



February 18, 2020

Testimony regarding HB 2703

The City of Fairway, KS strongly encourages the committee to reject HB 2703 based on the following:

1. The definition of “National model code” is broad and unclear. Currently the City of Fairway has adopted, by reference, the International Building Code (IBC) and the International Residential Code (IRC). Should material use as defined by these two codes differ with another code the city has not adopted but that code is considered a “National model code”, which set of standards shall apply?
2. Uniformly limiting a City’s ability to regulate building material serves no statewide purpose and has the real potential to significantly alter the character of a community. No two cities across Kansas are identical. To suggest that construction material should be reduced to the lowest common denominator will have unquantifiable negative impacts on various communities throughout the state. Builders, remodelers and repairmen are accustomed to working with different expectations from customers and cities alike. Further, construction company’s rarely work across the state, rather they stay to a particular geographic region, which develops its own building requirements. To make building material uniformly applicable is not only unnecessary, it will prohibit communities from creating their own sense of place in the state.
3. The more stringent codes adopted by the City of Fairway are to protect property owners and properties from blight and natural hazards. For example: The City of Fairway regulates the number of accessory structures and minimum greenspace percentages to help prevent flooding. Limiting the City’s ability to regulate such construction will cripple the City’s ability to minimize adverse flooding impacts throughout the City.

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