

Resolution No.   5  

Date: September 27, 2002

City: Anchorage, AK

NAHB Resolution

Title: NFPA Model 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; and

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*; and

WHEREAS, the National Fire Protection Association (NFPA) has withdrawn from participation in development of the *International Codes* and undertaken the development of NFPA 5000, *Building Construction and Safety Code*, as part of its family of *Comprehensive Consensus Codes*, for the purpose of competing directly with the *International Codes*; and

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

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; and

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

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

WHEREAS, NFPA provided inadequate levels of voting representation to NAHB in the development of NFPA 5000; and

WHEREAS, NFPA's family of *Comprehensive Consensus Codes* contains no stand-alone residential building code but instead relies on NFPA 5000 and its many referenced standards to provide residential construction provisions; and

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 without demonstrated need or benefit to home buyers; and

WHEREAS, the Building Owners and Managers Association (BOMA) International has recently adopted policy supporting the adoption of the *International Codes* and opposing NFPA 5000, and other organizations such as the American Institute of Architects, National Multi Housing Council, National Apartment Association, and 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 urges its members and affiliated home builder associations to oppose the adoption of NFPA 5000, and

BE IT FURTHER RESOLVED that NAHB supports, to the extent possible, efforts by its members and affiliated home builder associations to oppose the adoption of NFPA 5000 in their state and local jurisdictions, and

BE IT FURTHER RESOLVED that NAHB urges NFPA to abandon code development and adoption efforts related to NFPA 5000 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:	Approved
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
Multifamily Council Board of Trustees 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