



# FRONT RANGE LUMBER COMPANY

*The news you need to make your project a success!*

## INDUSTRY NEWS

### Lumber Prices

As of this writing, lumber is rising slightly from recent levels. Keep in mind they've been low for many months compared to recent history. We're receiving notices of rising prices in redwood and cedar. We continue to see small price increases of most manufactured goods, ranging from glue to hinges to windows. Steel items have been very stable for the past two years or so and we see that trend continuing. If/when oil starts increasing again significantly, watch for increases in roofing, insulation and plastics. Low gas/oil prices are helping everyone right now; it's very easy to get used to those low prices at the gas pump.

### Home Costs

This sobering graphic (below) is about Colorado home costs. Denver has become a very expensive housing market relative to similar cities. This trend has many wrinkles:

- More rentals (non-owner occupied/investment properties).
- Harder for new generations to buy a home and build equity.
- Economic pressures such as credit and loan availability.

## FRLCO NEWS

### We be social!

We are now using social media!

FOLLOW us on TWITTER:  
[www.twitter.com/frontrangelumber](http://www.twitter.com/frontrangelumber)

LIKE us on FACEBOOK:  
[www.facebook.com/frontrangelumberco](http://www.facebook.com/frontrangelumberco)

FOLLOW our BLOG:  
[frontrangelumber.blogspot.com](http://frontrangelumber.blogspot.com)

### Website

We are constantly working to improve our website, adding more content to provide you the information you need to better plan and complete your jobs. Here's some recent additions:

- A complete catalog of all moldings that are available within a day or two, with those stocked at **FRONT RANGE LUMBER** indicated.
- We've collated a mini-catalog of the OZCO brand items we stock – the widest selection available in the Colorado area. OZCO manufacturers a great, affordable line of powder coated hardware for decks and pergolas.
- Penofin deck stain info and color chart.
- Hardboard siding patterns and information.

### Earth Day

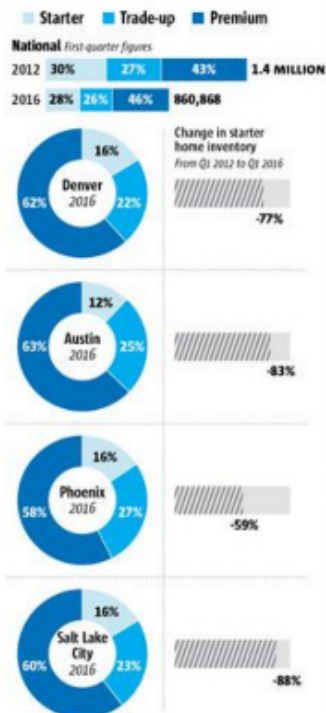
Come see us at the Earth Day event hosted by the City of Lakewood on April 16, 2016. This event will be held at the Lakewood Heritage Center, 801 S Yarrow (south of Belmar shopping area) between 11 am and 4 pm. **FRONT RANGE LUMBER** will be showing a couple different options for raised garden beds, blue stain pine, and a small pergola. Remember that **wood** is America's renewable resource. See the attached *insert* for more information.

### Send Pictures!

Starting **TODAY**, every month we're asking for a picture of a recent project you completed using materials from **FRONT RANGE LUMBER**. Then, each month, we'll pick one to receive a \$100 in-store credit. See our website for complete details. **WWW.FRLCO.COM**

### STARTERS' SHRINKING SHARE

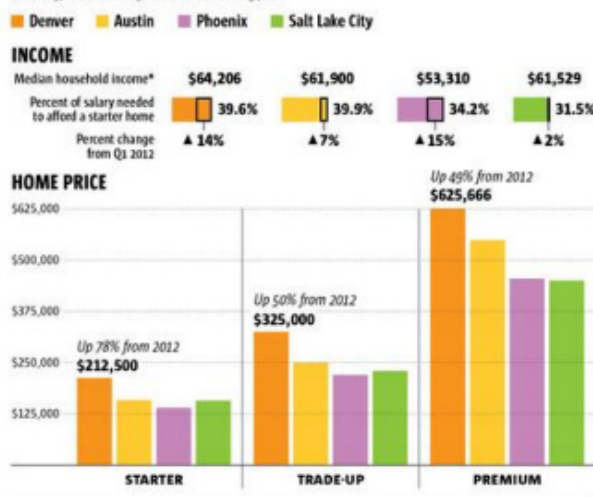
The market mix of homes available for sale in Denver and rival cities is skewing away from starter homes and toward more expensive properties.



