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CGR Report

• THE NEWSLETTER FOR CERTIFIED GRADUATE REMODELORS •

Green Remodeling Special Issue

Greening Dakota Builders

By Karen Dahood, Independent Writer in Tucson, AZ

The day 16 stacks of Quad-Lock arrived, Greg Miedema, CGR, CAPS, GMB, knew his company had turned a corner. The task was to build a 1700-ft. addition to a 32-year-old home that would be about as energy efficient as it could be, using Insulated Concrete Forms (ICF).

Dakota Builders Inc. has been in the wings waiting for this chance. Tucson, Az is prime territory for green renovation. Local builder John Wesley Miller has been nationally lauded for his Armory Park del Sol homes, where energy bills have been around \$10 a month. The Sonoran Institute, a conservation advocacy, cites local green building achievements with its “Building from the Best” awards. Most important, home owners are reading and talking about green products.



Sixteen stacks of Quad-Lock for the 1700ft addition.

“This project clearly was customer driven,” Miedema says. While he has seen a big demand for window replacements, this Energy Efficiency makeover is one of the most ambitious his team has seen. Besides the ICF, the addition will get a high performance roof sprayed underneath with non-toxic, mold-resistant, polyurethane insulation; the whole house will be improved with low-E windows and thermal doors; and the original block walls will be lined with sheets of insulating foam.

Owners Terry and Mark Yampolsky put a lot of brain-work in up front. “When we decided to do the addition,” Mark recalls, “we were tired of high utility bills, and knew they would continue to go up. I started reading up on methods of construction on the Internet, and we took a solar tour to find out what other people were doing.” They wanted something strong. They liked adobe, but eliminated it because it would make a strange combination with the original slump block. Everything they heard about ICF was positive. Two co-workers had used it and were pleased.

Wes Heinrichs, Lead Carpenter on this project, came to Dakota Builders last year with ICF experience. “The choices are multiplying,” he says. ICF products fall into three main structural types, monolithic, waffle grid, and screen

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Go Green



Stephen L. Robinson
CGB, CGR, GMB,
CAPS

Greetings fellow Remodelers:

Ah, here we are—Winter 2006. For most of us, this is where everything goes gray, brown or white. Patiently we wait and wish for the green of spring to return. It is amazing how certain colors seem to cheer us up; red for some people, blue and azure of the sky for others, and most certainly green. The color green screams life, vitality, and prosperity. Now the color green has added a different meaning; Healthy, Sustainable & Renewable.

Is Green a new concept?

Not really, but for many of you and for many consumers it is a recent arrival. We have seen in the last few years people labeling their product as “Green.” NAHB now has a Green Building Subcommittee, a Green Building Conference, Green Building Guidelines (which will become ANSI certified in the next couple of years), and *Green Building* magazine. The Green Building NAHB University of Housing course will be a core subject in the new Graduate Master Remodeler Designation – we feel that strongly about it! You will very shortly see *Professional Remodeler*, *Qualified Remodeler* and *Remodeling* magazines do special sections on Green. Many of Hanley Wood’s publications will have Green segments. For those of you who work with, or in, any layer or level of Green, I encourage you to contribute to this effort. For those of you who don’t currently work in Green remodeling or building, you might want to start learning and earning more “Green.”

The opportunities are endless. We are poised with \$70/barrel oil, rising energy costs, good technology, tax credits, a more aware consumer and a generation of “Boomers” who at least half grew up in the 60’s and 70’s. We “Boomers” – yep I’m one – are people who either ourselves or

one of our parents wanted to “save the planet.” Well here’s our chance – a chance to make a difference. We are at a time in our lives where we own companies, have discretionary income, are decision makers, and are making changes in our environments. The cost of doing many things Green is either affordable, makes sense on the overall savings, or has no budgetary impact whatsoever.

Being Green does not mean that you have to jump out and buy a Hybrid car, install a windmill or solar panels, recycle your pizza boxes, or build and remodel Zero Energy Houses. If you do any or all of those things then God Bless You.

