



# BULLETIN

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## Michael A. Perrone, C.B.O., Elected 1997-98 BOCA President

Michael A. Perrone, C.B.O., Director of Building, Housing and Code Enforcement for the Borough of West Chester, Pennsylvania, is BOCA's new president for the 1997-98 term. His election took place September 30 during the Annual Business Meeting at BOCA's 82nd Annual Code Development and Educational Conference, held September 29-October 2, in Norfolk, Virginia.

As director of Building, Housing and Code Enforcement, Perrone's responsibilities include overseeing all administrative procedures, managing the department budget, supervising personnel, reviewing plans and approving all commercial and residential projects, and inspecting all phases of construction and renovations. He also acts as a liaison to the Borough of West Chester's Zoning Hearing Board and Planning Commission, and serves as the Code Enforcement Officer, Zoning Officer and Fire Official. He has been with the Borough of West Chester since 1986. Prior to this, he was a Code Enforcement Officer for Lower Merion Township, Ardmore, Pennsylvania.

The membership endorsed the recommendations of the Nominating Committee for the slate of proposed officers. Other officer positions elected at BOCA's 82nd Annual Conference included those of Vice President and Secretary/Treasurer. Emory R. Rodgers, Inspection Services Division Chief/Building Official/Code Official for Arlington County, Virginia, was chosen as BOCA's Vice President and Paul E. Myers, C.B.O., Assistant Director, Department of Buildings and Inspections, Cincinnati, Ohio, was chosen as the organization's Secretary/Treasurer.

Newly elected to two-year terms on BOCA's Board of Directors were: Jeffrey R. Coates, R.A., Inspector of Buildings, Weymouth, Massachusetts; Ronald E. Estep, Construction Official, Hillsborough Township, New Jersey; and Roger L. Fox, C.B.O., Director of Building and Zoning, Arlington Heights, Illinois. Gary A. Shripka, Director of Building and Zoning, Troy, Michigan, was elected to a one-year term. Re-elected to the Board of Directors for two-year terms were: Leo Belval, Chief Building Inspector, Manchester, Connecticut; Jud Collins, Programs Supervisor, Occupational Licensing Division

of the Oklahoma State Department of Health; and James T. Ryan, Codes Administrator, Overland Park, Kansas.

## Model Energy Code Saves Money

Following the 1995 CABO *Model Energy Code* would create significant savings for homeowners and owners of multiple-family facilities compared with the 1992 code currently in use, a recent Housing and Urban Development (HUD) assessment has found. The 1995 *Model Energy Code* "results in a significant increase in energy efficiency, is technologically feasible, and is economically justified," reports the *Assessment of the 1995 Model Energy Code for Adoption*.

Single-family owners would save an average of \$41 per year in home energy costs under the 1995 *Model Energy Code* compared with the 1992 code, according to the report. Average annual energy cost savings would range from \$22 in the State of Washington to \$67 in Arizona. Initial building cost increases would range from \$172 in Connecticut to \$487 in Nevada. Annual savings for homes in low-rise multiple-family buildings would average \$37.

The *Model Energy Code* is periodically revised by the Council of American Building Officials (CABO). (NOTE: As of January 1, 1998, maintenance of this code will be transferred to the International Code Council.)

In keeping with the Energy Policy Act of 1992, HUD and the U.S. Department of Agriculture will then determine whether to require compliance with a revised *Model Energy Code* for mortgages insured, guaranteed, or made under their loan programs. This study, by the Pacific Northwest National Laboratory, measured the energy efficiency and economic impact of the 1995 *Model Energy Code* for single-family and low-rise multiple-family homes and will be instrumental in that determination.

(Continued on next page)

### — INSIDE —

Federal Charges in Bribery Case

Conference Final Actions Report

IBC and IFC Coupon

## MEETING CALENDAR

BOCA's 1998 Spring Meeting  
April 26, 1998  
Plaza  
New Jersey

Annual Conference  
April 17, 1998  
Penn Hotel  
Pennsylvania

BOCA's 1999 Spring Meeting  
Los Angeles, California  
(tentative)

BOCA's 84th Annual Conference  
September 13-16, 1999  
St. Louis, Missouri

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## Model Energy Code *(Continued from preceding page)*

The cost-benefit model used to analyze the energy efficiency gains of the new code takes into account several factors: fuel types and costs in 881 cities, annual energy cost savings, and initial building cost increases.

