



CONCRETE HOMES

April 2002

Lubbock Excels in Concrete Home Construction

Lubbock, Texas, has emerged as a leader in constructing energy efficient, and disaster resistant homes

During the last two years, the city of Lubbock has demolished more than 30 substandard and deteriorating homes, replacing them with homes built with insulating concrete form (ICF) exterior walls. The project is part of the city's *Energy Savings Reconstruction Program*, which is partially funded through a combination of state, federal, and private partnerships, including the Department of Housing and Urban Development (HUD) and the Department of Energy (DOE). Under the terms of the program, residents are provided with temporary housing until their new concrete home is constructed. The city is utilizing three ICF suppliers to-date; American Polysteel, Eco-Block, and Caswall. The city, and three ICF distributors, have trained and certified a total of 11 local contractors to build with ICFs, giving Lubbock one of the highest concentrations of trained ICF builders anywhere in North America.

Before deciding on ICFs as a preferred method of home construction, Brad Reed, Senior Building Inspector for Lubbock, and the rest of the Community Development Team conducted research to determine the cost effectiveness of the ICF systems.

(continued on next page)

Construction is taking place on one of the many homes that Brad Reed is spearheading for the City of Lubbock, Texas. Funding for the programs is through a combination of state, federal, and private partnerships including HUD and DOE.



(continued from page 1)

The team concluded that although building with ICFs increased the cost of the homeowners monthly mortgage payment by several dollars, the reduced energy costs were so significant that the net savings was nearly \$33.00 per month. The city works with organizations like the Florida Solar Energy Center (FSEC) to review floor plans and designs with respect to ICF walls and other factors influencing the energy efficiency of the building envelope (such as HVAC sizing and location) attic insulation, windows, and siding. The goal is to build homes 50% to 75% more energy efficient than wood-frame construction.

Another factor making Lubbock ideal for concrete home construction is its location in the heart of "Tornado Alley." Research conducted by Texas Tech University's Wind Engineering Research Center concluded that an exterior concrete wall is one of the premier systems ensuring safety for homeowners from debris carried by tornado- and hurricane-force winds. University researchers, led by Dr. Ernst Kiesling, Ph.D., conducted a series of analytical and physical tests of numerous exterior wall systems for residential housing, subjecting them to projectiles driven by the severest of winds. Only concrete wall systems, such as ICFs,

were proven to withstand 100% of all known hurricane-force winds, and over 99% of tornado-force winds. The Texas Tech University testing was certainly another factor in the city's selection of ICF technology.

The City of Lubbock recently participated in National Community Development Week celebrations, with the city's concrete home-building efforts taking center stage. Events included an informational seminar for contractors interested in learning about ICF construction, a tour for members of the city council and local media outlets of the affordable ICF homes, and a partner recognition luncheon. At the luncheon, the Cement & Concrete Promotion Council of Texas (CCPC) and the Portland Cement Association (PCA) were recognized as valuable community partners in Lubbock's effort to build the most energy efficient, disaster resistant, and affordable homes possible. The CCPC has been a valuable resource for the City of Lubbock and has been instrumental in securing the involvement of local and state concrete industry partners. More information about the CCPC of Texas and its activities can be found at www.ccpc-texas.org. PCA works with industry partners in promoting concrete construction for affordable housing programs and organizations, such as Habitat for Humanity, throughout the nation. Additional information about PCA and its programs is at the residential Web site at www.concretehomes.com

Although the affordable concrete homes built by the city justifiably receive most of the attention, the majority of ICF homes in Lubbock are being constructed for the private housing industry. The CCPC of Texas has documented over 200 ICF homes built in Lubbock over the last 5 years, in all price ranges. Lubbock provides a terrific example of how con-



Brad Reed and others take a moment to pose for the camera in front of an Eco-Block ICF wall system under construction in Lubbock.

crete home construction can benefit people of all income levels. The City of Lubbock is pushing ahead with plans to build an additional 20 ICF homes in 2002.

Other cities can replicate Lubbock's highly successful program. Brad Reed is busy answering questions from city planners across the nation interested in building affordable housing with HUD funds using this innovative technology.

