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Lancaster Builder

A publication of the Building Industry Association of Lancaster County



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EDGE UP TECHNOLOGY

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Four Themes Moving BIA's Strategic Direction Forward

by Claudia Shank, McNees Wallace & Nurick

Dear BIA Members,

Over the past several months, the BIA has had the privilege of partnering with coLAB, a firm that has counseled numerous local non-profits and associations through a strategic planning process.

I want to thank the many members who participated in the series of interviews, focus groups, and facilitated discussions to candidly share perspectives on BIA's value, impact, and opportunities for growth.

Stakeholders consistently affirmed BIA's credibility, trusted leadership, and strong foundation. They emphasized the value of its advocacy work, networking opportunities, and commitment to integrity and professionalism.

At the same time, participants noted that a changing workforce, regulatory environment, and member expectations require BIA to adapt by broadening its impact, deepening member engagement, and investing in the next generation of leadership.

The following four themes were identified as the guide to moving BIA's strategic direction forward:

Strengthen Advocacy & Industry Leadership— Strengthen BIA's voice on housing, permitting, and regulation while empowering members to engage in policy discussions through coordinated education, communication, and action.

Invest in Workforce Development— Advance pathways into the trades and professional building careers through partnerships, visibility and education.

Enhance Member Value and Engagement— Deepen the member experience through targeted events, education, and networking opportunities that meet the evolving needs of businesses, emerging leaders, and industry professionals.

Lastly,

Foster Organizational Sustainability and Relevance—Invest in the capacity, partnerships and structures that keep BIA strong, visible and future-ready.

BIA's continued success depends on honoring its legacy while advancing a strategy that builds capacity, visibility, and sustainability—strengthening member value and shaping a future of collaboration and innovation.

Claudia Shank
BIA President

Winter Calendar of Events

For more information on these BIA events, see page 18.

Events

Jan	15	Installation Reception, 4:00–6:00PM @ Eden Resort
	21	BIA Happy Hour, 4:30 @ Southern Market
Feb	10	BIA the Whole Picture, 8:00AM @ BIA Office
	18	BIA Happy Hour, 4:30 @ Decades
	TBD	BIA Building Empowerment Event
	TBD	BIA NextGen Foundations of Success

Save These Dates

Mar	6	2026 Parade of Homes Early Bird Deadline
	12-14	PBA Committee & Board Meetings, Installation Gala, Hershey PA
Apr	10	2026 Parade of Homes Final Deadline
June	12	2026 Parade of Homes Gala
	13&14, 17-21	2026 Parade of Homes: Weekdays 5:00–8:00pm, Weekends 12:00–6:00pm

Building Industry Association of Lancaster County

Lancaster Builder is published quarterly by the Building Industry Association of Lancaster County to provide information about the building industry and news of the BIA and its members.

SUBSCRIPTIONS
One subscription is provided annually to members (included in dues). Additional subscriptions within your company are $35 per year through an Affiliate membership.

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Members are welcome to attend BIA Board of Directors meetings, held the third Wednesday of every month at 3:00 pm at the BIA Offices.

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Tara Cook

BIA of Lancaster County
204 Butler Ave, Suite 200
Lancaster, PA 17601
Tel: (717) 569-2674; Fax: (717) 569-5187
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Who's in the News:

David Miller/Associates (DM/A) Adds Survey Crew Chief & Construction Observation Technician. DM/A Also Adds Senior Engineer to Staff



Peter Romeo.

In June 2025, David Miller/Associates, Inc. (DM/A) of Lancaster welcomed **Peter Romeo** to two departments – Survey and Municipal Services.

Peter has worked in the industry for 11 years and was previously employed by Romeo Land Surveying and Dawood Engineering.



Martin Peak, III, P.E.

DM/A of Lancaster welcomed **Martin Peak, III, P.E**. as a Senior Engineer in September of 2025.

He holds a Bachelor of Science in Civil Engineering Technology from Pennsylvania College of Technology in Williamsport, Pennsylvania. Martin has worked in the industry for 14 years and currently serves as a Planning Commission Member for Manor Township.

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PREMIER SETTLEMENTS, INC.

Premier Settlements Inc. Hosts First Annual Food Drive!



Our office runs on the core values of **Grit, Authenticity, and Service**. And before you brace yourself for another company leading with its core values—stay with me. This story isn't about branding; it's about what those values look like in action.

In the face of a potential government shutdown and the looming threat of millions losing their SNAP benefits, we felt compelled to do something meaningful. If Service is truly one of our core values, then serving our community must extend beyond the walls of our office. That is what inspired us to host a Thanksgiving food drive.

With just 2.5 weeks to prepare, we emailed more than 70 of our partners—everyone from resale agents to builders and developers—asking for donations or simply help spreading the word. The response was overwhelming. Because of their generosity, we were able to provide Thanksgiving boxes to **87 families**. Eighty-seven. In our first year.

Two of our largest contributors, McNaughton Homes and Pine Hill Building Co., played a significant role in helping us reach that number. Their support reinforced something I have come to believe strongly: while there is chatter in the community that Lancaster County is becoming "overbuilt," people want to live here for a reason. Lancaster County is one of the most generous, service-oriented communities you will ever experience, and our builders reflect that spirit. They are creating quality homes that allow families and neighborhoods to thrive.

As I've become more involved with the BIA, I've seen firsthand that our builders' work is rooted in service. Despite being increasingly villainized due to overregulation, they are the ones fighting for sustainable, attainable communities. Their work—often misunderstood—is driven by the same desire to serve that inspired our food drive.

