



HOME BUILDERS
ASSOCIATION
of
METRO DENVER®

Home Builder Advocate

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9033 E. Easter Place
Centennial, CO 80112
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www.HBADenver.com

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UPCOMING EVENTS:

**Parade of Homes Industry
Night**
Friday, August 5
5:30 – 9:00 p.m.
The Overlook at Heritage
Hills
Contact: Vicki Pelletier,
vpelletier@hbadenver.com

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

Stormwater Committee
Thursday, August 11
2:00 – 3:30 p.m.
HBA Boardroom
Contact: Cherie Talbert
ctalbert@hbadenver.com

Jobsite Safety Committee
Tuesday, August 16
2:00-3:30 p.m., HBA Lower
Level Conference Room
Contact: Cherie Talbert
ctalbert@hbadenver.com

**Government Affairs
Committee**
Tuesday, August 23
3:00 – 4:30 p.m.
HBA North Conference
Room
Contact: Kim Calomino,
kcalomino@hbadenver.com

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

Highly Favorable Recommendations on Impact Fees from Castle Rock Staff

After extensive review of recommendations from consultants hired to conduct reviews of all impact and utility fees for the Town of Castle Rock, and nearly 18 months of effort by the HBA and its related task force, Town staff recently reconvened the builder/developer stakeholder group to discuss the recommendations they propose to carry forward to Town Council. Many of those recommendations directly reflect input and suggestions from HBA and member participants. Currently the proposal includes decreases in nearly every fee, resulting in a significant net decrease overall.

Unique in the recommendations are “scalable” fees that set lower impact and utility fees for smaller homes and higher fees for larger homes. Such a scalable approach is gaining popularity among municipalities nationwide and will assist in keeping fees lower for lower-priced homes.

General examples of the proposed savings includes a net reduction in total fees of approximately \$5,500 per home sized at 1,615 finished square feet (2,718 total sf) and \$2,818 per home sized at 2,450 finished square feet (3,950 total sf).

Town staff will continue to accept comments from the stakeholder group prior to presenting their recommendations to Town Council on August 9. Proposed first reading is scheduled for September 6; second reading for September 13; the proposed effective date of any adopted new fees is October 13, 2011.

Members working in Castle Rock are encouraged to obtain and review a copy of the Fee Study Staff Recommendations and provide any comments to the HBA.

Please contact Kim Calomino, kcalomino@hbadenver.com, for a copy and to comment.

Denver Water Considering Extending and Expanding Stub-In “Bailout”

On February 11, 2009, in response to the market downturn and with the recommendation of the HBA, Denver Water instituted a “Stub-In Bailout” to provide builders more time to complete the water service licensing process. The “stub-in bailout” instituted in 2009 applied to stub-ins purchased between January 1, 2004 and December 31, 2008; the purchasers of these stub-ins were allowed an additional two years to convert the license without forfeiting the deposit. (No change in the stub-in activation period was provided for taps purchased outside the 2004-08 date range.) The extension is currently set to expire December 31, 2011.

At their July 13th meeting the Board of Water Commissioners positively responded to staff, HBA and member recommendations to extend the “bailout” time period, and requested additional information, including on d purchases of stub-ins *after* December 31, 2008. HBA members who have purchased stub-ins from Denver Water or any of their suburban districts after December 31, 2008 (which have not yet been converted to licenses) are requested to supply the HBA with the quantity and costs of such stub-ins at their very earliest convenience. This will assist in making the case to expand the “bailout”.

The Board will likely take up the matter as an action item at one of their August meetings, so timing is of the essence. To provide that information or to comment, please contact Kim Calomino, kcalomino@hbadenver.com.

Aurora Joint Task Force
Thursday, September 1
3:30 p.m. – 5:00 p.m.
Mt. Elbert Room, Aurora
Contact: Kim Calomino,
kcalomino@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

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

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Available at the HBA:
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and let others know of the
advantages of holding their
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90 & has kitchen access

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down

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Very reasonable user fees

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events; overflow parking for
a reasonable fee

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

Member Comment Needed on Proposed Radon Mitigation Mandate in Arvada

As Arvada prepares for first reading on adopting the 2009 codes they are also being urged by the Jefferson County Health Department to adopt 2009 IRC Appendix Chapter F, Radon Control. The HBA requests that members working in Arvada review the appendix chapter requirements and provide their costs to comply; comments regarding the requirement, and information on any current voluntary means they may employ relative to addressing potential buyer concerns regarding radon. Comments are needed no later than noon Friday July 29. A copy of the radon appendix chapter is available from Kim Calomino, kcalomino@hbadenver.com.

For more information, copies of the proposed code amendments or Appendix Chapter F, or to comment, please contact Kim Calomino, kcalomino@hbadenver.com.

