

Resolution No. 1

Date: 1/12/2017

City: Orlando, FL

NAHB Resolution

Title: Support for Sustainable, Green, Resilient, and High Performance Homes
Sponsor: Environmental Issues Committee
Submitted by: Gary Hill

WHEREAS, sustainable, green, resilient and high-performance refers to designing and constructing homes, neighborhoods, and communities to conserve natural resources; use water, energy and land more efficiently; be better able to withstand natural hazards and be healthier for occupants and more durable over the long term;

WHEREAS, the increasing focus on sustainability, green building, resiliency and high-performance continues to shape policy and compel many federal, state and local governmental entities to take action on sustainability-related topics, such as energy and water conservation and low impact development, including adopting voluntary incentives or mandatory above-code green building or resiliency requirements;

WHEREAS, in addition to these public efforts, many interest groups, businesses and others also continue to develop, update and/or promote their sustainability, green building, and resiliency-related initiatives, programs, products, and certifications;

WHEREAS, being actively engaged in the sustainability, green building, and resiliency arenas provides significant opportunities for the National Association of Home Builders (NAHB) and its members to increase their positive image and constructively respond to the mounting policy initiatives relating to climate change, resource scarcity, and help balance environmental and community needs;

WHEREAS, the ICC/ASHRAE 700 National Green Building Standard (NGBS), the first ANSI consensus based green building standard for residential construction and NAHB's preferred alternative, has been deemed equivalent or better than other national criteria, allows manufacturers to obtain NGBS Green Certifications for their products, and equips NAHB's members to fully participate in the high-performance building arena; and,

WHEREAS, uncertainty regarding the costs and benefits of green and high performance buildings continue to hinder its acceptance and growth among industry practitioners and the buying public, and consumers have not widely embraced the value of working with knowledgeable high-performance building professionals;

NOW, THEREFORE, BE IT RESOLVED, that the National Association of Home Builders (NAHB) oppose mandatory above-code sustainability, green building and resiliency requirements;

BE IT FURTHER RESOLVED that NAHB support voluntary sustainable, green, and high-performance new home construction and remodeling in lieu of mandates by:

1. Urging the adoption of the National Green Building Standard (NGBS) and related policies and legislation that facilitate and promote voluntary resource efficient and resilient construction, remodeling, and land development; and
2. Providing technical assistance to local and state home builder associations (HBAs) to help advocate against mandates and/or more stringent state or local land development or building/remodeling requirements.

BE IT FURTHER RESOLVED that NAHB urge federal, state and local entities considering incentivizing above-code sustainability, green building, or resiliency initiatives to:

1. Adopt the NGBS as either a baseline standard or a qualified option for compliance;
2. Recognize the Certified Green Professional (CGP) and Master Certified Green Professional (MCGP) designations as equivalent to other industry green building designations should the initiative require professional designations;
3. Recognize Home Innovation Research Labs Accredited Verifiers as qualified professionals, should the initiative require project certification;
4. Provide incentives to offset impacts on home construction and purchase prices and preserve the ability of home buyers to qualify for mortgages for homes that are constructed with sustainable, green, and/or resilient features; and
5. Support the use of those products and techniques that result in reasonable paybacks in energy, insurance premium, or other savings to the consumer.

BE IT FURTHER RESOLVED that NAHB build on its leadership role as the voice for America's home building industry members who choose to engage in above-code resilient, resource and energy efficient development, design and construction by taking proactive steps, including:

1. Encouraging research on and the use of practical options that make construction more resilient, energy efficient, and resource efficient;
2. Advocating for and educating stakeholders to ensure property listings, lending practices and appraisals recognize and factor-in the value of resource efficiency and other sustainable and resilient elements;
3. Providing HBAs, builders, developers, designers and remodelers who choose to build sustainable, green, or resilient homes with varied and extensive educational opportunities, resources, and tools such as cost/benefit analyses and payback/return on investment calculations to effectively integrate resource efficient, sustainable, green, and resilient strategies into their businesses to distinguish their homes and projects within the marketplace.

BE IT FURTHER RESOLVED that NAHB actively promote and advocate for the NGBS as the preferred voluntary green building Standard for residential projects; emphasize its value as the only national, consensus-based residential green building third-party certification program for builders to rely on across local and state jurisdictions; and underscore its role as a common sense alternative to other consensus and non-consensus based programs.

BE IT FURTHER RESOLVED that NAHB, both independently and through its partners and governmental entities, provide data and information related to resource efficient, sustainable, green, and resilient residential design, building, remodeling, and land development to actively promote and advocate for the NGBS and the CGP and MCGP designations.

Board of Directors Action:	APPROVED
Executive Board Action:	Recommends Approval
Resolutions Committee Action:	Recommends Approval
NAHB Leading Suppliers Council Board of Trustees Action:	Discussion Only
Custom Home Builders Committee Action:	Recommends Approval
Land Development Committee Action:	Recommends Approval
Housing Finance Committee Action:	Recommends Approval
Construction, Codes & Standards Committee Action:	Recommends Approval
Building Systems Council Board of Trustees Action:	Recommends Approval
Business Management & Information Technology Committee Action:	Recommends Approval
NAHB Remodelers Board of Trustees Action:	Recommends Approval
State and Local Government Affairs Committee Action:	Recommends Approval
Construction Liability, Risk Management, and Building Materials Committee Action:	Recommends Approval
Single Family Builders Committee Action:	Recommends Approval
Federal Government Affairs Committee Action:	Recommends Approval
Design Committee Action:	Recommends Approval
Environmental Issues Committee Action:	Recommends Approval
Public Affairs Committee Action:	Recommends Approval
Multifamily Council Board of Trustees Action:	Recommends Approval
Sustainability & Green Building Subcommittee of the Environmental Issues Committee Action:	Recommends Approval
Resiliency Working Group Action:	Discussion Only
NAHB Remodelers Green Remodeling Subcommittee Action:	Discussion Only
Land Use Policy Subcommittee of the Land Development Committee Action:	Recommends Approval
Energy & Green Codes & Standards Subcommittee of the Construction, Codes & Standards Committee Action:	Recommends Approval

If approved, this resolution will replace current policy: 2014.2 No. 1 Support for Sustainability, Green Building and High Performance Homes