

Welcome New Members!

Aquagenix
Bella Pools & Spas
Builders Design
Custom Air & Plumbing
Dynan Construction Management
East Coast Capital
EverBank
Fairway Funding Group
First International Title
Gator Air & Plumbing
Kay Green Design
New View, Inc.
Re/Max Alliance Group
Rob's Stucco
Sea Breeze Electric
Sperry Van Ness
Suncoast Sales
Superior Spiral Stairs
Tradeway Supply



Hello Manatee-Sarasota BIA members!

A recent article in the Herald Tribune proves that we in the building industry are leading the way out of the recession. It was just reported that there were 19,600 construction jobs in the North Port-Sarasota-Bradenton market during April, up 7 percent from the 18,400 during the same month last year.

Florida led the nation in job creation during May. The Sunshine State added 62,000 jobs. Texas added the second highest number of positions, at 8,600. The West, led by California, added 58,000 jobs.

It is clear from this report that we are the national leader in creating jobs for this recovery. By virtue of being in business you are all leaders and managers of people but there are crucial differences in them:

- A manager administers, and a leader innovates.
- A manager maintains, and a leader develops.
- A manager's eye is on the bottom line, and a leader looks to the horizon.
- A manager initiates, and a leader originates.

The Manatee-Sarasota BIA mission is to serve its members by striving for a successful building environment throughout Manatee and Sarasota counties. The programs and services provided to Manatee-Sarasota BIA members enhance their professionalism and encourage their involvement in community leadership to better the quality of life for all citizens. The Association is dedicated to an active governmental affairs program with the goal of providing safe and affordable housing and the opportunity for home ownership.

Henry Kissinger describes the leadership of a president as "Presidents don't do great things by dwelling on their limitations, but by focusing on their possibilities."

Why do we exist?

We exist to help you to be successful and focus on the possibilities!

Best Regards,

Jon Mast

Chief Executive Officer

[CLICK HERE](#) to see pics from the Member Mixer at LUBE. Congrats to Robin O'Connell Azevedo! She won the FULL ACCESS pass to [SEBC \(Southeast Builders Conference\)](#) in Orlando July 16th—18th!



Don't forget to sign up for your discounts at mynpp.com!



FRC, IRC and the 5th Edition “Curing” Requirements

There is a lot of noise in the system lately regarding the “new” curing paragraph with the FRC (703.6.5). Actually, this paragraph is not new at all. It has been a part of the IRC since most of the old codes were combined into one years ago. It was specifically redacted by Florida from the base version of the IRC at the time it was adopted as the basis of the new FRC. Why?

- ⇒ ASTM C926 allows for successive coats to be applied while the underlying coat is still damp but after it has reached “sufficient rigidity” to carry the weight of the next coat. This is usually defined as “thumb-print” hard. In other words, when your thumb leaves a print and not a dimple. Experience and deconstructive investigation has taught us that applying successive coats in this manner promotes improved monolithic bonding between coats.
- ⇒ In contrast to a commonly held belief that this “curing” period allows for one coat to crack before the next is applied so that the cracks don’t line up, the opposite is actually true. Stucco, in this case, acts very much like concrete. The stresses induced by shrinkage or movement can tear the plaster membrane. It does this along the weakest path. This is why we saw cut fresh concrete. Doing so creates a weaker path for the crack to follow simply because there is less concrete to break. The difference is that concrete often gets a nonabsorptive layer underneath and temporarily on top to help hold the water in and prevent shrinkage. Stucco doesn’t get that luxury. It is a thin veneer or cladding that is left exposed to whatever weather conditions exist. Therefore, applying the next coat as soon as possible helps to keep the water in the mix longer, slows down the absorption by the underlying coat and allows it to more fully develop its cure between moist curing applications, spraying or fogging. Additionally, a crack in the substrate will telegraph through the new layers being applied for the same reason. There is now a thinner, weaker path directly over the existing crack in the underlying substrate. This is evidenced by the stair-stepping cracks sometimes found reflected through the stucco from the masonry. Stucco cannot hold the substrate together.
- ⇒ It is an antiquated requirement primarily for use with the old Portland Cement/Lime (PC/ L) mixes that were prevalent prior to the invention and adoption of masonry and stucco cements. Lime holds water well and provides workability to Portland Cement plaster. However, these mixes had much higher shrinkage rates than do today’s stucco cements. PC/L mixes are not recommended for use in Florida for a variety of reasons (see TB ST-05-12 at www.flapb.com) many of which are environmentally (weather) related.
- ⇒ Today’s stucco cements are far superior to PC/L mixes in terms of workability, shrinkage, versatility and cost without sacrificing durability. The reappearance of this paragraph is due, in part, to the Florida’s Sunset Laws which automatically terminate such redactions, additions or special clauses on a scheduled basis without the appropriate renewal request. Therefore, it is also partly due to our industry simply missing this redaction and failing to request its continuation .

