

Resolution No. 2

Date: 1/23/2020

City: Las Vegas, NV

NAHB Resolution

Title: Retroactive Codes and Standards Mandates Harm Housing
Affordability
Sponsor: Multifamily Council
Submitted by: Andrew Chaban

WHEREAS, there is a severe shortage of housing in the U.S.;

WHEREAS, older housing will not comply with the latest standards and/or building codes;

WHEREAS, many residents of limited means and/or incomes live in older housing;

WHEREAS, local jurisdictions and federal agencies have sought to retroactively impose costly new standards or building codes on older properties;

WHEREAS, recent examples of such retroactive mandates include increasing the window size and type and installing hard-wired smoke detectors in all bedrooms in multifamily properties;

WHEREAS, owners of older single-family homes normally are required to meet current standards and codes only when undertaking significant home improvements;

WHEREAS, multifamily property owners plan and budget to bring older properties up to current codes and standards in the course of substantial rehabilitation;

WHEREAS, it is very expensive to bring properties that were built to older codes and standards up to current codes and standards when no renovation is planned or underway;

WHEREAS, many older residential buildings have significant maintenance and repair needs and limited resources that would be further strained by arbitrary retrofit mandates;

WHEREAS, mandated retrofits can impose an unsustainable financial burden on owners of older single-family homes;

WHEREAS, undertaking mandated retrofits, such as window replacement and resizing, may force multifamily building owners to raise rents to recoup these costs, causing an undue burden on residents;

WHEREAS, multifamily property owners have limited options to recover the cost of retrofits in federally subsidized, rent-restricted and income restricted apartment properties; and

WHEREAS, the National Association of Home Builders (NAHB) supports safe, affordable housing,

NOW, THEREFORE, BE IT RESOLVED that NAHB help and defend builders, property owners and agents against any building code, ordinance, standard or regulation that retroactively requires changes to the structure of an existing residential building without an appropriate trigger, such as changes in occupancy use, substantial alteration of the building or planned replacement of a specific building element, and

BE IT FURTHER RESOLVED that NAHB encourage code officials to exercise their authority to make exceptions for historically significant buildings.

Leadership Council Action:	Approved
Resolutions Committee Action:	Recommends Approval
Construction, Codes and Standards Committee Action:	Recommends Approval
NAHB Remodelers Board of Trustees Action:	Recommends Approval
Federal Government Affairs Committee Action:	Recommends Approval
Building Codes and Standards Subcommittee of the Construction, Codes & Standards Committee Action:	Recommends Approval
Multifamily Council Board of Trustees Action:	Recommends Approval