My hope is that these acts of service, both big and small, encourage our community to see what I see: that service is the foundation of Lancaster County. Whether it's a family-owned title company coordinating a food drive or our builders advocating for sustainable growth, we are united in wanting the best for our neighbors.

Submitted by Lexi Sauder, Premier Settlements

BIA Government Affairs Committee

Advocating for Our Industry. Protecting Your Business. Strengthening Our Community

The Government Affairs Committee ensures the voice of the building industry is heard at every level of government. From tracking policy changes to collaborating with elected leaders, the committee works year-round to maintain a predictable regulatory environment that supports our members, encourages responsible growth, and strengthens Lancaster County's economy.

What the Government Affairs Committee Does

The committee focuses on key advocacy and regulatory priorities that directly impact builders, remodelers, developers, suppliers, and housing professionals. Core responsibilities include:

- ***Reviewing local ordinances, zoning proposals, and code changes*** *to identify impacts on residential construction and development.*
- ***Engaging with municipal officials and policymakers*** *to provide professional insight and industry perspective.*
- ***Tracking state and federal legislation*** *through PBA and NAHB to ensure members stay informed on key issues.*
- ***Promoting pro-housing policies****, including attainable housing initiatives and thoughtful growth planning.*
- ***Educating members on regulatory updates*** *such as permitting requirements, stormwater management, environmental compliance, and code enforcement.*
- ***Encouraging member participation*** *in advocacy through events, outreach, and grassroots engagement efforts.*

Areas of Focus

This year, the committee has been deeply involved in initiatives such as:

- *Securing relief from FirstEnergy's application of Tariff Rule 4*
- *Providing industry input on stormwater and infrastructure requirements*
- *Monitoring land-use and zoning updates across multiple municipalities*
- *Supporting workforce development and housing affordability efforts*
- *Tracking pending legislation and strengthening relationships with local officials*

How to Get Involved

Members from all sectors of the industry are welcome. Whether you attend monthly meetings, offer technical expertise, or join advocacy efforts, your involvement helps advance pro-housing policy and protect our industry. No prior experience needed.

Interested in joining?

Contact Karen Quinn at **karen@lancasterbuilders.org** for more information.

Thank you to our current Government Affairs (GA) Committee Members

- ✯ **John Bear** — *GSL Public Strategies Group, Chair*
- ✯ **Rob Fluehr** — *High Real Estate Group*
- ✯ **Jason Gerber** — *RKL*
- ✯ **Randy Hess** — *Hess Home Builders*
- ✯ **Claudia Shank** — *McNees Wallace & Nurick*
- ✯ **Nate Van Name** — *JC Snavely & Sons*
- ✯ **Joel Young** — *Rettew*

See pages 20 & 21 for this issue's Government Affairs content.

Thank you also to our honorable Advocacy Partners who support GA events and efforts:

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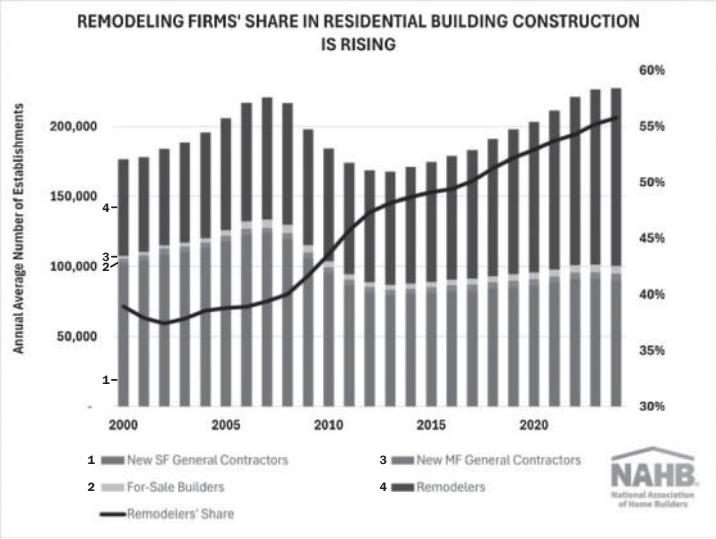
Remodelers on the Rise: How Renovation is Reshaping Residential Construction

Natalia Siniavskaia Ph.D, NAHB

As the nation's housing stock continues to age and new homes remain out of reach for many buyers, remodeling is capturing a growing share of the residential construction market, both in terms of the number of firms and employment. With most U.S. households unable to afford new construction, renovation has become a more practical and cost-effective alternative to improve housing conditions, driving demand on the consumer side. On the supply side, many home builders undertake remodeling projects to grow their business. NAHB's analysis of the quarter-century of Quarterly Census of Employment and Wages (QCEW) data suggests that the rise of remodelers is a sustained structural shift rather than a temporary post-pandemic surge.

Remodeling Firms' Share in Residential Construction is Rising

Over the past 25 years, the number of remodeling establishments has nearly doubled—from fewer than 69,000 in 2000 to more than 128,000 in the first quarter of 2025. Remodelers now represent over half (56%) of all residential building construction (RBC) establishments. By contrast, during the mid-2000s housing boom, remodelers' share consistently hovered around 38–39%, when the market was dominated by home builders, including new single-family and multifamily general contractors as well as speculative (spec) home builders.



Although the remodeling sector was not immune to the 2008 housing crash, its losses were modest compared to the contraction of home building. Between 2007 and 2012, the number of remodeling establishments fell by 8%, while roughly one-third of home builders went out of business. As a result, the remodeler's share of the RBC sector rose sharply after the crash, reaching 46% in 2011, and has continued to climb steadily ever since.