Sources: Trulia, American Community Survey

### BARRIER TO OWNERSHIP

Denver is a more expensive housing market, across all price tiers, than Austin, Texas; Phoenix; and Salt Lake City, which are key rivals for attracting jobs.



### TOP 3 AND BOTTOM 3 METRO AREAS BY ...

Starter home price	Percent of median income needed to afford a starter home	Percent change in starter home price 2012 to 2016
San Francisco \$714,000	San Francisco 110.5%	Oakland, Calif. 104.0%
San Jose, Calif. \$585,713	Los Angeles 88.1%	Phoenix 93.1%
Orange County \$416,000	San Jose 86.7%	Cape Coral, Fla. 91.2%
Toledo, Ohio \$41,248	Memphis 9.6%	Albuquerque -7.0%
Memphis, Tenn. \$38,125	Toledo 14.0%	Memphis -8.4%
Detroit \$17,950	Detroit 15.6%	Camden, N.J. -13.0%

The Denver Post

## KENT'S CORNER

We are lucky to have three friendly, new salespeople here; they bring experience from some of our competition. As our customers have larger expectations about product knowledge here (more than the big boxes have), we are also adding to our new salespeople's ability to sell everything that we do, in addition to the knowledge with which they came.

We try hard and are very proud to offer more experience and product knowledge to our customers. Really, those who call us expect answers to any questions they ask. This could be about lumber, windows, doors, engineered wood, plywoods, mouldings, etc. Where else can you call to get a broad range of construction-related questions answered?

Even us old-timer, career lumbermen need continual training. One example is TREX decking. As you may know, TREX has dramatically and repeatedly changed their product line and installation methods over the years, so just having past knowledge may not help much today. Frankly, it is a battle for us to keep up with the constant changes. With energy efficiency codes tightening, sellers of doors and windows must learn about upgrades that not long ago were considered unimportant. Better low E, argon and glazing options are always considerations.

We are good at questions about treated boards and plywood, microlams, timbers, handrails. We also educate our customers of the quality and availability of lumber, and the reality of our dry weather's effect on wood. We cannot design beam sizes or pick what color you should use.

Hopefully our salespeople are able to help you make better choices. We are not on commission, so you are going to hear a lot of straight talk at **FRONT RANGE LUMBER** to fill your needs best.

## BUILT RIGHT...

### Redwood

In the last two years, we have seen a resurgence in the use of wood decking. There are many reasons for this – better availability of redwood, great cedar items, the relatively higher price of composite decking and so on.

**FRONT RANGE LUMBER** has taken quite a stand on redwood. You will find the widest selection of redwood in a better grade in all sizes—1x4 through 1x12, 2x4 to 2x12 and items like 2x2 balusters at our location. This selection provides a complete package of materials needed for a complete redwood deck or other outdoor project. Across the board, we stock a B grade, which is not a true “clear” grade, however most boards have no to very few knots to distract from their appearance.

There still are advantages to using Trex or composite products: it'll never cup, warp and crack like wood can. It also never will need staining or sealing. Regardless of your plans, **FRONT RANGE LUMBER** has the expertise, resources and inventory to fill your needs.

### Garden Beds

It's primetime for building garden beds. **The MOST important consideration is NOT to use treated lumber for this project.** Even though current versions of treated wood are better than historical types – they've still been treated with a chemical – all their product descriptions state not to use it for food contact. The much better alternative is redwood or cedar. Cedar is generally the preferred choice based on its lower cost and better availability. There are many ways to build a garden bed; we urge you to be flexible in your design to utilize lengths/widths/items that can save significant costs.

At least in Lakewood, there seems to have been an explosion in bunny rabbits – don't forget to install screening or other devices to preserve your crop!

### I-Joist Construction

In case you haven't run into it, there were changes in the International Residential Code when building with I-joists. The bottom line is that except in restricted applications, I-joists cannot be left on the underside (i.e., in basements) without some element of fire protection. This can be as simple as installing dry-wall on the underside of the joists as a ceiling (no need for tape or texture). There are other options; we can supply illustrations and instructions, as needed.

