



HOME BUILDERS
ASSOCIATION
of
METRO DENVER®

Home Builder Advocate

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9033 E. Easter Place
Centennial, CO 80112
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UPCOMING MEETINGS & EVENTS:

Class: Energy Star V 3.0
Thursday, August 25
9:00 a.m. – Noon
HBA Board Room
Contact: Kim Calomino,
kcalomino@hbadenver.com
Register at
www.hbadenver.com

**Castle Rock Contractors
Luncheon**
Thursday, August 25
11:30 a.m. – 1:00 p.m.
Town Police Station
Municipal Court Room
100 Perry St.
RSVP to Traci Beauman,
Tbeauman@crgov.com

Aurora Joint Task Force
Thursday, September 1
3:30 p.m. Mt. Elbert Room,
Aurora
Contact: Kim Calomino
kcalomino@hbadenver.com

Stormwater Committee
Thursday, September 8
2:00 – 3:30 p.m.
HBA Boardroom
Contact: Cherie Talbert
ctalbert@hbadenver.com

**Arvada Coordinating
Committee**
Thursday, September 8
8:30 a.m.
Arvada, room TBD
Contact: Kim Calomino,
kcalomino@hbadenver.com

**OSHA 10-Hour
Construction Safety
Course**
Friday, September 9 & 16
8:30 a.m. – 3:30 p.m. HBA
Education Room
Contact: Cherie Talbert
ctalbert@hbadenver.com
Register at
www.hbadenver.com

CALL TO ACTION: Support the *Keep Denver Competitive Campaign* – Take the survey

Keep Denver Competitive is a broad-based coalition of hundreds of small, family-owned businesses and the state's leading business and employer organizations working together to defeat the vaguely-worded and harmful paid sick leave initiative that singles out Denver and will cost local jobs and stifle economic recovery. The HBA Board of Directors at their August 9th meeting passed a resolution in opposition to the initiative and in support of the *Keep Denver Competitive* campaign.

To help assist the campaign in defeating this measure, we are asking our members who are either located in Denver or who have employees doing work in Denver to take a quick [survey](#) to help the campaign gather information on your perceptions of mandated paid sick leave as well as general information on the current business environment in Denver.

As a reminder, the proposed initiative will be on the ballot in November and mandates that employers within the City & County of Denver provide paid sick and safe time leave to all employees (including part-time and temporary employees **and, according to legal analysis, employees who work in Denver regardless of the physical location of the business**). Employers must provide one-hour of paid sick and safe time leave for every 30 hours worked. Businesses with 10 or more employees must provide up to 9 days (72 hours) of sick and safe time annually. Businesses with fewer than 10 employees must provide up to 5 days (40 hours) of sick and safe time per year. Employees must only work 40 hours per year to be eligible.

Please take 5 minutes to complete this [survey](#). Visit <http://keepdenvercompetitive.com/> to learn more.

Denver Water Updates

Based on preliminary calculations, Denver Water has issued advanced notice that System Development Charges could increase by as much as 10% for 2012. Denver Water states that the increase incorporates changes in the value of existing assets and the cost of capacity-related projects required to serve new development. The proposed SDCs will be discussed at the 9/14 Denver Water Board meeting, with a vote on adoption no earlier than 10/12. Any changes in would become effective 90 days later. The HBA seeks comments from members, and will urge the Board to minimize or delay any increases in SDCs. For more information or to comment please contact Kim Calomino, kcalomino@hbadenver.com.

George Beardsley, Denver Water Commissioner and Colorado developer, died August 8th. Mr. Beardsley will be missed as a vital member of the development community, a visionary member of the Denver Water Board, and an insightful leader in the Denver community. We extend our sympathies to his family.

Mayor Hancock reappointed Tom Gougeon and Penfield Tate to the Board of Commissioners. Gougeon has served on the board since 2004; Tate since 2005. Both reappointments are welcomed by the HBA.

Arvada Council Discusses Code Adoption, Sprinklers and Radon

At the August 15 Council study session Council staff presented the proposed 2009 code adoption. At their September 12 study session the fire chief will present on the benefits of residential fire sprinklers, even though a proposed code amendment calls for a delayed effective date of January 1, 2013. The fire department is not opposing the delay, but hopes to position council to retain the delayed effective date rather than remove the requirement entirely. Unfortunately the fire chief is misinformed on the cost of sprinklers, which he quoted as less than \$1.00/sqft.