During the post-pandemic housing boom, driven by low mortgage rates, the rise of remote work, and a renewed demand for larger living spaces, both remodelers and home builders experienced solid growth. However, remodelers expanded their ranks at a faster pace, with their share of RBC firms climbing to 54% by 2022. Less sensitive to fluctuations in mortgage rates than home builders, remodelers have continued to grow even amid a series of aggressive Federal Reserve rate hikes that sharply increased the cost of home purchases and slowed new construction. As of 2024, remodeling firms account for 56% of all RBC establishments.

Remodeling Employment Share in RBC is Rising

In the overall construction industry, which encompasses residential and non-residential building construction, as well as heavy/civil engineering construction, land subdivision, and specialty trade contractors, it is the latter that dominate the overall sector employment. However, the government employment surveys cannot identify what portion of subcontractors' business is devoted to remodeling. As a result, RBC is the subsector that allows tracking the remodeling trends best.

The analysis of employment trends in residential building construction reveals a similar pattern, with remodelers generating a rising number and share of jobs, largely at the expense of single-family general contractors. As of 2024, the remodeling sector accounted for almost half (49%) of RBC workers. In contrast, during the housing boom of the mid-2000s, only 30% of payroll employees worked for remodelers, while single-family general contractors employed 63% of the RBC workforce.

The shift is even more pronounced within the production (nonsupervisory) workforce of the RBC industry. More than half (51.2%) of these skilled craftsmen now work for remodeling firms, compared with roughly 30% in the early 2000s, according to NAHB's analysis of historical data from the Bureau of Labor Statistics' Current Employment Statistics (CES) survey.

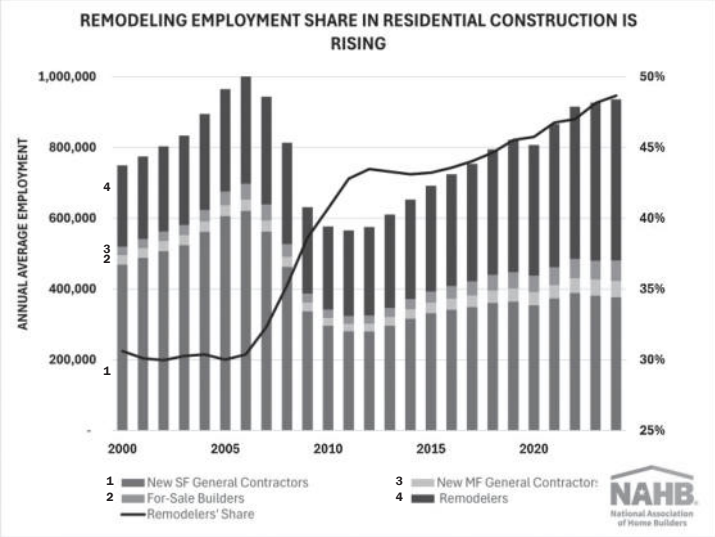
Multifamily general contractors, who subcontract out most of their construction work, account for a smaller share of home building jobs but have also gained ground. Fueled by strong multifamily activity in 2022–2023, their share of RBC employment grew to 5% by 2024. For-sale builders account for an additional 6%.

Continued on Page 8.

Remodelers on the Rise

Continued from Page 8.

The typical remodeling firm remains small, averaging between 3 and 4 employees per establishment, comparable to levels observed during the mid-2000s housing boom. This stability suggests that the overall rise in remodeling employment stems primarily from the creation of new firms or the reclassification of home builders shifting toward renovation work as remodelers. It is likely that, as market conditions change, some home builders, particularly smaller single-family general contractors, pivot toward renovation projects to stay and grow their business. The remodeling sector's lower barriers to entry, smaller upfront investments compared to new construction, and fewer regulatory hurdles make the transition easier.



As more companies view remodeling as their primary activity and revenue source, more will be reclassified as remodeling establishments in the official data reporting. This is because data collection in the U.S. is guided by the North American Industry Classification System (NAICS). Under NAICS, a company self-classifies and chooses the industry code that best captures its primary activity. In some surveys, such as the Economic Census, the Census Bureau emphasizes revenue sources as a primary metric for categorizing businesses.1 The steadily rising number of remodelers and the jobs they create underscores that renovation has become the reliable engine driving growth in the residential construction sector.

BIA Members Earn Dividends Through PBA Workers' Compensation Program

Members of the Building Industry Association of Lancaster County are receiving dividends through the Pennsylvania Builders Association (PBA) Workers' Compensation Program—recognition of their profitable performance and commitment to maintaining safe, well-managed workplaces during the 2017 insured year. **These dividend payments (approximately 32% of the actual policy premium) range from $6,000 to $27,000 — and the checks are in the mail!**

These dividends aren't luck; they are earned. These BIA member companies demonstrated strong dedication to safety protocols, risk-management practices, and thoughtful claims control. Their efforts directly contributed to the program's overall success and helped generate the surplus that makes these dividends possible.

The PBA Workers' Compensation Program, established in 1999, was created to give builders and trade professionals access to competitive, stable insurance coverage—something the broader market wasn't always delivering. Today, the program continues to fulfill that mission by helping members manage and reduce their costs through effective claims oversight, consistent pricing, opportunities to earn dividends, and the ongoing support of their local and state associations.

If you are interested in more information or have questions about the program, you can contact **info@pbaworkcomp.com**.



2026 INSTALLATION RECEPTION

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day	time	location
Jan. 15	4 - 6 pm	The Eden Resort

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For Details & To register, email: staff@lancasterbuilders.org



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Building Industry Association of Lancaster County

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Students and Pros Assemble for a Day of Career Discovery

The **BIA Building Futures: Construction Career Day** brought together over 450 high school and college students and 40+ industry professionals for a high-energy day of career discovery. Students explored a wide range of building-industry pathways through panel discussions, hands-on demonstrations, roundtable conversations, and interactive experiences.

