policy. The site also offers answers to many other frequently asked questions related to this round of dividends.

Advisors might recommend reinvestment in safety and risk management as the most appropriate use of BWC dividend funds. In addition to the compliance factor, this approach is one that can lead to the strongest return on investment. By investing in the right programs, risk control or safety, for instance, you might see a 5 to 1 return from a prevention, productivity and loss cost standpoint – which in turn helps maintain lower premiums, compounding the benefit.

Now is the ideal time for public and private employers to survey their risk management programs to determine where resources can be integrated for the greatest returns. Whether producing products, delivering services or protecting the public interest, virtually all employers can benefit from fine-tuning their overall safety strategy, claims management approach and technology enhancements to ensure the workforce is protected and fully engaged. Further, in this COVID-19 environment, it's worth actively seeking measures to help reopen and return to business in a way that is safe for employees and customers or

constituencies alike.

Focus on these four areas as you consider how to make the most of BWC dividends to help your workforce – and your bottom line – reap ongoing benefits:

1. Safety and risk control

On the safety front, employers should consider building upon their workplace safety and injury prevention programs. This might include safety culture initiatives in partnership with a loss control team, who can provide additional education and training for workers, risk assessments, site visits (remote or in-person), data analysis, risk control consulting services, root cause analyses or injury cost analyses. Another major area of focus, especially as additional requirements related to the coronavirus, workplace exposure and reporting remain a concern, would be investment in OSHA/regulatory compliance and training initiatives.

Today's risk manager is very different than in the past – the scope of the role is broad, covering not just traditional casualty risks of workers' compensation and general liability, but also property, cyber, misconduct, civil unrest and more diverse risks. For public entities already in a pool, opportunities may exist within the program to support broader risk coverage; it's worth looking into options for add-on initiatives and enhancements with each sponsoring organization.

2. Return to work support

When it comes to claims management, employers are advised to review their existing claims procedures. They will want to ensure injured workers are guided through the claims process, provided access to appropriate medical care, and are taking steps to optimize return to work. Employers may also want to look at expanding their claims and managed care teams to include experienced nurse case managers, case specialists, behavioral health experts and claims specialists who

can work directly with injured workers during their recovery journey.

3. Technology enhancements

Technology enhancements can elevate virtually any risk management program. This includes increasing security against potential cyber attacks, providing real-time information to injured workers, or looking at data patterns to guide future decisions. Technology should be seamless and support the entire program. For public entities participating in a

4. COVID-19 “back to business” tools

In today's COVID-19 environment, back to business measures to ensure worker and public safety are of utmost importance. Public entities and private employers alike are seeking assistance to get their organizations up and running again as quickly and safely as possible once COVID-19 restrictions are relaxed. For the reopen phase, consider such measures as pre-opening site inspections, industrial hygiene and disinfection, facility safety and cleaning, ergonomic evaluation and workplace social distancing, and preparedness assessment.

As organizations return employees to worksites, funds could be used to support temperature screening and health checks, fit for work programs, clinical consultation, surgery preparedness initiatives, and testing and healthy return to work solutions. In support of a surely ongoing COVID-19 recovery phase, employers can benefit from exposure investigation support, unemployment claims management and tax services, and absence management solutions.

For Ohio employers, the dividend checks are in the mail. Now is the time to objectively survey your risk management program, evaluate existing program partnerships, and reinvest in those areas that will give your organization the greatest future return. Be safe and stay well. ■

2020 National Electric Code Changes

Information provided by Steve Reed, Reed Electrical, as shared with Doug Krause, Carrington Homes.

I wanted to reach out as I recently took my required electrical code class and wanted to make everyone aware of the changes in our new 2020 National Electric Code which, if Ohio adopts this new code, there will be significant changes that will increase the cost of residential dwellings.

I'm hoping that by reaching out to the HBA and other contractors, we are hopeful that as in 2017, code was held up and not adopted by the state of Ohio for almost three years.

