

Resolution No.   2  

Date: 6/9/2012

City: Washington, DC

NAHB Resolution

Title: Earthquake Hazard Mitigation  
Sponsor: Construction, Codes and Standards Committee  
Submitted by: Chip Dence

WHEREAS, 46 out of 50 states contain areas of potential seismic risk, and California, Washington, Oregon, Tennessee, South Carolina and other high-risk states are incurring new building requirements reflecting both local and national consensus understanding of structural resistance to seismic forces and reduction of nonstructural damage in seismic events;

WHEREAS, the National Association of Home Builders recognizes the importance of minimum seismic safety standards and the impact of construction requirements on affordability;

WHEREAS, no adequate economic impact analysis has been performed assessing the effects of seismic design or special inspection requirements;

WHEREAS, Federal Executive Order 12699 requires each federal agency to develop and implement its own cost-effective seismic safety program;

WHEREAS, the Earthquake Hazards Reduction Act of 1977 provides that FEMA is responsible for developing a consensus document, "The NEHRP Recommended Provisions for the Development of Seismic Regulations for New Buildings," for cost-effective seismic design and construction standards;

WHEREAS, the National Affordable Housing Act expressly permits HUD to adopt seismic performance standards of model building codes meeting the requirements of the NEHRP provisions;

WHEREAS, the Building Seismic Safety Council (BSSC), as funded by FEMA, in conjunction with the American Society of Civil Engineers (ASCE) and National Institute of Building Sciences (NIBS), updates the NEHRP provisions via the BSSC Provisions Update Committee (PUC) every three years to reflect the most current engineering and technological understanding of earthquakes;

WHEREAS, the model building codes groups promulgate construction standards recognizing the NEHRP provisions as minimum seismic mitigation safety standards;

WHEREAS, building code requirements are becoming overly restrictive and insensitive to cost impact and affordability; and

WHEREAS, proposed federal legislation may require states and localities to adopt and enforce the most recent version of nationally recognized model building codes and standards without amendments to any structural provisions as a qualification for receiving federal pre- or post-disaster grants,

NOW, THEREFORE, BE IT RESOLVED that the National Association of Home Builders (NAHB) play a key role in the development of public policy on earthquake mitigation affecting the housing industry and work to develop industry coalitions to minimize the economic impact of model code changes and submit cost-effective proposals for seismic performance of buildings to model building code and standards development organizations,

BE IT FURTHER RESOLVED that NAHB support those National Earthquake Hazard Reduction Program (NEHRP) recommended provisions and seismic mitigation practices which are cost-effective and recognize conventional construction practices,

BE IT FURTHER RESOLVED that NAHB oppose excessive seismic regulations and laws that do not reflect the actual seismic risk, and

BE IT FURTHER RESOLVED that NAHB oppose any efforts to require and/or expand special inspections or quality assurance programs for one- and two-family dwellings, or multifamily buildings, including mixed-use buildings, which do not exceed three stories in height above grade plane or 16 units in number, that are in excess of those presently required by the major model building codes and the NEHRP provisions to assure the performance of lateral force-resisting systems in Seismic Design Categories C, D, E or F.

*Please note: This resolution updates policy 1996.1 No. 7 Earthquake Quality Control Mitigation that is due to sunset at Spring Board 2012.*

Board of Directors Action:	Approved
Executive Board Action:	Recommends Approval
Resolutions Committee Action:	Recommends Approval
Construction, Codes and Standards Committee Action:	Recommends Approval
Custom Home Builders Committee Action:	Recommends Approval
Single Family Production Builders Action:	Recommends Approval
State & Local Government Affairs Committee Action:	Recommends Approval
Multifamily Council Board of Trustees Action:	Recommends Approval
Building Codes & Standards Subcommittee of the Construction, Codes and Standards Committee Action:	Recommends Approval