From connecting with young professionals and industry experts to practicing interview skills, testing real tools, participating in community build projects, and stepping into virtual job sites, students gained meaningful insight into what it takes to build a successful future in the industry.

The day wrapped up with the exciting Build Your Dream Raffle drawing—closing out an inspiring, action-packed event dedicated to empowering the next generation of construction leaders.













We want your success stories!

If you participated in the event and hired a student for a job or internship, please let us know. We'd love to share these stories!

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BIA NextGen: Building Connections, Building Careers



BIA NextGen continues to create meaningful opportunities for emerging leaders across the building industry, offering spaces to connect, learn, and grow together.

November Meet-Up at Decades

On November 6, the group hosted a NextGen Meet-Up at Decades in Lancaster, bringing together more than 25 attendees for an evening of networking, conversation, and community building. These Meet-Ups offer an easy, relaxed way for emerging industry contributors to meet peers from across a variety of industry sectors.

NextGen at BIA Building Futures: Construction Career Day

This year, BIA NextGen played an important role in the Building Futures: Construction Career Day by hosting an interactive Panel Discussion designed to inspire the next generation of the workforce.

Students had the chance to hear directly from industry experts representing a variety of construction pathways. Panelists shared their experiences, career journeys, day-to-day responsibilities, and real-world insights while answering questions from students exploring future opportunities.

Panelists included:

- **Dylan Campbell**, *Cedar Knoll Builders*
- **Anika Monteforte**, *GR Mitchell*
- **Evan Rineer**, *Quality Buildings*
- **Brian Werntz**, *Builders FirstSource*

In addition to the panel, NextGen volunteers connected with students at the BIA NextGen Booth, guiding small roundtable discussions using conversation cards. These conversations helped students explore trades, ask candid questions, and gain practical advice about entering the industry.

Looking Ahead: Foundations of Success Series

As we move into the new year, BIA NextGen will continue its educational series, Foundations of Success: Insights & Connections for the Next Generation. Plans are underway for both Winter and Summer sessions, offering valuable learning and mentorship opportunities for those looking to strengthen their industry knowledge and professional networks. Stay tuned for more details about these and other upcoming NextGen events.

Join the NextGen Community

The NextGen Group continues to grow, and we welcome all emerging industry professionals, generally 40-ish and under, to get involved. Whether you work on-site, behind a desk, in sales, design, management, or any role that touches the building industry, there's a place for you in NextGen.

For more information please contact Pauline Wilton at pauline@lancasterbuilders.org.



Lancaster Building Industry FOUNDATION

Thank You!

To all the generous companies who donated to the LBI Foundation

The LBI Foundation appreciates the generous contributions from its members!
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Building Empowerment: Women of the BIA Celebrate Education, Networking, and Industry Engagement





Building Empowerment: Women of the BIA continues to foster education, professional development, and meaningful connections within the building industry. As part of their ongoing education series, the group recently partnered with Invision Designs to host Structure & Style: The Luxe Build Collective at Cloister Flooring America in Ephrata on September 24th.

The evening combined networking, refreshments, and an engaging presentation on the latest trends in home design. Attendees enjoyed inspiring conversations centered around luxury products and applications, gained valuable insights from the Invision Designs and Cloister Flooring America teams, and explored offerings from several leading industry vendors.



In addition to professional development, the group is dedicated to supporting the next generation of industry leaders—particularly young women. Volunteers from Building Empowerment participated in the October 16th BIA Building Futures Event, connecting with students exploring careers in the building trades. Through roundtable discussions and one-on-one conversations, students had the opportunity to hear firsthand from women in the industry about their experiences, challenges, and successes.

Looking ahead, Building Empowerment is preparing an exciting slate of educational events for the new year. Topics include how the commodities market affects builders' supplies and a regulatory and legislative overview highlighting key issues currently shaping the industry. Stay tuned for more details on these upcoming events.

Building Empowerment: Women of the BIA remains committed to educating, inspiring, and supporting both its members and the next generation of building professionals.

To learn more or be added to the Building Empowerment email list, please contact **staff@lancasterbuilders.org.**

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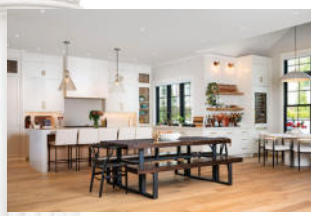
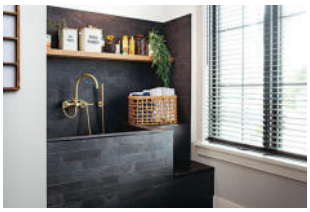
Associate Partner of the Year ~ Indoor City



Builder Company of the Year ~ Garman Builders, Inc.






Remodeling Company of the Year ~ TK Building Design LLC






Supply Company of the Year ~ GR Mitchell

Elite Winner!



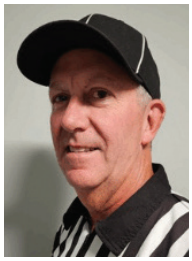



Community Impact Award~ Lezzer Lumber









Sales Professional of the Year ~
Ted Loose, Lezzer Lumber

Marketing Achievement Awards

Best Showroom ~ Garman Builders, Inc.



