



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 939</b>		DATE: <b>1/29/2025</b>	
COMMITTEE: <b>Commerce</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>ARNIE C. "HONEST-ABE" DIENOFF-STATE PUBLIC ADVOCATE</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>arniedienoff@yahoo.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/29/2025 11:22 PM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			

I am in Support of this Legislation and Bill to Limit Counties, Cities, Villages or Towns from Requiring "Sustainability Projects." This is bad Public Policy and shall be left up to the Individual Homeowner's decision.



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<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>BRIAN TEBBENKAMP</b>		PHONE NUMBER: <b>816-429-8155</b>	
BUSINESS/ORGANIZATION NAME: <b>PATRIOT HOMES INC</b>		TITLE: <b>PRESIDENT</b>	
ADDRESS: <b>6840 NORTH NORTON AVENUE</b>			
CITY: <b>GLADSTONE</b>		STATE: <b>MO</b>	ZIP: <b>64119</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/29/2025 12:00 AM</b>	
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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>DENNIS SHRIVER</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:		SUBMIT DATE: <b>1/29/2025 12:00 AM</b>
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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>HEATH CLARKSTON</b>		PHONE NUMBER: <b>573-520-7240</b>	
REPRESENTING: <b>MORTGAGE BANKERS ASSOCIATION OF MISSOURI; HOME BUILDERS ASSOCIATION OF CENTRAL MISSOURI</b>		TITLE: <b>PARTNER</b>	
ADDRESS: <b>235 E. HIGH STREET, SUITE 301</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65101</b>
EMAIL: <b>heath@cnmissouri.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/29/2025 9:04 AM</b>	
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<b>WITNESS NAME</b>		
<b>REGISTERED LOBBYIST:</b>		
WITNESS NAME: <b>JASON ZAMKUS</b>		PHONE NUMBER: <b>573-291-6180</b>
REPRESENTING: <b>MISSOURI ASSOCIATION OF REALTORS</b>		TITLE:
ADDRESS: <b>1320 ELMERINE AVENUE</b>		
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>
		ZIP: <b>65101</b>
EMAIL: <b>jzamkus@gmail.com</b>	ATTENDANCE: <b>In-Person</b>	SUBMIT DATE: <b>1/29/2025 7:50 AM</b>
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<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>JENNY JOHNSTON</b>		PHONE NUMBER: <b>816-455-9911</b>	
BUSINESS/ORGANIZATION NAME: <b>NORTHLAND REGIONAL CHAMBER OF COMMERCE</b>		TITLE: <b>PRESIDENT</b>	
ADDRESS: <b>4131 N MULBERRY DRIVE, SUITE 250</b>			
CITY: <b>KANSAS CITY</b>		STATE: <b>MO</b>	ZIP: <b>64116</b>
EMAIL: <b>jenny@northlandchamber.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/28/2025 3:31 PM</b>	

**THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.**

I am writing to you today on behalf of the Northland Regional Chamber of Commerce in support of HB 939. Home ownership remains one of the best ways to establish long-term financial stability for most Americans. The City of Kansas City, Missouri passed an unamended version of the 2021 IECC code as found in Ordinance #220364 that adds \$31,853 to the upfront cost of a newly built home. For every \$1,000 added to the cost of a home, 951 families in Kansas City, Mo., are priced out of the market to purchase that house, which means more than 30,000 families will no longer be able to afford a new home. Even if they can still afford to purchase a new home with these added costs, any savings they might achieve on their utility bills will be eaten up by their higher mortgage payments. The estimated energy savings from mandating these codes will be approximately \$675 annually. When you factor in the increased price of the home, homeowners will actually owe that amount plus an additional \$447 annually to their mortgage provider. In addition to the economic harm that this ordinance inflicts on KC homebuyers, the benefit to the environment is negligible. Newly built homes, utilizing modern methods and materials, are exponentially more efficient than older homes. In 2021, fewer than 1,000 new single-family homes began construction in Kansas City, Mo. Yet there are approximately 164,000 existing single-family structures in Kansas City, Mo., built over the decades. Therefore, the energy efficient homes being built prior represent .0058% of the city's single family housing stock. To characterize this ordinance as a climate saving measure is empirically overstated. The current ordinance as written is an extreme and inappropriate policy for a city with significant unmet housing needs. Given the enormous upheaval the housing market has experienced recently and the continually increasing number of Kansas Citians who find the "American Dream" unattainable, we feel we must look for better ways to obtain energy efficiency without sacrificing thousands of KC area families' ability to buy a home. The Northland Chamber greatly values the relationships that Kansas City local government has with their constituents, and I am confident that we share the common goals of promoting new economic growth, homeownership, attainable housing and strong communities. However, for all the reasons stated above, we support HB 939.



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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>JOHN BARDGETT</b>		PHONE NUMBER: <b>314-409-2855</b>	
REPRESENTING: <b>ST LOUIS HOME BUILDERS ASSOCIATION</b>		TITLE: <b>LOBBYIST</b>	
ADDRESS: <b>16141 SWINGLEY RIDGE ROAD</b>			
CITY: <b>CHESTERFIELD</b>		STATE: <b>MO</b>	ZIP: <b>63017</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/29/2025 12:00 AM</b>	
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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>MATTHEW JAMES SMITH</b>		PHONE NUMBER: <b>417-988-2257</b>	
REPRESENTING: <b>ASSOCIATED INDUSTRIES OF MISSOURI</b>		TITLE: <b>VICE PRESIDENT OF GOVERNMENT AFFAIRS</b>	
ADDRESS: <b>3234 W TRUMAN BLVD</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65109</b>
EMAIL: <b>msmith@aimo.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/28/2025 5:02 PM</b>	
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**Associated Industries believes that HB 939 solves an issue that we have seen in municipalities in Missouri. HB 939 ensures that local ordinances cannot impact the affordability of the construction, maintenance, repair or renovation, and we are happy to support this legislation.**