Going Green can be a layered approach that allows you to incorporate “Green” items into everything you do, when it makes sense. You can install landscaping that requires little or no irrigation. You can recycle aluminum and copper removed from projects, recycle building products, use recycled materials or materials with recycled content. You can specify ENERGY STAR Products and remodel using higher efficiency equipment. The list goes on and on. I will however interject a note of caution. You need to do your homework, understand your product, and make sure that it is properly installed. Even the best of things can be installed badly, and remember to educate the consumer too!

There will be much more to follow in this edition of “Green.” So Ladies and Gentlemen, it is time to examine your business plan, identify your mission and start to “Go Green”.

Respectfully,
Stephen L. Robinson, CGB, CGR, GMB,
CAPS
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Green Dakota Builders

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Quad-Lock ties and braces in place.

grid. The first two form continuous walls and the third is a post and beam construction.

“Quad-Lock looked great on the Web site, but I wanted to see it myself and touch it,” said Yampolsky. Hannis Latham, Tucson’s Quad-Lock dealer, met him on site with a sample.

Quad-Lock is monolithic. The dense foam panels for this project are four feet long, one foot wide and two and a quarter inches thick. They are stacked in opposing pairs in a steel track, each pair fastened together and to adjacent panels with hard plastic ties, and metal braces to hold the corners tight. ICF assembly is very fast. Once the forms are up, the concrete core is poured into the space through a hose, under hydraulic pressure. The bottom is filled through holes halfway up the structure, the rest at the top. Expandable wall braces keep the walls upright during this process.



Day two of construction- installing the Quad-Lock panels.

“Another green feature is that there is no waste,” says Latham, “We salvage smaller pieces to use on the top course and give any leftovers to a local ICF block manufacturer. Roy Lauger, president of LGS Framing, is doing the job. He had worked exclusively with steel framing until he discovered this efficient new system.

A Complete Wrap

The homeowners selected Sierra Pacific windows with Low-E 272, hermetically sealed, double panes. They liked the idea of wood on the interior of the extruded aluminum frames. Green note: Sierra Pacific owns two million acres of forest in California and Arizona that they renew as they harvest. This supplier has adopted the Sustainable Forestry Initiative standards, including conservation of wildlife habitat and protection of water quality.

To complete the energy envelope, the couple decided on water-based polyurethane foam for roof insulation. Sealection™ 500 from Demilec USA is sprayed on, and one “shot” expands 120 times to make a completely airtight barrier. It sticks without ever shrinking or collapsing. Meanwhile, the original slump block exterior walls will get sheets of foam between two-inch furring strips.

“We’ve decided to go for solar water heating, too,” Yampolsky adds.

“We’re glad to be part of the momentum,” Miedema remarks. He mentions that the Southern Arizona Home Builders Association (SAHBA), which he chairs through 2006, has a new Green Build Council with 20 members.

“Remodelers’ ears are perking up,” Miedema says, “and it’s a good thing, because a recent City-sponsored study evaluated 80,000 houses in Tucson that are now 50 years old. They were mass-produced after World War II, and many have no insulation.”

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Long Beach Convention Center
Long Beach, CA
Pre-Conference:
May 15, 2007
Conference:
May 16-18, 2007
Expo:
May 17-18, 2007

Green Momentum

By Jennifer Griffith, LEED® AP, Green Design Specialist for ASF Interior Redesign, Inc.

Green Design is gaining momentum. Not only is it the hot new trend, it is an important attitude that we must embrace to preserve our natural resources. While it is true that extra effort and money are often involved, the results are invaluable. The health of occupants and of our ecosystem cannot and should not be forgotten.

Health of Occupants

Many variables affect indoor air quality. Contamination of particulate matter can remain in the HVAC system for years after construction. To avoid any problems, the return side of the HVAC system should be shut down during heavy construction and sealed with plastic. If the ventilation system *must* continue to operate, use filtration media with a minimum MERV (Minimum Efficiency Rating Value) of eight, and replace these filters once construction is complete.

VOCs (Volatile Organic Compounds) have gained a tremendous amount of attention lately, and for good reason. It is proven in numerous scientific studies that VOCs are responsible for a plethora of serious diseases, yet they remain prevalent in many building materials. Eliminate the source of these toxic compounds by choosing low or no VOC-content materials.

