

BUILDING CODES & ATTAINABILITY

COSG • 2026

[interval,]

**KRONBERG
URBANISTS
ARCHITECTS**



INTRODUCTION



JOHN ZEANA-
Principal & Owner
Interval, LLC

Beyond Zoning: Hidden Code Barriers to Middle-Scale Housing

<https://www.centerforbuilding.org/>

KRONBERG URBANISTS + ARCHITECTS

interval.

KRONBERG
URBANISTS
ARCHITECTS



**WE ARE A MULTIDISCIPLINARY TEAM THAT UTILIZE OUR SKILLS
IN ARCHITECTURE, PLANNING, URBAN DESIGN, HISTORIC
PRESERVATION, POLICY MAKING AND REAL ESTATE DEVELOPMENT
TO MAKE FLOURISHING NEIGHBORHOODS**

WHAT WE DO

interval, |

KRONBERG
URBANISTS
ARCHITECTS

ARCHITECTURE



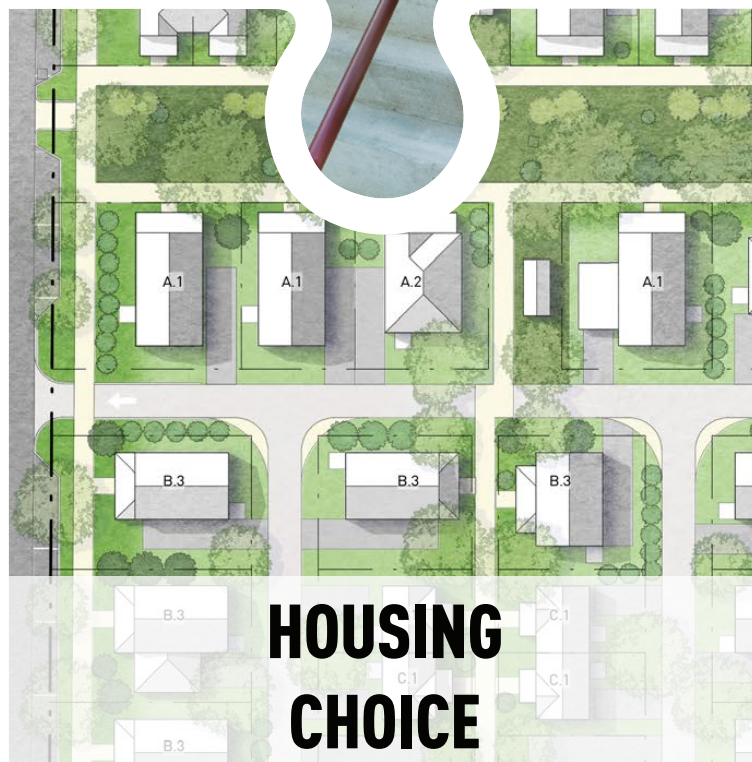
URBAN DESIGN



MAIN STREET REDEVELOPMENT