The 1995 *Model Energy Code* has a number of important changes. It requires increased wall and ceiling insulation for low-rise multiple-family buildings and for single-family homes in southern locations, increases duct sealing and insulation, limits heat loss through recessed-lighting fixtures, changes allowable air leakage rates for windows and sliding doors, and corrects thermal calculations with metal-stud framing.

## Man Tries to Bribe Code Official — Feds Step In

The integrity of a 12-year veteran code enforcement officer in Saco, Maine, was recently tested when a man tried to bribe him, in hopes of winning approval for a waterfront development.

The man who offered the bribe now faces up to 10 years in prison and \$250,000 in fines for "bribing an official of a municipality receiving federal funds," according to an Associated Press report. Since the City of Saco receives more than \$10,000 annually from the federal government, this case fell under federal jurisdiction. The Federal Bureau of Investigation (FBI), as well as state and local police, were also involved in the investigation, the report stated.

Court documents reveal that on March 6, 1996, Frank Cicero, 54, handed an envelope containing ten \$100 bills to Richard Lambert, Saco Code Enforcement Officer, and promised \$4,000 more. Cicero "offered the payment with the intent and purpose of improperly influencing Lambert to act favorably toward, and support, city planning board approval of the construction of residential dwellings in a proposed development known as Seaside Estates," the documents stated.

According to the Associated Press story, Lambert reported the bribe immediately. The proposed development was subsequently rejected by the planning board.

## Affordable Housing Prototype Debuts in Atlantic City

Ten prototype homes demonstrating innovative design and new building technology and methods are under construction in Atlantic City, New Jersey.

Groundbreaking for the New Jersey Institute of Technology's (NJIT) Housing Demonstration Park project was held in June. Ten industry teams were created to design and build three-bedroom prototype houses that are intended to be less costly than conventional construction methods and materials. NJIT selected each team based on its ability to deliver a quality home at a lower total cost to own. The homes were designed to meet both affordable housing needs and urban in-fill housing applications.

led by the Center for Architecture and Building Science Research (CABSR) at the New Jersey Institute of Technology,

the project is supported by the Casino Reinvestment Development Authority (CRDA), the Atlantic County Improvement Authority, New Jersey Department of Community Affairs and the U.S. Department of Housing and Urban Development. CRDA has donated the land and contributed to a portion of the site preparation costs. CRDA is also financing the construction of five additional homes on the site to be sold immediately after construction to continue the redevelopment of the neighborhood, which is situated on two blocks in the Northeast Inlet section of Atlantic City. CRDA's total contribution to the housing park project is nearly \$1.7 million.

"This project is the next element in the long-term effort to redevelop the Northeast Inlet section of Atlantic City," said Jim Kennedy, CRDA executive director. "Upon completion, the NJIT Housing Technology Demonstration Park will provide Atlantic City residents with first-class, affordable housing, and municipalities across the state with a model for constructing affordable housing."

The New Jersey Department of Community Affairs, Division of Housing and Development, is conducting the plan review for this project. Bill Connolly, department director, said the houses are being constructed to meet all code requirements. They are also being designed to include an extra level of energy efficiency.

The homes will be showcased in the housing park for a period of one year to demonstrate to the building industry, government officials and the public that affordable housing can be built and sold in Atlantic City as well as statewide. At the conclusion of the demonstration period, the homes will be sold to qualified buyers at affordable prices. The project is expected to be completed by the end of November.

"The demonstration park project creates an incentive and an opportunity for industry to bring new cost-effective products and processes to the market at a relatively low cost, complemented by an expedited code approval of innovations directed at affordable housing," said Ezra Ehrenkrantz, director of the Center for Architecture and Building Science Research at the New Jersey Institute of Technology (NJIT). "Together, government and industry can strive to make it possible to introduce new, affordable housing concepts to the marketplace that meet necessary performance requirements within an appropriate cost context," said Ehrenkrantz.