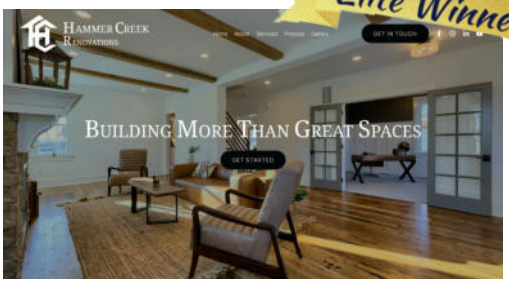


Best Logo ~
Garman Builders, Inc.

Garman Gives
impact • community • empower

Best Website ~
Hammer Creek Renovations

Elite Winner!



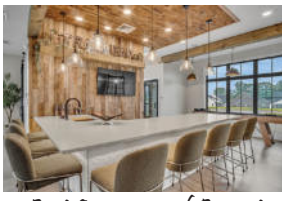
Remodeling Project Achievement Awards



Best Addition
Over $250,000
TK Building & Design LLC



Best Basement Remodel
Under $100,00
Hammer Creek Renovations



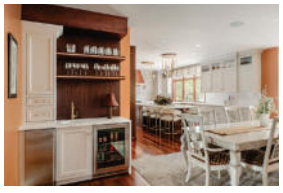
Best Commercial Project
Garman Builders, Inc.



Best Exterior Project
Under $100,000
TK Building & Design LLC



Best Interior Project
Under $100,000
TK Building & Design LLC



Best Kitchen Remodel
Over $100,000
Invision Designs



Best Outdoor Living Project
Over$100,000
Hammer Creek Renovations



Best Specialty Project
Garman Builders, Inc.

Elite Winner!



Best Whole House Remodel
$250,000 – $500,000
Hammer Creek Renovations



Best Whole House Remodel
Over $500,000
Metzler Home Builders, Inc.

2025 General Membership Meeting & Pillar Awards Dinner



Baylee Martin (WGAL), Emcee

The BIA community gathered on November 20th for the General Membership Meeting and Pillar Awards Dinner—an evening celebrating connection, leadership, and industry excellence.

During the program, the BIA President shared an update on the organization's recent strategic planning work with coLAB. This process included interviews, focus groups, and member discussions that explored BIA's strengths, opportunities, and future direction. (Full details can be found on page 3 in the President's Letter.)

Members also cast their votes for the incoming **2026 Board of Directors** before turning their attention to the annual **Pillar Awards**. This year's awards featured **29 entries** across three categories: **Marketing Achievements**, **Company & Professional Achievements**, and **Remodeling Project Achievements**. The entry earning the highest overall point total received the coveted **Elite Pillar Award**, and BIA Builder members nominated candidates for **Associate Partner of the Year**.

The awards program was emceed by **WGAL reporter Baylee Martin**, adding great energy to a night that showcased the dedication and talent across Lancaster County's building industry.

A complete list of entries and winners can be found at www.lancasterbuilders.org/pillar-awards.









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GRMitchell
BUILDING SUPPLIES & HOME CENTER

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Event Brochure Sponsor

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For a complete list of entries and winners, please visit: **www.lancasterbuilders.org/pillar-awards**.

Thank you! to Our Members and Our BIA Nominating Committee

We have secured the slate of nominees for the 2025 leadership positions. Those nominated and those filling existing terms are:

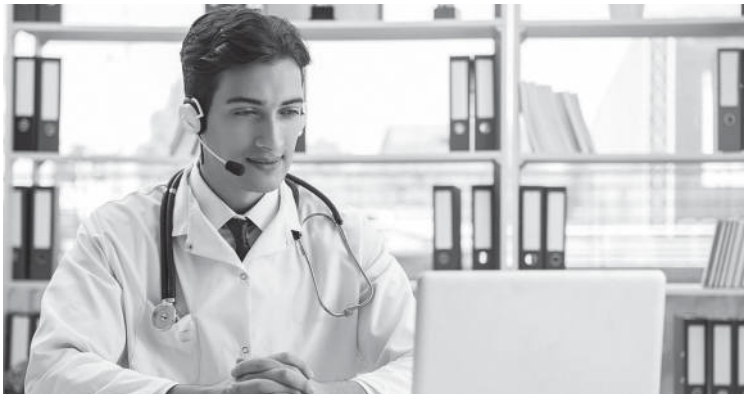
President: **Mike Hockenberry**, EGStoltzfus Homes
Vice President: **Mike Viozzi**, Lezzer Lumber
Associate Vice President: **Joel Young**, Rettew
Secretary: **Justin Frey**, B.R. Kreider & Son
Treasurer: **Jason Gerber**, RKL
Immediate Past President: **Claudia Shank**, McNees Wallace & Nurick

Builder Director: **Dylan Campbell**, Cedar Knoll Builders
Builder Director: **Chase Martin**, Alden Homes
Builder Director: **Dan McCord**, Thaddeus Stevens College of Technology
Builder Director: **Luke Quickel**, Hess Home Builders
Builder Director: **Joel Zeiset**, Eby Exteriors
Associate Director: **Andrew Barninger**, Personal Wealth Advisory
Associate Director: **Reilly Noetzel**, Barley Snyder
Associate Director: **Lexi Sauder**, Premier Settlements
Associate Director: **Todd Shanks**, Douple Agency



New officers and directors will be installed at our January 15th **Installation Reception** at the Eden Resort Presidential Ballroom, 4:00 – 6:00 PM (See pages 9 and 18 for more details.)

The Future of Employer-Sponsored Healthcare



As we move into the later stages of 2025, employer-sponsored healthcare is undergoing a dramatic transformation driven by technology, cost pressures, and shifting workforce expectations. Traditional models focused solely on insurance coverage are giving way to holistic, data-driven strategies that prioritize prevention, personalization, and accessibility.

