



HOME BUILDERS  
ASSOCIATION  
of  
METRO DENVER®

# Home Builder Advocate

April 6, 2011 • Volume 14 • Issue 5

9033 East Easter Place  
Centennial, CO 80112  
(303) 778-1400  
[www.HBADenver.com](http://www.HBADenver.com)

## UPCOMING EVENTS:

**HBA Member  
Orientation**  
All current and  
prospective members  
are invited.

Wednesday, April 13, 2011  
at 8:30-10:00 am in the  
HBA Education Room  
Contact: Vicki Pelletier,  
[vpelletier@hbadenver.com](mailto:vpelletier@hbadenver.com)

## Stormwater Committee Meeting

Thursday, April 14, 2011 at  
2:00 pm in the HBA Board  
Room  
Contact: Chérie Talbert,  
[ctalbert@hbadenver.com](mailto:ctalbert@hbadenver.com)

## Castle Rock Contractors Luncheon

Thursday, April 14, 2011  
from 12:30 to 1:00 pm,  
Castle Rock Police Dept.,  
Municipal Court Room,  
100 Perry Street, Castle  
Rock  
Sponsored by Lennar  
Contact: Dan Weed,  
[dweed@crqov.com](mailto:dweed@crqov.com) or  
Kim Calomino,  
[kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com)

## HBA Council Board Meeting

Tuesday, April 19, 2011 at  
11:00 am in the HBA Board  
Room.  
Contact: Vicki Pelletier,  
[vpelletier@hbadenver.com](mailto:vpelletier@hbadenver.com)

## Jobsite Safety Meeting

Tuesday, April 19, 2011 at  
2:00 pm in the HBA Lower  
Level Conference Room  
Contact: Chérie Talbert,  
[ctalbert@hbadenver.com](mailto:ctalbert@hbadenver.com)

## Longmont Council Considers Moratorium on Inclusionary Housing Ordinance

At their April 5 study session Longmont City Council considered the recommendations from the Ad Hoc Task Force on Affordable Housing, which includes an 18-month moratorium on the affordable housing requirement during which time the ordinance would be thoroughly reviewed and improved. After over 3 hours of somewhat contentious debate - which was preceded by a number compelling comments under citizen's right to speak by a large number of builders, developers, realtors, the HBA, owners of IHO units and others - council tabled the matter. The tabling allows for absent council member Santos to review the issue, participate in discussion and vote on the matter, should it come to a vote.

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

## City of Aurora to Consider Extending Vesting Rights Period from 3 to 5 Years

Several property owners with vested rights in Aurora have requested that the City extend the vesting period given the length and depth of the recession. In response, City staff is asking the Council's Planning, Economic Development & Redevelopment Policy Committee to consider setting the initial vesting period at 5 years (from the current 3 years), with an option to extend approval for an additional 5 years (from the current 3 years.) The proposal would require that the builder/developer be responsible for tracking the end of the vesting period, removing the provision that the city provide notice of a concluding vesting period. The proposal is schedule to go to committee at their April 13<sup>th</sup> meeting.

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

## Aurora 2009 Code Implementation

The City of Aurora has adopted the 2009 codes. Currently they are allowing submittals under either the 2006 or the 2009. Beginning August 1, 2011, all permits will be issued to the 2009 IRC. For more information contact Kim Calomino, [kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com)

## Denver Fire Department Concedes on Effective Date for Sprinklers in Townhomes

After months of discussion, the Denver Fire Department has finally withdrawn their position that the fire sprinkler requirement for town homes should be effective earlier than for 1 and 2 family homes. Agreement that a January 1, 2013 effective date for both THs and 1&2 family homes resolves the one remaining issue for the HBA on the Denver codes adoption. How quickly the adoption process will move forward is not yet clear, but members will be kept informed.

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

## Attention Denver Voters

Mail in ballots for the Denver City Council and Mayoral elections will be mailed approximately April 15 and are due May 3. Be sure you check the [list of candidates](#) endorsed by the Metro Housing Coalition.

## MHC Scores 100% in Castle Rock Candidate Endorsements

The Castle Rock election is now over, with council newcomers Jennifer Green and Renee Valentine winning their Districts and incumbent Joe Procopio retaining his District 7 seat. The MHC contributed to and endorsed Jennifer Green in District 3; supported Joe Procopio; and interviewed Renee Valentine of District 5 and will be providing debt relief to that District.

For more information contact Chérie Talbert, [ctalbert@hbadenver.com](mailto:ctalbert@hbadenver.com)

**HBA Government  
Affairs Committee  
Meeting**

Tuesday, April 26, 2011 at  
3:00 pm in the HBA North  
Conference Room  
Contact: Kim Calomino,  
[kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com)

**Parker Coordinating  
Committee**

Thursday, April 21, 2011 at  
1:00 pm , Town of Parker,  
20120 E. Mainstreet,  
meeting room TBD  
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)  
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](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)

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

**Urban Land Conservancy to Host Breakfast Meeting for Developers and Builders**

On April 27 the Urban Land Conservancy (ULC) is hosting their 1st Annual Real Estate Business Breakfast featuring guest speaker Phil Washington, RTD General Manager. Leave your checkbook at home! This is not a fund raiser. The ULC will outline how they can work with the private housing sector, including how they can help with upside-down properties or other property for sale, especially for Transit Oriented Development sites. The organization is looking for leads on potential projects that they could finance or purchase. They are also pursuing joint ventures with private sector builders and developers for affordable housing.

For more information or to RSVP contact Christi Longsdorf, [clongsdorf@urbanlandc.org](mailto:clongsdorf@urbanlandc.org), 303-377-4477 x20.

**CSU Construction Management Program Seeking Greater Home Building Industry Involvement**

Construction management graduates are the future workforce and leaders of our industry. Help make them the best they can be: get involved!

- Volunteer to judge a Capstone Project (a one-day commitment)
- Volunteer to be a guest speaker (a one-day commitment)
- Serve on the CM Professional Development Advisory Board (meets twice annually)
- Donate no-longer needed mock ups of construction assemblies (product folks, we know you have these!)
- Provide field trip opportunities
- Mentor students; hire interns; hire graduates
- Make a tax deductible donation to help send students to national competitions (including NAHB's)

For information on any of these opportunities and more, please contact Kim Calomino,  
[kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com)

**Free Digital Copies of the 2009 International Energy Conservation Code®!**

The U.S. Department of Energy (DOE) has provided funding to furnish free digital copies of the 2009 International Energy Conservation Code® (2009 IECC). This free download is meant to support the building energy efficiency goals of DOE's Building Technologies Program, as well as those found within the American Recovery and Reinvestment Act. DOE assists states and stakeholders with adoption- and compliance-related activities associated with the 2009 IECC. By making the code more readily available to all involved, DOE is confident that this collaboration with the International Code Council (ICC), the publisher of the IECC, will lead to greater energy efficiency in buildings.

Visit ICC's website: <http://www.iccsafe.org/store/pages/doeregistration.aspx>

**Have you heard? In Member's Words**

We've launched a new element to the HBA website called *In Member's Words*. Check out the home page on [www.HBADenver.com](http://www.HBADenver.com) to see who's featured this week, and then visit the [In Member's Words](#) page to see who is next in the line up. Provide us your photo and a brief quote about why you're an HBA member, and you too can be featured on the HBA home page! For more information, contact Cherie Talbert, [ctalbert@hbadenver.com](mailto: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](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*, please contact Cherie Talbert, [ctalbert@hbadenver.com](mailto:ctalbert@hbadenver.com).