Specify construction sequencing to reduce absorption

of VOC-emitting materials by installing wet, odorous materials first. Give them plenty of time to off-gas and then install absorbent materials like carpet, ceiling tiles, and insulation. Careful planning can make an enormous difference in the amount of VOCs that remain inside.

Some common origins of VOCs include insulation, paint, carpet, composite wood products, sealants and adhesives. Other significant sources are PVCs (polyvinyl chloride) found in laminates and vinyl furniture finishes and PBDEs (polybrominated biphenyl ethers) used as flame retardant in numerous applications. With the discovery of the harmful effects of these substances, new products are emerging in the market, which do not contain these toxic compounds.

Health of the Environment

Ecosystems and natural resources are being depleted at a rapid pace. It is important that we protect our water supplies, use renewable materials and consider the effect our built environment has on the surrounding area.

When constructing on a site, protect top soil and encourage the use of pervious paving materials to reduce the amount of runoff. Discourage uplighting the exterior to avoid light pollution.

With the enormous amount of materials available that are salvaged, recycled or are from renewable sources, it is easy to build with the environment in mind. Consider using FSC-certified wood whenever possible, and use the lowest grade possible for each application. Locally produced or harvested products are ideal for reducing the amount of CO2 emissions created from transport.

Economic Efficiency

Daylighting is extremely advantageous for reducing energy bills. With every opportunity, place windows facing north or south. Incorporate skylights and light tubes and encourage high-quality windows; the resulting energy efficiency quickly pays for itself. Federal tax-credits and state-wide initiatives are making solar panels more affordable. If your client cannot install them at this time, prepare the home for future installation by keeping vents off of the south roof, leaving extra space in the breaker panel, and running a conduit or chase from the south roof to the outdoor meter.

Also consider the heat island effect. High-albedo/high-emissivity roofs, such as those that are ENERGY STAR-rated, are the supreme choice. While these may cost more up-front, a cooler interior temperature of the building can be



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Energy Efficiency Tax Credits

The Energy Policy Act of 2005 (EPACT), signed by President Bush on August 8, 2005, offers consumers and businesses several Federal tax credits for making energy conscious home improvements during 2006 and 2007. The legislation is posted on the Senate Energy Committee's Web site at <http://energy.senate.gov/public/files/ConferenceReport0.pdf>

The Internal Revenue Code Section 25C credit, commonly referred to as the existing home credit, provides a tax credit of up to \$500 to consumers who purchase and install in their home specific energy efficient property.

Manufacturers offering energy efficient items such as insulation or storm windows can assure their customers that their energy efficient items will qualify for the tax credit if certain energy efficiency requirements are met.

The section 25C allows a 10 percent credit for buying qualified energy efficiency improvements. Only material expenses are eligible for the credit. Taxpayers must exclude the cost of labor for installation. To qualify, a component must meet or exceed the criteria established by the 2000 International Energy Conservation Code (including supplements) and must be installed in a residence owned by the taxpayer and located in the United States.

The following improvements are qualified for the purposes of the credit:

- Insulation systems that reduce heat loss/gain

- Exterior windows (including skylights)
 - Exterior doors
 - Metal roofs (meeting applicable Energy Star requirements).
- In addition, Section 25C provides a credit for costs relating to residential energy property expenses. However, each item has a maximum credit allowed. Eligible items include:
- \$50 for each advanced main air circulating fan
 - \$150 for each qualified natural gas, propane, or oil furnace or hot water boiler
 - \$300 for each item of qualified energy efficient property.
 - \$200 for qualified windows

Unfortunately, Congress established a lifetime limit of \$500 for all property for the purposes of the 25C credit. Many tax and energy analysts have concluded that this limited credit amount will reduce the effectiveness of the credit in encouraging the installation of energy efficient systems. Nonetheless, the credit is an opportunity for homeowners to reduce their taxes by installing systems they may purchase regardless of the tax incentives. Indeed, the Congress expects to issue more than a half of a billion dollars of the 25C credit for calendar years 2006 and 2007.