The rise in virtual care has redefined the healthcare experience and telemedicine, once a convenience, is now a cornerstone of care delivery. Employers are increasingly adopting virtual-first health plans, combining digital platforms with in-person networks to improve engagement and lower costs.

Another major trend is the integration of mental and behavioral health services. In the wake of the pandemic and growing awareness of stress and burnout, companies are embedding mental health solutions directly into their benefits ecosystem... from on-demand counseling to manager mental health training. Additionally, wearable health technology and AI-driven analytics are enabling real-time monitoring of employee well-being, allowing for more proactive interventions.

The **Building Industry Association of Lancaster County** offers members access to My Benefit Advisor as a solution for employee benefits, including voluntary offerings. For more information about My Benefit Advisor, visit our website at **pbip.mybenefitadvisor.com** or contact **Christopher Sloane** at **(888) 333-7526**.

Be a 2026 BIA Partner!



Connect. Collaborate. Grow.

Ready to showcase your company in front of the people who matter most? BIA's 2026 Partnership Packages are designed to maximize your visibility and strengthen your impact in the residential building industry all year long.

✔***Shine all year long*** – Your brand featured across BIA events, programs, and promotions.

✔***Be part of the action*** – With a packed calendar of events in 2026, there are countless opportunities to connect with members, leaders, and the future workforce.

✔***Options that work for you*** – From premium exposure to budget-friendly opportunities, there's a package tailored to meet your marketing goals.

Don't just attend—stand out! Partnerships are more than recognition; they're your chance to stay top-of-mind, build strong connections, and support the growth of our industry.

Contact **Pauline Wilton at (717) 569-2674** or **pauline@lancasterbuilders.org** to secure your 2026 partnership today.

BIA Events

INSTALLATION RECEPTION
January 15, 2026, 4:00-6:00pm
Eden Resort, Presidential Ballroom, 222 Eden Road
Lancaster, PA 17601
Join us for the Installation of BIA's 2026 Officers and Board of Directors, followed by a networking & cocktail reception.
Cost: $50 per person.

BIA HAPPY HOUR
January 21, 2026, 4:30–6:30pm
Southern Market, 100 S Queen St.
Lancaster, PA
Join us for networking, conversation, and connection with fellow professionals.

BIA—THE WHOLE PICTURE
February 10, 2026, 8:00 - 9:00am
BIA Office, 204 Butler Ave., Suite 200, Lancaster, PA 17601
Membership may be THE most important tool in your tool belt!
Attend to learn what the association can offer you and your business.
Get the whole picture of what the BIA is all about:
- Association Information
- Upcoming Events
- Ways to get involved
- Member Discounts
- Networking and Targeted Marketing Opportunities
- Industry Education and MORE!

Cost: FREE but registration is required. Contact: staff@lancasterbuilders.org

Stay in the loop! Connect with the BIA on:

facebook YouTube in

www.lancasterbuilders.org

BIA HAPPY HOUR
February 18, 2026, 4:30 – 6:30pm
Decades, 438 N Queen St,
Lancaster, PA 17603
Join us for networking, conversation, and connection with fellow professionals.

SAVE THE DATES

Building Industry Association PARADE OF HOMES

2026 PARADE OF HOMES EARLY BIRD DEADLINE
March 6, 2026, registration fee $2,995

2026 PARADE OF HOMES FINAL DEADLINE
April 10, 2026, registration fee $3,395

2026 PARADE OF HOMES GALA
June 12, 2026

2026 PARADE OF HOMES
June 13 & 14, 17-21
Weekdays 5:00-8:00pm,
Weekends 12:00-6:00pm
More information to come.

Please consider the completed projects you have done in 2025 and those on tap for 2026 for entry!
Interested in BIA Parade of Homes Information?
Contact Staff@lancasterbuilders.org



Education



Live and recorded webinar courses are available through the NAHB website. Some are free and others have a cost.
To explore the offerings through NAHB, visit their website at: ***www.nahb.org/education-and-events/education,*** and ***www.nahb.org/education-and-events/education/upcoming-webinars.*** Currently scheduled courses are listed and there are links to their *Free Webinar Replay Library, Shop Talks* and more. Some resources are available to only to registered users. For yet more recourses for educational content see:
https://storefront.nahb.org/Product-Search

One of several currently scheduled Webinars:

Business Management for Building Professionals–Live Online

Jan 13 & 15, 2026, 1:00–4:00pm ET

This course is designed to provide foundational knowledge on the formation, planning and management of a successful, small to medium-sized residential building or remodeling company or other trade-related business. It describes best business practices and introduces practical tools and strategies of immediate value to both new and existing business owners.

This live class is intended to be interactive. Please ensure you are in an environment that allows you to participate and that your camera and microphone are working.

Due to the live, interactive nature of this course, no recordings will be available.

