



HOME BUILDERS
ASSOCIATION
of
METRO DENVER®

Home Builder Advocate

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

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UPCOMING EVENTS:

**Thornton Coordinating
Committee**
Thursday, June 8, 9:00-
10:30 am, City of Thornton,
9500 Civic Center Drive, 1st
Floor Training Room
Contact: Kim Calomino,
kcalomino@hbadenver.com

**HBA Stormwater
Committee**
Thursday, June 9, 2:00-3:30
pm, HBA Large Conference
Room
Contact: Chérie Talbert
ctalbert@hbadenver.com

**Castle Rock Contractors
Luncheon**
Thursday, June 9, 12:00-
1:30 pm, Town of Castle
Rock, Council Chambers
RSVP to Traci Beaman,
TBeaman@crgov.com

**Regulated Utilities
Committee**
Tuesday, June 14, 8:30-9:30
am, HBA North Conference
Room
Contact: Kim Calomino,
kcalomino@hbadenver.com

CO Chapter ICC Meeting
Friday, June 17, 8:00-4:00
pm, HBA Education Room,
Open & free to HBA
members who RSVP by
June 10 to Andy Blake,
ablake@co.morgan.co.us
Contact: Kim Calomino,
kcalomino@hbadenver.com

Jobsite Safety Committee
Tuesday, June 21, 2:00-3:30
pm, HBA Lower Level
Conference Room
Contact: Chérie Talbert
ctalbert@hbadenver.com

Municipal Run-off Election in Denver next week on June 7th

If you are an HBA member who is a Denver voter or know of others that work in the home building industry who are Denver voters, please be reminded that the run-off election is next week, Tuesday. The ballot contains candidates for Mayor, City Council Districts 1, 5 and 8 and Clerk and Recorder and are due via mail or by dropping your ballots off at a Voter Service Center by next Tuesday, June 7th. There will be 13 full-service Voter Service Centers across Denver for the convenience of voters, including five locations that have ballot drop-off drive-thru's. For more information on Voter Service Center locations and hours, please visit www.denvergov.org/elections/ForVoters/June72011MunicipalRunOffElection.

The Metro Housing Coalition (MHC) has endorsed Michael Hancock for the next Mayor of Denver. Not only is he knowledgeable of home building issues (as his District has had the highest number of home building permits in recent years), but he has a proven record of working with the home building industry over his last eight years at City Council which reinforced the MHC decision to fully support his candidacy.

Please vote by Tuesday, June 7th and let everyone you know, including employees and/or trade partners who are Denver voters, that the home building industry needs a Mayor and Council who support the home building industry and the jobs our industry brings to Denver. For more information about the Metro Housing Coalition, please contact Chérie Talbert at ctalbert@hbadenver.com.

OSHA to Require 100% Residential Construction Fall Protection Requirements beginning June 16th

In December 2010, OSHA announced a new directive withdrawing a former interim directive that allowed residential builders to bypass fall protection requirements. Please be informed that enforceable on June 16, 2011, OSHA has changed the fall protection policy for residential construction to require 100% fall protection at all times during the construction of homes and townhomes.

The HBA will be having a two-day OSHA Outreach 10-Hour Construction Safety Course on June 3 & 10th. New OSHA rules only permit up to 40 people per class, and this class has filled up. If you are interested in being added to the waiting list, please contact Chérie Talbert at ctalbert@hbadenver.com. If we receive enough people on the waiting list, a new 10-Hour Course will be planned.

If you are unable to attend the OSHA Outreach 10-Hour Construction Safety Course, a free HBA seminar will occur on Tuesday, June 7th titled, "Residential Fall Protection – Are You Ready for OSHA's Changes". This seminar will take place at the HBA Education Room from 8:00 – 10:00 am and will be hosted by HBA member, SFI Compliance. To register for this seminar, please email luann@sificompliance.com.

If you are interested in downloading the OSHA Guidance Document for Fall Protection in Residential Construction, go to <http://osha.gov/doc/guidance.pdf>.

For any additional information or questions, please contact Chérie Talbert at ctalbert@hbadenver.com.

