Cabinets & Countertops

KITCHEN TALK 2018

Parade of Homes 2018
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Dan Pratt (left) of Midtown Building Co., Bob Veresan of DTE Energy and Katie Veresan at the HBA of Michigan - DTE Energy Reception held during the International Builder’s Show in Orlando, January 9 - 11. See additional Show photos on pages 7 and 11.

HBA Past President Don Pratt at Opening Ceremonies for the International Builder’s Show.

HBAM President Lynne Pratt enjoying the Spike Concert at the conclusion of the International Builder’s Show in Orlando last month.

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KITCHEN TALK 2018

CABINETS & COUNTERTOPS

WRITTEN BY NANCY ROZUM

The kitchen landscape has many components but perhaps the most prominent are the cabinets and countertops. Gone are the days when every new home contained identical kitchen cabinets in virtually the same configuration. Gone are the days of the utilitarian beige countertop dissolving into the background. Kitchen cabinets and countertop product offerings are now vast, with the ability to creatively design a unique kitchen being almost limitless.

The clean lines and minimal detail that have been a home design trend remain popular for the kitchen. "Simple, clean-line cabinet door styles are still the most sought after," said Rick Bozynski with Dillman & Upton. "We aren't seeing as much use of insets for cabinets doors, unless the homeowner is going more for the shaker-look." Double tier cutlery drawers and microwave drawers are the most in-demand accessories for cabinets. "People also really like having an electronic latch installed on their wastebasket pull-out which opens the cabinet with just the touch of a knee or foot," said Rick. "This keeps the cabinet door cleaner and more sanitary."

White rules for kitchen cabinets. "The white shaker-style cabinet is the most popular, with off-white with a hint of gray as the next most popular, followed by the traditional raised-panel cherry cabinet," said David Shapiro with ASA Builders Supply / ASA Cabinet Corporation. "People looking for a little more individual touch or flair go for a shaker-style with bevels for edges." David also finds people gravitating to double trash pull-outs as well as the universally sought-after utensil drawers and spice pull-outs. "Nice beefy pulls are more popular than knobs on today's cabinetry," said David.

Gray is still hot overall. "When a new color becomes the norm, it takes time for product manufacturers to catch up," said Mark Renn with H. J. Oldenkamp Co. "Things are matching again - they are working well together. We are seeing complimentary colors such as sage greens and dark blue with gray undertones catching hold. Corian® Quartz – formerly DuPont™ Zodiaq® – always had ranges of blues and greens but they coordinate better now with the gray color palette. We are seeing basic white with veining of green or blue running through, or gray with blue highlights." Mark notes that finishes are becoming more durable. "Cabinetry takes a lot of abuse," said Mark. "Painted surfaces, including painted gray and painted white, are really hot. White painted surfaces stand up better than in the past."

Medium density fiberboard (MDF) cabinets are becoming more popular. MDF cabinets use a high grade, composite material which manufacturers claim is more stable than solid wood. "Instead of maple we are seeing a lot more MDF cabinets," said David Weintraub with Kurtis Kitchen & Bath. "They hold finishes better."

KSI - Kitchen Suppliers, Inc. notes on their Top Kitchen Design Trends blog post that taller cabinets are in demand and that drama can be
added by stacking wall cabinets and adding mullions or frosted glass to cabinet doors. "Open shelving is also gaining popularity, but it is not for everyone," said Alda Opfer, CKD, CAPS, with KSI - Kitchen Suppliers Inc. "Many clients don't want their everyday kitchen items on display. It is a designer's job to point out to our clients both the upside and the pitfalls of some of things they may think they want."

The visual appeal in the kitchen can come from a variety of sources besides the cabinets. "Backsplashes using tiles with texture and style can provide the ‘pop’ in a kitchen," said Alda Opfer. While the subway patterns are still the most popular, a focal point in a kitchen can be created by changing the direction of the tile and bordering it with matching tile, notes Rick Bozynski.

Countertop materials can also provide some stunning visual appeal. For countertop materials, quartz is continuing to gain market share. "Quartz is anti-microbial, doesn’t require the polishing and sealing of granite, and has more consistent patterning than granite," said David Shapiro. While a lot of her customers still prefer granite, Alda Opfer has also seen an uptick in customers choosing quartz for countertops. "A lot of quartz manufacturers have tried, with great success, to emulate the look of granite," said Alda. "There is lots of movement and variation to granite. I think it is split about 50-50 in terms of customers preferring movement rather than a stable pattern in their quartz countertop." Porcelain has also started to make inroads as a countertop material according to David Weintraub. "Porcelain countertops are very durable and come in a variety of colors," said David. "Porcelain gives you the look of natural marble without the higher cost of marble." Another countertop material being used is wood. "We are seeing distressed wood tops being used as accents, especially on kitchen islands," said Rick Bozynski.

