



HOME BUILDERS
ASSOCIATION
of
METRO DENVER®

Home Builder Advocate

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9033 East Easter Place
Centennial, CO 80112
(303) 778-1400
www.hbadenver.com

UPCOMING EVENTS:

Aurora JTF Meeting
Thursday, March 3, 2011 at
3:30 pm at the Aurora
Municipal Building, Mt. Elbert
Room, 5th floor
Contact: Chérie Talbert at
ctalbert@hbadenver.com

**Regulated Utilities
Committee Meeting**
Tuesday, March 8, 2011
8:30-9:30 am, HBA North
Conference Room
Contact: Kim Calomino at
kcalomino@hbadenver.com

Aurora Water Meeting
Wednesday, March 9, 2011
at 3:00 pm, Aurora Municipal
Building, 1st floor
Contact: Chérie Talbert at
ctalbert@hbadenver.com

**Stormwater Committee
Meeting**
Thursday, March 10, 2011 at
2:00 pm in the HBA Board
Room
Contact: Chérie Talbert at
ctalbert@hbadenver.com

Jobsite Safety Meeting
Tuesday, March 15, 2011 at
2:00 pm in the HBA Lower
Level Conference Room
Contact: Chérie Talbert at
ctalbert@hbadenver.com

**HBA Government Affairs
Committee**
Tuesday, March 22, 2011 at
3:00 pm in the HBA North
Conference Room
Contact: Chérie Talbert at
ctalbert@hbadenver.com or
Kim Calomino at
kcalomino@hbadenver.com

Builder Product Expo
Thursday, March 31, 2011
from 3:00 pm to 8:00 pm at
the Hyatt Regency DTC
Contact: Vicki Pelletier at
vpelletier@hbadenver.com

Building Code Updates

The City and County of Denver is still in the process of trying to resolve issues of concern to the HBA and other stakeholders. For the HBA, the remaining issue is to align the effective date for fire sprinkler requirements in town homes with that of the proposed effective date for 1 & 2 family homes. The Denver Fire Department has opposed our recommendation to delay the requirement for town homes to January 1, 2013, when the 1 & 2 family requirement is proposed to apply. City staff indicates they will seek resolution amenable to all parties and then proceed to council with the adoption package, possibly in the next month.

Broomfield City Council voted unanimously to adopt the 2009 codes at their February 22 meeting. The anticipated effective date is March 7, 2011. The HBA successfully advocated on several issues, including removing the proposed adoption of the National Green Building Standard as a code; removing a proposed construction waste management requirement in favor of establishing a stakeholder group to examine the opportunities and challenges, and removing the fire sprinkler requirement.

Aurora City Council will act on the 2009 codes at second reading on February 28. The HBA successfully advocated for removal of the fire sprinkler requirement from the code.

Castle Rock, which adopted the 2009 codes on January 7, will be phasing in certain elements:

1. Builders have 6 month to bring their master plans in for review under the new code
2. Permits submitted prior to July 1, 2011 can be submitted under either the 2006 or 2009 code
3. Several new inspections will be conducted under the new code, but will be phased in over time

For more information contact Kim Calomino, kcalomino@hbadenver.com, 303-551-6733.

Aurora Making Progress with the HBA on Residential Architectural Features and Design Standards

The HBA has been working with Aurora over the last year on a concept that would amend residential design standards. Instead of an emphasis on masonry, the new code proposal would place an emphasis on architecture, durability, and energy efficiency. The final proposal is still in the works, but we are happy to announce the progress.

For more information, please contact Chérie Talbert at ctalbert@hbadenver.com, 303-551-6734.

Longmont Convenes Affordable Housing Ad Hoc Group

The HBA and members are participating in a stakeholder group convened by the City of Longmont to provide recommendations to council in an effort to spur housing development, including a possible moratorium on their Inclusionary Housing Ordinance and establishing a fee deferral program. The group has also discussed the need for the moratorium period to be used to revise the affordable housing requirement. It is expected that the recommendation will move forward to council in late March/early April.

For more information or to comment contact Kim Calomino, kcalomiono@hbadenver.com, 303-551-6733.