With respect to the technical requirements concerning what kinds of property qualify, the IRS has published Notice 2006-26. Further guidance concerning improvement property can be found in IRS Notices 2006-53 and 2006-71.

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Online Course Helps Remodelors and Customers Go Green

Less than two percent of all American homes are new, and the average age of the remaining 98 percent of homes is 32 years and rising. So, it's no wonder that Americans spent \$200 billion on remodeling and repairs in 2005. Widespread media coverage of global warming and other environmental issues, alongside rising energy prices have left homeowners increasingly aware of household energy consumption. For remodelers, the time is ripe to learn about techniques and technologies to improve energy efficiency in existing homes.

Most homeowners undertake remodeling projects to update or improve the livability of their homes; energy efficiency is typically not a reason for starting a remodeling project. However, during the course of a renovation savvy contractors can also upgrade a home's energy efficiency. Adding energy efficiency to a remodeling project can not only cut a homeowner's energy bills, but it can also create more comfortable living spaces, more durable homes, and better indoor air quality — in short, make the customer happier.

Until recently, the main resources for remodelers to learn how to incorporate energy efficiency into jobs were time-consuming and costly — not very practical for a typical over-worked, under-staffed remodeler. Now a series of convenient online educational seminars is available on ToolBase.org to inform remodelers about the basics of improving energy efficiency in homes.

With funding from the U.S. Department of Energy's Building America program, the NAHB Research Center, Southface Energy Institute, and Oak Ridge National Laboratory teamed up to develop the eight modules that comprise this training series for remodelers. An advisory panel of five remodelers helped ensure that the content was practical, timely, and pertinent. Pilot training sessions also helped the developers gain valuable feedback from a select group of remodelers.

Organized by remodeling job type (e.g., kitchen, bath, additions), this new offering outlines techniques, materials, and technologies for enhancing energy efficiency during the course of any remodeling project. An accompanying marketing brochure helps explain energy efficiency to customers as well. And all the course materials are available to download free and are suitable for self-guided learning. Contractors can use the knowledge gained through these materials to seamlessly improve the efficiency of any project and, in turn, gain an edge over competitors.

The series of training modules describes the numerous opportunities to enhance a home's energy performance during a typical

Upcoming Class Schedule for January and Beyond

Don't see a class near you? Visit www.nahb.org/education and check the schedule. New classes are added regularly!

Business Management for Building Professionals (Newly Revised)

1/26/2007	Hill Country HBA	Kerrville, TX
1/26/2007	HBA of Greater Fox Valley	St. Charles, IL
2/5/2007	2007 International Builders' Show	Orlando, FL
2/22/2007	HBA of Greater Des Moines	Johnston, IA
2/27/2007	HBA of Greater Austin	Austin, TX
3/1/2007	HBA of Greater Chicago	Addison, IL
3/6/2007	Greater Atlanta HBA	Tucker, GA
3/14/2007	HBA of Grand Traverse Area	Traverse City, MI
3/15/2007	Builders League of S Jersey	Cherry Hill, NJ
3/15/2007	HB & RA of New Hampshire	Concord, NH
3/15/2007	BIA of Washington	Olympia, WA
3/15/2007	Greater Houston BA	Houston, TX
5/7/2007	BIA of Southeastern Michigan	Farmington Hills, MI
5/24/2007	HBA of Greater Dallas	Plano, TX
6/22/2007	Greater Atlanta HBA	Tucker, GA
10/18/2007	Greater Houston BA	Houston, TX
12/5/2007	Greater Atlanta HBA	Tucker, GA

Construction Contracts and Law

1/16/2007	BIA of Washington	Olympia, WA
2/1/2007	BIA of Washington	Olympia, WA
2/13/2007	BIA of Washington	Olympia, WA
2/20/2007	Greater Atlanta HBA	Tucker, GA
2/23/2007	BIA of Southeastern Michigan	Farmington Hills, MI
5/7/2007	Greater Houston BA	Houston, TX
6/26/2007	HBA of Greater Austin	Austin, TX
9/26/2007	BIA of Washington	Olympia, WA
10/12/2007	BIA of Washington	Olympia, WA
10/24/2007	Greater Atlanta HBA	Tucker, GA

