

## Project Spotlight



**Welcome to the  
Bachman Homes Family!**

**The Michael Family**

## ❧ Maintenance Corner ❧

### Power failures and garage doors

Occasionally we experience power failures, and when this occurs the garage door openers are inoperative. So, how do you get your car out of the garage? Find the emergency release knob, which is located on a rope hanging below the carriage assembly. Simply pull the rope to disengage the carriage assembly. Garage doors can then be raised and lowered manually. When power returns you can easily re-engage the release knob into the carriage assembly. Important: use care when manually raising the doors as the springs are pre-set with tension and may suddenly slip out of your hands, damaging the rail system. As always, contact Bachman Homes if you have questions.

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**The Excitement Is Building!**

## Pending Changes to the Building Code

Our local Code office enforces the IRC (International Residential Code) and NEC (National Electric Code) in the review and inspection of residential construction in our region. The IRC is updated and adopted every three years, consequently the 2009 version has recently been adopted by our local municipalities. There are a number of new changes to the IRC, including requirements for bracing as well as carbon monoxide detectors. Additional changes to the NEC include tamper-proof receptacles, additional arc fault protection, and GFI protection. **The biggest pending change, if implemented state-wide, is a requirement for sprinkler systems in all new residential units beginning in 2011.** While these changes are implemented for safety reasons, they come at a price. Bottom line: the cost for a new home is estimated to increase by \$10,000 to \$15,000. Bachman Homes is happy to answer any questions about the particulars of the new Code. Please feel free to contact us.

*"The secret of happiness is not in doing what one likes, but in liking what one does."  
-James Barrie*