

Resolution No.   2  

Date:   May 2, 2008  

City:   Washington, D.C.  

NAHB Resolution

Title:                                 Stair Geometry Standards  
Original Sponsor:                 Construction, Codes and Standards Committee

WHEREAS, the National Association of Home Builders previously established policy in opposition to the change in the stair geometry requirements in the 1996 Edition of the *BOCA National Building Code* and the 1995 Edition of the *CABO One and Two Family Dwelling Code*;

WHEREAS, the safety benefits of revising the stair geometry for residential dwellings to a maximum riser height of 7¾ inches and a minimum tread depth of 10 inches from the existing stair geometry permitted in previous editions of these and other legacy codes were never substantiated and based primarily on anecdotal data;

WHEREAS, it has been demonstrated by third-party cost analyses that the 7¾-10-inch stair geometry will have a significant impact on smaller homes and townhouses and will generally make housing less affordable, particularly for first-time home buyers;

WHEREAS, NAHB sought unsuccessfully for many years at the national level to return the stair geometry for residential dwellings to a maximum riser height of 8¼ inches and minimum tread depth of 9 inches existing in previous editions of national model building codes but was unsuccessful because no credible data existed to either support or refute the safety benefits of the 7¾-10-inch geometry compared to the previously adopted stair geometries; and

WHEREAS, many state and local governments have and continue to amend the national model building codes to retain the residential stair geometry of their existing legacy building codes, in lieu of adopting the 7¾-10-inch stair geometry, with no demonstrated reduction in the level of safety provided to the occupants of residential dwellings in their jurisdictions,

NOW, THEREFORE, BE IT RESOLVED that the National Association of Home Builders continue to support stair geometry provisions limiting maximum riser height to 8¼ inches and minimum tread depth to 9 inches for residential dwellings;

BE IT FURTHER RESOLVED that NAHB continue to recommend that all state and local governments amend the stair geometry requirements for residential dwellings to be consistent with NAHB policy and/or retain the stair geometry from their legacy codes when adopting a new edition of a national model building code;

BE IT FURTHER RESOLVED that NAHB continue to assist state and local affiliated home builders associations with efforts to persuade state and local code authorities to amend the stair geometry requirements for residential dwellings to be consistent with NAHB policy; and

BE IT FURTHER RESOLVED that NAHB continue to actively monitor and seek out credible research initiatives to quantify the impact on stair safety and housing affordability of proposed changes to stair geometry requirements compared to those supported by NAHB policy, and pursue code changes consistent with those findings.

Board of Directors Action:	<b>Approved</b>
Executive Board Action:	Recommends Approval
Resolutions Committee Action:	Recommends Approval
Custom Home Builders Committee Action:	Recommends Approval
Single Family Production Committee Action:	Recommends Approval
Single Family Small Volume Action:	Recommends Approval
Building Systems Councils Board of Trustees Action:	Recommends Approval
Multifamily Board of Trustees Action:	Recommends Approval
Construction, Codes and Standards Committee Action:	Recommends Approval
Building Codes Subcommittee of the Construction, Codes and Standards Committee Action:	Recommends Approval