## Committee Revises Second Draft of Proposed MHCSS

The CABO Manufactured Housing Construction and Safety Standards Consensus Committee has approved five substantive changes to the February 1997 Second Public Review Draft of the proposed 1997 edition of *Manufactured Housing Construction and Safety Standards* (MHCSS). These changes address public comments and negative ballots, which were resolved by the CABO Committee at its meeting in July. Comments on these changes have been submitted to the Committee for consideration.

A Revised Second Public Review Draft has been compiled which contains these five changes, as well as various editorial changes approved by the committee. This draft can be downloaded in WordPerfect and Adobe Acrobat (.pdf) format from the CABO home page (<http://www.cabo.org>) at no charge. A hard copy of the draft is available at a cost of \$25, including

postage and handling, to help defray printing costs. Prepayment by check or money order to the Council of American Building Officials is required. Copies may be obtained from: Council of American Building Officials, 5203 Leesburg Pike, #708, Falls Church, Virginia 22041.

## Georgia-Pacific Compensates Homeowners For Exterior Hardboard Siding

Consumers who have or had a home or other structure with hardboard siding manufactured by Georgia-Pacific may be eligible to file claims or register their property and receive benefits as part of a settlement of a class-action lawsuit pending in Mobile, Alabama.

The overwhelming majority of homeowner claims received by Georgia-Pacific have resulted from a siding product manufactured at the company's Jarratt, Virginia, plant. Georgia-Pacific stopped manufacturing hardboard siding at this facility in 1987 because it did not meet the company's or its customers' quality expectations. To ensure that it could continue to serve its customers, that same year the company purchased a facility in Catawba, South Carolina. The company is enhancing its warranty on the Catawba siding, which reflects Georgia-Pacific's confidence in the quality of that product.

Homeowners who wish to participate in the settlement must file a claim form or a registration form for future claims by August 18, 1998. To receive a claims package, call toll-free 1-888-882-5246, or for more information visit the Internet at <http://www.gpclaims.com>. If a future claim form is received, eligible claimants will have until January 1, 2001, to file for compensation for Jarratt siding and January 1, 2007, for Catawba siding. Compensation is based on a formula that takes into account how many years the siding has been on the home or structure, the average replacement cost for the applicable state, and whether or not any compensation has been previously received by the claimant. In addition, claims for Catawba siding will be subject to further evaluation as to whether or not the siding was properly installed, finished and maintained.

## ANSI A117 Committee Meets

The ANSI Accredited Standards Committee A117 met October 7-9, 1997, in Washington, D.C., to resolve public comments and negative ballots on revisions to the second draft of the proposed CABO/ANSI A117.1 Standard, *Accessible and Usable Buildings and Facilities*.

The process of revising CABO/ANSI A117.1-1992, *Accessible and Usable Buildings and Facilities*, began in 1994. Two public reviews of proposed drafts were conducted in August 1995 and December 1996. At its meeting, the ANSI A117 Committee approved one new substantive change to the draft standard, which reflected the committee's resolution of public comments and negative ballots. The change will be subject to another round of public comments.

The standard is also being reformatted and a draft of the reformatted standard is available for purchase at a cost of \$20, including postage and handling, to help defray printing costs. Prepayment by check or money order to the Council of American Building Officials is required. Send requests to: Council of American Building Officials, 5203 Leesburg Pike, #708, Falls Church, Virginia 22041.

## Court Denies Certification of Class-Action Suit Directed at EIFS Manufacturers

In a victory for the Exterior Insulation and Finish Systems (EIFS) industry, the U.S. District Court for the Eastern District of North Carolina has denied a motion to certify a class-action suit directed at 11 EIFS manufacturers, including members of the EIFS Industry Members Association (EIMA).

Stephen E. Klamke, executive director of EIMA, said the ruling represents a major victory for EIFS manufacturers and affirms the industry's position that one product cannot be viewed in isolation when determining the source of moisture intrusion.

Only a handful of individually named plaintiffs can now proceed with their suit against the manufacturers. Other homeowners who contend their EIFS siding is defective will not be covered by the suit.

The class action, brought on behalf of homeowners nationwide whose houses were sided with EIFS manufactured by the defendants, alleged that the claddings trap moisture in the wall cavities of homes, causing damage to the wood sheathing.

For their part, the manufacturers maintain that the moisture problems are caused by building professionals who fail to follow sound construction practices, such as sealing and flashing around windows, doors, deck terminations and other potential moisture entry points.