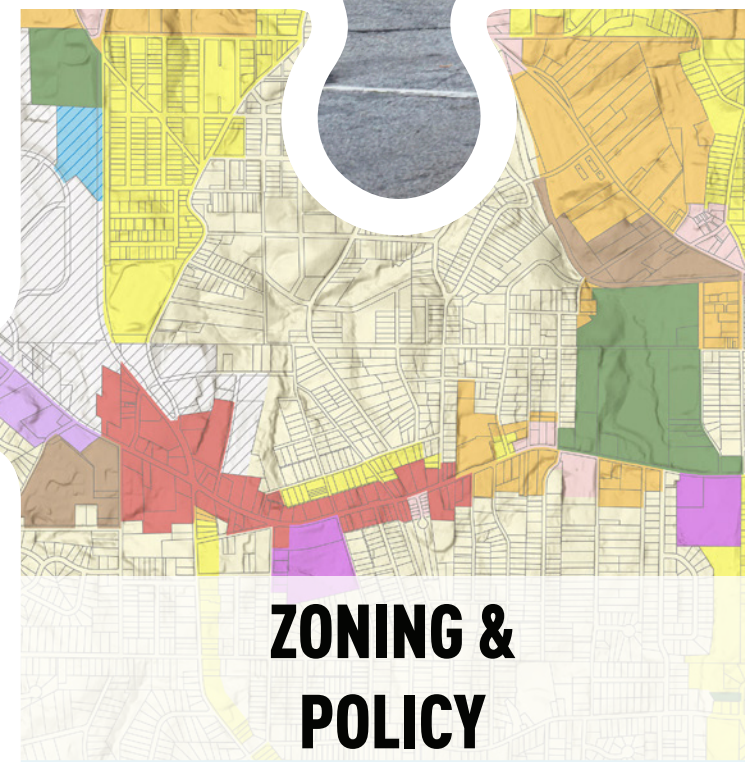
HOUSING CHOICE



DEVELOPMENT GUIDANCE



ZONING & POLICY



COLLABORATIVE ENTITIES



INCREMENTAL TOWNS COOPERATIVE

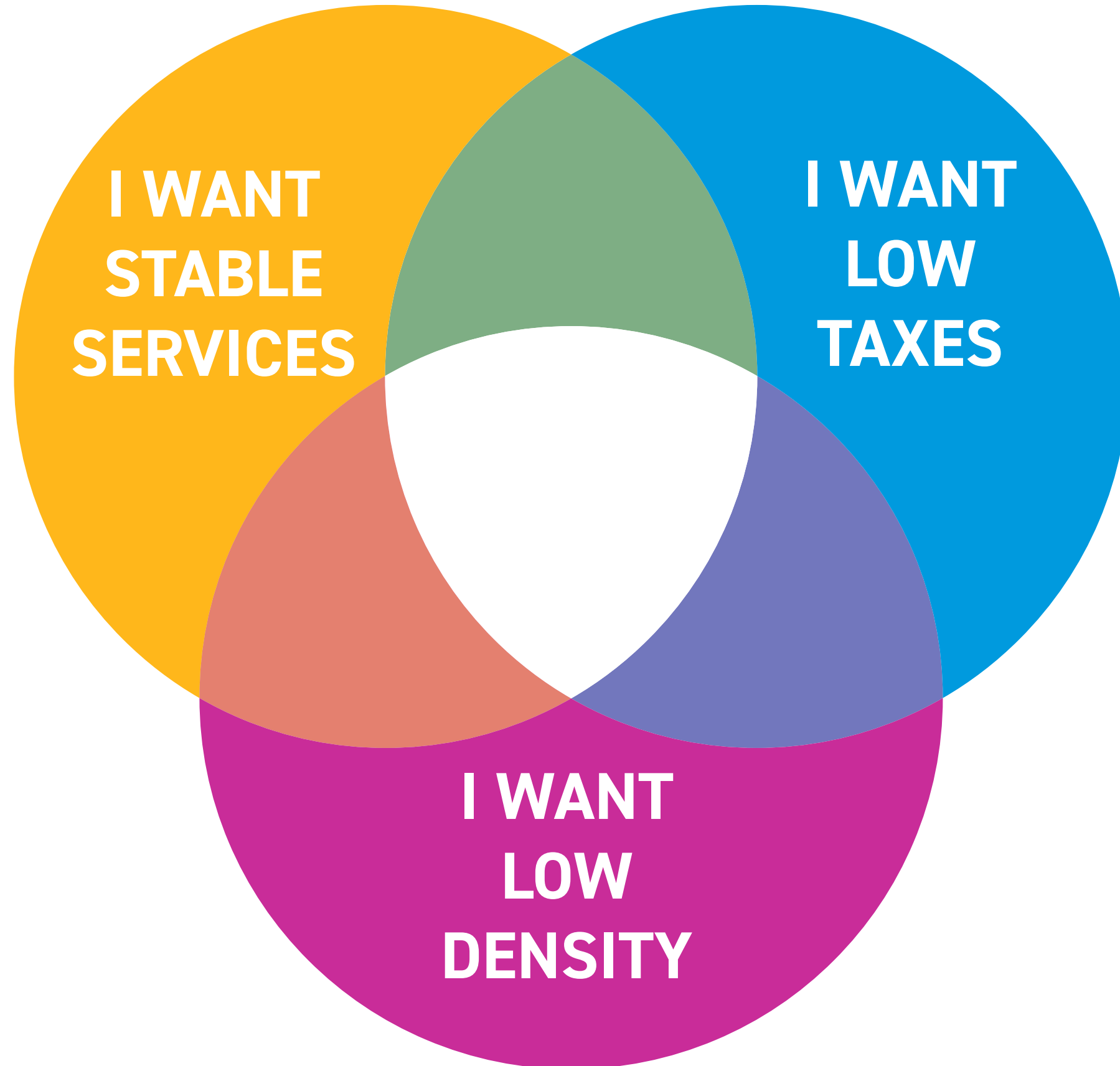
INC CODES



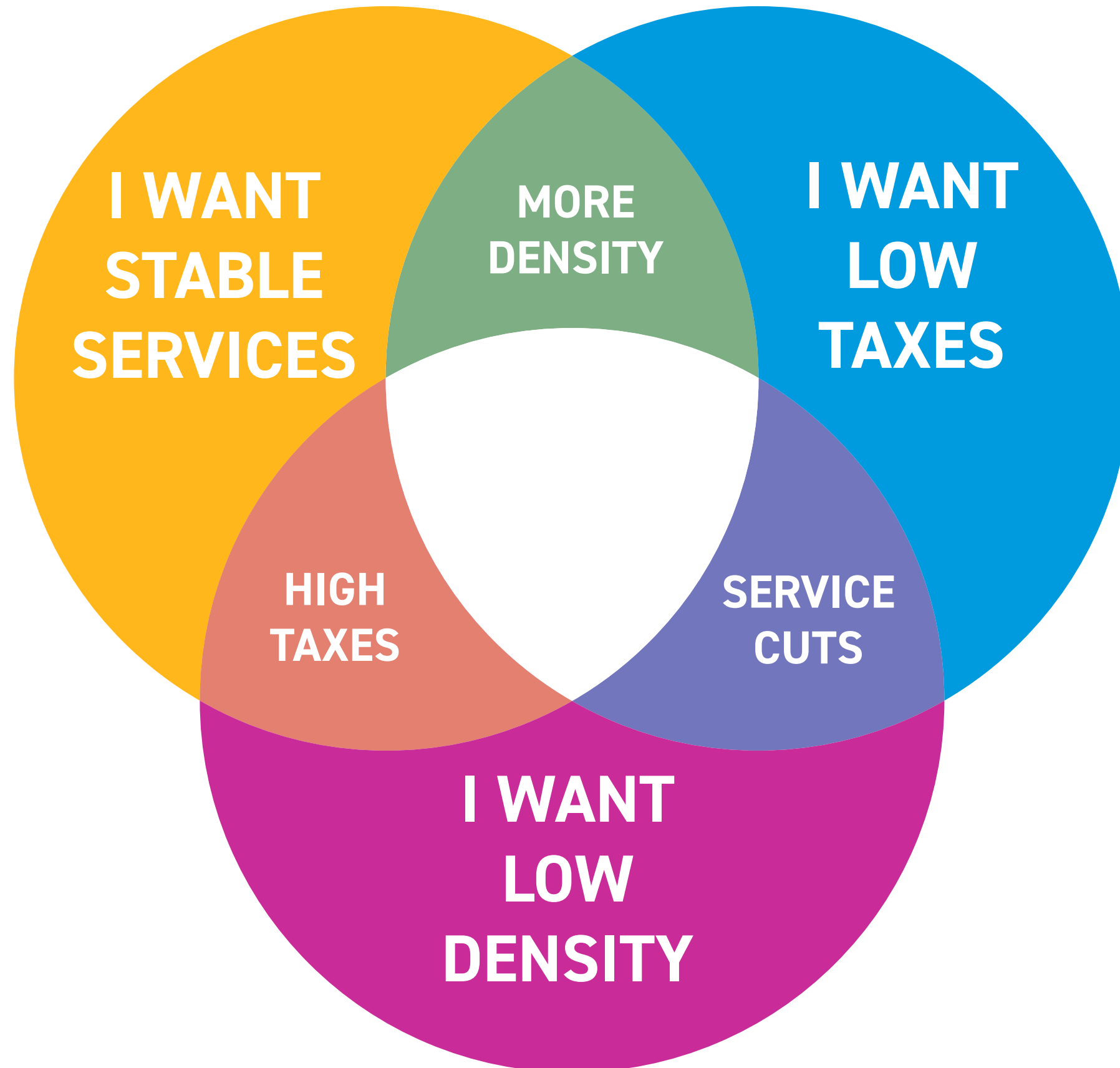
INC PLANS

A dark blue silhouette of a house with a gabled roof and a white doorway, positioned above the 'PLANS' text.