Why is this important?

- ⇒ Curing is accomplished by the presence of water. Water is the catalyst in the chemical equation that causes cement to get hard, thereby reducing its pH. Chapter 703.6.5 does not address curing at all but simply adds a waiting period to the plastering system, increasing it by at least 5 - 7 days.
- ⇒ As written, it will lead to a great deal of delamination and/or debonding issues. In fact, this has been tried in several locales in Florida and around the country before with the aforementioned issues resulting. As few as 25 years ago it was tried in a major Florida west coast market and was repealed within a few months due to a high incidence of debonding problems.
- ⇒ This section is in direct conflict with all the prior sections within this Chapter (703.6 and 703.6.4) as the Chapter calls for application according to ASTM C926. C 926, as stated earlier, recommends next coat application as soon as possible. There is a specific exemption in Section 703.64 that exempts C926 compliant applications.
- ⇒ Adoption of this section will require the plasterer to mobilize 3 times to accomplish his scope. This adds significant cost due to scaffolding and labor coordination and will have the unintended consequence of mass layoffs and business closings as builders change their exterior coatings to systems that do not require adding 5-9 days to the construction schedule.
- ⇒ This section offers nothing in the way of “protecting the general public.” In actuality, it will be detrimental in that regard.
- ⇒ This measure would require an extra, practically unenforceable, inspection on already razor-thin budgets and limited staff.

Both ASTM and FLAPB are consensus organizations made up of engineers, architects, manufacturers, contractors and subs all considered to be experts in the trade. Therefore, the standards they support are in tune with the best practices as observed both in the field and supported in the lab. ASTM and FLAPB, support 703.6 and 703.6.4 as the preferred methodologies for Portland Cement -Based plaster. We ask that all Building Departments, as the authorities having jurisdiction, support the same. We suggest you provide a memo to that effect to the builders in your area. We also request your support for a glitch review based upon the unintended consequences mentioned in the previous section. FLAPB is in the process of developing documentation in support of a request for a declaratory statement from the Code Commission should that become necessary. We are also working on a proposed change to the IRC that would provide a remedy for the future.

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**2-10 Home Buyers Warranty® selected for the
National Association of Home Builders' Affinity Program**

2-10 Home Buyers Warranty® (2-10 HBW), the industry leader in new construction and pre-owned home warranties, announces that after an extensive review by the National Association of Home Builders (NAHB) they have been selected to join the association's affinity program.

2-10 HBW and the NAHB have aligned to provide NAHB builder members exclusive discounts on specific 2-10 HBW products; Builder Backed Service Program, Front Line Warranty Services and the New Construction Home Warranty Service Agreement. All three products can be purchased as a bundle, or the Builder Backed Service Program and Front Line Warranty Services are available together, or the New Construction Home Warranty Service Agreement may be purchased separately.

The Builder Backed Service Program utilizes NAHB's *Residential Construction Performance Guidelines*, and provides a platform for quick resolution of warranty coverage concerns via 2-10 HBW's experienced and knowledgeable warranty administration team. Front Line Warranty Services makes 2-10 HBW the first point of contact for homeowners and the New Construction Home Warranty Service Agreement protects homeowners against major systems and appliances repairs, including parts and labor, once the manufacturer's warranties expire.