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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>SHAWN WOODS</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/29/2025 12:00 AM</b>	
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<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>WILL RUDER</b>		PHONE NUMBER: <b>816-517-3187</b>	
BUSINESS/ORGANIZATION NAME: <b>HOME BUILDERS ASSOCIATION OF GREATER KANSAS CITY</b>		TITLE: <b>EXECUTIVE VICE PRESIDENT</b>	
ADDRESS: <b>600 EAST 103RD STREET</b>			
CITY: <b>KANSAS CITY</b>		STATE: <b>MO</b>	ZIP: <b>64131</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/29/2025 12:00 AM</b>	
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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>AMBER ST AUBIN</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>aapryor@hotmail.com</b>		ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/29/2025 10:47 PM</b>

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The proposition of this bill is an assault on professionals that are committed to the safety and security of who we build for. By not allowing codes to evolve with changing community values, the state is hindering communities from deciding for their constituents what makes their communities safer. Long term, this does not lower housing costs. Energy prices will continue to rise as resources become more finite. The building and construction industry is responsible for almost 50% of carbon emissions because of the systems it takes to maintain and build the spaces we inhabit. This can only be remedied by understanding and supporting sustainable practices within the industry. This cannot be remedied by people who choose not to see the larger picture. The advancement and development of building codes guide the industry to make better decisions in our buildings. Code is developed by discovering what shouldn't be done in a building, for example, how code has been changed after significant fires like the Great St Louis fire in 1849. We don't build the same for a reason. By stalling code in 2009 - 16 years ago - anyone who supports this is choosing to be negligent of the discoveries in safety and sustainability that the industry has made. Furthermore, an individual community or municipality should be able to adopt codes that best support their location and population. Those near the New Madrid Seismic Line need to design for the most up to date code and understandings of earthquakes, whereas those in the western part of the state need to be able to design for wind loads. This should not be a sweeping decision made by the state, and certainly not one that would stunt us in 2009.



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<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>ASHTON KUEHNEL</b>		PHONE NUMBER: <b>618-946-9051</b>	
BUSINESS/ORGANIZATION NAME: <b>SIERRA CLUB, MISSOURI CHAPTER</b>		TITLE: <b>CHAPTER COORDINATOR</b>	
ADDRESS: <b>725 KINGSLAND AVE.</b>			
CITY: <b>UNIVERSITY CITY</b>		STATE: <b>MO</b>	ZIP: <b>63130</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/29/2025 12:00 AM</b>	
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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>BRYAN STOCKTON</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>bryan@peckhamstockton.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/29/2025 9:08 PM</b>
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i am a homeowner, architect, and business owner and I am in opposition to this bill. I appreciate the thought on trying to provide more affordable housing, but reducing the building code to IBC 2009 is not going to help the problem. The lack of affordable housing has been a decades long problem that is finally coming to fruition in the political realm. The point of the building code is to hold a certain level of standard, just like the same sort of standard we expect from other industries for goods and services we utilize in daily life. A reduction of those standards results in a cheap product that will ultimately fail and be looked at as inferior. These are the characteristics of China, not the USA. Do better.



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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>DEBORAH HERRMAN</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>debherrman@gmail.com</b>	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>1/28/2025 6:09 PM</b>
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This state bill undoes legislation that is passed on the local level. It would provide greater builder profits on new homes, however, it will make housing more unaffordable with high energy bills throughout the entire life of the home. When energy production is limited, why would we build structures that require more energy?



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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>DONALD HUGH WALLACE</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>123dhwallace@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/28/2025 5:54 PM</b>

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Members of Missouri House Commerce Committee, The legislation proposed in House Bill 939 must be rejected out of hand. HB939 apparently purports to prohibit any action by local government entities that would require building design and construction practices that would include Sustainable building standards or features, High-performance standards or features, Energy efficiency standards or features, or Energy efficiency standards or features. These prohibited actions by counties and municipalities would according to HB939 include requirements “exceeding standards or features defined in the 2009 International Residential Code (IRC); or apparently any standards “established in the 2009 International Energy Conservation Code” (not just those requirements exceeding the 2009 IECC).

Assuming the attempted breadth of the restrictions on local governmental entities can be made comprehensible, HB939 represents a legislative effort that has little basis in today’s reality of the desperate need for local governments to address the challenges of climate change. Beginning with the 2021 IECC, conscientious and collaborative efforts were made to provide guidance that would lead to building construction that provide a significant reduction in GHG emissions and more durable construction methods. Cities that are adopting this or later iterations of the IECC recognize this reality. HB939 purports to take upon the hubris that such concern can be turned aside by legislative fiat.

Further, HB939 does not even acknowledge the reality of local governments in Missouri that have adopted versions of IECC later than 2009. These efforts, though passed perhaps well over a decade ago will be deemed by the conceit of HB939 as null and void. HB939 purports to base its justification on the need to protect from “practices that threaten affordability” of residential “construction, maintenance, repair, or renovation.” Yet, affordability of the dwelling for the homeowner and especially the tenant, must be measured beyond these concerns. The cost of energy and of challenges from human health issues and construction durability must also be considered. Further, for the incremental costs are required by building codes that require Sustainable building standards or features, High-performance standards or features, Energy efficiency standards or features, or Energy efficiency standards or features, there are no there are no valid data that shows these are prohibitive.