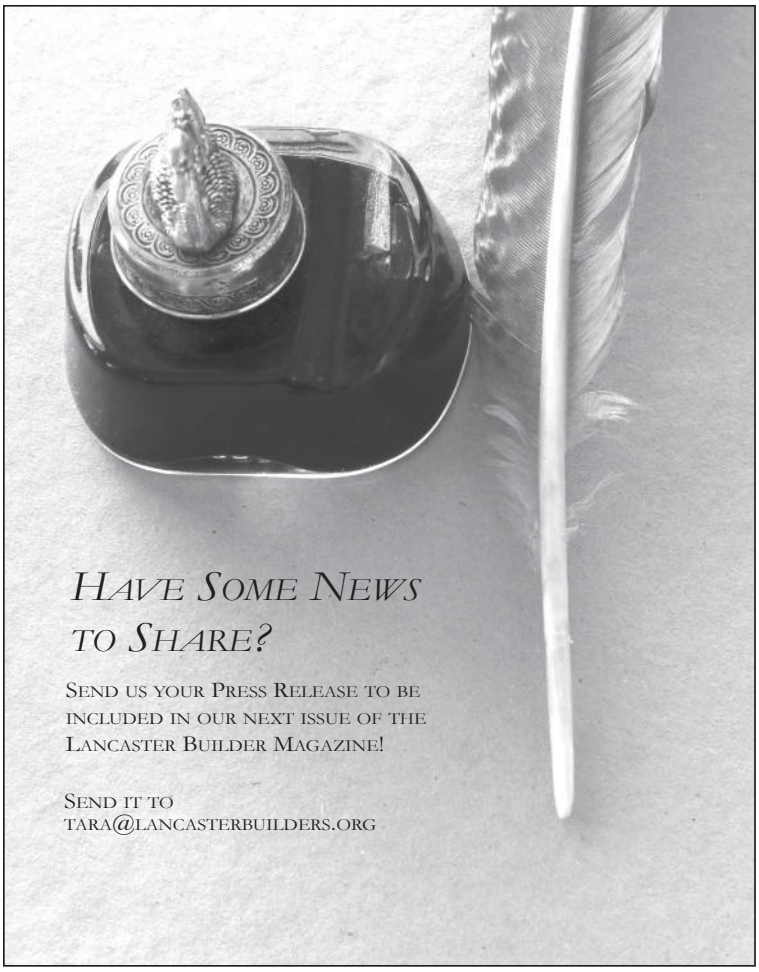
After completing this course, participants will be able to:

- Explore the elements required to successfully own and operate a small to medium-sized building or remodeling company, with emphasis on overcoming common business challenges.
- Examine planning and goal-setting strategies, process optimization and organizational structures.
- Identify the role of process mapping to optimize workflow, financial planning and performance evaluation.
- Review the essential systems for successful business management.
- Examine the importance of developing, implementing and managing systems to enhance operational efficiency in a construction-related business.

NAHB Credit: This class counts for 6 continuing education credits.

Non-Member Fee: $379.00

IMPORTANT:
For many more details and important additional info on this and other webinars, and to register online, please visit the NAHB website as listed above.





PBA Legal Update

Submitted by Casey Coyle, Babst Calland Attorneys at Law

Aloia v. Diament Building Corp., No. 89 MAP 2024 (Pa.), on appeal from 317 A.3d 582 (Pa. Super. Ct. Mar. 11, 2024): +

We have addressed this appeal in our past few legal updates. Aloia involves an effort to judicially repeal the construction statute of repose, 42 Pa.C.S. §5536. The statute of repose generally provides that a civil action against any person "lawfully performing" design or construction services must be filed within 12 years after completion of construction. The statute does not define the terms "lawfully" or "performing."

Plaintiffs in the case filed suit in 2021, 14 years after the last certificate of occupancy issued for the subject residence, alleging the homebuilder had violated Pennsylvania's Unfair Trade Practices and Consumer Protection Law (UTPCPL) by making false representations about the quality of the home's construction. The builder argued that the statute of repose barred the claim, and the trial court and later the Superior Court agreed. The Superior Court rejected plaintiffs' argument that a builder cannot avail itself of the statute of repose unless it proves that it "lawfully" completed the construction, a standard plaintiff claim requires proof of compliance with local, state, and international building codes. The Court instead adopted the rule set forth in Johnson v. Toll Bros., 302 A.3d 1231 (Pa. Super. Ct. 2023), that "lawful" as used in the statute means authorized under the laws of the Commonwealth, and that the certificate of occupancy establishes the date when construction of an improvement is "lawfully performed" for purposes of Section 5536.

The Pennsylvania Supreme Court agreed to hear plaintiffs' appeal, and the case has been fully briefed. PBA is participating in the appeal in two ways. First, the builder asked Casey Coyle to serve as co-counsel in the appeal. PBA is funding Casey's participation, and at PBA's request, he will be presenting the oral argument before the Supreme Court.

Second, PBA worked with NAHB to retain separate counsel to prepare an amicus brief on behalf of NAHB, PBA, and a few select locals. Amicus briefs have also been filed by the American Institute of Architects (together with other design professional groups) and the Insurance Federation of Pennsylvania and American Property Casualty Insurance Association.

After the appeal was fully briefed, it was discovered that plaintiffs had made materially false representations in their filings, specifically, that they had misrepresented the date on which they became aware of the alleged construction defects at issue—a misrepresentation that goes squarely to the heart of the appeal.

Based on those misrepresentations, the builder filed an application to quash the appeal on September 8. With that application pending, argument on the appeal has not yet been scheduled. If the Court denies the application, hears the appeal, and adopts plaintiffs' interpretation of the term "lawfully," it would effectively render the statute of repose a dead letter in the Commonwealth, because a builder would need to prove that it complied with local, state, or international building codes before it could avail itself of the time bar. Even if a builder is able to meet that burden, they would still incur the expenses of being hauled into court and engaging in costly discovery and motion practice before the statute's protections would apply. For all of these reasons, this is one of the most significant cases the Supreme Court has heard involving the construction industry in decades.

We expect this case to be heard in the spring of 2026.



2025 BIA End of Summer Social

Building Industry Association POLITICAL ACTION COMMITTEE







Nearly 30 BIA members and friends of the industry celebrated at our annual End of Summer Social hosted by Frank and Vicki Vargish in mid-September. The event, sponsored by the BIA Advocacy Partners, benefited our BIA Political Action Committee. Contributions from these fundraising efforts are used to help support industry friendly candidates. Raffle prizes, networking, great food and drink made for a memorable evening.