Customer Service

1/22/2007	Greater Cedar Rapids Area HBA	Hiawatha, IA
2/6/2007	2007 International Builders' Show	Orlando, FL
4/26/2007	HBA of Greater Chicago	Addison, IL
6/21/2007	Greater Atlanta HBA	Tucker, GA
7/9/2007	Greater Houston BA	Houston, TX
7/26/2007	HBA of Greater Dallas	Plano, TX
11/6/2007	Greater Atlanta HBA	Tucker, GA

Design/Build

3/20/2007	HBA of Greater Chicago	Addison, IL
4/13/2007	BIA of Southeastern Michigan	Farmington Hills, MI
6/19/2007	Greater Houston BA	Houston, TX
6/27/2007	Greater Atlanta HBA	Tucker, GA
9/25/2007	HBA of Greater Austin	Austin, TX
11/29/2007	HBA of Greater Dallas	Plano, TX

Estimating for Builders and Remodelors

1/19/2007	HBA of Grand Traverse Area	Traverse City, MI
2/4/2007	2007 International Builders' Show	Orlando, FL
2/21/2007	Greater Atlanta HBA	Tucker, GA
2/22/2007	HBA of Lexington	Lexington, KY
9/18/2007	Greater Houston BA	Houston, TX
9/19/2007	Greater Atlanta HBA	Tucker, GA
9/25/2007	BIA of Washington	Olympia, WA

Financial Management (Newly Revised)

2/28/2007	Greater Atlanta HBA	Tucker, GA
3/1/2007	New York State BA	Albany, NY
4/25/2007	Greater Houston BA	Houston, TX
8/15/2007	Greater Atlanta HBA	Tucker, GA
10/30/2007	HBA of Greater Dallas	Plano, TX
11/12/2007	Greater Houston BA	Houston, TX

Green Building for Building Professionals

2/3/2007	2007 International Builders' Show	Orlando, FL
2/26/2007	Greater Houston BA	Houston, TX
3/1/2007	BIA of Washington	Olympia, WA
3/14/2007	New York State BA	Albany, NY
3/21/2007	New York State BA	Albany, NY
5/8/2007	BIA of Southeastern Michigan	Farmington Hills, MI
8/23/2007	HBA of Greater Dallas	Plano, TX

Off-Site Project Management

1/24/2007	HBA of Greater Chicago	Addison, IL
2/21/2007	New York State BA	Albany, NY
2/23/2007	HBA of Lexington	Lexington, KY
3/22/2007	HBA of Greater Dallas	Plano, TX
5/23/2007	Greater Houston BA	Houston, TX
6/20/2007	Greater Atlanta HBA	Tucker, GA
10/17/2007	Greater Atlanta HBA	Tucker, GA

On-site Project Management

1/23/2007	Greater Cedar Rapids Area HBA	Hiawatha, IA
2/1/2007	Builders League of S Jersey	Cherry Hill, NJ
3/27/2007	HBA of Greater Austin	Austin, TX
5/22/2007	Greater Atlanta HBA	Tucker, GA
12/12/2007	Greater Atlanta HBA	Tucker, GA

Risk Management and Insurance for Building Professionals

1/24/2007	Greater Houston BA	Houston, TX
7/17/2007	Greater Houston BA	Houston, TX
10/30/2007	HBA of Greater Austin	Austin, TX

Sales & Marketing for Remodelers

1/31/2007	Greater Atlanta HBA	Tucker, GA
3/8/2007	HBA of Washtenaw County	Ann Arbor, MI
3/14/2007	HB & RA of New Hampshire	Concord, NH
9/20/2007	HBA of Greater Dallas	Plano, TX

Scheduling

1/25/2007	HBA of Greater Chicago	Addison, IL
3/8/2007	Builders League of S Jersey	Cherry Hill, NJ
3/13/2007	Greater Atlanta HBA	Tucker, GA
3/15/2007	HBA of Grand Traverse Area	Traverse City, MI
4/26/2007	Greater Houston BA	Houston, TX
5/10/2007	BIA of Washington	Olympia, WA
7/31/2007	HBA of Greater Austin	Austin, TX
10/10/2007	BIA of Washington	Olympia, WA
10/30/2007	Greater Atlanta HBA	Tucker, GA
11/6/2007	Greater Houston BA	Houston, TX