HBA Members Invited to Attend Colorado Chapter ICC Meeting

The HBA is hosting the June 17th meeting of the Colorado Chapter of the International Code Council at HBA headquarters. The agenda includes a presentation on residential solar installations and the building codes. The presenters include several HBA members who will focus on issues home builders have confronted because the International Codes haven't kept up with the growth in solar installations, leaving voids that have resulted in local amendments and inconsistencies across jurisdictional lines. Also to be discussed is how solar installations have been addressed in the 2012 codes, leading some to have very serious concerns. Additional presentations include Ray McGowan on the National Fenestration Rating Council and

Broomfield Coordinating Committee
Friday, June 24, 11:00 am – Noon, City & County Building One Des Combes Drive, Zang Spur Room
Contact: Kim Calomino, kcalomino@hbadenver.com

Government Affairs Committee
Tuesday, June 28, 3:00-4:30 pm, HBA North Conference 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: Consider using the HBA facilities for your next meeting or training event - and let others know of the advantages of holding their meetings at the HBA:

State of the art AV equipment

Education Room seats up to 90 & has kitchen access

Use your own caterer to keep food & beverage costs down

Meeting rooms in sizes to accommodate nearly every size & type of event

Very reasonable user fees

Ample parking for most 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

a discussion on fasteners by Brice Hereford of Fastenmaster Ledgerlok.

HBA members are invited to attend the Chapter meeting, which is June 17, 8:00 – 4:00, lunch provided, in the HBA education room. Besides the informative presentations, the meeting is a good opportunity to mingle with code officials who can impact codes at both the local and national level. HBA members may attend for free if they **RSVP no later than Friday, June 10**, to Andy Blake, ablake@co.morgan.co.us. For more information and a copy of the agenda, contact Kim Calomino, kcalomino@hbadenver.com.

Arvada Coordinating Committee Update

At the May 26 Arvada Coordinating Committee the topics discussed included the city's preparations for adoption of the 2009 IRC, likely to move forward in the next two to three months. Building Official Noel Vargo indicated that very few amendments will be made, but that the effective date for fire sprinklers is town homes and one and two family homes will be amended to January 1, 2013. At the urging of HBA members Mr. Vargo indicated a willingness to consider an extended transition period of up to four months during which time builders could submit under either the 2006 or 2009 codes.

Also under consideration is the adoption of IRC Appendix Chapter F, Radon Controls Methods, which would require the installation of a passive mitigation system. The HBA has requested that the city provide specific data indicating the need for radon control within the jurisdiction. The HBA also requests that members provide their comments, including cost impacts, regarding the possible requirement to Kim Calomino, kcalomino@hbadenver.com.

Builders preparing to make submittals in Arvada are reminded that the city has a Visitability Ordinance, which can be found at:
http://library.municode.com/HTML/19934/level3/PTIICOOR_CH18BUBURE_ARTXIVVI.html#TOPTITLE

Long-time City Manager Craig Kocian is set to retire September 1. A national search is underway for his replacement, with the hope that a new city manager will be in place prior to Mr. Kocian's departure.

The Arvada Coordinating Committee will meet quarterly going forward. To have your name added to the meeting distribution list, or for more information, contact Kim Calomino, kcalomino@hbadenver.com.

Town of Parker Discusses Possible Expanded Signage Opportunities with HBA Members

On May 12 the HBA and a number of builder member's marketing representatives met with the Town to discuss possible improvements to the Town's sign ordinance in order to improve traffic to new communities. The two possibilities that can be entertained, according to the Town, are: improving the kiosk program by allowing builder branding, larger panels and additional kiosk placements; and expanding the onsite signage code to allow larger signs.

Builders are asked to submit their specific recommendations to Kim Calomino, kcalomino@hbadenver.com as soon as possible. The HBA will then consolidate and compose the recommendations for submittal to the Town. If you have recommendations, or need further information, please contact Kim.

Governor Signs SB 234 Banning Use of Transfer Fees

On May 23 Governor Hickenlooper signed into law a bill banning new residential real estate transfer fee covenants and setting notice requirements for existing transfer fees. The bill can be located at: <http://www.statebillinfo.com/sbi/index.cfm?fuseaction=Bills.View&billnum=SB11-234>. Questions should be directed to Amie Mayhew, amie@hbacolorado.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.