2025 BIA-PAC Contributors

The BIA Political Action Committee provides funds to candidates & causes that are friendly to our industry. Thank you to the following individuals who have contributed this year:

President's Club: $1,000+

John Bear Jason Garman
Shawn Garman Randy Hess Jay Provanzo

Century Club: $500+

Bruce Gingrich Claudia Shank

Chairman's Club: $100+

Alex Bardales Rob Fluehr Scott Frick
Craig & Kate Horning Kevin Kozo Herb Miller
Alex Piehl Karen Quinn Charles H. Rieck IV
Lexi Sauder Nate Van Name

Breakfast with the Commissioners



BIA members joined two of our Lancaster County Commissioners, Ray D'Agostino and Alice Yoder, for an informative breakfast and panel discussion on October 9th at the Cork Factory Hotel. Dialogue and questions fell under the key theme of attainable housing.

The group discussed comprehensive plan updates and the county efforts to work with the many municipalities to sync policies for better land use ordinances. In addition to municipality support, private sector involvement is needed to make headway that might simplify zoning. Several of the Lancaster County Planning Commission's 15 "Big Fixes" that would have a direct effect on land use efficiency and housing were discussed. The group praised the commissioners for their involvement in progress made by the Lancaster County Conservation District regarding permit review and approval timing – attempting to keep permitting local when indicated. The BIA continues to work with PBA and state legislators and agencies regarding the extensive challenges with DEP and state level permitting.

Building Industry Association of Lancaster County

New Members

Join us in welcoming these companies into the BIA, and in thanking our recruiters!

ASSOCIATES

FE Horst Masonry LLC
Glendon Horst
255 South Millbach Road
Newmanstown, PA 17073
Phone: 717-821-2831
Business Activities: Concrete Work
Email: glendon@fehorstmasonry.com

Superior Fence and Rail
Gabriel Sussman
322 Industrial Rd
Glen Rock, PA 17327
Phone: 717-265-9181
Business Activities: Fencing
Email: Gabriel.Sussman@superiorfenceandrail.com

The WireMD
Marc Dursunian
1265 Laurel Oak Lane
York, PA 17403
Phone: 516-445-5038
Business Activities: Technology
Email: info@thewiremd.com

Thrivent Financial
Alex Bardales
7 Southview Lane
Lititz, PA 17543
Phone: 914-760-7772
Business Activities: Financial Services/Investments
Email: Alex.Bardales@thrivent.com
Sponsor: Frank J. Vargish, III



Membership Renewals

Thank you for your continued commitment to the industry!

Advanced Interiors, Inc.
ALL Renovation & Design LLC
Alliance Custom Cabinetry
B&B's Custom Trim Inc
Brooklawn Paving, LLC
California Closets of Central PA
Capstone Design + Build
Century Home Improvements
By Century Spouting, Inc.
Charles E. Groff & Sons, Inc.
Cloister Flooring, Inc.
Cocalico Plumbing & Heating
Custom Home Group, Inc
C&N Bank
Diehm & Sons, Inc.
Eby Exteriors
EdgeUP Technology
Elite Vinyl Railings, LLC
Fetterville Pole Buildings LLC
Fidelity Contracting LLC
First National Bank
Fleming Tile & Marble
Fravel Home Improvements & Remodeling, Inc
Herb Miller Builders, Inc.
Hess Home Builders
Home One Home Improvement Services / Extreme Garage
Horizon Kitchens, Inc.
Horst & Son
Hyland Engineering
IFR Staging & Design Group
Indoor City Granite and Marble
Innovative Building and Remodeling, LLC
Integrity Pools & Spas, Inc.
Integrous Fences & Decks
J.K. Mechanical, Inc.
Kauffman Kitchens, LLC
Keener Insulating & Supply, Inc.
Kitchen Encounters
Lancaster County Career & Technology Center
Landmark Homes
Les Weaver Heating & AC
LH Brubaker Appliances, Inc.
May Herr & Grosh, LLP
MBC Building & Remodeling, LLC
Metzler Home Builders, Inc.
Monterey Door
Myer Hill Engineering
Myers Bros. Drilling Contractors
Pella Windows & Doors Company
Pennsy Supply
Penway Construction
Performance Systems Development
Prime Home Contracting LLC
Renovations & Additions (R&A) Magazine
Ressler & Mateer, Inc.
Saxton & Stump
Sensenig & Weaver Well Drilling Inc.
Sherman & Walton, Inc.
Snavely's, J.C. Snavely & Sons, Inc.
Thaddeus Stevens College of Technology
Traditions Mortgage a Division of ACNB Bank
Turnberry Construction Group
UGI Utilities, Inc.
Wenger's Construction, Inc.
Wm. Murry & Son, Inc.
Wolf Rock Builders, LLC
Yale Lighting Concepts & Design
Your Estate Service, Inc.

Cancellations

Brubacher Excavating
I J Tech Mechanical
Leo Kob Co., Inc.
Millway Construction
One Trust Home Loans
Redbox+ Dumpsters of Lancaster & Chester Counties
Ville Painters, Inc.

Sorry to see you go!
We'll be here if you choose to come back.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Cabinetry: Durasupreme Cabinetry
Hardware: Top Knobs
Home Builder: Custom Home Group
BIA Members are always welcome to discuss their projects with our editor, Suzanne Long, by calling 717-492-2585 or emailing sue@lancastercountymag.com.
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