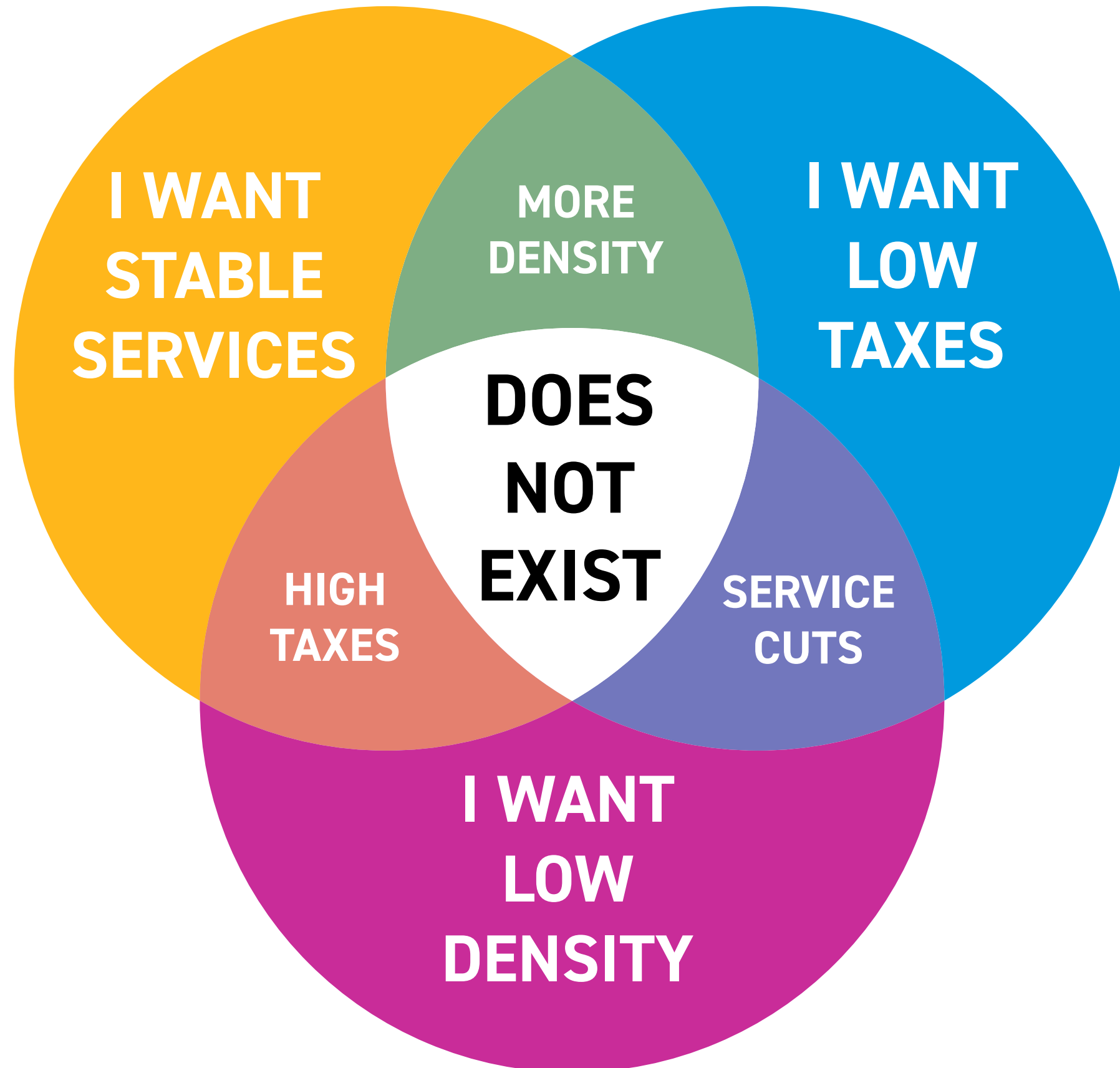
COMMUNITY DESIRES



COMMUNITY TRADEOFFS



COMMUNITY REALITY



FLOURISHING

NEIGHBORHOODS ARE

ECONOMICALLY & SOCIALLY

VIBRANT

PRODUCTIVE &
LIVABLE

INCLUSIVE

DIVERSE &
ATTAINABLE

LASTING

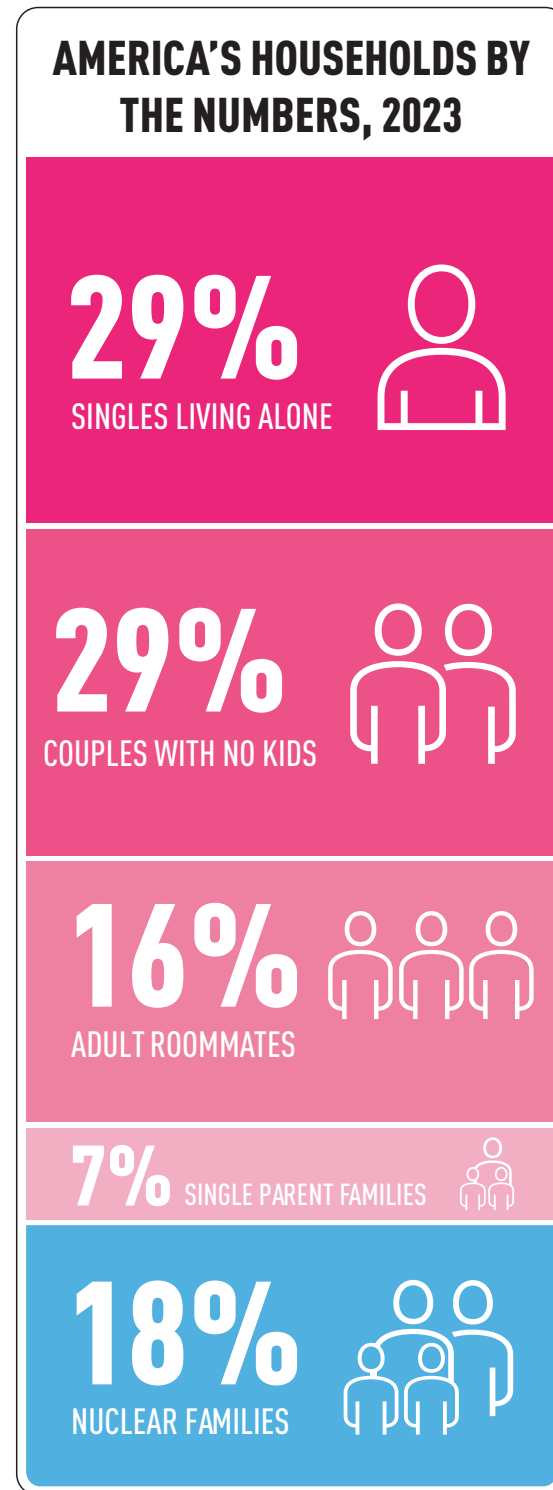
SUSTAINABLE
& LOVABLE



THE HOUSING MISMATCH

CHANGING DEMOGRAPHICS

HOUSEHOLD SIZE



2023

+80%

OF AMERICAN HOUSEHOLDS WERE NOT TRADITIONAL NUCLEAR FAMILIES

IN THE 1950S, 43% OF HOUSEHOLDS WERE NUCLEAR FAMILIES; 9% WERE SINGLES LIVING ALONE

CHANGING DEMOGRAPHICS

HOUSEHOLD SIZE



**NUMBER OF PEOPLE
PER HOUSEHOLD**

1950

3.8

2024

