

Keynotes

Institute of Real Estate Management, Indianapolis Chapter 24

**IREM Chapter 24
6th Annual Golf**

Outing

Benefiting

Learning Centers for Children

**The Fort Golf Course
Ben Harrison State Park
6002 North Post Road
Thursday, September 9th
Only 9 Foursomes**

**Left! Make your
reservations now**

Phone: 317-815-0163

e-mail: iremoffice@aol.com

Thanks to our event sponsor:



**Charles C. Brandt Construction Co.
Building Visions Into Reality
(317) 375-1111**

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Don't miss The IREM Chapter 24 Annual Golf Outing, September 9th at Pete Dye Course, "The Fort"

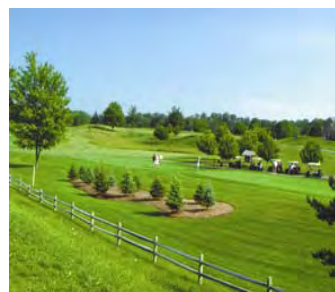
Only 9 Foursomes Left!

If you haven't made your reservations for the IREM Chapter 24 Annual Golf outing, run, don't walk, to the nearest phone to reserve your foursome now. There are only 9 foursomes left and you don't want to be left out in the rough for what promises to be this year's stellar golfing event. September 9th, 2004 is when we will see you at the 6th Annual IREM Golf Outing, being held at the The Fort, located at Fort Ben Harrison State Park. This premier event for IREM members, Friends, sponsors, and anybody who loves to golf, offers up a spectacular day of beautiful links filled with fun, prizes, networking, great food and a an entertaining way to benefit IREM and the kids beating dys-

lexia at the Learning Centers for Children, Inc. Registration is at 11:00 AM, box-lunch at 11:30, shotgun start at 12:00 and awards, prizes and dinner at 6:00, featuring our edge-of-the-seat, knuckle-biting auction for plane tickets, Pacers tickets, Colts vs. Packers tickets and so much more. Where else can you get great golf, lunch, dinner, prizes, fun and friendship and know that you are helping to change the lives of kids fighting dyslexia in Central Indiana?

Chip in for the kids while doing something you love! Put together a foursome for only \$470.00, or register as a single for \$130.00 and we'll round up a foursome for you. We still have hole-in-one sponsorships and hole sponsorships available for those who want to be a part of something big. Call Julie Dowrey today because the foursomes are disappearing fast! Don't be shut out of this popular and much anticipated event. Call Gordon Dowrey at 317-291-8830 for sponsorship and event details or Julie Dowrey at the IREM office:

Phone: 317-815-0163
e-mail: iremoffice@aol.com



Welcome!
To our newest
Friend of IREM :

Redlee/SCS

Janitorial Services

120 East Market Street
Suite 600
Indianapolis, IN 46204

Contact: Marc Striker
Regional VP of Sales

Phone: 317-685-8615

E-mail:
marcstriker@redleescs.
com

Website:
www.redleescs.com

We Thank our "Friends" for Supporting IREM Chapter 24. Please Consider Them for Your Next Project!

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Randy Adams
317-545-7663

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317-573-6281

ROOFTECH, INC.

Mr. Mike Cardwell
887-500-4420

S & K BUILDING SERVICES, INC.

Mr. Kirk Davis
317-596-1945

VALLEYCREST LANDSCAPE MAINTENANCE

Mr. Tony Trent
317-247-0400

Get Educated!

IREM Chapter 24 2004 Education Offerings

Nov. 11-12 ASM604

Contact IREM National for more
information:

Phone: 800.837.0706
Web site: www.irem.org
Fax: 800.338.4736

Or Contact us locally:
Julie Dowrey
Chapter Administrator
317.815.0163

2004 Education Offering

ASM604—Measuring Performance of Real Estate Assets November 11-12 acquire the fiscal analysis skills you need to maximize the long-term value

of real estate investments. ASM604, the follow-up course to ASM603 focuses on a variety of techniques for evaluating financial performance

and asset value including TVM, PV, NPV, IRR, DCF, commercial leases as financial transactions and effective rent.

IREM Happenings

Thursday, September 9th,
2004 the 6th Annual
IREM Golf Outing at "The
Fort" at Fort Ben Harrison

Don't miss the golf outing event of the year. Join us for a great day of golf and help the kids beat dyslexia at The Learning Centers for Children. Registration is at 11:00 am and includes a box-lunch, great golf, prizes, dinner and more. There are only 9 foursomes left. Call Julie at the IREM office at 317-815-0163 to guarantee your reservations.