## Installing Concrete Piers and Footings

Here are some helpful tips to ensure your footings are installed properly and project integrity is maintained:

- Select a footing/pier form that can accommodate the weight of your project and has met code.
- Ensure location is solid and compacted. If unstable, the pier/footing won't be either!
- Install 4-6" or more below the local frost line to avoid movement.
- If using rebar (or is required), pour concrete in first then insert rebar into the wet concrete.
- Don't skimp on concrete, use the full amount called for on footings or form tubes.
- As required, use a qualified engineer to design footing and pier plans.
- Footings/piers act as an anchor to prevent uplift in wind.

## PROFIT SHARING

### Moulding “Cheats”

There's a great way to cheat on a lot of re-finishing patchwork when replacing moulding. Many styles come in a slightly taller or wider size. Installing this “covers” up the old caulk lines, drywall damage and multiple layers of paint used over years of living in a home. As an example, the most common height in baseboard is 3-1/4”, but by using a 4-1/4” or larger size when you redo the moulding in a room, there's no need to spot paint, texture repairs and so on. Suddenly, replacing moulding becomes an easy home repair that spruces up the room at a very minimal cost. Remember, most fingerjoint pine moldings come pre-primed, therefore skipping a step in completing the job.

## TAKING STOCK...

### Long Lengths

As other suppliers restrict their choices in inventory for you, **FRONT RANGE LUMBER** maintains a full selection of framing lumber, cedar, and redwood in 18' and 20' lengths.

## Clear Cedar

We stock clear cedar (no or very restricted number of knots) in 5/4x6 decking and in 1x4, 1x6 and 1x8 boards in various lengths.

## Cedar

It's no secret **FRONT RANGE LUMBER** is into cedar. We've attached a detail sheet with a variety of information about this very versatile wood. For all sorts of interior and, especially, exterior applications, cedar is the option to rely on.

C	A	L	E	N	D	A	R
<i>You can count days or make everyday count.</i>							
<b>April</b>							
16 <sup>th</sup>	Earth Day Celebration, come by Lakewood's Heritage Center for more information <i>How BIG is your carbon footprint?</i>						
18 <sup>th</sup>	Income taxes due! [see IRS.gov]						
22 <sup>nd</sup>	Earth Day						
<b>May</b>							
5 <sup>th</sup>	Cinco de Mayo						
6 <sup>th</sup>	Nurses Day						
6 <sup>th</sup>	National Teacher Day – <i>Thank one!</i>						
8 <sup>th</sup>	Mother's Day <i>(and the unofficial day to start planting your garden!)</i>						
21 <sup>st</sup>	Armed Forces Day						
30 <sup>th</sup>	Memorial Day <b>(Front Range Lumber will be closed)</b>						

## Recent Inventory Additions

- 1" thickness on Baltic Birch plywoods in the 5x5 size.
- 11 more types of fingerjoint, primed moldings.
- Solatube – tubular skylights.
- Vastly increased selection of strap styles in the Simpson brand hangers.
- Additional tools and the collated fasteners in the CAMO brand.
- 16" wide Miratec brand trimboards – this width is great for cutting the exterior trim over arched/circle top windows.
- 3x12-16 Treated timbers, rated for ground contact
- 1x4-4' dog eared pickets
- 1x4-6' FLAT-top pickets

## OZCO

**FRONT RANGE LUMBER** stocks the widest selection of OZCO in the area. We stock items our own suppliers don't have!!! One of the reasons we like products like OZCO is its simplicity – easy to understand and use/install. There are so many options; refer to [www.ozcobp.com](http://www.ozcobp.com) for full details. This hardware is black powder coated in decorative styling providing structural fastening for deck, pergola and other exterior projects.

Along those lines, remember that everything may stain the surrounding wood in exterior construction except for stainless steel. A powder coated product is very good, but may still cause staining. When using screws and nails, remember a "cheap screw" will stain the worst!

## CONSUMER NEWS

### Utility Marking

We've listed the various colors used by utility locators – might come in handy the next time you're digging/excavating!

- Red** Electrical and lighting
- Orange** Phone, TV cable, alarm wires
- Yellow** Natural gas, other flammables
- Green** Sewer and drain lines
- Blue** Drinking water
- Purple** Irrigation or "grey" water
- Pink** Temporary markings, or unknown
- White** Proposed excavation limits

## FUNNIES

Hear about the two guys that stole a calendar? They each got six months!

## FRONT RANGE LUMBER COMPANY, INC.

*Your best source for all your building needs!*

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