

Resolution No. 4

Date: 8/11/2016

City: Miami, FL

NAHB Resolution

Title: Resiliency
Sponsors: Resiliency Working Group
Construction, Codes & Standards Committee
Submitted by: Chuck Ellison, Phil Hoffman

WHEREAS, continued predictions of the growing frequency of natural disasters and severe weather-related events are leading many federal, state, and local entities to examine the ability of our communities, buildings, and infrastructure to withstand such events;

WHEREAS, these examinations have led some to conclude that the current approach of response and recovery from disasters is potentially impractical and inefficient and a new approach is necessary;

WHEREAS, at the same time, there continues to be substantial population growth in hurricane-prone coastal regions and areas at high risk of significant earthquakes;

WHEREAS, the federal government has recently made the investigation of natural disaster events a priority to determine the impact that these events have on the built environment and plans to develop a comprehensive, community-based resiliency framework and guidelines for consistently safe buildings and infrastructure;

WHEREAS, resiliency is typically measured in terms of how well buildings, infrastructure and communities are able to absorb the effects of a natural disaster and recover within reasonable expectations and manageable costs;

WHEREAS, homes designed and constructed to the national model building codes are built to withstand major damage from disasters and already provide substantial resiliency for many high-seismic, high-wind, heavy snow, wild fire and flooding events, while maintaining housing affordability;

WHEREAS, the National Association of Home Builders encourages its members to engage and respond to homebuyer requests for sustainable and high-performance building features, which can contribute to the design and construction of even more durable and resilient homes; and

WHEREAS, despite these realities, many, including the Administration, have been advocating for the adoption of more stringent and costly mandatory building and mitigation requirements within the national model building codes, through state and local

ordinances, and via federal programs as a way to increase community resilience, eliminate property damage from wind, water, seismic and other hazards, reduce the payout of claims and disaster assistance, and further reduce the costs of reconstruction following a natural disaster; and

WHEREAS, many of these design and construction measures are inflexible, overly protective, fail to target areas of highest risk, and reduce availability of buildable land; most have significant cost implications, which will have a detrimental impact on housing affordability in many areas of the country;

NOW, THEREFORE BE IT RESOLVED that the National Association of Home Builders urge Congress to take a comprehensive approach to addressing natural disasters and their effects on the entire housing stock of the U.S. while reducing the costs associated with natural disasters;

BE IT FURTHER RESOLVED that NAHB urge Congress, the Administration, and state and local governments to focus any resiliency efforts on implementing cost-effective, market driven solutions that encourage greater resiliency in the nations' housing stock while preserving housing affordability and maintaining the availability of land;

BE IT FURTHER RESOLVED that NAHB urge any entity considering a resiliency initiative to obtain input from the home building industry and:

- 1) Focus on highest risk areas and improving the older homes, structures, and infrastructure that are less resilient to natural disasters;
- 2) Focus on improving the ability of state and local governments and community organizations to plan for, prepare for, and respond to natural disasters;
- 3) Establish baseline thresholds and reasonable performance levels for all probable risks based on sound scientific data;
- 4) Consider reasonable and probable impacts that natural and man-made disasters may have on the specific community and built environment at the regional, state, and local level;
- 5) Consider the impact of any new regulations and requirements on the financial and real estate industries;
- 6) Ensure any resiliency or related mitigation options or requirements are flexible and focused on achieving the desired results, not simply adding paperwork or other administrative burdens;
- 7) Rely on a clear methodology to substantiate proposed resiliency strategies and alternatives, including cost benefit analyses, economic impact analyses and technology assessments; and
- 8) Maintain local control over community planning and land use decisions.

BE IT FURTHER RESOLVED that NAHB urge the federal government, state and local governments, and the finance, insurance and real estate industries to provide tax

credits, grants, insurance discounts, interest rate reductions, increased valuations, and other incentives to offset the impact of any resiliency initiatives on home construction or purchase price, minimize increases in mortgage and insurance payments and preserve the ability of a homeowner to qualify for a mortgage to purchase a home incorporating resilient construction; and

BE IT FURTHER RESOLVED that NAHB urge the federal government to provide the necessary resources to builders, developers and building code officials to enhance their knowledge of the national model codes and acceptable and realistic mitigation strategies, thereby improving compliance with the construction codes and land development requirements that will lead to enhanced resiliency in our communities.

Please note: If approved, this resolution will replace the following active policies:

- 2014.6 No. 2 Resiliency
- 2007.2 No. 7 Natural Hazards Mitigation
- 1996.1 No. 11 Multi-Hazard Legislation

Board of Directors Action:	Approved
Executive Board Action:	Recommends Approval
Resolutions Committee Action:	Recommends Approval
Construction, Codes & Standards Committee Action:	Recommends Approval
Land Development Committee Action:	Recommends Approval
Custom Builders Committee 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
Federal Government Affairs Committee Action:	Recommends Approval
Single Family Builders Committee Action:	Recommends Approval
Design Committee Action:	Recommends Approval
Environmental Issues Committee Action:	Recommends Approval
Multifamily Council Board of Trustees Action:	Recommends Approval