"According to a co-sponsored survey by 2-10 HBW and NAHB, 90% of consumers are more likely to buy a home from a builder who offers a service agreement," said Scott Zinn, EVP of Sales and Marketing for 2-10 HBW. "NAHB clearly recognized the unique benefit all of these products bring to its members."

NAHB and 2-10 HBW have complimentary missions focusing on the benefits of homeownership and protecting the home. 2-10 HBW's selection into the affinity program shows its continued support of the home building industry.

About 2-10 Home Buyers Warranty

2-10 Home Buyers Warranty has covered over 5.5 million new and pre-owned homes, focused on reducing the financial risk for thousands of quality home builders and millions of homeowners nationwide. Their builder, real estate professional and service contractor partners consider their coverage the industry's most comprehensive structural and systems and appliances protection available.

You don't have to brag when
**you're in
good company.**



The Good Company Program – An exclusive benefit for NAHB members on industry leading home warranty products.

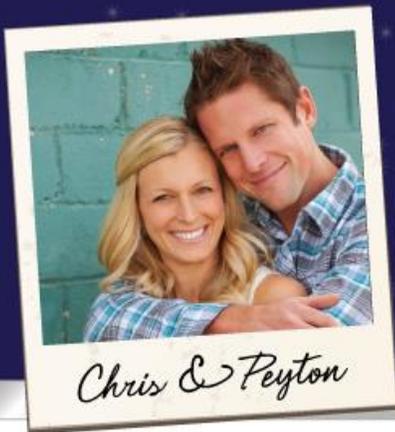
- *Builder Backed Service Program*
- *Front Line Warranty Service*
- *New Construction Home Warranty Service Agreement*

Contact us and learn more.

2-10.com/NAHB 855.280.1328

Thank you for Renewing!

- AAA Payroll Service
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- Carpenter Contractors of America
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- Entegra Roof Tile
- Ferguson Enterprises
- Gagne Construction
- Hill, Barth and King
- Icard, Merrill, Cullis, Timm, Furen & Ginsburg
- Impact Pest Management
- JM Communities
- London Bay Homes
- Massey Services
- Medallion Home Gulf Coast
- Morris Engineering & Consulting
- One Stop Cooling & Heating
- Pileggi Custom Homes
- Rampart Homes
- Raymond Building Supply
- Roofing By Curry
- Sarasota Construction
- Sharp Design Studio
- Simpson Air
- Specialized Plumbing Technologies
- Sterling Manufacturing
- Sunniland Corporation
- Sunset Chevrolet
- Unique Security
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- Water Designs of Sarasota
- WRA



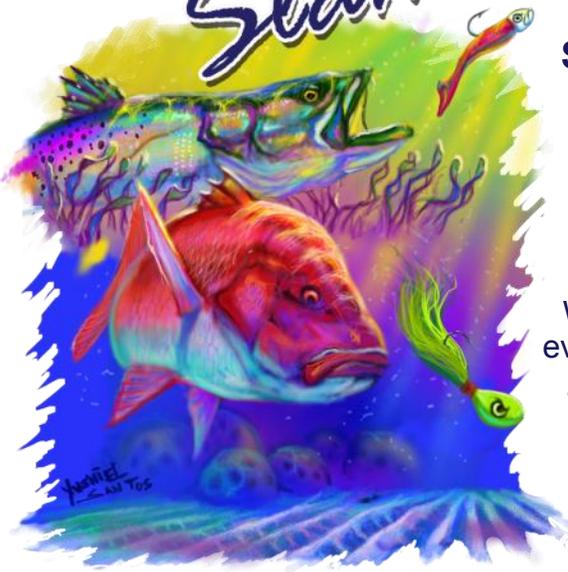
Chris & Peyton

Meet Our Celebrity Guests from

**HGTV'S
Going Yard
& Yard Crashers**

at the
SEBC 2015

Sarasota Slam



August 7 & 8, 2015

Marina Jack, Sarasota FL

Inshore Entries \$150 per angler
Offshore Entries \$500 per boat

Sponsorships start at \$250

Partial proceeds to benefit



We are looking forward to a great event, all details are available online at www.SarasotaSlam.com

or contact Leslie Weed

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Sarasota
BIA**
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