Here are the most significant changes we will be facing with this new 2020 code:

1) Change and GFCI protection will now include all basement outlets regardless whether it is finished or not.

2) Significant change and GFCI protection will now include all 220-volt appliances graded 50 amperes or less which will include clothes dryers, ranges, ovens, and now the AC compressors located outside.

3) Main service disconnect – this means we will have to locate the main disconnect on the exterior of the house for emergency shut off for first responders.

4) Surge protection will be included on all single-family houses and multi dwellings and must be class 1 or class 2.

5) Kitchen islands will have to include two receptacles and then after a certain square footage, one will be required per square foot.

Estimators throughout the State of Ohio have calculated that on a typical 2,500 sq.ft. house, these new codes will raise the cost from \$2,000-\$3,000.

There are other codes which still need some clarification by the inspectors as to their interpretation of how we go forward with those. ■



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Congress of the United States
Washington, D.C. 20515

October 20, 2020

President Donald J. Trump
The White House
1600 Pennsylvania Avenue NW
Washington, D.C. 20500

Dear President Trump:

We are writing to alert you to a significant issue affecting the economy and housing affordability.

As the nation fights to rebound from the effects of the COVID-19 pandemic, housing has been a bright spot for the U.S. economy. Construction's designation as an essential service in many states, combined with better-than-expected housing demand, has resulted in strong market activity. Single-family construction permits are running 3.4 percent higher during the first half of 2020 compared to the first half of 2019.

This activity has measurable benefits for job growth in communities. Building 1,000 average single-family homes creates 2,900 full-time jobs and generates \$110.96 million in taxes and fees for all levels of government to support police, firefighters and schools. Similarly, building 1,000 average rental apartments generates 1,250 jobs and \$55.91 million in taxes and revenue.

However, there is concern that this success is at risk of reversal as builders have seen a dramatic increase in the cost of materials, particularly lumber, since the pandemic began. Shortages of lumber have resulted in a 130 percent increase in lumber prices since mid-April. The Random Lengths Framing Composite Price shot past the \$900 barrier for the first time ever on September 4. Oriented strand board prices are up nearly 180% from a year ago.

These sharp increases are challenging, especially in light of the ongoing housing affordability crisis. The National Association of Home Builders (NAHB) estimates the recent spike in softwood lumber costs has caused the price of an average new single-family home to increase by \$16,148 since April 17. The market value of the average new multifamily home has increased by \$6,107 over the same period.


Housing can do its part to create jobs and return the economy to what it was prior to the pandemic, but in order to do so, we need to address the rising costs of lumber and other building materials. We understand that in the current environment, producers of building materials face a range of complications in getting their product to market. COVID-19 has shut down sawmills and severely disrupted the supply chain.

In response to these obstacles, we ask your administration to bring all stakeholders to the table and work to find a solution to address lumber scarcity and subsequent price spikes that ensures everyone's needs are met. Your administration can play a constructive role in alleviating this

growing threat to housing and the economy, so home builders can continue to operate, support communities, and avoid passing rising costs on to home buyers.

Thank you for your attention to this urgent matter and considering our request.

Sincerely,



Norma J. Torres
Member of Congress



Kenny Marchant
Member of Congress

Pete Aguilar
Member of Congress

Rick W. Allen
Member of Congress

Mark Amodei
Member of Congress

Kelly Armstrong
Member of Congress

Jodey Arrington
Member of Congress

Cindy Axne
Member of Congress

Troy Balderson
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Andy Biggs
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Jim Costa
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Angie Craig
Member of Congress

Dan Crenshaw
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Joe Cunningham
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Veronica Escobar
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Brian Fitzpatrick
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Roger Williams
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Robert J. Wittman
Member of Congress

Lee Zeldin
Member of Congress

Lois Frankel
Member of Congress

Cc: The Honorable Lawrence Kudlow, Director of the United States National Economic Council
The Honorable Mark Meadows, White House Chief of Staff