



HOME BUILDERS  
ASSOCIATION  
of  
METRO DENVER®

# Home Builder Advocate

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## UPCOMING EVENTS:

**Stormwater Committee**  
Thursday, July 14  
Noon – 1:30 p.m.  
HBA Boardroom  
Contact: Chérie Talbert  
[ctalbert@hbadenver.com](mailto:ctalbert@hbadenver.com)

**Jobsite Safety Committee**  
Tuesday, July 19, 2:00-3:30  
p.m., HBA Lower Level  
Conference Room  
Contact: Chérie Talbert  
[ctalbert@hbadenver.com](mailto:ctalbert@hbadenver.com)

**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](mailto: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](mailto:kcalomino@hbadenver.com)

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

**Class: Energy Star 2011, or  
Version 3.0**  
Thursday, August 25  
9:00 a.m. – Noon, HBA  
Board Room  
Contact: Kim Calomino,  
[kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com)  
Register at  
[www.hbadenver.com](http://www.hbadenver.com)

## Arvada Changes Mind About 2012 Codes

In conversations with Arvada city staff earlier this month, they indicated a preference for by-passing the 2009 codes and moving directly to the 2012 codes. After the HBA expressed concerns, and given the time investment the city already had into preparing for the 2009 adoptions, city staff now says they will stay the course for 2009 adoptions. They are also being urged by the Jefferson County Health Department to adopt 2009 IRC Appendix Chapter F, Radon Control.

The HBA has been provided a copy of the draft adopting ordinance, which does not currently include that Appendix Chapter. The draft ordinance and the radon appendix chapter are available from Kim Calomino at [kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com). Members working in Arvada are urged to provide their comments. The HBA has historically opposed the adoption of a radon mitigation mandate and is preparing to do so again in Arvada, but supporting comments and information from members will be of assistance.

The current timeline begins with a presentation to City Council at their August 15 study session; member comments are requested no later than Thursday, July 28.

For more information or to comment please contact Kim Calomino, [kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com).

## Denver Water Considering Extending Stub-In “Bail Out” Deadline

On February 11, 2009, in response to the market downturn, Denver Water instituted a “Stub-In Bailout” to provide builders more time to complete the water service licensing process.

A stub-in permit is purchased by builders allowing the partial installation of a new water service so streets can be paved and other construction work can begin. The cost of the stub-in is typically \$1500 for most taps, and is applied to the cost of the system development charge if the water license is purchased within two years; if the license is not purchased within the two years, the stub-in cost is forfeited, with the funds being applied to Denver Water’s cost to disconnect the stub-in.

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.

With the continued very slow market and at the urging of the HBA and some members, the Denver Water Board has been asked to consider extending the bailout program. Staff will present the Board with an information item on this topic at their July 13 meeting. The staff is recommending an additional two year extension; the HBA has encouraged a three year extension.

If the Board concurs that an extension is appropriate, which is anticipated, changes to the Operating Rules will be drafted by staff and reviewed with various stakeholders, including the HBA, and submitted for Board approval prior to the end of the year.

For more information or to comment please contact Kim Calomino, [kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com).

## DRCOG to Hold Public Hearings

The public can comment on RTD’s 2010 Annual Report to DRCOG on FasTracks as well as on the proposed amendments to DRCOG’s regional plans. Comments will be taken at their July 20 hearings or by mail; comments can also be provided online. Visit [www.drcog.org](http://www.drcog.org); look for icons on the home page to take

Aurora Joint Task Force  
September 1, 2011  
3:30 Mt. Elbert Room,  
Aurora  
Contact: Kim Calomino,  
[kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com)

For a list of all HBA  
meetings and events visit  
[www.HBADenver.com](http://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](http://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](http://www.denvergov.org/default.aspx?alias=www.denvergov.org/citycouncil)

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Very reasonable user fees

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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](mailto:tpaioff@hbadenver.com)

you to more specific information about each hearing. For more information, please contact Mark Northrop at [mnorthrop@drcog.org](mailto:mnorthrop@drcog.org) or 303-480-6711.

### HBA Offers Second OSHA 10-Hour Construction Training Course in July

A second two-part OSHA Outreach 10-Hour Construction Safety Course presented by Dan Johnson of SFI in conjunction with the HBA's Job Site Safety Committee will be held on Friday, July 15 and Friday, July 22, 2011. Please visit [www.hbadenver.com](http://www.hbadenver.com) to register for this course. Only 40 attendees are permitted, so register right away.

Please be reminded that earlier this month OSHA announced a three month phase-in period to allow residential construction employers to come into compliance with the Agency's new directive to provide residential construction workers with fall protection. This phase-in period will run from June 16-September 15, 2011. During this time, if the employer is in full compliance with the old directive (STD 03-00-001), OSHA will not issue citations, but will instead issue a hazard alert letter. If the employer's practices do not meet the requirements set in the old directive, OSHA will issue appropriate citations.

The new directive, *Compliance Guidance for Residential Construction* (STD 03-11-002), a detailed description of the phase-in policy, a presentation and other guidance materials about requirements for protecting workers from falls are available at [http://www.osha.gov/doc/residential\\_fall\\_protection.html](http://www.osha.gov/doc/residential_fall_protection.html).

For additional information or questions, please contact Chérie Talbert at [ctalbert@hbadenver.com](mailto:ctalbert@hbadenver.com).

### Parade of Homes Industry Night Party

A night not to be missed! Held at The Overlook at Heritage Hills on Friday, August 5<sup>th</sup> from 5:30 to 9:00 p.m. For complete information, contact Vicki Pelletier at [vpelletier@hbadenver.com](mailto:vpelletier@hbadenver.com).

### Flatirons Building Council Leadership & Lunch Event

Come meet Mayor Baum and Longmont's DDA Director to find out what's going on in Longmont and how they are moving forward in these tough times. Lunch and Program to take place between 11:30 and 1:00 p.m. on Wednesday, August 17<sup>th</sup>. To register, visit [www.hbadenver.com](http://www.hbadenver.com) or contact Sam Albrecht at [salbrecht@hbadenver.com](mailto:salbrecht@hbadenver.com).

### 2011 BAR Awards – Register by July 29<sup>th</sup> to Receive Last Year's Price!

The Home Builders Association of Metro Denver is excited to announce The Awards Ceremony. This exciting event merges two of Colorado's premier design contests for the home building industry, the 2011 CARE Awards and the BAR Awards.

CARE and the BAR Award winners will be announced jointly at an Awards Ceremony on October 28<sup>th</sup>, at The Denver Post Building, generously sponsored by Wells Fargo Home Mortgage. This celebration of accomplishments will be a great event to congratulate fellow industry members and your employees for their accomplishments of excellence. Don't miss out on this premier event of the year.

The Call for Entries for the 2011 BAR Awards is now open. Please visit [www.thebarawards.com](http://www.thebarawards.com) to download Call for Entries. Entry fees are \$130 however pre-register to receive previous year's price of \$100! Also, please visit [www.thebarawards.com](http://www.thebarawards.com) to download the Early Entry Form. All entries are due to the HBA on August 31, 2011. For additional information please visit [www.thebarawards.com](http://www.thebarawards.com) or contact Sarah Hettlinger at [shettlinger@villagehomes.com](mailto:shettlinger@villagehomes.com) or 303-703-8754.

*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](http://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](mailto:vpelletier@hbadenver.com).

If you have questions about government affairs or any advocacy issue, please contact Kim Calomino, [kcalomino@hbadenver.com](mailto: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](mailto:ctalbert@hbadenver.com).