

Resolution No. 3

Date: January 10, 2005

City: Orlando, FL

NAHB Resolution

Title: NFPA One- and Two-Family Building Code  
Original Sponsors: Construction, Codes and Standards Committee

WHEREAS, the Building Officials and Code Administrators International, Inc., the International Conference of Building Officials and the Southern Building Code Congress International, Inc. recognized the need for a single coordinated set of national model building codes and established the International Code Council (ICC) in 1994 to undertake that effort;

WHEREAS, NAHB established policy supporting the concept of a coordinated set of national model building codes, as currently embodied in the family of international codes, and supports efforts by its members and affiliated state and local associations to adopt the International Residential Code and other international codes;

WHEREAS, the National Fire Protection Association (NFPA) has withdrawn from participation in development of the International Codes and undertaken the development of NFPA OTFBC, One- and Two-Family Building Code, as part of its family of Comprehensive Consensus Codes, for the purpose of competing directly with the International Residential Code and other established international codes;

WHEREAS, the existence of two competing sets of national model building codes for single-family residential construction will result in substantial additional costs for organizations like NAHB in terms of the resources to participate and will require builders working in multiple jurisdictions to learn two sets of code requirements;

WHEREAS, efforts by NAHB and other industry leaders who formed the "Get It Together" Coalition failed to persuade NFPA and ICC to work together on a single set of national model building codes;

WHEREAS, NAHB called for the development of the International Residential Code as a user-friendly and stand-alone residential building code that includes housing affordability as a major factor in its development and has expended considerable resources working in collaboration with ICC to achieve its development;

WHEREAS, NFPA did not recognize housing affordability as a major factor in the development of NFPA 5000, promoted instead the consideration of costly property protection requirements and is not expected to recognize affordability in the development of NFPA OTFBC;

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WHEREAS, NAHB has formally communicated these noted concerns to NFPA and based on those concerns, has requested that NFPA abandon its plans to develop a one- and two-family building code in the best interest of the residential construction industry and the general public;

WHEREAS, the NFPA code development process has resulted in a set of model building code provisions that exceed minimum requirements needed to provide for public health and safety and will adversely impact housing affordability; and

WHEREAS, the Building Owners and Managers Association (BOMA) International has also adopted policy supporting the adoption of the International Codes and opposing NFPA 5000, and other organizations — including the American Institute of Architects, National Multi Housing Council, National Apartment Association and the International City/County Management Association — have publicly announced their support of the International Codes;

NOW, THEREFORE, BE IT RESOLVED that the National Association of Home Builders urge its members and affiliated home builders associations to oppose the development of the National Fire Protection Agency (NFPA) One-and Two-Family Building Code (OTFBC);

BE IT FURTHER RESOLVED that NAHB support, to the extent possible, efforts by its members and affiliated home builders associations to oppose the development of the NFPA OTFBC and the adoption of it in their state and local jurisdictions, and

BE IT FURTHER RESOLVED that NAHB urge NFPA to abandon code development activities related to the NFPA OTFBC and to work with ICC to integrate the other NFPA codes and standards into the ICC family of codes with the goal of achieving a single coordinated set of national model building codes.

Board of Directors Action:	<b>Approved</b>
Joint Executive/Resolutions Committee Action:	Recommends Approval
Resolutions Committee Action:	Recommends Approval
Custom Home Builders:	Recommends Approval
Remodelors Council Action:	Recommends Approval
Single Family Production Builders Action:	Recommends Approval
Single Family Small Volume Builders Action:	Recommends Approval
Federal Government Affairs Committee Action:	Recommends Approval
State and Local Government Affairs Committee Action:	Recommends Approval
Construction, Codes and Standards Committee Action:	Recommends Approval
Building Codes Subcommittee of the Construction, Codes & Standards Committee Action:	Recommends Approval