CAPS Courses

Working With and Marketing to Older Adults		
1/24/2007	HBA of Greater Fox Valley	St. Charles, IL
2/20/2007	HBA of Greater Des Moines	Johnston, IA
2/23/2007	Greater Houston BA	Houston, TX
3/7/2007	Greater Atlanta HBA	Tucker, GA
3/12/2007	HBA of Grand Traverse Area	Traverse City, MI
3/13/2007	BIA of Washington	Olympia, WA
3/29/2007	Builders League of S Jersey	Cherry Hill, NJ
4/20/2007	HBA of Raleigh & Wake County	Raleigh, NC
4/30/2007	BIA of Southeastern Michigan	Farmington Hills, MI
5/10/2007	HBA of Greater Dallas	Plano, TX
7/24/2007	Greater Atlanta HBA	Tucker, GA

Home Modifications

1/25/2007	HBA of Greater Fox Valley	St. Charles, IL
2/21/2007	HBA of Greater Des Moines	Johnston, IA
2/24/2007	Greater Houston BA	Houston, TX
2/28/2007	HBA of Greater Chicago	Addison, IL
3/8/2007	Greater Atlanta HBA	Tucker, GA
3/13/2007	HBA of Grand Traverse Area	Traverse City, MI
3/14/2007	BIA of Washington	Olympia, WA
4/26/2007	Builders League of S Jersey	Cherry Hill, NJ
5/4/2007	BIA of Southeastern Michigan	Farmington Hills, MI
5/16/2007	Greater Houston BA	Plano, TX
7/25/2007	Greater Atlanta HBA	Tucker, GA
9/10/2007	HBA of Greater Columbia	Columbia, SC

remodeling project. Many techniques, such as air sealing, offer big rewards for a small investment. Other techniques, such as adding insulation or replacing windows, have longer payback times. However, most energy upgrades offer unquantifiable benefits (e.g., reducing drafts, improving air distribution, helping the environment) that many customers — especially those higher income households who often hire remodelers to perform upgrades — are willing (and able) to purchase.

The eight modules in the energy efficiency in remodeling series include: *Introduction and Marketing*; *Building Science Basics*; *Kitchen Remodeling*; *Bath Remodeling*; *Mechanical Systems*; *Space Conversions*; *Room Additions*; and *House as a System*. Each module has a student workbook for jotting notes and serving as a quick memory aid after the course is completed. Each section of the student workbooks includes a summary of key concepts, explanation, action items, and resources for more information. The PowerPoint presentations are full of photographs, diagrams, charts, and examples to help the reader understand the concepts.

To learn more about the educational series and to download program materials, visit www.ToolBase.org/Design-Construction-Guides/Remodeling/energy-efficient-remodeling.

Remodelers can also try HUD's Energy Efficient Rehab Advisor, another quick online tool which can help make energy efficiency decisions for a renovation project with just a few minor details about the project — visit www.rehabadvisor.pathnet.org.

Get Ready for THE BIG SHOW Orlando, FL 7–10, 2007

For complete information visit www.buildersshow.com. Register and book your travel arrangements today! Here are some highlights:

CGR Board of Governors Meeting

Monday, February 5, 2007
8:00 – 10:00 a.m.
West 207B, Level 2

Remodelers Council Chairman's Dinner

Rosen Centre Hotel, Salons 9 & 10
Thursday, February 8, 2007
6:30 – 10:00 p.m.
Advanced reservations required; \$50 per person.
For more information, contact Melissa Benik at mbenik@nahb.com or 800-368-5242, x8323.

Marvin Rise & Shine Breakfast

Orange County Convention Center, Remodelers Council Hospitality Suite, Room 102A
Thursday, February 8, 2007
8:30 – 10:30 a.m.