2.5

**AVERAGE SF OF NEW
SINGLE-FAMILY HOME**

983

2,647

**SF OF LIVING SPACE
PER PERSON**

292

1,058

3.6X

CHANGING DEMOGRAPHICS

HOUSEHOLD SIZE



**NUMBER OF PEOPLE
PER HOUSEHOLD**

1950

3.8

2024

2.5

**PORTLAND,
MN: 2.03**

**AVERAGE SF OF NEW
SINGLE-FAMILY HOME**

983

2,058

**SF OF LIVING SPACE
PER PERSON**

292

1,058

3.6X

CHANGING DEMOGRAPHICS

HOUSEHOLD SIZE



1950: 3.8 PEOPLE PER HOUSE



2017: 2.5 PEOPLE PER HOUSE

50%
**MORE HOUSES NEEDED FOR
THE SAME # OF PEOPLE**



2030: 2.0 +/- PEOPLE PER HOUSE

100%
**MORE HOUSES
NEEDED FOR THE
SAME # OF PEOPLE**

CHANGING DEMOGRAPHICS

HOUSEHOLD SIZE



1950: 3.8 PEOPLE PER HOUSE



2017: 2.5 PEOPLE PER HOUSE



2030: 2.0 +/- PEOPLE PER HOUSE

50%
**MORE HOUSES NEEDED FOR
THE SAME # OF PEOPLE**

100%
**MORE HOUSES
NEEDED FOR THE
SAME # OF PEOPLE**

CHANGING DEMOGRAPHICS

HOUSEHOLD SIZE



1950: 3.8 PEOPLE PER HOUSE



2017: 2.5 PEOPLE PER HOUSE



2030: 2.0 +/- PEOPLE PER HOUSE

50%

**LEGAL
EVERYWHERE**

100%
MORE HOUSES
NEEDED FOR THE
SAME # OF PEOPLE

CHANGING DEMOGRAPHICS

HOUSEHOLD SIZE



**RARELY
LEGAL**

50%

**HOUSES NEEDED FOR
SAME # OF PEOPLE**

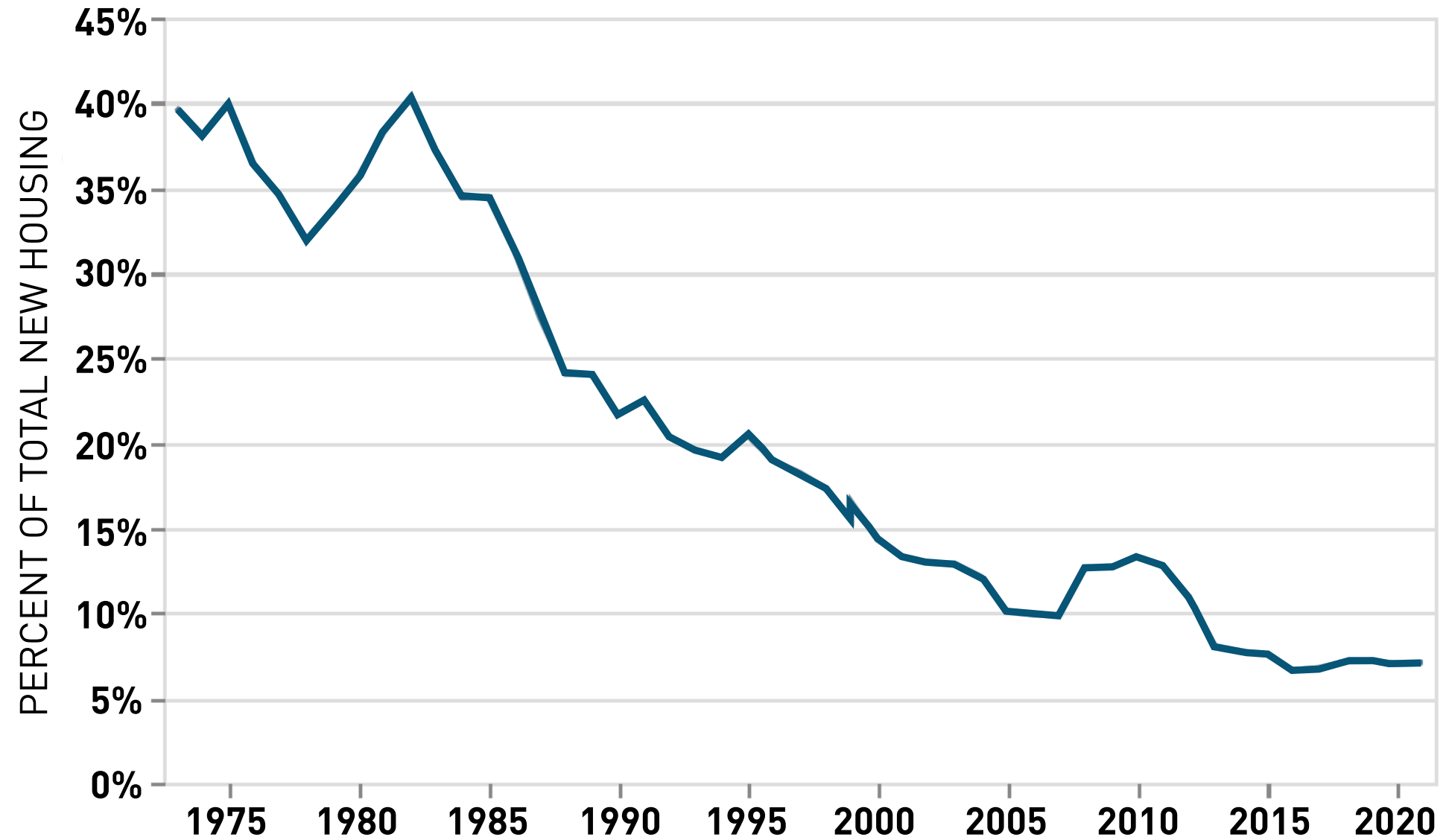
100%
**MORE HOUSES
NEEDED FOR THE
SAME # OF PEOPLE**