Government Affairs Committee to Launch Renewed Focus on Local Coordinating Committees

The HBA Government Affairs Committee, as part of establishing advocacy priorities for 2011, has identified ten communities in which coordinating committees will be newly established, revitalized or continued. Those communities are: Arvada, Arapahoe County, Aurora, Broomfield, Castle Rock, Denver, Douglas County, Erie and Thornton. Coordinating committees provide HBA members with opportunities to identify, learn about and influence issues by meeting with key department heads on a regular basis. Meeting

For a list of all HBA meetings and events visit www.hbadenver.com. Events and Education

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 A/V 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

schedules have not yet been identified but will be announced in future issues of *Home Builder Advocate*. Members are encouraged to participate in the coordinating committees where they are building.

For more information contact Kim Calomino, kcalomino@hbadenver.com, 303-551-6733 or Chérie Talbert, ctalbert@hbadenver.com, 303-551-6734

Information on a National Fiscal Topic

[The Report of the National Commission on Fiscal Responsibility and Reform](#) lays out a six part plan to "address the nation's looming financial crisis" and "put our nation back on a path to fiscal health, promote economic growth, and protect the most vulnerable among us." The six parts are:

Discretionary Spending Cuts	Tax Reform
Health Policies	Other Mandatory Policies
Social Security	Process Reform

Under tax reform are a number of examples which the report suggests could result in "substantially lowering marginal tax rates, reducing the reduction and supporting a small number of simpler, more targeted provisions that promote work, home ownership, health care, charity, and savings." Among the tax reform examples in the plan is the suggestion that the mortgage interest deduction could be altered to:

12% non-refundable tax credit available to all taxpayers

Deduction limited to the first \$500,000 of mortgage

No credit for interest from a second residence or equity debt

The report does *not* suggest doing away with the mortgage interest deduction entirely nor is such a proposal currently under consideration. However, opposing *any* changes to the mortgage interest deduction are Leading Builders of America, whose website is <http://www.protecthousing.com/>, and NAHB, whose website on the issue is <http://savemymortgageinterestdeduction.com/>. The Commission's report can be found at http://www.fiscalcommission.gov/sites/fiscalcommission.gov/files/documents/TheMomentofTruth12_1_2010.pdf


CSU Construction Management Spring 2011 Graduate Resumes Available

As a member of the CSU-CM Professional Advisory and Development Board, a copy of the CD containing the resumes of the spring graduates from that program has been provided to Kim Calomino. If you would like access to that information please contact Kim at kcalomino@hbadenver.com. Senior and intern interviews can be arranged on the CSU campus by contacting Khristy Preston at 970-491-1060, Khristy.preston@colostate.edu. Interviews will be scheduled through April 1.

Did you know?

You can **update your member record** by logging on at www.HBADenver.com under the Membership Tab (click on [Update Your Company Information](#).) Keeping your records current helps you and helps us. If you need assistance logging on, contact Toby Paioff at 303-551-6728 or tpaioff@hbadenver.com.

Category exclusive banner ads are available on www.HBADenver.com in a limited number for only \$600/year. **ONLY TWO LEFT!!** Contact Kim Calomino, kcalomino@hbadenver.com, 303-551-6733.



You can upgrade your listing in the member directory at www.HBADenver.com with your logo and a brief description of your company for only \$99/year. Contact Kim Calomino, kcalomino@hbadenver.com, 303-551-6733.

Monthly permit data is available by subscription from the HBA by contacting Lori Arbuckle, larbuckle@hbadenver.com, 303-551-6715. The cost is only \$50/year.

HomeSafe® Colorado is accepting applications for membership. Operated by the Job Site Safety Committee, the objective of HomeSafe is to reduce and/or eliminate job site hazards. For more information visit the [Job Site Safety Committee page](#) at www.HBADenver.com or contact Chérie Talbert, ctalbert@hbadenver.com, 303-551-6734.

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 any questions about public affairs or *Home Builder Advocate* please contact Chérie Talbert at ctalbert@hbadenver.com.