Energy Efficient Tax Credits

Continued from page 4

Remodelers should be aware that for homeowners to qualify for the credit, manufacturers of the energy efficient property must be certified as eligible. Homeowners should obtain a copy of this certification from the manufacturer, installer or retailer when buying these products. Certifications need not be submitted to the IRS, but should be kept on file in case the IRS has questions. Homeowners should also record when each eligible measure is installed. Eligible property must be placed in service after Dec. 31, 2005 but before Jan. 1, 2008.

Remodelers should also be aware of several other energy tax incentives that were enacted as a result of EPACT. Particularly important to NAHB is the Section 45L, energy efficient new home credit, which provides builders and remodelers a \$2000 tax credit for constructing new single-family homes meeting certain energy efficiency criteria. For multifamily and commercial properties, there is the Section 179D energy efficient commercial building deduction. Section 25D provides up to a \$2000 tax credit for homeowners who install qualified solar property in their homes. And finally, Section 45M allows manufacturers a tax credit for the production of certain energy efficient appliances.

As with the 25C credit, all of these energy tax incentives sunset at the end of 2007, and most include a relatively small tax benefit relative to the increased expense associated with the energy efficient system. Nonetheless, builders, remodelers, and homeowners should be aware of these tax incentives for the purposes of green building. NAHB will monitor and participate in the effort to improve and extend these tax incentives in the coming legislative year.

Resources:

The Internal Revenue Service (IRS) has provided guidance for consumers: (IRS Notice 2006-26) <http://www.irs.gov/pub/irs-drop/n-06-26.pdf>

US Department of Energy: <http://www.energy.gov/taxbreaks.htm>

Energy Star: http://www.energystar.gov/index.cfm?c=products.pr_tax_credits

Internal Revenue Service: <http://www.irs.gov/newsroom/article/0,,id=154657,00.html>

Tax Incentives Assistance Project: <http://www.energytaxincentives.org/tiap-consum-home-shell.html>

IRS (Form 1040ES): <http://www.irs.gov/pub/irs-pdf/f1040es.pdf>



Steve Cole/Getty Images

Remember when this was your idea of green building?

The homes you remodel today are much more environmentally friendly and resource efficient than your first project. Enter the 2007 NAHB National Green Building Awards. If you win, you'll be able to shout about it from the treetops. But only if you enter first. Finalists and winners will be honored at the NAHB National Green Building Conference in St. Louis, March 25-27, 2007.



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Educating Yourself and the Homeowner

By Patricia Plympton, Senior Project Leader, U.S. Department of Energy/National Renewable Energy Lab, Washington, DC

When homeowners consider making their remodeling project a green one, energy efficiency is an important place to start. That's because the energy we use in our homes often comes from the burning of fossil fuels at power plants, which contributes to smog, acid rain, and risks of global climate change. In fact, a home can be a greater source of greenhouse gases than a car; causing twice the amount of emissions. So the less energy we use in our homes, the less air pollution we generate.

And unlike some green home features, the energy efficiency can actually save homeowners money every month in lower utility bills and maintenance costs. Additionally you can help your customers qualify for Federal energy tax credits available for ENERGY STAR windows and doors, and metal roofs and insulation that meet the 2000 IECC requirements.

With this in mind, a remodeler can enlist the expertise of a professionally-certified home energy consultant or seek training on energy efficiency. A home energy consultant uses state-of-the-art diagnostic equipment to perform a top-to-bottom home assessment to ensure that, in the end, the homeowner gets

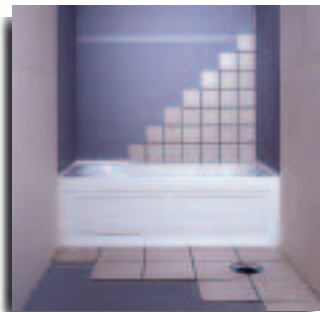
a job that results in a more comfortable and energy efficient home. The home assessment can take 2-3 hours and will evaluate heating and cooling equipment, insulation levels, and air infiltration with the homeowner present, if so desired, to witness just how efficient, or not, their home may be. With the home assessment results, problems can be identified as well as discussed in terms of cost to make the improvements.