SUPPLY

SMALL HOME CONSTRUCTION



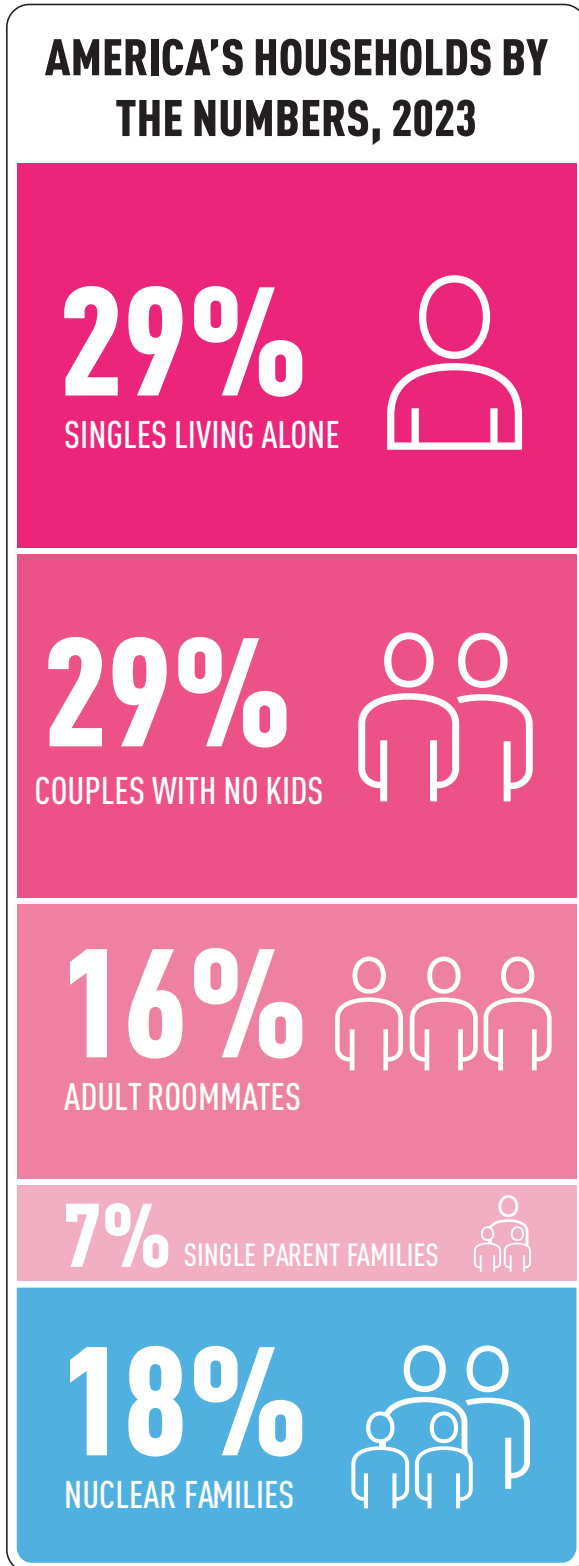
DECLINE OF SMALLER/ STARTER HOME CONSTRUCTION, 1973-2021