The court found that the proposed nationwide class of owners of EIFS homes did not meet the requirements for class certification under federal law. The court determined that allocating responsibility for the moisture damage would be impossible without also examining the role of homebuilders, window manufacturers and other parties. In reaching its decision, the court held that the responsibility for moisture damage to EIFS-clad homes must be reviewed on a case-by-case basis.

## Testing of Omega Series Sprinklers Urged

Underwriters Laboratories Inc. (UL) is strongly urging all homeowners and other property owners whose buildings are equipped with Central Sprinkler Company's "Omega" series sprinklers to have samples of those sprinklers immediately submitted to UL or Central Sprinkler Company for operational testing. These sprinklers have been installed in homes, businesses, hospitals, hotels, schools and other public buildings since 1982. UL recommends that Omega sprinklers installed in all types of piping systems, including steel, copper and plastic pipes, be tested to determine that these sprinklers will operate in case of a fire.

Omega sprinklers manufactured prior to May 1996 contained an EPDM O-ring that has been found to swell or degrade in some instances. Omega sprinklers manufactured since May 1996 contain a silicone O-ring to prevent future swelling problems.

UL has established a toll-free number — (800) 758-1794 — to help homeowners, property owners, building managers and sprinkler contractors arrange for samples of the Omega series sprinklers to be sent to UL for testing and or to provide related information on UL's ongoing investigation of Omega sprinklers. Callers can speak directly with UL representatives Monday through Friday, between 8 a.m. and 4:30 p.m., Central Time. Sprinkler samples can also be submitted to Central Sprinkler Company for testing by calling the manufacturer toll-free at (800) 523-6512.

# M•E•M•B•E•R•S•H•I•P

## memorandum

**Just the FAX — Active BOCA Members.** . . You are encouraged to declare your principal BOCA chapter. If you are not presently associated with a BOCA chapter, request a list of chapters from your region. These lists are now available on BOCA's Fax-on-Demand system. The document numbers are as follows:

- 1207 Eastern Regional Chapter Listing
- 1208 Northeastern Regional Chapter Listing
- 1209 Mideastern Regional Chapter Listing
- 1210 Midwestern Regional Chapter Listing

Each list includes the chapter name, which usually indicates the state, and may include the section of the state in which the chapter is located. The name, address and phone numbers of the chapter president and secretary are also listed, so you may contact them for more information. Once you select a principal chapter, you can obtain a principal chapter declaration card from Fax-on-Demand, document number 1201. Simply complete the card and fax it back to the BOCA Membership Secretary at (708) 799-4981.

**Congratulations.** . . to all of the members of the 1997 BOCA Chapter of the Year, the Massachusetts Building Commissioners and Inspectors Association, BOCA Chapter 28. The announcement was made at the Chapter President's Breakfast at the 82nd Annual Conference, in Norfolk, Virginia.

**Fire Service Events.** . . Larry Bazaar, BOCA Fire Service Coordinator, will be giving an update on the *International Fire Code* and the *International Building Code* at the Wisconsin Fire Inspectors Association Annual Conference, November 13-14, 1997. Larry is also scheduled to participate in the Annual Fall Seminar/Trade Show of the Illinois Fire Inspectors Association in Countryside, Illinois, November 19-21, 1997.

**Representation.** . . Active and Sustaining Members, are you designating all the representatives that you are entitled to? Review the following schedule and compare it to your membership records:

<u>Class A Active</u>		
<i>Class</i>	<i>Population</i>	<i>No. of Representatives</i>
A1	0-50,000	2
A2	50,000-150,000	4
A3	Over 150,000	6

If your quota for Active A representatives is filled, you may add the same number of Active B representatives for \$35 each. They will have the same benefits as "Active A," including voting privileges.

<u>Sustaining</u>		
<i>Class</i>	<i>*No. of Representatives</i>	
1. <i>International &amp; National Scale</i>	1 Principal and 2 Secondary	
2. <i>Regional &amp; Local Scale</i>	1 Principal and 1 Secondary	

\*Sustaining (company) membership benefits are not restricted to Principal Representatives and Secondary Representatives only. All employees are entitled to use the membership.

Please remember all renewal notices are sent to the principal representative.