For any of these reasons please reject passage of HB939. Don Wallace Resident, Kansas City Missouri



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<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>ELYSE SCHAEFFER</b>		PHONE NUMBER: <b>314-727-0600</b>	
BUSINESS/ORGANIZATION NAME: <b>MISSOURI COALITION FOR THE ENVIRONMENT</b>		TITLE: <b>POLICY COORDINATOR</b>	
ADDRESS: <b>725 KINGSLAND AVE STE 100 STE 100</b>			
CITY: <b>UNIVERSITY CITY</b>		STATE: <b>MO</b>	ZIP: <b>63130</b>
EMAIL: <b>eschaeffer@moenvironment.org</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/29/2025 12:11 PM</b>	

**THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.**

January 29, 2025 Representative David Casteel House Commerce Committee 201 West Capitol Avenue Room 236-A Jefferson City, Missouri 65101 Dear Chairman Casteel and Members of the Committee, Missouri Coalition for the Environment is a statewide, advocacy nonprofit organization that works to empower Missourians to protect their environment and health. On behalf of MCE, I am testifying in opposition to House Bill 939 and urge this committee to vote “no” on this bill. This legislation is an unwanted removal of local control, an ineffective means by which to protect residents, and has the potential to negatively impact public health outcomes for Missourians. Communities across Missouri have a right to self determination, and a desire to express that right through local building efficiency policy. This bill would invalidate the stronger codes already present in over 100 jurisdictions across the state—including those represented by each member of this committee [1]. Local control of sustainability and energy efficiency measures is vital means of ensuring the buildings that make up those communities reflect the needs of the people who will live, work, and recreate in them—not the desires of politicians in Jefferson City. More importantly, local control is necessary when energy needs are not the same from municipality to municipality. St. Louis and Kansas City have the 10th and 11th highest energy burdens in the nation [2]. This means that residents of those cities use a higher percentage of their income to pay for the same energy. Stripping local governments of their authority to regulate building efficiency will not help those residents. Without a statewide standard, local legislation is the only thing protecting Missourians from inefficient buildings. Chairman Casteel recognized the need for such protections when he introduced legislation last session that would have introduced a statewide standard for building, electrical, mechanical, plumbing, and property maintenance codes [3]. Building efficiency can have a massive public health impact. One study indicates that efficiency measures can reduce asthma-related emergency room visits by 12% [4]. Further studies show that 40% of diagnosed asthma cases are linked to home exposure to moisture, pests, or inconsistent temperatures, solutions to which are addressed in current city codes this bill seeks to reject [5]. It is particularly important that municipalities have the ability to enforce their own codes, because asthma rates are not equal across Missouri. St. Louis City residents visit the emergency room for asthma nearly three times as often as counterparts in other parts of the state [6]. The health of our communities depends on the ability for local communities to respond to local needs. Finally, H.B. puts Missouri behind. The bill states that the most recent International Energy Conservation Code (IECC) municipalities may adopt is 2009. The most recent IECC codes were published in 2021 [7]. States including Nebraska, Louisiana, and Texas have adopted at least the 2015 IECC as a statewide standard. Illinois requires that builders comply with the 2021 IECC. In order to compete effectively, Missouri cannot allow buildings to remain over a decade and a half behind the curve. The State should not block an entire industry's progress based on a small, loud, minority voice.



Further, Missouri stands to lose more than \$150 million in federal funding received by our own Department of Natural Resources to design a Missouri Home Energy Efficiency Rebate Program if this bill is adopted [8]. Up to date energy efficient codes are not a premium commodity; they are an economic boon and necessary protection. I respectfully urge you to vote no on H.B. 939 and am available via phone or email to answer any questions. Sincerely, Elyse Dianne Schaeffer (she/her) Policy Coordinator, Missouri Coalition for the Environment [schaeffer@moenvironment.org](mailto:schaeffer@moenvironment.org) (314) 727-0600, ext. 113[1] At least the following jurisdictions have adopted energy codes stronger than what the proposed bill would allow: Cities of Affton, Arnold, Ash Grove, Bella Villa, Belton, Berkeley, Billings, Blue Springs, Bowling Green, Branson, Brentwood, Camdenton, Cameron, Cape Girardeau, Carrollton, Charlack, Clayton, Columbia, Concord, Cottleville, Country Club Hills, Creve Coeur, Crystal Lake Park, Edmundson, Eldon, Farmington, Ferguson, Florissant, Foristell, Frontenac, Gladstone, Grandview, Grantwood Village, Hallsville, Hazelwood, Herculanum, Hollister, Jennings, Kansas City, Kennet, Kirksville, Kirkwood, Lake St. Louis, Lathrop, Lemay, Lexington, Mackenzie, Marshall, Maryland Heights, Miner, Moberly, Neosho, New Melle, Nixa, North Kansas City, Oakville, O'Fallon, Ozark, Pevely, Plattsburg, Pleasant Valley, Raymore, Raytown, Richmond Heights, Riverside, Rolla, St. Charles, St. Louis, St. Peters, Smithville, Spanish Lake, Sparta, Springfield, Strafford, Sugar Creek, Troy, Truesdale, University City, Vinita Park, Warrensburg, Warrenton, Washington, Webster Groves, Weldon Spring, Wentzville, Westwood, Wilbur Park, Wildwood, Woodson Terrace, Wright City; Counties of Boone, Christian, Jackson, Jefferson, Platte, St. Louis, and St. Charles. See City Building Codes for Missouri (Accessed Jan. 27, 2025), <https://dnr.mo.gov/energy/efficiency/codes-jurisdiction>[2] Drehobl, Ariel, and Lauren Ross. 2016. Lifting the High Energy Burden in America's Largest Cities. American Council for an Energy-Efficient Economy. <https://www.aceee.org/sites/default/files/publications/researchreports/u1602.pdf>. [3] Schmid, Eric. March 5, 2024 at 9:00 AM CST. "Missouri doesn't have a statewide building code. This bill seeks to change that," St. Louis Public Radio. <https://www.kcur.org/housing-development-section/2024-03-05/missouri-doesnt-have-a-statewide-building-code-this-bill-seeks-to-change-that>. [4] Midwest Energy Efficiency Alliance. 2019. "Health Benefits of Energy Efficiency." <https://www.mwalliance.org/sites/default/files/meea-research/health-fact-sheet-final.pdf>. [5] Ibid.[6] City of St. Louis Department of Health. "Asthma Data Brief," March 20, 2018. <https://www.stlouis-mo.gov/government/departments/health/documents/briefs/upload/Asthma-Data-Brief-03-20-2018-2-hb.pdf> [7] US Department of Energy Office of Energy Efficiency and Renewable Energy, State Portal, accessed January 28, 2025. <https://www.energycodes.gov/state-portal> [8] Missouri DNR, Home Energy Rebates Programs (Accessed January 27, 2025), <https://dnr.mo.gov/energy/what-were-doing/inflation-reduction-act-home-energy-rebates-programs>.