- Enjoy our Best Annual Meeting Ever at the New Red Star Tavern

in the beautiful new
Clay Terrace in Carmel
November 9th, 2004

Secure your reservation now for our annual meeting being held at one of the hottest new restaurants, the Red Star Tavern in Clay Terrace. This is a fun IREM evening where we celebrate a great year with good food, fellowship and honor our member's accomplishments and contributions. Call Julie at the IREM office 317-706-0281 for more information.

**Election Ballots to be
Mailed the Second Week
in September**

Be on the look-out in your

mail for your IREM Chapter 24 Officer and Committee Chair election ballot the second week in September. Simply check the box for your vote and drop in the mail. We are currently accepting nominations for all positions through August 31st.

**Directories to be Distributed
October 1st**

We are currently updating information to be included in the directory scheduled to be delivered to members October 1st. Please contact Julie at the IREM office to update any address or phone information for your listing.

IREM National Happenings

Change in Candidate Requirements

IREM National is instituting changes in requirements for earning the CPM designation in 2005. Go to www.irem.org or call Julie at the

Chapter 24 office to find out how these new requirements have streamlined and simplified the CPM process.

**IREM Education Conference, Nashville TN
November 16-20, 2004**

Network and learn at the education conference to be held at the Gaylord Opryland Resort. Make a sound investment in your career and register online at www.irem.org.

Commissioner J. Bryan Nicol Gives IREM Chapter 24 Directions from INDOT

Thanks to our sponsor F. E. Harding Asphalt Corporation, IREM members got the inside scoop on current INDOT projects from Commissioner J. Bryan Nicol at our luncheon held in June. Commissioner Nicol discussed projects

slated for the west and south portions of I-465 and the future of mass transit in Central Indiana. IREM members and guests enjoyed a beautifully prepared meal at the Garrison in Fort Ben Harrison and also had an opportunity to

preview The Fort Golf Course, home of the 6th annual IREM Chapter 24 golf outing. Thanks again to F.E. Harding Asphalt Corporation.



Welcome!
To our newest
Friend of IREM :



Elevator Services

6010 Corporate Way
Indianapolis, IN 46278

Account Managers:

Nathan Floyd
(317) 339-4898
nathan.floyd@otis.com

Dave Sharp
(317) 339-3078
dave.sharp@otis.com

Website: www.otis.com

Welcome!

Our New Associate

Member:

Maura Gordon
Duke Realty

Correction

Our June Newsletter incorrectly labeled RoofTech, Inc. as a Commercial Roofing vendor. RoofTech, Inc. is a registered Roof Consultant, specializing in roof system evaluation, problem solving and design.



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Indianapolis Chapter 24*

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**Institute of Real Estate Management
of the NATIONAL ASSOCIATION OF REALTORS®**

In principle and practice, the Institute of Real Estate Management values and seeks a diverse membership. There are no barriers to full participation in the organization on the basis of gender, race, creed, age, sexual orientation, national origin, or disability. Moreover, the Institute of Real Estate Management encourages equal opportunity practices among its membership.



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VALLEYCREST LANDSCAPE MAINTENANCE.

Keynotes Special Insert

IREM Chapter 24 Legislative Update

IREM Legislative Update August 2004

ADA

The U.S. Access Board is developing new guidelines covering access to facilities covered by the Americans with Disabilities Act (ADA). These guidelines will overhaul the existing ADA Accessibility Guidelines (ADAAG). As part of this effort, the Board is also revising its guidelines for federally funded facilities required to be accessible under the Architectural Barriers Act (ABA). Both the ADA guidelines and the ABA specify access in new construction and alterations and provide detailed provisions for various building elements, including ramps, elevators, restrooms, parking and signage.

The Board will publish the new guidelines as approved by OMB in the *Federal Register* and will post copies on its website. Publication is scheduled for late July.. The updated guidelines, as published by the Board, will not be mandatory as a design standard. Other agencies, such as the departments of Justice and Transportation under the ADA, and several others under the ABA, are authorized to set the design standards that must be met according to the Board's guidelines. These agencies will update their enforceable standards based on the Board's final guidelines. As part of this action, the agencies will specify when the updated standards take effect.