Lakewood Adopts 2009 Codes

At their June 27th meeting Lakewood City Council adopted the 2009 codes, including the IRC. At the urging of the HBA Section R313, Automatic Fire Sprinkler Systems, was deleted in its entirety. Implementation of the 2009 codes is effective September 1st. Plans submitted before September 1st may be submitted to either the 2006 or 2009 codes. Plans/permits in the works now that are under the 2006 will still be honored under the 2006 with exception of master plans that were previously approved and must be resubmitted to the 2009.

At the Council hearing on the codes Jefferson County Health Department requested that the City adopt IRC Appendix Chapter F, Radon Control. That request was not included in the adoption, but Council has directed staff to research and come back in the very near future with a recommendation.

The HBA requests that members working in Lakewood review the appendix chapter requirements and provide their costs to comply; comments regarding the requirement, and information on any current voluntary means they may employ relative to addressing potential buyer concerns regarding radon. Comments are needed by noon Friday August 5.

For a copy of Appendix Chapter F, Radon Control, to comment or for more information contact Kim Calomino, kcalomino@hbadenver.com.

CAHB Reports on Proposed Modifications to Oil & Gas Rules Impacting Greater Wattenberg Area

Builders and developers in Weld, Boulder and Broomfield Counties are encouraged to take note and consider having their attorneys review the proposed changes to Rule 318-A, the Special Well Location, Spacing and Unit Designation Rule.

A proposed modification to Rule 318-A will allow for additional horizontal drilling wells in the Greater Wattenberg Area (GWA), and will remove the existing requirement that an operator seek waivers from the Colorado Oil & Gas Conservation Commission that an operator seek waivers from the Commission to drill over 8 wells/160 acres. CAHB reports that this might result in additional land being impacted by local government setback requirements when it comes to building homes near oil and gas operations. It does not make modifications to the existing rules currently in existence. This proposed rule does not modify the current surface locations. (<http://cogcc.state.co.us/hearings/gwa2011/GWADiagram.pdf>)

Additionally, Rule 318-A e, pertaining to GWA infill area, is being stricken (this generally covers the Broomfield/Boulder area) so that it is consistent with the rest of Rule 318A for all townships within the GWA. It appears that this may expand the areas where interior infill wells and boundary wells may be drilled.

A stakeholder meeting was held July 18; comments are still being accepted despite the indication that comments were due July 22. Additional information and proposed rule may be found at: <http://cogcc.state.co.us/hearings/gwa2011/GwaRulemakingIndex.htm>.

For further information please contact Amie Mayhew at CAHB, amie@hbacolorado.com. Our thanks to CAHB lobbyist, Joannie Green, for the briefing included here.

Fundraiser for Colorado Contributions to NAHB's BUILD-PAC Underway

NAHB's political action committee works hard year in and year out to preserve and protect the housing industry at the federal level by identifying and supporting candidates who understand and support industry issues. Each year, state associations from around the country compete amongst each other to raise the most funds for BUILD-PAC, both to support effective political candidates at the federal level and to increase their state association's chances for successful grant applications for BUILD-PAC funds in support of state-based efforts. Both are great reasons for each individual member of the HBA to contribute.

BUILD-PAC can accept only personal contributions and not in excess of \$5000 per year per individual. All members, including all their employees, are encouraged to make a personal contribution. It has been said that if each individual in the housing industry contributed just \$20, our collective fundraising would exceed even that of the very influential unions. Especially during such a challenging time for the industry, uniting our individual dollars in a single effective effort can have meaningful and needed impact.

For a copy of the contribution form or further information please contact Kim Calomino, kcalomino@hbadenver.com, Amie Mayhew, amie@hbacolorado.com or Chris Elliott, celliot@e5xmanagement.com.

Early Bird Registration for Rocky Mountain Builder Conference Ends July 31

The 2011 Rocky Mountain Builder Conference will be held October 5-8, 2011 at the Park Hyatt in Beaver Creek. This is the last year the conference will be held at this beautiful venue, so don't miss it. Also this year Bob Neilson, NAHB's Chairman of the Board will be in attendance, providing a great opportunity to directly ask questions, provide input and get to know a top leader of the national association.

Discounted price for Early Bird registration ends July 31. To learn more and to register, visit <http://builderconference.com>.

HBA Coordinating Committees are Your Opportunity for Direct Engagement

The HBA has coordinating committees in the following jurisdictions: Broomfield; Denver; Thornton; Erie; Douglas County; Parker; Arvada; Arapahoe County and Aurora (Joint Task Force.) Builders and developers working in these jurisdictions are encouraged to participate in the meetings. Information on upcoming coordinating committee meetings can be found under the Upcoming Events column to the left here in the *Advocate*; on the Events and Education calendar at www.hbadenver.com or by contacting Kim Calomino, kcalomino@hbadenver.com.

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 a 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.