The HBA will be given equal time at the 9/12 study session to present its position on sprinklers. Arvada builders and developers are encouraged to contact Kim Calomino, kcalomino@hbadenver.com, with CURRENT pricing data for sprinklers and related infrastructure cost increases. Developers of new projects

Jobsite Safety Committee
Tuesday, September 20
2:00-3:30 p.m., HBA Lower
Level Conference Room
Contact: Chérie Talbert
ctalbert@hbadenver.com

Class: 2009 IECC
Wednesday, September 21
9:30 a.m. – Noon
HBA North Conference
Room
Contact: Kim Calomino,
kcalomino@hbadenver.com
Register at
www.hbadenver.com

Broomfield Coordinating
Committee
Friday, September 23
11:00 a.m. – Noon
Broomfield City & County
Bldg., One DesCombes Dr.
Zang Spur Room
Contact: Kim Calomino,
kcalomino@hbadenver.com

Government Affairs
Committee
Tuesday, September 27
3:00 – 4:30 p.m.
HBA North Conference
Room
Contact: Kim Calomino,
kcalomino@hbadenver.com

Denver Issues Committee
Wednesday, September 28
3:00 – 5:00 p.m.
HBA Board Room
Contact: Kim Calomino,
kcalomino@hbadenver.com

For a list of all HBA
meetings and events visit
www.HBADenver.com

CITY GOV'T LINKS:

City of Aurora Council
Agenda Link:
www.auroragov.org/auroragov/government/city_council/meetings_agendas_and_minutes/index.htm

City /County of Denver
Council Agenda Link:
www.denvergov.org/default.aspx?alias=www.denvergov.org/citycouncil

Great Meeting Space
Available at the HBA:

Members always receive a
discount on facility rental

For a copy of the HBA
Facility Rental Agreement or
for more information contact
Toby Paioff at
tpaioff@hbadenver.com

should be aware that only projects in which the infrastructure has not been installed prior to adoption will be required to meet any necessary upgraded water infrastructure requirements. Builders in projects where infrastructure is already in place will likely not be required to install sprinklers. The HBA will confirm this.

On September 8, 8:30 a.m. the Arvada Coordinating Committee will meet with the fire chief for a discussion on fire sprinklers. Arvada builders are encouraged to attend and come prepared to provide facts on costs and other issues related to sprinklers.

Also discussed at the study session was the recommendation by JeffCo Health Department for adoption of IRC Appendix Chapter F, Radon Control. Staff opposes the requirement on the basis that radon detection is an inexact science with variables in testing and results. The HBA concurs with this assessment and opposes mandating radon control as costly and unnecessary. Builders are encouraged to comment.

For more information or to comment contact Kim Calomino, kcalomino@hbadenver.com.

Commerce City Ready to Move Forward on 2009 Codes

The 9/26 Council study session will include staff's presentation on the 2009 Codes, including a discussion on fire sprinklers and the new energy conservation provisions.

Staff will seek specific direction from Council before proceeding to ordinance and amendment preparation. The South Adams County Fire Protection District and possibly the South Adams County Water and Sanitation District will also be making presentations to Council. No schedule for 1st and 2nd readings is set at this time.

City staff is interested in hearing from the HBA and our members, and intends to provide communications throughout the process. For more information or to comment please contact Kim Calomino, kcalomino@hbadenver.com.

Longmont Continues its "Open for Business" Improvements

At their August 23rd meeting Longmont City Council will act on staff's recommendations to both streamline stormwater compliance processes and reduce associated fees. The recommendations will remove unnecessary duplication of State requirements, streamline processes for permit application, permit issuance, site review and construction inspection, and clarify and simplify the requirements for construction and post-construction stormwater pollution control. The recommended reduction or elimination of fees for site plan reviews, permit issuance and inspections reflect these changes.

To view the staff memo and proposed ordinance, visit http://www.ci.longmont.co.us/city_council/agendas/2011/documents/080911_9B.pdf. Passage by council is expected.

Registration is Now Open for the CSU Fall Construction Management Career Fair

A growing number of HBA members are finding the value in hiring interns and recruiting from the CSU Construction Management Program. Whether interested in graduating students, interns, work experienced students, or even just promoting your company and seeking out talent for future positions, consider registering for the fall CM Career Fair and/or on-campus recruiting. Registration deadline is September 7th.

Register at: <https://regstg.com/Registration/Registration.aspx?rid=453a8260-b5c3-49bc-b68e-2dc0ac8c675d>. Or visit the CSU website for additional information at: www.cm.cahs.colostate.edu/careers_internships/phelps_industry.

Home Builder Advocate is a member benefit of the HBA of Metro Denver. We distribute this publication to our entire membership on a biweekly basis. Back issues are posted to www.HBADenver.com, Publications & News.

If you are not an HBA member but would like to become one, please contact Vicki Pelletier at vpelletier@hbadenver.com.

If you have questions about government affairs or any advocacy issue, please contact Kim Calomino, kcalomino@hbadenver.com.

If you have questions about *Home Builder Advocate*, Public Affairs or the Metro Housing Coalition please contact Cherie Talbert, ctalbert@hbadenver.com.