### Meeting Dates to Remember

The following dates and locations reflect meetings of various committees active in code enforcement that are open to the public. Call BOCA at (708) 799-2300 for further details on these meetings:

- November 18, 1997 . . . . . ICC Industry Advisory Committee . . . . . San Diego, California
- January 8-10, 1998 . . . . . ICC Certified Building Official Certification Advisory . . . . . Charleston, South Carolina  
Committee Meeting

# BOCA Seminars

The following is a listing of seminars BOCA will be conducting in the coming months. If you or your chapter would like to organize a seminar or if you would like additional information, contact BOCA Professional Development Services at BOCA Headquarters, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, telephone (708) 799-2300, ext. 329.

<u>'97 Dates</u>	<u>Location</u>	<u>Topic</u>	<u>Sponsor/Cosponsor</u>
Nov. 13	Crystal Lake, IL	Enforcing the Maintenance of Residential and Commercial Structures/1996	Northwest Building Officials & Code Administrators of Illinois
Nov. 18-20	Gaylord, MI	One and Two Family Dwelling Building Inspection/1995*	BOCA
Nov. 19-20	Meriden, CT	Residential Plan Review/1995	BOCA
Nov. 20-21	Cranberry Twp., PA	Fire Protection Systems/1993	Commonwealth Building Officials
Dec. 1-2	Cincinnati, OH	Nonstructural Plan Review/1996	BOCA/Southwestern Ohio Building Officials Assn., Inc.
Dec. 2	Tulsa, OK	Residential Mechanical Inspection — International Mechanical Code/1996	BOCA
Dec. 2	Fairfield, NJ	Special Inspections/1993	Rutgers/NJ Community Affairs
Dec. 3	Cincinnati, OH	Structural Plan Review/1996	BOCA/Southwestern Ohio Building Officials Assn., Inc.
Dec. 3	Roanoke, VA	Orientation to the International Plumbing Code/1995	BOCA/Virginia Plumbing & Mechanical Inspectors Assn.
Dec. 3	Peoria, IL	Enforcing the Maintenance of Residential and Commercial Structures/1996	Illinois Protective Officials Conference
Dec. 3	Fairfield, NJ	All About the Code Development Process	Rutgers/NJ Community Affairs
Dec. 4	Springfield, MA	Accessibility/1993	BOCA/Building Officials of Western Massachusetts
Dec. 4-5	Cincinnati, OH	Residential Plan Review/1995	BOCA/Southwestern Ohio Building Officials Assn., Inc.
Dec. 4-5	Fairfield, NJ	Residential Plan Review/1992	Rutgers/NJ Community Affairs
Dec. 10	Columbia, MO	Solving Means of Egress Problems/1996	BOCA/Fire Marshal's Association of Missouri
Dec. 10	Lexington, KY	Enforcing the Maintenance of Residential and Commercial Structures/1996	BOCA/Code Administrators Assn. of Kentucky
Dec. 11	Grayling, MI	BOCA National Building Code Update/1996	Northern Michigan Code Officials Association
Dec. 12	Grayling, MI	Special and Mixed Uses/1996	Northern Michigan Code Officials Association
Dec. 12	Springfield, NJ	Ethics and the Code Profession	Rutgers/NJ Community Affairs
Dec. 17	Princeton, NJ	All About the Code Development Process	Rutgers/NJ Community Affairs

## \*One and Two Family Dwelling Workshop — Building Inspection/1995

This popular workshop is designed for persons with no or limited inspection experience with the CABO *One and Two Family Dwelling Code/1995*. A three-day event, the workshop provides participants with knowledge and skills to perform residential building inspection tasks with confidence, completeness and accuracy. This workshop is accepted as continuing education toward BOCA Certification Maintenance and C.B.O. Certification Maintenance.

## Check for Anti-Tip Device With Ranges

As a routine part of inspections, building inspectors should check to see if a special anti-tip device has been installed properly on ranges manufactured after 1991. If it has not, require that it be done as dictated by your applicable building/mechanical code.



Free-standing gas and electric ranges can tip forward if too much pressure is put on the range top or an open oven door. As a result, injuries resulting from scalding, burning and falling objects can happen. Young children and the elderly are especially vulnerable to accidental range tipping.