For those seeking a very unique countertop Rick Bozynski notes that translucent quartz, with LED backlighting, can produce a stunning focal point. "We see this done most often in commercial applications," said Mark Renn. When exposed to light, Corian® solid surface color options reveal the radiance and depth of Corian®, taking on an almost ethereal quality of luminosity. Recommended colors for lighting include Arctic Ice, Glacier Ice, Mint Ice, Grey Onyx and White Onyx.

While homeowners still predominantly gravitate to white and gray color palettes overall, they still want their kitchens to contain a focal point that speaks to their own individual tastes. Using products readily available from cabinet, tile, countertop and even lighting manufacturers, every kitchen can be as unique as it is beautiful and functional.

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December 2017 Completes Banner Year
2017 BEST YEAR SINCE 2006

MICHAEL C. STOSKOPF, EXECUTIVE OFFICER

Based on residential permit data compiled by the Home Builders Association of Southeastern Michigan (HBA) and reported in the HBA Southeastern Michigan Residential Building Activity Report™, a total of 302 single-family permits were issued in Macomb, Oakland, St. Clair and Wayne counties in December 2017. This strong performance helped bring the 12-month total for single-family home permits in 2017 to 5,380 – 12 percent higher than 2016. This also marks the best year for new residential construction since 2006 (6,962).

In 2017, the 4-county area also experienced six months in which the total number of permits issued in each of those months exceeded 500 permits. This level of monthly activity also had not been seen since 2006.

Multi-family rental permits also finished strong, reaching a total of 2,206 permits issued in 2017. This total was 38 percent higher than 2016 and marks the best year since 1998 (4,480).

For 2018, our preliminary estimate is 5,649 new single-family home permits to be issued across the 4-county region. While this represents only a 5 percent increase over 2017, it reflects projections for likely hikes in oil prices as well as a continued slowing down of North American Vehicle Production (NAVP) – both critical factors in our model.

While not part of our predictive model, shortages in our residential construction workforce increase the likelihood that new construction will have difficulty rising much higher than 6,000 permits without a significant influx of industry-related workers.
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Carole Jones (left), Michigan’s state representative to NAHB, receiving an Outstanding Service certificate from Juli Bacon, 2017 National Chair of the Professional Women in Building Council, at IBS in Orlando.

Bob Filka, CEO of HBA of Michigan with Jo Golda of Jo’s Cleaning & Organizing at the HBAM and DTE Energy reception held during IBS in Orlando.

Michael Stoskopf, CEO of HBA of Southeastern Michigan and Sue Schurman, CEO of Lakeshore HBA at the Public Relations Forum held prior to the opening of IBS in Orlando.
In last month’s article, we directed attention on improving the overall effectiveness of our safety programming by considering items #1 and #2 below:

1. Safety Roles and Responsibilities
2. Safety Planning and Loss Analysis
3. Safety Program and Process
4. Education and Training

Now, let’s consider items #3 – Safety Program and Process and #4 – Education and Training to bring our review of best practices together.

**Safety Program and Process**

These two elements, a written safety program (i.e., what to do) and internal safety process (i.e. how to do it), may be developed as one document. They are both necessary for internal safety standards to be established, communicated, and followed.

Many safety program templates exist that can be further customized to meet your organizations specific needs. For efficient and effective internet searches, follow this advice: If, for example, a written safety program is needed, type “safety program+*.doc,” into a Google search, and then select the best template from the results.

The safety process element should be kept as simple as possible while still maintaining effectiveness. Like any successful recipe, identify the ingredients, quantities, order of addition, and any other pertinent information that will bring the best possible results. So, a safety process will include the critical steps (e.g., complete new hire safety orientation checklist, and so on). Whatever the process, keep it simple, document it, and follow it. Remember, “simplicity is the ultimate sophistication.” – Leonardo da Vinci

Lastly, be sure to perform an annual review of all programming, and make any necessary revisions. Schedule specific dated and times to review relevant regulatory updates and industry changes.

**Education and Training**

Identify all safety education and training requirements by creating a matrix (i.e., safety subjects and job positions within the organization), and then schedule dates/times to complete it during the calendar year.

Next, consider the difference between education and training as explained by E. Scott Geller, Ph.D., author of The Psychology of Safety Handbook, 1st and 2nd editions:

- **Education** – People need to understand and believe in the rationale, theory and principles underlying a particular set of program procedures, and this is commonly referred to as education. Education targets thought processes directly, and might indirectly influence what people do. Education most directly affects attitudes, beliefs, values, intentions, and perceptions. Education = Attitudes and Beliefs.
- **Training** – Understanding, belief, or awareness is not sufficient, however, to implement a new procedure or process. People need to learn the specific behaviors or activities required for successful implementation… This requires training, and should include behavior-based observation and feedback. Training most directly affects behaviors. Training = Behaviors.

