

Window treatment: Windows have become increasingly important as people remodel their existing baths or design new baths for their homes, said Chris Allen, sales manager for Pella Window and Door of West Bloomfield.

# Houses grow in size as families shrink

Seventy-seven percent of the new homes were installed with central air conditioning, including 97 percent of those located in the South. Central air also was found in 77 percent of the homes in the Midwest, 54 percent in the West and 53 percent in the Northeast.

Perhaps recognizing the growing mobility of the American population, builders equipped 64 percent of their homes with two-car garages. Eleven percent had garages for three or more cars and 8 percent had room for one. Another 2 percent had carports, while 15 percent offered no automobile protection.

The survey found that 65 percent of the homes used natural gas for heat; 29 percent used electricity; 4 percent, fuel oil, and 2 percent, "other types or none."

Sixty-six percent of the new houses were heated by warm-sir furnaces, 24 percent by heat pumps and 6 percent by hot water or steam. Five percent of the homes either had no heating system or used "other types" such as electric baseboards, radiant heat or space heat-

Complementing the heating systems were single fireplaces in 58 percent of the homes. Six percent of the structures had two or more fire-

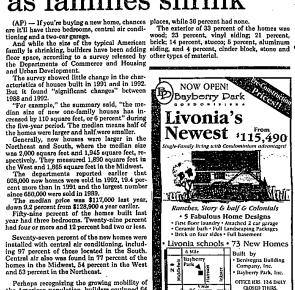
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### Heat from page 1F

Others he's been involved with in-clude Hampton Elementary School in Rochester, a newspaper production plant in Sterling Heights and a hospi-

tal in Flint.

Hawkins said his company is now heating about 80 job sites around the state. Those include Diversey Corp. in Plymouth, a hospital in Ann Arbor and a fire/public safety structure in Grosse Points.

Temporary furnaces used on commercial projects burn natural gas or propage.

propane.
"Natural gas is approximately half the cost of propane," Hawkins said. "They use propane when portability is required."

#### What a gas bill

The daily natural gas cost to run the monster four million BTU fur-nace set at 50 degrees at Diversey would approach \$240 in January, \$32 in April, Hawkins estimated.

Units of 500,000 or one million BTUs are most commonly utilized on commercial jobs, and gas charges gen-erally would be proportionally lower, be said.

Size of a building project, materials used in construction and natural sir infiltration determine what size temporary furnace is needed.

Rental equipment charges range from \$11 per day to \$4,000 per season, Hawkins said.

Few residential builders apparently se temporary portable heating sys-

tems.
"Typically, what happens is we go
in thers and frame the building in
conditions like today (anow and
cold)," said Dane Christy, president
of C&C Custom Builders in Bloomfield. "We'd install the permanent
heating system (furnace) and fire it
un."

ip."
That's very inefficient, Christy con-

ceded, but it does provide adequate warmth to do other rough work inside like installing heating ducts. Once that's done, there's enough heat to drywall and handle other finishing

Eric Guidobono, president of Cam-ridge Homes in Novi, confirmed that rocedure for winter residential con-truction.

procedure for winner struction.

He literally hengs the permanent furnace from floor joists, complete concrete work, moves the furnace to its permanent position, finishes the duct work, then moves on to drywall.

""" wood enough as long as the

duct work, then moves on to drywall.

"It's good enough as long as the
house is insulated," Guldobono said.
"I don't know any other way of doing
it that's cost effective."

Occasionally, portable units fueled
by propane will be used as supplemental heat sources on larger houses
during construction, Guldobono added.

#### Lumber from page 1C

"To get lumber prices down, you need production," he said. "As quick as it went up, it can go down. A lot of lumber (pricing) is psychological."

Jones, from Georgia-Pacific, ob-served that not only has the number of houses going up nationally in-creased, but so has their size, further affecting lumber inventory.

Robert R. Jones, a West Bloomfield builder and a BASM director (no re-lation to Chuck Jones), believes that a timber summit would focus public attention on harvesting limitations

and break the gridlock affecting supply and price.

"Opening up more land certainly would open up more product," builder Jones said. "My understanding is there are many mills that would like to operate with three shifts that are only operating one."

Lumber typically accounts for just under 30 percent of his building expenses, Jones said. "Lumber affects cabinets, windows, trim, obviously the roof. It includes rough framing, trusses, flooring. It cuts across so many items in the house. Where it's

really going to hurt is affordable housing."

Jobs and tax revenue also could be

Joba and tax revenue also could be at risk If residential builders cut back on production, Cepaldi said.

The construction of 1,000 houses generates more than \$45 million in wages, \$18.8 million in federal, state and local tax revenues and almost \$2 million in property taxes, he reported.

"For just one single family home you're talking about the employment of an average of 15 to 20 different sub-contractors and suppliers," Capaldi said.



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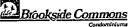


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