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 939</b>		DATE: <b>1/29/2025</b>
COMMITTEE: <b>Commerce</b>		
<b>TESTIFYING:</b> <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>ERIK BIGGS</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>eab144@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/28/2025 3:26 PM</b>
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I am adamantly opposed to any bill that works to remove the freedoms of Missouri citizens, especially when those freedoms have a direct effect to their quality of life in the built environment. Energy codes were put in place to look out for the well being and efficiency in energy usage of the end user. If there is conflict with maintaining the codes currently in place, I suggest the builder either reevaluate their expected profit margin or find a line of work where decreasing their product's quality does not so adversely affect the citizens of Missouri's quality of life.



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<b>WITNESS NAME</b>			
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WITNESS NAME: <b>GEOFF CROWLEY</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>geofflc75@gmail.com</b>		ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/28/2025 2:06 PM</b>

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I think this bill is being pushed by a few mass home builders/renters without considering the impact on the State of Missouri and its residents. Unfortunately, the outcomes of this bill were not considered when writing it or putting it in committee.1. Any shortcuts in energy compliance will be paid tenfold by the homeowner in future utility bills. On the state's east side, residential customers' electric and gas bills are increasing by at least 16% this year.2. This will not help with utility companies' current infrastructure issues. The affordable homes will need more energy to heat and cool. Missouri will need a better, more robust utility grid, which will mean additional bills for homeowners to pay for this infrastructure. This is not considered in the current 16% increase.3. Cheaper upfront costs equal more considerable back-end costs that continue for the structure's life. The builder/landlord does not pay these, but the resident does. We are passing this on to people who may already be struggling. 4. How will home buyers know if they have a cost-effective, reliable home to operate or an affordably built home that is not efficient? This bill would make me leary of looking at any non-custom-built home after 2025. I would never trust any mass home-builder home. 5. Will there be a residential building rating system based on how each home is constructed, so these cheap homes stay cheap and consumers know which homes were built cheaply? If not, they will become as expensive as other responsibly built homes in the area once built. They will continue to be bad for the environment and consumers' wallets. Homes exceeding energy compliance codes, when built, get an A while these affordable homes get tagged with a D. This way, purchasers know what they are getting into. This should have a fiscal note attached for running this rating system.6. Who determines what "Excessive Building Design" is on line 26? This can not be left up to the builders. This should have a fiscal note with it to set up this department to regulate it. It is also not clear if Excessive is just Energy or in general. This is way too vague of language to be considered as a bill. 7. This will not reduce the cost of housing; it will put more money into mass homebuilder's bank accounts.8. Will the companies building these cheap multi-family units reduce the astronomical rental rates because they did not have to install insulation? I would say not, and the affordability concept goes right out the window for any rented property. That savings is a one-time savings in the builders' pocket and costs all of Missouri. This bill is not a good idea. If it concerns Missouri, it would be stopped in committee. While I hope somebody started this with some good intentions, They did not think it through or understand the true impact. That is unless this is a personal greed bill and not about the people. it isn't good for 6.25 million Missourians.



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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>GRETCHEN BLAIN</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>gretchenblain@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/29/2025 10:19 PM</b>

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I am an Architect and homeowner in Kansas City, MO who works in single family residential. Currently Missouri has no statewide building code. Local municipalities adopt their own codes with locally elected officials for the good of their communities. This bill removes the right of communities to choose for themselves. Secondly, HB 939 is short sighted in that it looks solely at initial cost. As many homeowners can attest, ever increasing utility costs continue to create larger burdens. Efficiency of homes insulates the homeowner from this volatile market. Each residence that uses a lower amount of power helps communities continue to grow without further risks of rolling blackouts and other limitations. It is necessary for local jurisdictions to be able to protect homes and homeowners. Energy codes are one critical tool to ensure a reasonable standard of construction in the same way we protect houses from fire, occupants from carbon monoxide poisoning, structurally sound building methods, and other code related minimums.



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<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>GRETHEN WADDELL BARWICK</b>		PHONE NUMBER: <b>314-644-1011</b>	
BUSINESS/ORGANIZATION NAME: <b>SIERRA CLUB MISSOURI CHAPTER</b>		TITLE: <b>DIRECTOR</b>	
ADDRESS: <b>PO BOX 432010</b>			
CITY: <b>ST. LOUIS</b>		STATE: <b>MO</b>	ZIP: <b>63143</b>
EMAIL: <b>gretchen.waddellbarwick@sierraclub.org</b>	ATTENDANCE: <b>In-Person</b>	SUBMIT DATE: <b>1/29/2025 9:39 AM</b>	

**THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.**

Chair Casteel, Vice Chair Wilson, Ranking Member Butz, and Members of the Missouri House of Representatives Commerce Committee: Thank you for the opportunity to address the Committee on behalf of the Sierra Club Missouri Chapter and its more than 20,000 members and supporters statewide. I ask you to please vote "No" on House Bill 939 as it will not serve the interests of Missouri homeowners, residents, businesses and harm our state's ability to help Missourians. At the outset I'd like to acknowledge the things that both proponents and opponents of this bill, all of us here, according to the record, agree on. We love our state, care about our neighbors, and we want Missourians to be able to live in homes that are healthy, that they can afford, and that last. There are ways we can work together to accomplish this goal, but this bill is not it. HB 939 will hurt Missouri homeowners, tenants, and businesses by forcing a major change in the way counties and municipal bodies implement building energy efficiency codes. Over 100 local jurisdictions in Missouri already have stronger energy codes than that allowed under the bill, including the most populous jurisdictions in our state and every jurisdiction represented on this Committee. Many are working with the state to improve their codes so that their residents can live in homes that keep their energy bills low, that add value to their properties by keeping them up to date, and help them and their neighbors literally breathe easier by reducing indoor and outdoor air pollution. As you know, our building energy efficiency codes, and all of our building codes, are great in large part because of the thorough process they go through before becoming adopted. Model energy codes, like the International Energy Conservation Code, are designed through a multi-year consensus-based process that involves the nation's code officials and building code experts. (see Responsible Codes Alliance, "Overview of Key 2021 IECC Residential Changes," Presentation by Eric Lacey (Oct. 20, 2020), available at <https://www.mwalliance.org/sites/default/files/Lacey%20-%20Introduction%20to%202021%20IECC%20Residential%20Changes%2010-15-20%20draft.pdf>). Further, our local governments spend months if not years undergoing additional review and discussion by local stakeholders before they are adopted to meet local needs. It is an essential tool Missouri policymakers have relied on to help them reduce waste, expedite decision-making, improve building durability and performance, and minimize negative physical and financial impact of buildings on occupants. This all goes to supporting the health and well-being of all in the building industry, producers and consumers alike. It's how we build better homes. The passage of this bill would undo the great work our state is already doing to create a healthier built environment for all while creating good-paying jobs. Further, if the State Legislature were to take the extraordinary and unnecessary step, it would have both immediate and long term negative effects on Missouri communities, residents, and businesses. The Committee should vote "No" on HB 939 for the following reasons:--Missouri could lose and waste the more than \$150 million in

federal funding it applied for and received to help improve our homes and buildings and the effort by our own Department of Natural Resources to design a Missouri Home Energy Efficiency Rebate Program. (See Missouri DNR, Home Energy Rebates Programs (Accessed January 27, 2025), <https://dnr.mo.gov/energy/what-were-doing/inflation-reduction-act-home-energy-rebates-programs>.) This funding is meant to be used to help bring existing buildings, that are woefully energy inefficient and thus more expensive and harder to live in, up to better building codes adopted by the State's local government partners. This program was designed with better codes in mind so that the state can identify homes not meeting better energy codes and can qualify for investment. By voting no on HB 939, you can help ensure that communities throughout our state can easily identify homes in need of investment and improve the livelihoods of tens of thousands of Missouri homeowners. If HB 939 passes, the Missouri DNR will not have the strong benchmark needed to identify homes that can qualify for upgrades. That means this funding, and historic opportunity to invest in much needed infrastructure improvement, could be lost. --Missouri cities and towns are leaders in putting their communities first, and HB 939 would ruin this important work. More than 100 jurisdictions accounting for more than nearly half of Missouri residents have building codes stronger than what would be allowed under HB 939. (See City Building Codes for Missouri (Accessed Jan. 27, 2025), <https://dnr.mo.gov/energy/efficiency/codes-jurisdiction>). These jurisdictions also continue to build, sell, and resell homes at market rates. This shows Missouri cities and counties are doing their work well to support both building occupants and developers, and that HB 939's extreme government intervention is not necessary. --This bill would dishonor our state legislature and the Home Rule principles it has exalted by imposing a far-reaching state law that sweeps away decades of work by public servants carrying out the work of Missouri. We have succeeded as a state in large part by allowing our local partners to enact policies that work for them, serving as testing grounds for policies that other localities are free to copy or adjust to suit their own needs. --In addition to mandating a worse energy code for our cities and counties, HB 939 would create unknown tens of thousands of dollars in government waste as building officials and the businesses that work with them try to mitigate the fallout of over 100 policies being arbitrarily thrown out. Builders participated in the adoption of these model codes, invested countless hours in preparing to meet code updates to improve their business, and are counting on their ability to keep working with their local building officials to create codes. Not to mention all of the energy rater businesses that provide jobs and which our contractors rely on would suddenly face the imminent threat of losing all of their business. All of this results in costing Missouri good jobs and losing many Missourians their livelihoods.--Decisions we make now about new buildings will shape how they impact us for decades. We need to make sure buildings are built to last and ready to protect families living in them years from now. Houses and buildings built to stronger building codes are proven to be less expensive to maintain, they can withstand extreme weather events better than homes with outdated building standards, and they have significantly improved health for residents through improved indoor air quality. Our communities deserve safe and affordable housing.--Preemption like this harms public health by destroying local communities' ability to govern themselves in a way that is most sensitive to their unique needs. (American Heart Association, "The Misuse of Preemptive Laws and the Negative Impact on Public Health A Policy Statement from the American Heart Association" (June 2022), available at <https://www.heart.org/-/media/Files/About-Us/Policy-Research/Policy-Positions/Public-Health-Advocacy/Preemption-Policy-Statement-2022.pdf>). Preemption by the state is a powerful tool that should not be used sparingly to address actual statewide issues. This legislation seeks a problem that doesn't exist.--High energy efficiency building standards support a more competitive and thriving building industry for workers. Stronger energy codes in our cities, while bemoaned by a minority of developers, are celebrated by Missouri businesses, as demonstrated by testimony submitted in support of the 2021 International Energy Conservation Code to legislators in Kansas City and the U.S. Congress, which I have appended to this testimony. (See e.g., Statement by Hathmore Technologies to City of KC; Statement by Endeavor Home Construction to City of KC; Statement by Insulation Manufacturers Association to City of KC; Statement by SAB Homes to City of KC; Statement by Kansas City Insulation Company to City of KC; Statement by Aspen Homes to City of KC; Statement by Catalyst Construction to U.S. Congress). Missouri communities invest thousands of dollars in workforce training on stronger energy codes to build more quality buildings. This strengthens our workforce, and it attracts more residents and businesses to Missouri who are looking to live and work in local jurisdictions that invest in the quality of its built environment and the health of their community.--Missouri, the Show Me State, is a leader, and our state's legacy is on the line now. It is a certainty that stronger energy codes will be the new normal. Over 100 cities have adopted stronger codes than HB 939 would allow, and many are updating them now to show the nation we are the best place to live and work. And the federal government as well as Missouri's own state officials are working to send upwards of hundreds of millions of dollars to help us do it! Let this be a signature moment for our state to lead by supporting our local communities leading the way in building better places to live and work for all.--Blocking advanced codes means that

