



February 12, 2025

Chairman Fagg, and Members of the Senate Utilities committee, thank you for the opportunity to appear before you today on behalf of the Kansas Building Industry Association (KBIA) in opposition to SB 170. KBIA is an affiliate of the National Association of Home Builders (NAHB) with eight local building associations and more than 2,000 members across the State of Kansas.

SB 170 would authorize the KCC to *recommend* energy efficiency standards for residential, commercial and industrial structures. It is important to note that Kansas does not currently have a statewide code for residential structures. K.S.A. 66-1227, the statute being amended by SB 170, is limited to commercial and industrial structures. Residential codes are wholly a function of local municipalities. This is due, in large part, to the tremendous diversity within the State of Kansas from lightly populated arid portions of the state to the West and heavily urbanized, densely populated regions in the Northeast. In short, a code that works well in Johnson County, Kansas probably doesn't work all that well in Johnson City, Kansas.

I will refrain today from treading into commercial or industrial construction, their needs or their challenges as that is not something I'm familiar with. But what I can say is that homebuilders within the State of Kansas work very closely with their local governments to review updated codes as they are released. In most places this process results in a very detailed and thorough review of various sections of the code and it often results in local amendments for portions of the code that do not fit well within those communities. While nothing in SB 170 *requires* the KCC to recommend an efficiency code, nor does it require local municipalities to adopt the recommended code, I believe it's a likely outcome that a state recommended code would become the "easy button" for local municipalities. I believe this could result in a very high density, urbanized code becoming the default for very rural part of our state. And further I fear it could limit the current local amendatory process that is being utilized so effectively today by cities and counties.

Thank you for the opportunity to testify today in opposition to SB 170. I believe the current local collaborative process is generally working well and this bill is unneeded at this point.

Sean Miller  
Kansas Building Industry Association