Specialized "energy efficiency training for remodelers" is available by contacting Julia Kelley at 865-574-1013 or kellyjs@ornl.gov to have a CD mailed to you. A remodeler can become energy-wise through training in building science and become certified as a building shell analyst via the Building Performance Institute (www.bpi.org) and add home performance contracting to their remodeling skills. Moreover, in select cities, Home Performance with ENERGY STAR programs are available which provide training and marketing for remodelers who want to add home performance contracting to their business (www.energystar.gov/homeperformance). By its nature, home per-

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NAHB and Green Building

The National Association of Home Builders is helping its members move green building and remodeling into the mainstream, so that energy efficiency, water and resource conservation, sustainable or recycled products, and indoor air quality are incorporated into the everyday process of home building.

When a green home doesn't look or feel significantly different from one built using more traditional construction methods, when builders have the tools and resources to build them without significant materials or labor cost increases, and when consumers readily accept the finished product, then "green" has arrived.

The exploding market for sustainable, environmentally friendly and recycled building products, along with the greater availability of educational opportunities for builders has accelerated green building's acceptance rate. By the end of 2007, more than half of NAHB's members, who build more than 80 percent of the homes in this country, will be incorporating green practices into the development, design and construction of new homes.

The association has been preparing members for this trend with programs addressing education, recognition, and market awareness.

The Green Building Subcommittee has been part of NAHB since the mid 1990s. They launched the first

National Green Building Conference in 1999 for builders, remodelers and developers. This year's conference is in St. Louis, MO, March 25-27, 2007.

In 2003, NAHB convened a group of builders, researchers, environmental experts and designers to write the NAHB Model Green Home Building Guidelines, so that our members could easily develop local green building programs. Published in 2005, the voluntary Guidelines cover seven areas, including lot preparation and design, resource efficiency, energy efficiency, water efficiency and conservation, occupancy comfort and indoor environmental quality, and operation, maintenance and homeowner education, and can be customized to reflect local geographic and climate conditions.

More and more local home builder associations (HBAs) are starting green building certification programs for their members. In addition, the Green Building Initiative is helping HBAs launch programs in select markets. There are 51 green building programs across the country; 19 are in cooperation with the local HBA. Currently, eleven are based on the NAHB Model Green Home Building Guidelines, with a dozen more planned to launch in 2006.

The association's most recent initiative is a two-day green building designation course for builders and remodelers through the University of Housing. The course was



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NAHB and Green Building

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piloted at the 2006 National Green Building Conference in Albuquerque, NM and will be offered by four local home building associations this fall. Next, the association will be creating a green builder designation.

As green building continues to gain popularity, outside interest and advocacy groups are vying for greater influence in establishing green building practices in residential construction and, in some jurisdictions, green building mandates. As a result, NAHB has decided to develop an American National Standards Institute (ANSI) standard based on the Model Green Home Building Guidelines. The task is made easier because the Guidelines were initially developed using the ANSI protocols for developing a consensus-based document.

Having NAHB's Guidelines as an ANSI standard will give added credibility to the document as the **definitive** residential green building tool. NAHB expects the ANSI standard will bolster the success of local HBA programs and ensure that outside organizations do not dictate the requirements for residential green building. These standards will help facilitate the adoption of green home building practices and their formation in parts of the country where formal green building programs do not exist.

Educating Yourself and the Homeowner

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formance contracting is a green approach to remodeling, and some of the remodelers who have adopted it report another meaning of green; higher closing rates, margins and profits. The additional skills, knowledge, and certification enable remodelers to effectively market their energy-efficiency remodeling talents and differentiate themselves from their competitors.

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maintained, resulting in drastic reduction of energy costs.

There are many water efficient fixtures on the market today. A favorite new pick of the author is the AQUUS system. A small cistern is easily installed underneath the bathroom vanity, which collects sink water. A small pipe connects to the toilet and the sink water is used to flush the toilet. In a two-person household, this system can save up to 10,000 gallons of water a year!

These are just a few ideas to consider while embarking on your project. There are many sources of information on the web and new products are always being developed. You can make a difference in the world while capitalizing on the green building movement.

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