MO is blocking better building technologies. We cannot block the growth of an entire industry because a loud, tiny minority of a handful of misguided lobbyists think this will make them more money in the short term. This bill is analogous to passing a law forcing Missourians to prop up horse carriage manufacturers that cannot compete on their own with planes, trains, and automobiles. --The needs of Missouri outweigh the short-sighted ambitions of the few. This bill would dishonor the state legislature by having a state law impacting everyone by protecting the short-term profits of a few developers over the vast quantity of subcontractor small businesses. HB 939 is anti-job growth. There are ample opportunities for businesses in both new and building renovation work with new code development that would be stymied by this legislation. But if HB 939 becomes law, it will keep Missouri from advancing into present-day building technology because some misguided building lobbyists are scared to change their business plan in the slightest, even though doing so will help them. Worse, this bill would keep solid-paying career level positions from being created along the way.--In addition to supporting healthy homes, adopting better codes like the 2021 IECC protect the financial health of residents by helping lower utility bills as a result of vastly increased energy efficiency. Studies have repeatedly shown that the 2021 IECC will support lowering costs, (See Victor R. Salcido et al., Cost effectiveness of the 2021 IECC for Residential Buildings in Missouri, US Dept. of Energy Report (2021), available at [https://www.energycodes.gov/sites/default/files/2021-07/MissouriResidentialCostEffectiveness\\_2021\\_0.pdf](https://www.energycodes.gov/sites/default/files/2021-07/MissouriResidentialCostEffectiveness_2021_0.pdf); see also ICF, Cost Effectiveness of the Residential Provisions of the 2021 IECC, Report (2022) [checking the math of NAHB on residential provisions of the 2021 IECC], available at <https://energyefficientcodes.org/wp-content/uploads/2022/05/ICF-2021-IECC-Cost-effectiveness-Analysis.pdf>), and many jurisdictions in the nation are taking advantage of this benefit by adopting unamended or strengthened versions of the 2021 IECC. (See e.g., City of Chicago, Press Release (June 22, 2022) [announcing adoption of 2021 IECC with strengthening amendments to ensure new buildings are constructed to ensure affordability, protect public health, and drastically reduce indoor air pollution and carbon emissions], [https://www.chicago.gov/city/en/depts/mayor/press\\_room/press\\_releases/2022/june/EnergyTransformationCodeClimateChange.htm](https://www.chicago.gov/city/en/depts/mayor/press_room/press_releases/2022/june/EnergyTransformationCodeClimateChange.htm)).--Energy bills are going up. More efficient homes mean less money spent on the utility bill for homeowners and renters. To do this, Missouri must support local jurisdictions who enact strong energy codes now for new buildings. (See ICC, DOE Finds 2021 IECC Commercial Provisions Provide Significant Energy and Cost Savings, <https://www.iccsafe.org/about/periodicals-and-newsroom/doe-finds-2021-iecc-commercial-provisions-provide-significant-energy-and-cost-savings/#:~:text=In%20addition%2C%20on%20a%20national,compared%20to%20the%202018%20edition>). Doing so would have great benefit in the long term and have only minor impacts on the short term as new buildings account for a small portion of home sales, and new construction permits are still being issued in cities with much better codes than HB 939 would allow. (The City of Kansas City, MO in 2024 had over 400 single family housing permits issued under its new code adopting the 2021 IECC, with nearly 100 more in review at the end of the year). In fact, a study for the US Department of Energy determined that a switch from the 2009 IECC to the 2015 IECC level will lead to a cost savings for residents of the home during the lifecycle cost saving of nearly \$7000 and pay for itself in less than four years. This has played out in Kansas City, Missouri, the only jurisdiction in Missouri to adopt the 2021 IECC so far, where new residential housing units are being built and sold at the prevailing market rate.--Energy Efficient Buildings are standard practice - not a premium commodity. The changes to building codes proposed in HB 939 are significantly out of date with current standard building practices and safety standards. However, by reducing the standards to this level, less motivated or scrupulous developers can charge a premium to unsuspecting consumers for what should be standard energy efficiency measures. This would especially hurt families who rent in single- or double-unit homes and who are unable to opt into greater energy efficiency measures for their home. Durable, affordable, and healthy homes made better with energy efficiency measures should be afforded to all our residents, not just those who can afford premium extras. The stated goal of HB 939 is to prohibit any local code that "improve(s) sustainability, energy efficiency, and environmental responsiveness that threatens the affordability of the construction, maintenance, repair or renovation." No such code exists in Missouri, or anywhere for that matter, and this stated intent betrays a misunderstanding of energy efficiency, environmental responsiveness, and sustainability. These are not fake, made up terms to undermine businesses. They are principles that serve our communities, both residents and businesses alike. Local building codes made by local communities are designed to help people live safely in homes they can afford and that are built to last. HB 939 undermines our state's ability to ensure just that, and for that reason the legislation should be rejected by this body. Please vote "No" on House Bill 939. I thank you again for your time and service. Enclosures (will be sent to committee members via email)



