



# SUMMARY OF BUILDING CODE BILLS THAT PASSED THE LEGISLATURE THIS PAST SESSION

From: **Trevor Fitzgerald** <[tfitzgerald@leg.ne.gov](mailto:tfitzgerald@leg.ne.gov)>  
Date: Tue, Aug 27, 2019 at 3:27 PM  
Subject: Effective Dates of Building Code Changes  
To: Barbie Byrd <[barbieb07@gmail.com](mailto:barbieb07@gmail.com)>  
CC: Justin Wayne <[jwayne@leg.ne.gov](mailto:jwayne@leg.ne.gov)>

Barbie,

The purpose of this e-mail is to summarize the recent discussion we had regarding the effective dates of the various building code bills that passed the Legislature this past session. As you know, four separate bills amending the Building Construction Act passed this session. Those bills were:

- LB 348 (Quick), which updated the state building code to the 2018 editions of the International Building Code (IBC), International Residential Code (IRC), and International Existing Building Code (IEBC);
- LB 405 (Hunt), which updated the state energy code to the 2018 edition of the International Energy Conservation Code (IECC);
- LB 96 (Wayne), which made the state building code the "default" code for jurisdictions that do not adopt a local building code within two years of an update to the state building code; and
- LB 130 (DeBoer), which adopted minimum standards for radon resistant new construction and incorporated those standards as part of the state building code

Generally, any bill that passes the Legislature and is signed into law by the Governor takes effect 90 days following the end of the Legislative session. Three of the above bills (LB 348, LB 96, and LB 130) did not have a specified effective date in the bill, so those bills go into effect on September 1, 2019.

In contrast, LB 405 contained a specific effective date of July 1, 2020. So both the changes to the state energy code statutes and the corresponding changes to the state building code statutes will not go into effect until next year.

Because all four of the building code bills that passed this year amended some of the same sections of statute (most notably sections 71-6403 and 71-6406), the Legislature's website showing the new statutory language actually displays the version of the statute that will go into effect on July 1, 2020 - not the version that goes into effect on September 1, 2019. As a result, while it may appear that LB 405 goes into effect on September 1 with the other three bills, the notations at the bottom of each statutory section explain that the provisions of LB 405 do not go into effect until 2020.

If any of your members have any questions regarding this issue, or if I can be of further assistance, please feel free to contact me.

Thanks!

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# **Great Deals to Attend IBS, Our Industry's Premier Event**

Filed in [International Builders' Show](#) on August 1, 2019 •

Registration is now open for the 76th annual NAHB International Builders' Show® (IBS), the largest annual, light-construction trade show in the world. Following [a stellar anniversary year](#), the show will return to Las Vegas

Jan. 21-23, 2020.

As part of the seventh annual Design and Construction Week®, IBS attendees will also have exhibit floor access to the National Kitchen & Bath Association's Kitchen & Bath Industry Show®. This co-location offers attendees the opportunity to explore a combined total of 2,000 exhibitors covering more than 1 million square feet of exhibit space at the Las Vegas Convention Center. Design and Construction Week will kick off Tuesday, Jan. 21, with keynote Earvin "Magic" Johnson.

"It's our goal for the NAHB International Builders' Show to be the event of the year for our members and industry professionals," said NAHB Chairman Greg Ugalde, a home builder and developer from Torrington, Conn. "Nowhere else will you find top-level education sessions, a variety of networking opportunities, special events and an exhibit hall full of innovative products all in one place. This is truly an event you can't miss."

[Read more here...](#)

## **IBS 2020 Show Home Boasts Serious 'Curve Appeal'**

Filed in [Design, International Builders' Show](#) on August 9, 2019

While [The New American Home 2020](#) is very similar in size to the 2019 edition and is located in the same private Las Vegas hillside community of Ascaya, that's pretty much where the similarities end.

The two homes have very different architectural styles: While the '19 home had a single-sloped roof line and predominantly square-edged designs, the 2020 home largely consists of radius walls and other rounded design elements. In fact, one of the first things visitors will notice is that the front of the home is built entirely with curved walls.

"At Sun West Custom Homes, we've always prided ourselves on being on the cutting edge of new designs and innovative products, and integrating them in unique ways that haven't been seen before," said Dan Coletti, the company's president. "There's no doubt that The New American Home 2020 is going to deliver once again on all of those cool concepts."

Putting a typical roof on a home with curved walls would present some unique challenges, as would installing stonework to the exterior walls. But the 2020 show home is far from typical — Coletti and his team have discovered some creative build techniques and are confident the finished product will be worth the extra effort.

