

Date: 10/3/2024

City: San Antonio, TX

NAHB Resolution

Title: Energy Efficiency Enhancements in Existing Buildings
Sponsor: Construction, Codes & Standards Committee
NAHB Remodelers Board of Trustees
Submitted by: Jon Sukonik, Mike Pressgrove

WHEREAS, 2020 data from the U.S. Census Bureau and the U.S. Energy Information Administration show that more than 90 percent of U.S. housing stock (113 million out of 123 million units inclusive of single-family and multifamily) was built prior to 2010 (before recent advances in building energy codes);

WHEREAS, because new residential buildings already comply with rigorous energy code requirements and account for about one percent of the total U.S. housing stock, existing homes represent a much larger potential for cumulative reduction in energy use, peak energy demand, and greenhouse gas emissions, and retrofitting existing homes is the best opportunity to improve the energy performance of the U.S. housing stock;

WHEREAS, standards development organizations publish model energy codes with provisions regulating energy efficiency in existing buildings in certain defined circumstances, and these provisions are likely to see increased attention;

WHEREAS, there are important distinctions within existing housing stock that impact the approaches to increasing energy efficiency, including:

1. The vast range of characteristics among individual housing units, such as housing types, the original methods of construction, the age of the he historic designation status of the home; and
2. The location of the home and climatic differences;

product of several different factors, including:

1. The varied ways a home can be modified, including those defined in model building codes such as additions, alterations, and repairs and

building by granting code officials the power to modify the requirements accordingly; and

6. buildings from compliance with provisions that would threaten, degrade, or destroy their historic form, fabric, or function;

BE IT FURTHER RESOLVED that NAHB support public and private programs for energy-efficient home improvements (including not only modifications to current programs but also new, innovative approaches) that offer homeowners near-term financial incentives as close to the point of sale as possible and/or incentivize community-scale investment;

BE IT FURTHER RESOLVED that NAHB urge lawmakers, regulators, and other policymakers considering programs and policies for energy-efficient home improvements to demonstrate that such policies are based on principles of building science and safety codes and, before enacting them, consider and balance the effects on housing affordability and attainability;

BE IT FURTHER RESOLVED that NAHB urge jurisdictions and communities to establish new programs and/or modify current programs for workforce training and development to meet the qualifications to implement energy-efficient home improvements;