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WITNESS NAME: <b>HAROLD WATSON</b>		PHONE NUMBER:
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CITY:		STATE:      ZIP:
EMAIL: <b>watsonh1956@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/29/2025 9:18 PM</b>
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WITNESS NAME: <b>JUSTIN KOSCHER</b>		PHONE NUMBER: <b>703-224-2289</b>	
BUSINESS/ORGANIZATION NAME: <b>POLYISOCYANURATE INSULATION MANUFACTURERS ASSOCIATION</b>		TITLE: <b>PRESIDENT</b>	
ADDRESS:			
CITY: <b>ARLINGTON</b>		STATE: <b>VA</b>	ZIP: <b>22201</b>
EMAIL: <b>jkoscher@pima.org</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/29/2025 8:12 PM</b>	
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The Polyisocyanurate Insulation Manufacturers Association (PIMA) is the trade association for North American manufactures of polyiso insulation - a product used in the construction of residential and commercial buildings. PIMA members operate manufacturing facilities across the U.S., including in Sikeston, MO. The overly board nature of this bill jeopardizes local jurisdictions' ability to adopt and enforce energy codes that have numerous pro-consumer benefits. In most households, energy bills are a significant monthly expenditure. Energy codes help to protect consumers from excessive energy bills by implementing cost-effective energy efficiency measures. These benefits extend not only to owners, but also renters who are commonly responsible for paying utility bills with little to no ability to implement energy efficiency improvements. Modern energy codes include provisions for long-standing energy efficiency features such as minimum insulation requirements as well as requirements that help protect building occupants from the negative impacts of air and moisture intrusion. Energy efficiency also plays a critical role in protecting occupants during times of severe weather and/or power outages. The benefits of energy codes extend well beyond the boundaries of a single home. Reducing energy demand, including peak energy demand, improves the reliability and resiliency of the energy grid. We strongly encourage the Committee to oppose the bill as currently drafted. PIMA stands ready to provide additional information on the positive impacts of energy codes. We would be available to discuss concerns related to specific provisions of the energy code and how those provisions could be modified to address the specific needs of the State.



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WITNESS NAME: <b>KAREN UHLENHUTH</b>		PHONE NUMBER:
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ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>karen.uhlenhuth@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/29/2025 10:44 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

**Our climate is unraveling and causing untold damage from heat waves, fires, hurricanes. We must use energy more wisely and sparingly. To that end, we must build more efficiently. The state must not interfere with communities trying to do the responsible thing. Please vote NO on HB 939.**



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 939</b>		DATE: <b>1/29/2025</b>
COMMITTEE: <b>Commerce</b>		
<b>TESTIFYING:</b> <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>KRISSA MILLER</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:	STATE:	ZIP:
EMAIL: <b>centralenergyaudits@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/29/2025 9:29 PM</b>

**THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.**

Dear Missouri Legislators, I am writing to express my strong opposition to House Bill 939, which seeks to prevent cities in Missouri from adopting higher energy codes. If passed, this bill would be a major setback for the progress made by cities like Kansas City, MO and others that have taken important steps forward in building more sustainable, healthier homes. Energy codes are not just about reducing the energy consumption—they are about creating buildings that are safer, more comfortable and built to last. These codes ensure that builders are adhering to high standards for insulation, air sealing, moisture management, and overall building integrity. While some in the building industry have historically fought these codes to save on upfront costs, the reality is that these investments in energy efficiency and building science pay off in the long run. Builders are moving forward and adapting, and the industry is now thriving once again after an initial slowdown following the implementation of these codes. If HB 939 is passed, it would hurt the progress our industry has made by undermining the standards that have already been put in place. As a business that is focused on educating builders and contractors about energy codes and providing energy rating services, we have worked hard to ensure that Missouri's building community is equipped to meet these new challenges. Our company has grown alongside this industry, training a dedicated workforce and helping builders understand how to comply with the energy code in a way that benefits both them and the homeowners they serve. If this bill passes, we would face significant setbacks. Many of the jobs in this field are highly specialized and require extensive training and certification. A move to roll back these codes would not only limit the career opportunities for those who have committed to this industry, but it would also force us to reduce our workforce—many of whom joined this field because they are passionate about making a meaningful impact on people's lives. Homeowners are beginning to understand the importance of these energy standards, while they may initially focus on the aesthetics of a home—granite countertops, flooring, and paint—it doesn't take long before they start asking questions about moisture issues, temperature discomfort and indoor air quality. These are all issues that energy codes address. Energy efficiency isn't about just lowering energy bills; it's about ensuring that homes are built to withstand the test of time and provide a healthy, comfortable environment for the people who live in them. I urge you to oppose HB 939 and allow cities to continue making strides toward building homes that are not only energy efficient but also safer, healthier and more durable. Reducing the energy codes would hinder the growth of a sustainable building industry, hurt local businesses like ours, and ultimately be a disservice to homeowners across Missouri. Thank you for your time and consideration. I sincerely hope you will stand with the future of Missouri's building industry and the well-being of its residents by rejecting this harmful bill.