[Read more here...](#)

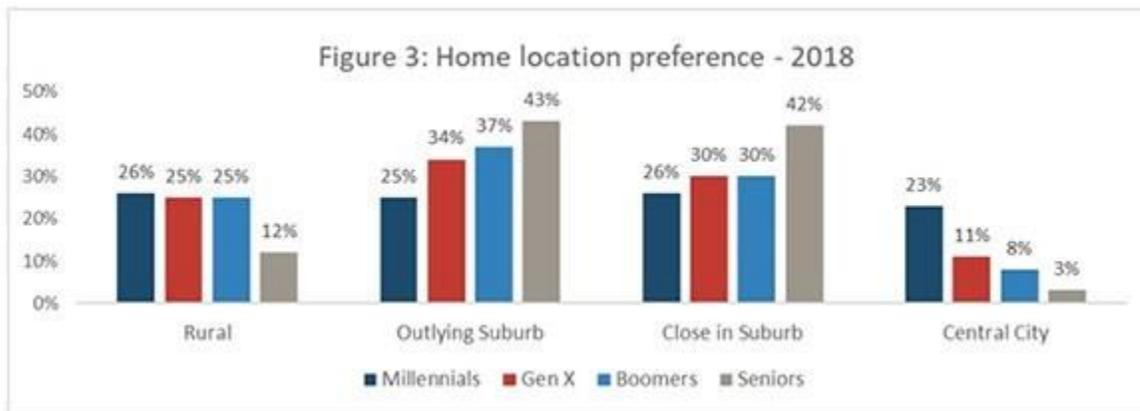
# Where Do Generations Want to Live?

Filed in [Economics](#), [Housing Trends](#) on August 21, 2019 • [2 Comments](#)

**For** millennials, Gen Xers, baby boomers and seniors, suburban living still rules, according to a recent study by NAHB economists.

A 2018 survey on home location preferences found that older generations show less desire to live in a central city, and a stronger desire to live in outlying and close-in suburbs.

The survey found that all four generations reflected a combined majority preference for outlying or close-in suburban homes, with the preference steadily growing from the youngest to the oldest generations.



Looking at millennial preferences over time, there is a clear drop in the desire to live in the suburbs and a sharp increase in desire to live in the central city. In contrast, older generations have generally demonstrated an increasing preference for the suburbs over time.

[Read more here...](#)

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**Announcing** - NSHBA is presenting **\$300 cash prize** to the member who recruits the most new members (*builder or associate*) by **December 10th, 2019**.

Membership pays for itself with the discounts offered, the NSHBA Rebate Program, Advocacy on the state and national level, and the new savings per new home that result from the efforts of the state and National Association of Home Builders.

Recruit new members today!

The cash award will be made at the December NSHBA Board of Directors Meeting.



# Attention to Retention: Local

*Earn cash rewards by improving your first-year retention*

**Engage**  
**Retain**  
**Maintain Your Gain!**

## The Program

Together we worked so hard to grow our membership last Fall. In order to keep growing, we need to retain as many of those new members as possible.

That's why NAHB is launching a special retention program that gives your **HBA cash rewards** for keeping more of your first-year members from the Fall drives in 2018.

## How it Works

HBAs who participated in a Fall 2018 NAHB Membership Drive will be eligible for a **\$100 reward** for each additional first-year, drive recruited member retained after exceeding their established first-year retention rate. Only first-year members renewed by the following dates qualify under this program:

- For a September Drive: November 30th, 2019
- For an October Drive: December 31st, 2019

Watch for more details and updates on the program coming soon in the Friday Morning E-mail and at [nabh.org/retention2019](http://nabh.org/retention2019).



sty Deiss at  
**202.266.8231**



NEBRASKA  
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FORUM

September 17th, 2019  
Younes Conference Center  
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## NHBA Members save \$25

Join non-profit organizations, local governments, housing authorities, chambers of commerce, attorneys, planning firms, real estate agents, city champions and aspiring developers for informative sessions about workforce housing!

As a Nebraska Home Builder Association Member you will receive a \$25 discount on your registration. Contact Susan Pulec at (402) 434-0970 or [susan.pulec@nifa.org](mailto:susan.pulec@nifa.org) for more information.

To view the agenda visit: [nifa.org](http://nifa.org)

From: **Elliot Eisenberg, the Bowtie Economist** <[elliott@graphsandlaughs.net](mailto:elliott@graphsandlaughs.net)>

Date: Thu, Aug 22, 2019 at 9:26 PM

Subject: Elliot's Brief Blog for Thursday, August 22, 2019

### **Rate Reduction**

Despite just a thin majority of Fed interest rate setters supporting the last Fed cut, they will again cut rates in mid-September. This is because trade concerns have worsened, and more importantly, job growth for the year ending 3/31/19 was just revised down by 42,000/month! This means despite tax cuts, the economy and job growth were meaningfully weaker than the Fed thought as they were raising rates in 2018.