Lubbock has chosen to take a proactive stance on energy efficient and innovative construction techniques, paving the way for the future of affordable housing. For more information about the City of Lubbock's Affordable Housing Reconstruction Program, contact Adrian King of the CCPC of Texas at 817.540.4437 or Jim Niehoff of PCA at 847.972.9108.

Special thanks to Jim Niehoff, Manager Residential Promotion at PCA, for contributing to this article.



ICF wall panels can be pre-assembled and set into place by one worker, as shown in this photo of a construction site in Lubbock.

ICFA Winter Meeting and Expo a Success

The Insulating Concrete Forms Association (ICFA) recently experienced one of its best conferences ever, with over 170 people attending the event in Ft. Worth, Texas, February 21–23, 2002. “The attendees were enthusiastic and the meeting was extremely productive. It proves that the industry can come together to solve issues and make substantial progress,” says Dean Seibert of Wind-Lock Select. Sponsors of the event included the CCPC of Texas, Wind-Lock Select, Hirsch USA, and *Permanent Building and Foundations* magazine.

Many changes took place during the winter meeting, most notably the consolidation and realignment of committees, and a reduction in the size of the Board of Directors. “It was time to examine ICFA priorities and determine how to effectively serve the needs of the members,” stated Ed Storm, Chairman of ICFA. “The changes will allow the association to appropriately address issues and take action in a timely manner. The reduction in the size of the board now streamlines the process of managing the association,” explained Joe Lyman, ICFA’s Executive Director.

The board voted unanimously to consolidate ICFA’s committees to include: Codes and Research Clearinghouse, Standards and Practices, Membership, and Public Affairs/Industry Relations. In addition to reducing the number of committees from 9 to 4, the board voted to reduce its size from 37 members to 13. With the vote, the existing Board of Directors was dissolved. The new board structure will consist of 7 Primary members (which includes the Chairman of the ICFA Board), 3 Contributing Associate members, 1 Associate member, 1 Distributor member, and 1 Contractor member.

Jenni Grover, PCA’s Manager of Media Relations, presented during a break-out session titled “PCA’s Concrete Homes Media Relations Handbook.” David Shepherd, PCA’s Residential Technology Program Manager, provided an accredited American Institute of Architects (AIA) Continuing Education course titled “Introduction to ICF Technology” at the beginning of the ICFA Meeting and Expo. An open invitation to the expo show floor and lunch was provided to the attending architects following the educational course.



Top: ICFA Executive Director, Joe Lyman, addresses the audience during the General Session with the “Association Update.”

Middle: David Shepherd, PCA’s Residential Technology Program Manager is training a group of architects about building with ICF’s for AIA learning units.

Bottom: Adrian King of the CCPC of Texas, educated attendees about “Forming and the Function of ICF Residential Committees.”

Tools of our trade



Want to see more articles about concrete homes in your paper or on the 6 o'clock news? Learn how to launch your own media relations campaign with this comprehensive reference guide. This 84-page handbook will help you develop and implement a media plan for show homes, charity events, major disasters, news events, and more. Approximately 30 sample materials are included, along with a concrete homes question-and-answer guide and tips on giving effective interviews. A companion CD (for both Windows and Macintosh) offers electronic versions of the sample materials ready to customize for your projects. Mention this article and receive a 20% discount from the regular price of \$49.00.

Media Relations Handbook
(SP338) \$39.00 (Discounted Price)

To place your order for this, or any other item, call 1.800.868.6733, or visit our Web site at www.concretehomes.com.

CONCRETE HOMES

Concrete Homes is a monthly newsletter published by the Residential department of the Portland Cement Association to communicate ideas for promoting the use of concrete in homebuilding. We are:

Michael H. Weber
Director - Residential

Vacant
Manager - National Accounts

David D. Shepherd, AIA
Manager - Residential Technology

James M. Niehoff
Manager - Residential Promotion

Mike Collignon
Promotion Coordinator - Residential

For more information on concrete homebuilding visit our Web site or call our toll free hotline:

Concrete Homes Online
www.concretehomes.com

Concrete Homes Hotline
1.888.333.4840

The Portland Cement Association is an organization of cement manufacturers to improve and extend the uses of portland cement and concrete through market development, engineering, research, education, and public affairs work.


CONCRETE
Beautiful Homes. Built to Last.