MISSOURI HOUSE OF REPRESENTATIVES  
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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>KRISSA MILLER</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:                  ZIP:
EMAIL: <b>centralenergyaudits@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/29/2025 9:10 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

**HB 939**



MISSOURI HOUSE OF REPRESENTATIVES  
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<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>LAURA PASTINE</b>		PHONE NUMBER: <b>816-651-7749</b>	
BUSINESS/ORGANIZATION NAME: <b>AIA MISSOURI (AMERICAN INSTITUTE OF ARCHITECTS)</b>		TITLE:	
ADDRESS: <b>415 E. 60TH STREET</b>			
CITY: <b>KANSAS CITY</b>		STATE: <b>MO</b>	ZIP: <b>64110</b>
EMAIL: <b>lpastine@treanor.design</b>	ATTENDANCE: <b>In-Person</b>	SUBMIT DATE: <b>1/28/2025 10:01 PM</b>	

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Currently there is no state-wide building code or energy code for the state of Missouri. HB 939 would strip local municipalities of the codes communities have chosen for themselves. HB 939 does not reduce the cost of housing as it only looks at first costs and not the full cost of home ownership over time. Utility costs far outpace consumer goods costs almost 4 to 1, impacting the ability of homeowners to maintain their homes. Constructing efficient buildings and homes means our energy grids do not take on energy loads larger than necessary, which overwhelm our infrastructure at a cost much larger than our communities and homeowners can support. Adopted local codes allow homeowners in larger communities to know what they're buying, with the confidence that corners are not cut in the quality of their home they expect to age well with proper construction techniques and materials. The language of HB 939 is overly broad with "Excessive Design and Construction" undefined and open to interpretation. This means key building elements that protect homes and homeowners from natural hazards, extreme weather, and emergencies could be considered "excessive" even though they are proven to protect life safety.



MISSOURI HOUSE OF REPRESENTATIVES  
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<b>TESTIFYING:</b> <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>RICHARD SHEETS</b>		PHONE NUMBER: <b>573-635-9134</b>	
BUSINESS/ORGANIZATION NAME: <b>MISSOURI MUNICIPAL LEAGUE</b>		TITLE: <b>EXECUTIVE DIRECTOR</b>	
ADDRESS: <b>1727 SOUTHRIDGE DRIVE</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65109</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/29/2025 12:00 AM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			



MISSOURI HOUSE OF REPRESENTATIVES  
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COMMITTEE: <b>Commerce</b>			
<b>TESTIFYING:</b> <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>SAMANTHA HITE</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>samanthahite@gmail.com</b>	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>1/29/2025 8:21 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			

Allowing this bill to pass opens up avenues for buildings to become less safe, and in the long-run, more expensive. Building efficient, 'green' homes allows for a healthier life, and usually leads to a home who's development has been considered for more than just 10 years - green homes are meant to last. They may seem more expensive up front, but with a dedicated plan to building and developing green homes, less 'intense' restoration will need to occur, meaning that a house will preform, and last longer. Let's also understand that it isn't truly the issue that there isn't enough 'low-income' housing, we have plenty, but the problem is many people who life in low-income or 'starter' homes, can most likely afford next level homes, but because insurance rates are too high, they don't want to sacrifice any good mortgage rates for one that is higher. It isn't a problem with supply, but a problem with demand.



MISSOURI HOUSE OF REPRESENTATIVES  
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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>SHARLA RIEAD</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>sharla@hathmore.com</b>		ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/29/2025 2:39 PM</b>

**THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.**

We are in 2025. Several jurisdictions in our state have implemented building codes that are more recent than the 2009 IRC. The codes are updated every three years to improve them based on new research, actual experience, and updated knowledge. These updates are made in a consensus process. Why would Missouri want to go backwards and undo 16 years of progress in building codes? That would be irresponsible and place our citizens in dangerous, unhealthy, and unsafe conditions. Codes enforce safety and health and building durability. The IRC has much more than energy and while it is incorrect to reverse the positive impacts of the new energy codes, it is completely insane to reverse all our codes back to the 2009 IRC for everything which is how this bill reads. Who would be responsible to determine what is considered an "excessive building design or construction practice"? Who would be responsible to determine what is considered to "threaten affordability"? These things can be analyzed, but are not fully known until they are realized. For example, the HBA generated a list of expenses prior to the adoption of the 2021 IECC in Kansas City that they claimed would threaten affordability. They listed a cost increase of almost \$32,000.00 and claimed the utility savings would never pay back. Now that this has been implemented, we find that the actual cost increase is closer to \$5,000.00 and is paying back within 7 years. This bill is poorly written and is an example of unnecessary government overreach and control. This would cause all sorts of litigation and major issues throughout the state. Vote "NO" on this bill and leave the jurisdictions to determine what is best for them and their constituents or implement a minimum building code as a backstop (not a maximum) and keep it current with the building industry and construction knowledge that is present in the ICC building codes.





MISSOURI HOUSE OF REPRESENTATIVES  
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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>STEPHEN MELTON</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>smelton822@icloud.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/29/2025 7:13 PM</b>

**THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.**

I am an alderman in Parkville, Missouri and oppose HB 939. The bill would cause many Missouri municipalities to lower their energy efficiency standards back to those of the IECC 2009, rescinding the improvements in materials, technologies and techniques of the past fifteen years. Missouri should be adopting the IECC 2024 codes, rather than barring fifteen years of progress. It is not true, as stated in line 26, that the post-2009 codes are "excessive". Rather, a July 2021 analysis done by the US Department of Energy showed that the IECC 2021 codes would save Missouri home-owners substantial energy costs--both short and long term--by improving building performance. Modern efficiency codes are good for Missouri home owners and good for Missouri.



MISSOURI HOUSE OF REPRESENTATIVES  
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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>SUSAN GIBSON</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>Onesuegibson@protonmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/29/2025 1:52 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

**If an owner cannot assure sustainability and energy efficiency, they should downsize their plans until they can. This is vital to the survival of current and future generations.**