

Resolution No.   3  

Date: 10/3/2024

City: San Antonio, TX

NAHB Resolution

WHEREAS, the energy efficiency of model energy code requirements for new residential construction has improved nearly 40 percent during the past two decades, making new homes responsible for significantly lower operational emissions than most of the existing housing stock;

WHEREAS, conventionally constructed low-rise residential buildings typically have the lowest Embodied Carbon Emission Intensity (ECEI) (a measure of the amount of GHG emissions associated with a unit of material) of all construction types;

WHEREAS, while a life-cycle assessment (LCA) can be used to estimate the total GHG emissions over the life of a new home, there is no broadly accepted standard method to do so for residential buildings, and the science of quantifying the embodied emissions for many building products continues to evolve;

WHEREAS, although builders and designers can impact the operational and embodied emissions of new homes, the extent of these emissions is largely determined by others including manufacturers, the supply chain, homeowners, tenants, and the utility grid;

WHEREAS, despite the limited opportunities for the residential new construction market to significantly reduce overall GHG emissions, many governmental bodies are taking action such as adopting more stringent building energy codes and standards, mandating climate-related documentation and disclosures, and restricting the use of certain fuel types or construction materials;

WHEREAS, each of these impacts could change how new homes are constructed and financed, thereby increasing costs and putting housing further out of reach for the average American household; and

WHEREAS, decarbonization strategies that address GHG emissions from other economic sectors, such as transportation and electricity generation, and upgrading the existing housing stock are most likely to be more efficient and effective in reducing GHG emissions with fewer impacts on consumers,

NOW, THEREFORE, BE IT RESOLVED that the National Association of Home Builders (NAHB) urge lawmakers, regulators, and other policymakers, when considering greenhouse gas (GHG) emissions reductions, to focus resources and attention on the largest emissions sources and simplest and most cost-effective reductions;

BE IT FURTHER RESOLVED that NAHB urge lawmakers, regulators, and other policymakers seeking to regulate or limit operational or embodied GHG emissions in residential construction to demonstrate that such policies are effective without compromising:

1. The affordability, attainability, and durability of the home;
2. Energy supply reliability and affordability; and

3. Home design choices based on climate zone and/or market availability building materials and fuel type;

BE IT FURTHER RESOLVED that NAHB urge lawmakers, regulators, and other policymakers to support energy codes, standards, and other policies that justify tradeoffs between embodied and operational GHG emissions impacts;

BE IT FURTHER RESOLVED that NAHB urge standards development organizations responsible for developing model energy codes to consider the possible adverse impacts of more stringent energy efficiency provisions on embodied GHG emissions;

BE IT FURTHER RESOLVED that NAHB support programs and policies that provide information, resources, and incentives to upgrade the existing housing stock, both individually and at the community scale, to reduce its overall GHG emissions;

BE IT FURTHER RESOLVED that NAHB support renewable energy generation from all sources, sites (including onsite and offsite), and methods (including community- and utility-scale) as well as other energy sources that reduce GHG emissions;

BE IT FURTHER RESOLVED that NAHB urge manufacturers to develop more accessible and understandable information on the GHG emissions and other environmental impacts of their products; and

BE IT FURTHER RESOLVED that NAHB support continuing research regarding cost-effective carbon reduction strategies across all economic sectors and educating NAHB members and other industry stakeholders about voluntary approaches to reducing GHG emissions in residential construction.

Leadership Council Action:

Resolutions Committee Action:

Custom Home Builders Committee Action:

Housing Finance Committee Action:

Construction, Codes & Standards Committee Action:

State and Local Government Affairs Committee Action:

Climate Risk and Sustainability Committee Action:

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Approved

Recommends Approval

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