Both education and training are necessary for an effective injury prevention program, and consider the needs for these four types:

**Orientations**

This process often includes the many aspects of the operations (i.e. work processes, paperwork, etc.), but be sure to provide a solid emphasis on injury prevention right up front. Focus on critical areas of concern, which should include past injury experience resulting in high frequency (i.e., number of claims) and high severity (i.e., cost of claims). Create the context for new workers so they have a better appreciation for the safety programming and injury prevention efforts. The company safety culture will benefit by taking time to explain and create buy-in.

**Refresher**

Injury prevention efforts often work best with short duration and high frequency training. Content (i.e., messaging) needs to be repeated before it is fully heard and understood. It is often stated that it takes seven times to repeat a message to accomplish this goal. So, think “short duration, high frequency” while providing new examples or stories so that the material stays fresh.

**Supervisory**

In additional to regulatory-required training, supervisors should receive additional education and training to recognize hazards, perform worker observations, provide coaching to reinforce safe work habits, and help to maintain/strengthen a culture of safety. Investment in supervisory level training provides continuous positive benefits to an organization’s injury prevention program.

**Safety Committee**

A well-educated and trained committee provides numerous benefits to an organization’s injury prevention program. When healthy, these teams drive safety cultures to higher levels of performance, create better worker buy-in for programming elements and foster higher levels of job satisfaction.

So, in 2018, consider improving the overall effectiveness of your organization’s safety programming by diligent use of these best practices.

Should you require assistance with safety program and process development, or safety education and training, please contact Gary Smith, CRM, at (517) 338-3367 or gary.smith@yorkrsg.com.
Advocacy Update
WRITTEN BY FORREST WALL, CAE, STAFF VICE PRESIDENT AND INDUSTRY RELATIONS

Emotional Support Animal Bill Would Strengthen State Law

New legislation in the Michigan Senate would strengthen state law to help prevent the false representation of possession of an emotional support animal. Senate Bill 663, introduced last November, would expand upon the current state law that provides for penalties for false representation of a service animal.

First, the bill would add a definition of emotional support animal and include such an animal in the section barring an individual from falsely representing possession of a service animal. Importantly, the bill adds specific reference to landlords and housing providers in this section.

Second, the bill proposes to add requirements for those health care providers who certify the need for emotional support animals or service animals. Those requirements include:

- That the health care provider be licensed in Michigan or another state
- That the health care provider maintain a physical office space where patients are treated regularly
- Documentation of treatment of the person with the disability for at least 6 months before the date an entity requests documentation of validity of a disability and the need for an emotional support or service animal
- Provide upon request a notarized letter certifying the person is disabled and that the emotional support or service animal is necessary
- Provide the notarized letter above on an annual basis upon request

Third, the bill would add to the penalty provision in the law that a person who knowingly violates the act shall be evicted from their rental housing. The current penalty provision is a misdemeanor punishable by one or more of the following:

- Imprisonment for not more than 90 days
- A fine of not more than $500.00
- Community service for not more than 30 days

Finally, the bill adds emotional support animal to the section of law directing the Michigan Department of Civil Rights to receive reports of individuals falsely representing possession of a service animal, and it adds health care providers falsely certifying the need for such an animal.

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News & Events

February

TUESDAY, FEBRUARY 6
AAM INSPECTION LAW SEMINAR
A comprehensive explanation of the recent changes to Michigan’s apartment inspection law via Public Act 169 of 2017. Includes resources to save you time and money when dealing with future inspections.
Speaker / Instructor AAM President Allen Amber; Matthew Paletz of Paletz Law; Forrest Wall
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FRIDAY, FEBRUARY 23
HBA EXECUTIVE COMMITTEE
Time: 9:00 a.m.
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March

WEDNESDAY, MARCH 6
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Roundtable Discussion
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FRIDAY, MARCH 16
HBA Board of Directors
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WEDNESDAY, MARCH 21
MEMBERSHIP COUNCIL
Time: 9:00 a.m.
Place: Association Offices
30400 Telegraph Rd., Suite 202
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WEDNESDAY, MARCH 21
PROFESSIONAL WOMEN IN BUILDING COUNCIL - Evening Networking Event
Watch For Details!

THURSDAY, MARCH 29
NOVI BUILDERS FORUM
Time: 9:00 a.m.
Place: Novi Civic Center
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GreatLakesBuildersShow.com
Congratulations to Helen Velas, Eleni Interiors for being awarded six Key Awards for design excellence by the HBA of Greater Chicago. The company has previously won 95 Key Awards since 1995. Eleni Interiors is a member of both HBA of Southeastern Michigan and HBA of Greater Chicago. Shown here is the Platinum Award winning Northshore 770 Lobby.

Carole Jones and NAHB Chairman Randy Noel with students from Dakota High School’s Construction Trades program at the International Builder’s Show in Orlando. HBA and its Professional Women in Building Council help to fund the students’ trip to the Show as part of the Workforce Development Initiative.
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