



HOME BUILDERS
ASSOCIATION
— of —
METRO DENVER®

Home Builder Advocate

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Centennial, CO 80112
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UPCOMING MEETINGS & EVENTS:

Seminar: Built Green
University
REGISTER BY 11/23
Tuesday & Wednesday,
November 29-30
8:00 a.m. – 4:30 p.m.
HBA Education Room
Contact: Traci D'Alessio,
tdalessio@earthlink.net

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

Regulated Utilities
Committee
Tuesday, December 13
8:30 – 9:30 a.m.
HBA North Conference
Room
Contact: Kim Calomino
kcalomino@hbadenver.com

Stormwater Committee
Thursday, January 12, 2012
2:00 – 3:30 p.m.
HBA Boardroom
Contact: Chérie Talbert
ctalbert@hbadenver.com

Job Site Safety Committee
Tuesday, January 17, 2012
2:00 – 3:00 p.m.
HBA Boardroom
Contact: Chérie Talbert
ctalbert@hbadenver.com

Government Affairs
Committee
Tuesday, January 24, 2012
3:00 – 4:30 p.m.
HBA North Conference
Room
Contact: Kim Calomino
kcalomino@hbadenver.com

Call for Task Force Members on Issues related to Land Use Impacts of Oil and Gas Drilling

The potential for oil production from oil shale in the Niobrara basin has set off a rush for mineral leases along the Front Range with more than 8,100 leases filed in six counties in the 12 months ending August 20, 2011. (Denver Post, 10/23/11) Counties with some portion of the formation within their boundaries are Larimer, Weld, Arapahoe, Elbert, Douglas and El Paso. Considerable apprehension among home owners is also a concern. The HBA Government Affairs Committee is establishing a task force of members with property interests potentially or in fact impacted by oil and gas drilling. Please contact Kim Calomino, kcalomino@hbadenver.com if you are interested in serving on the task force. This will be a fast growing issue with impacts across a broad geographic range; time is of the essence in establishing this task force, so please make your interests known to Kim as soon as possible.

Arvada Adopts 2009 Codes

At their November 14 meeting council adopted the 2009 family of International Codes, including the IRC, IECC and IFC. After considerable discussion over several months regarding the requirement for residential sprinklers in the IRC and strong opposition by the HBA, council voted unanimously to delete sprinklers from the IRC. Both the IRC and the IECC will go into effect on March 15, 2012. The IFC goes into effect immediately. There are no changes to building permit fees. Please contact Kim Calomino, kcalomino@hbadenver.com, to comment or for further information.

Castle Rock Utilities Update

Following a meeting with HBA and members, the Castle Rock Utilities agreed to revisit several identified issues tied to the new SDF structure and related processes. Utilities has agreed not to require an engineer's stamp on the standard form submittal used for calculating peak demand and therefore meter size if peak demand falls in the range of 20-30 gpm. Builders wishing to demonstrate qualifying for a 5/8" meter must submit calculations with an engineer's stamp, including both front and rear irrigation and landscaping. They have also agreed to establish a policy by which peak demand falling between 30-35 gpm could still qualify for a 3/4" meter, the cost of which would be prorated based SFE. Lastly, they will consider, after analysis, the possibility of adjusting the gpm value used for toilets. This analysis, and establishing the process on 30-35 gpm meter sizing referred to above, will occur over the next several weeks. Lastly, at Council's direction Utilities must conduct an annual rate and fee study. This has been completed for 2011 resulting in minor modifications to the fees adopted in September. The net impact to the Utilities fees for a typical new home will be an increase of approximately \$50 in 2012. Please contact Kim Calomino, kcalomino@hbadenver.com, to comment or for further information.

Parker Water and Sanitation District

At their November 10 meeting the Parker Water and Sanitation District board adopted their 2012 budget including two new fees to be assessed on new housing: Renewable Water Resource, \$750, and Waste Water Plant Expansion, \$500. There were no changes to the existing fees. The new fees become effective on January 2, 2012. If they elect to do so, builders may pay the two new fees upon meter set, allowing some flexibility in cash flow. PWSD will conduct an analysis of both fees in the near future to ensure they have a rational and equitable basis. Depending on the outcome of the analysis, adjustments in the fees may be required. Please contact Kim Calomino, kcalomino@hbadenver.com, for further information.

Aurora Updates

The building department is very close to having their online permit submittal and payment process up and running. In preparing that function it became apparent that the current complicated and multi-layered process of establishing permit fees would unduly complicate the online process. As a result the department has developed a streamlined permit fee calculation that will save time, reduce complication, allow online permit submittals and save money. The process will be similar to that used for all other building types and

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 Paloff at tpaloff@hbadenver.com

will not increase the resulting fees. The ability for online planning submittals and payment is also nearing readiness. For more information contact Kim Calomino, kcalomino@hbadenver.com.

Last spring the Aurora Water Department hired a consultant to conduct studies on water, waste water and storm water service connection fees. Earlier this fall staff conducted study sessions with council followed by an ordinance to adopt changes to fees accordingly; the final hearing and adoption occurred Monday November 14. The only fee to be increased is the sanitary sewer service connection fee for single family detached. Those fees will increase by \$350 (\$2771) for 5/8", 3/4" and 1" sewer service connections. The sanitary sewer service connection fee will increase by \$350 again in 2013 and 2014 based on the outcomes of the fee study.

Other fee changes include:

- SF detached water tap fees for 5/8" and 3/4" taps are unchanged; 1" taps reduce by \$1,456
- SF attached water service connection fee is reduced by \$455
- MF water service connection fee is reduced by \$460
- SF attached sanitary sewer service connection fee is reduced by \$437
- MF sanitary sewer service connection fee is reduced by \$476

All new fees become effective January 1, 2012. For more information contact Kim Calomino, kcalomino@hbadenver.com.

SPECIAL NOTE: A discussion of Aurora's current regulations regarding zoning, setbacks and other matters relative to oil and gas drilling was brought to the Aurora/HBA Joint Task Force. The JTF is establishing a working group to review any necessary changes/impacts relative to oil and gas mineral rights, exploration and drilling. If you have property interests within the following boundaries you will want to be part of this working group: Between Quincy and DIA and between Watkins Road and E-470. Please contact Kim Calomino, kcalomino@hbadenver.com, if you want to participate in the JTF task force on this issue. A meeting will be set in the near future, as time is of the essence.

CAHB Seeks Information for Defense Against Further Damaging Construction Defects Legislation

CAHB is urgently seeking examples of construction defects claims for use in a white paper they are preparing for Gov. Hickenlooper. Builders who submit information will not be identified, nor will the projects. Information will be cleansed and/or aggregated. According to the several attorneys on CAHB government affairs committee it is believed that even under the constraints of confidentiality agreements builders could still provide some information that would assist in making the case that laws governing construction defects are already in need of overhaul and certainly should not be made more damaging. Information CAHB requests includes:

- Date of project completion
- The value of the project on which the defects claim was asserted (sales prices and/or cost of construction)
- Amount of the award or settlement, including attorney's or other consultant fees (please segregate such fees)
- Any information you may have on what was repaired or how the award was otherwise spent.

If you or your attorneys could provide this kind of information please transmit to Amie Mayhew, amie@hbacolorado.com no later than December 1. If you have any questions in this regard either email Amie or call her at 303-691-2242.

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.