# Create Diverse and Affordable Housing Choices

With demand for walkable living options on the rise, duplexes, fourplexes and courtyard apartments have become an increasingly important part of livable communities nationwide.

The [Missing Middle Housing: Addressing Unmet Demand for Housing Choice](#) scheduled on **Wednesday, September 11, 2-3 p.m. ET**, will feature Daniel Parolek, founder of Opticos Design and the country's foremost expert on "Missing Middle Housing," a transformative concept that highlights the need for diverse, affordable housing choices in sustainable, walkable places. Daniel Parolek will explain, illustrate and compare examples of Missing Middle Housing, and demonstrate how communities far and wide have effectively begun using the concept to build momentum for livable communities, while addressing important issues such as housing affordability, housing choice and neighborhood compatibility along the way.

## Participants in this webinar will:

- Learn about Missing Middle Housing types and shared design characteristics among these types.
- Discuss the zoning and other regulatory barriers to building new Missing Middle Housing types.
- Interpret the integration of Missing Middle Housing types into existing neighborhoods and discuss how new zoning and parking standards can impact your community.

**Cost:** Multifamily Members Free: Free; NAHB Council Fee: \$24.95; Member Fee: \$29.95; Non-Member Fee: \$44.95

This webinar is **FREE** for Multifamily Council members, Housing Credit Group Members (HCG Complimentary Member, HCG Builder Member, HCG Associate Member, and HCG Steering Committee Member) until December 31, 2019. Log in to <http://nahb.org> with your regular username and password, and the webinar price will be "\$0" when added to your cart.

**NAHB Continuing Education:** 1.0 hours of continuing education credits for the following 12 designations: CAPS, CGA, CGB, CGP, CGR, CMP, CSP, GMB, GMR, Master CGP, Master CSP, MIRM.

**Registration is open until 3 p.m. ET (12 p.m. PT) on Tuesday, September 10.** For questions about registration, please contact Deborah Krat at [EdWebinars@nahb.org](mailto:EdWebinars@nahb.org) or call her at 800-368-5242 x8155.

**Cancellation and Refund Policy:** To receive a refund, cancellations must also be submitted by 3 p.m. ET (12 p.m. PT) on Tuesday, September 10. After that date, no refunds will be issued. Cancellation requests must be submitted to Deborah Krat at [EdWebinars@nahb.org](mailto:EdWebinars@nahb.org).

## \*\*\*\*\*SPONSORS\*\*\*\*\*



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## Education:

Offered in webinar format over three **consecutive Tuesdays, 1-3 p.m. ET**, these courses are an easy way to earn continuing education credits from NAHB or other organizations, including some state business licensing agencies. Or use them to complete a NAHB professional designation.

2019 Live Online Courses – Registration Now Open!

- [Marketing & Sales for Building Professionals \(September 10, 17, 24\)](#)
- [Social Media \(October 1, 8, 15\) – New Course in 2019!](#)
- [Financial Management \(November 5, 12, 19\)](#)

Cancellation and Refund Policy: Registration is open until 3 p.m. ET (12 p.m. PT) on the day before a course starts. Cancellations will also be accepted until 3 p.m. ET (12 p.m. PT) on the day before a course starts. After that date, a \$50 cancellation fee will be charged per cancellation. Cancellation requests must be submitted to Sheila Coble.

## Missing Middle Housing: Addressing Unmet Demand for Housing Choice

*Includes a Live Event on 09/11/2019 at 2:00 PM (EDT)*

Opticos Design Principal Daniel Parolek inspired a new movement for housing choice in 2010 when he introduced the concept of the “missing middle” in American housing. ‘Missing Middle Housing’ is a transformative concept that highlights the need for diverse, affordable housing choices in sustainable, walkable places. In our Missing Middle Housing: Housing Types to Address the Unmet Demand for Housing Choice webinar, Daniel Parolek will explain, illustrate and compare examples of Missing Middle Housing, and demonstrate how communities far and wide have effectively begun using the concept to build momentum for livable communities, while addressing important issues such as housing affordability, housing choice, and neighborhood compatibility along the way.

[You must log in to register](#)

[More Information](#)

## How Does Your Marketing Measure Up?

*Includes a Live Event on 09/12/2019 at 2:00 PM (EDT)*

Do you ever wonder if your marketing measures up? What is the c-suite looking for when it comes to measuring marketing? Our How Does Your Marketing Measure Up? webinar will show how to use analytics to measure marketing success for website, email, advertising and social media initiatives. This webinar is designed to answer all the questions the c-suite will have before they ask them.

[You must log in to register](#)

[More Information](#)

## NSHBA Mission Statement

*The Nebraska State Home Builders Association represents the residential and light commercial building industry at the state level and assists local associations and individual members by pursuing a suitable environment to ensure the vitality of the building industry for the benefit of its members, and to promote quality & affordable housing for the people of Nebraska.*