Range manufacturers adhere to the stability requirements found in both the *Underwriters Laboratories (UL) 858 Household Electric Range Safety Standard* (Section 33) and the *ANSI Z21.1 Household Gas Range Safety Standard* (Section 1.6). These standards require that ranges manufactured after 1991 not tip with 250 pounds or less on the door or drawer for five minutes. To meet this standard, manufacturers provide brackets with each range that must be used for securing the range to a wall, floor or cabinet structure. Brackets are provided with mounting hardware and require ordinary tools to install. The typical bracket is designed to engage with a component on the range (such as a leveler foot) as the range is pushed back into its final installed position. Careful inspection of the appliance installation is very important because it is possible for such brackets to be overlooked, forgotten or discarded by installers.

The installation of anti-tip devices is required by the manufacturer's instructions and is, therefore, required by the code.

## New Pipe Material Under Development

A new material under commercial development may soon make locating polyethylene line much simpler and more reliable for utility contractors.

Production on a polyethylene pipe that can be located at depths as deep as 5 feet with standard magnetic instruments is anticipated to begin by late 1998, according to a report in the August 18, 1997, edition of *Engineering News-Record*. The manufacturer, Richardson, Texas-based Phillips Driscopipe, plans to limit production to medium- and high-density 4-in.-diameter pipe.

According to the article, contractors now run a copper tracer wire along polyethylene pipe to make it locatable with magnetic instruments. This, according to the Gas Research Institute, adds an average of 4.2 cents per foot to the installed costs of the pipe. The article states that over 90 percent of the gas mains installed are made of polyethylene. In addition to the 25,000 miles of polyethylene pipe installed yearly by the gas industry, plastic pipe with tracer wire is also popular with owners of cable, telephone, water and sewer systems. The article states that the wire tends to get broken through corrosion or to break around construction sites. The result is damaged pipes, which typically cost an owner at least \$500 per incident, according to the Gas Research Institute.

Research on this new polyethylene pipe is sponsored by the Gas Research Institute. To manufacture the pipe, researchers first

added 5 to 17 percent of ferritic material to the resin, by weight. After extrusion the pipe is passed through a rotating magnetic field, which creates a spiral-shaped magnetic pattern. Lab tests thus far have shown no degradation to the pipe material and elevated temperature tests have predicted a 50-year-plus life span, according to the report.

Northern Illinois Gas is currently waiting for approval from the Plastic Pipe Institute, the U.S. Department of Transportation and the Illinois Department of Transportation to perform a large-scale field test. The test could begin in mid-1998.

## National Accreditation Program Under Review

By May 1998, the National Council for Laboratory Accreditation hopes to have in place a standard approach to accrediting testing laboratories, according to a recent article in *Engineering News-Record*. The Council is seeking to coordinate the accreditation activities currently performed by over 300 different groups in the United States and gain international acceptance of the new standards.

Walter G. Leight, deputy director of standards services at the National Institute of Standards and Technology in Washington, D.C., was quoted in the August 18, 1997, issue of *Engineering News-Record* as saying, "This has been a very inefficient system. There are inconsistencies with so many different accreditation bodies."

The National Council for Laboratory Accreditation was borne out of a public/private partnership over two years ago between the American National Standards Institute, a private-sector, non-profit group seeking to develop consensus standards, and the National Institute of Standards and Technology, a U.S. Commerce Department agency established to assist industry in developing technology.

For example, construction test labs, according to the article, presently seek accreditation from the National Voluntary Laboratory Accreditation Program, the American Association for Laboratory Accreditation and the American Association for Highway and Transportation Officials Accreditation Program, plus additional requirements at the state level. Observers say that the move could mean broader recognition of laboratory accreditation across state and national boundaries and a simpler means of selecting test firms.

## HADD Promotes Better Building Standards, Practices

A new grassroots organization is emerging in the Midwest as a voice for buyers of new homes in Kansas and Missouri.

Homeowners Against Deficient Dwellings (HADD) was formed in 1995 in response to failed attempts by homebuyers to get deficient homes repaired. HADD's purpose is to promote better building standards and practices, and educate the public on how to avoid deficient housing and how to seek solutions leading to recovery of adequate damages from deficient home builders. According to a press release, HADD is not limited to any particular region of the country and will serve wherever needed. The goal of this movement is to change the present system in the residential construction industry.