ICC 2004 Code Changes (the Indiana Building Code is based on the 2000 International Building Code w/ Indiana amendments and related NFPA Standards)

The final action hearings for the 2003/2004 Code Development Cycle for the *International Codes* was held in Kansas on May 17-20, 2004. Unlike previous ICC code development cycles, in many cases the standing committee recommendations were overturned by the voting building and fire officials in attendance. Following are summaries of the most significant changes.

Elevator Lobbies – membership approved a code change that modifies the IBC requirements for elevator lobbies. The change reduces the requirements in some cases, but adds elevator lobbies where they had previously not been required, in high-rise office buildings. The previous IBC provisions required 1-hour fire-resistant rated lobbies in sprinklered buildings 5 stories or more in height and in all non-sprinklered multi-story buildings, but only in occupancies required to have 1-hour fire-resistance rated corridors. While this included R1 (hotels) and R2 (apartments), it did not affect B (business) occupancies. Sprinklered B occupancies do not require rated corridors.

The approved change exempts all buildings three stories or less in height and all sprinklered buildings that are not high-rise buildings. The requirement to provide a lobby is no

longer tied to the existence of a rated corridor; it is triggered only by the height of the building. An exception is also added to allow a non-rated lobby enclosure, built in accordance with IBC "smoke partition" requirements, where the building is fully sprinklered. And additional exception allows for pressurization of the elevator shafts (in accordance with the stair pressurization criteria for high-rise buildings) as an alternative to providing lobbies.

As approved, the code provisions have several technical flaws. The exception for elevator pressurization references a section for stair pressurization that includes text only relevant to stair enclosures. The "smoke partition" exception, as written, fails to require any smoke-resistance for the lobby doors, which would appear to do little to "protect" the elevators from smoke infiltration. Further, the exception also fails to require that the doors to the lobby be automatic or self-closing.

The subject of elevator lobbies has been a controversial one for the past several years, as the three code models have been merged into the IBC. It is likely that numerous proposals will be submitted during the upcoming 2004/2005 code development cycle.

Stair Re-entry Requirements

An exception that allows the locking of stairwell doors against re-

entry was modified. Previously, in buildings up to four stories in height, stairwell doors were permitted to be locked to prevent re-entry. As modified, the doors in these low-rise buildings can be locked to prevent re-entry only if they are “capable of being unlocked simultaneously without unlatching upon a signal from the fire command station or a single location inside the main entrance to the building.” This adds significantly to the costs of locking stairwell doors in these buildings, requiring new electronic locking devices and wiring to the central control point. The new requirements for low-rise buildings are now similar to those for high-rise buildings.

Panic Hardware in Assembly Occupancies

This code change reduces the trigger for panic hardware on egress doors in assembly occupancies from 100 to 50 occupants. At 50 occupants, the code already required two exists, doors swinging in the direction of egress, exit signs and emergency illumination in assembly occupancies. This change will possibly add a requirement that panic hardware be provided on larger meeting room egress doors.

Smoke Control System in High-rise Buildings

A code change to require smoke control systems in high-rise buildings was disapproved.

Urinal Privacy Partitions

A code change was approved that will require the installation of urinal privacy partitions. An exception is included for “single-user” rooms that may contain a single water close and a urinal. The change approved includes specifications for the minimum size of the partitions: they must be no more than 12” from the floor, extend to a height of at least 60 inches, and extend 18 inches from the wall, or 6 inches beyond the face of the urinal, whichever is greater.

NFPA Building Code (5000) and Life Safety Code (101) The revision cycle for the next editions of the NFPA Building Code and Life

Safety Code is half complete.

Stairway Width

A change to increase the minimum stair width in buildings based on the cumulative occupant load of multiple floors has been approved by the Means of Egress Committee. The intent of the change is to require that where the “occupant load” of all floors exiting into a stairwell exceeds 2000 occupants, the stair width be a minimum 48 inches clear in width. Current code provisions do not require sizing of stairs based on occupant load of multiple floors and allow a minimum width of 44 inches (minimum 35 inches of clear width).

There are flaws in the text of the approved revision, which make it unclear how the new requirements are to be applied. This issue will likely receive numerous public comments in the upcoming portion of the code revisions cycle.

Elevator Lobbies

The technical committee governing high-rise buildings approved a change requiring elevator lobbies in high-rise buildings. The technical provisions are slightly different from the revised IBC provisions, but generally would require a smoke-resistant enclosure around elevators in high-rise buildings.