NOTE: SMALLER HOMES REFERS TO HOMES LESS THAN 1,400 SF

SUPPLY VS DEMAND

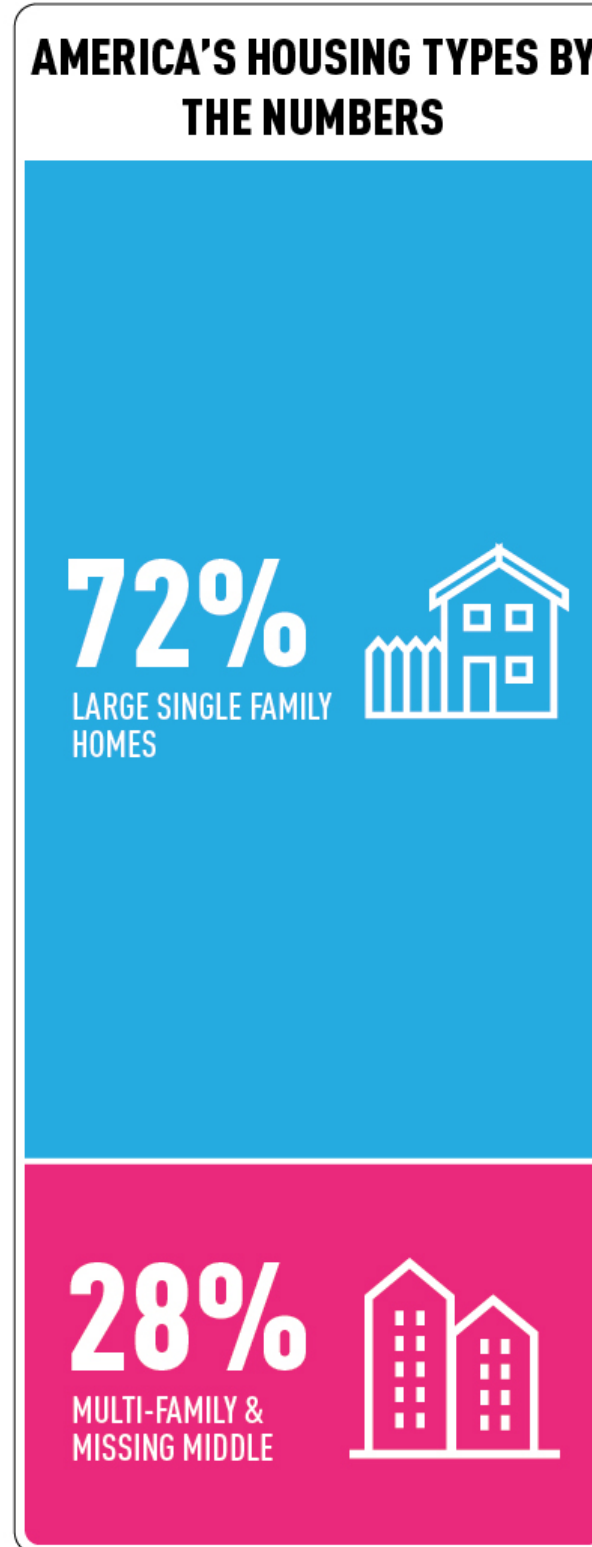
HOUSING TYPE



2023

+80%

OF AMERICAN HOUSEHOLDS WERE NOT TRADITIONAL NUCLEAR FAMILIES



BUT

72%

OF AMERICAN HOUSING UNITS CATER TO TRADITIONAL NUCLEAR FAMILIES

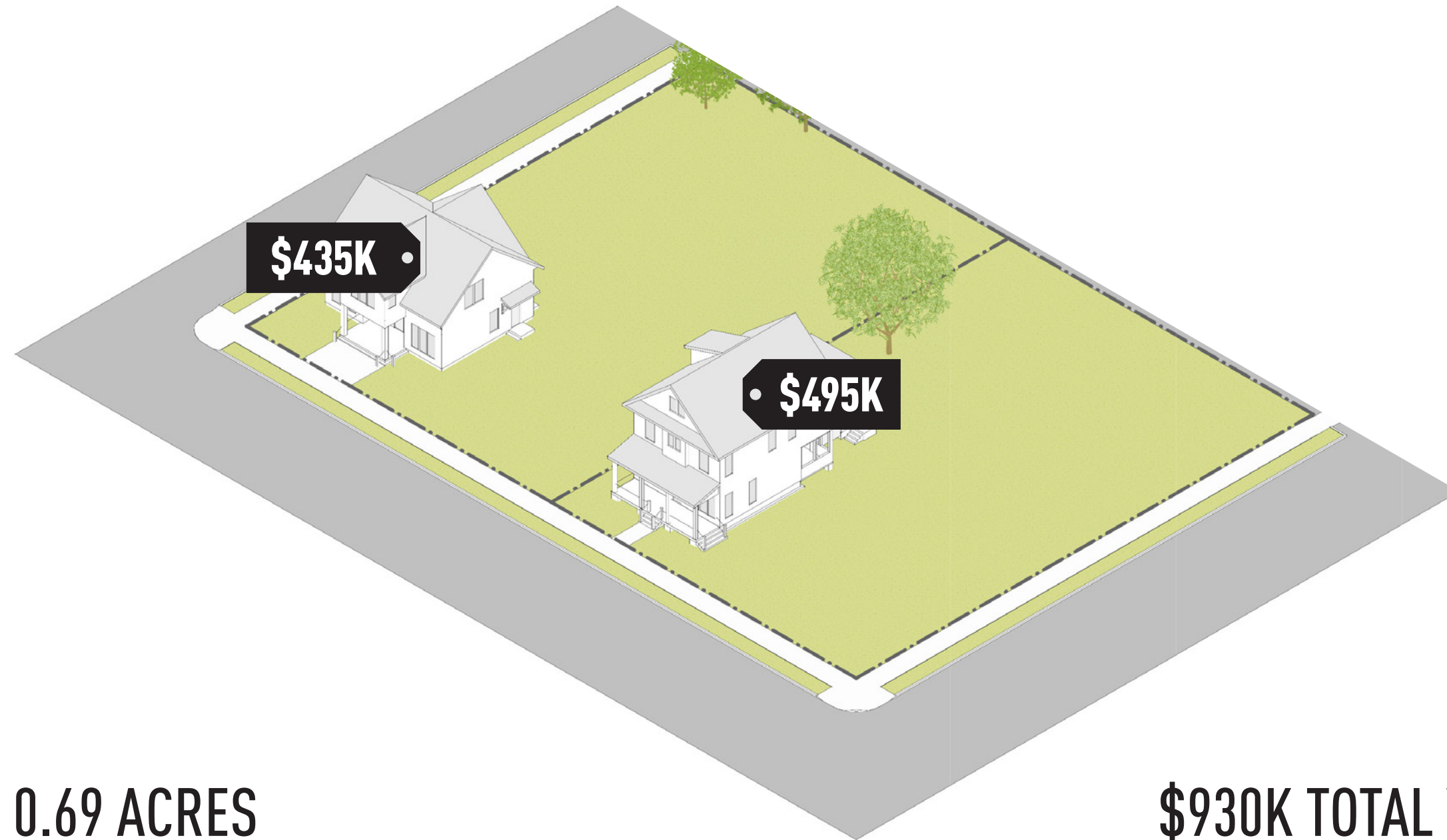


THE HIGH COSTS OF LOW DENSITY

**SINGLE FAMILY ONLY
ZONING**

**MORE HOUSING
CHOICES**

HOUSING & INFRASTRUCTURE NEEDS



0.69 ACRES

2 UNITS

2.9 UNITS/ACRE

\$930K TOTAL VALUE

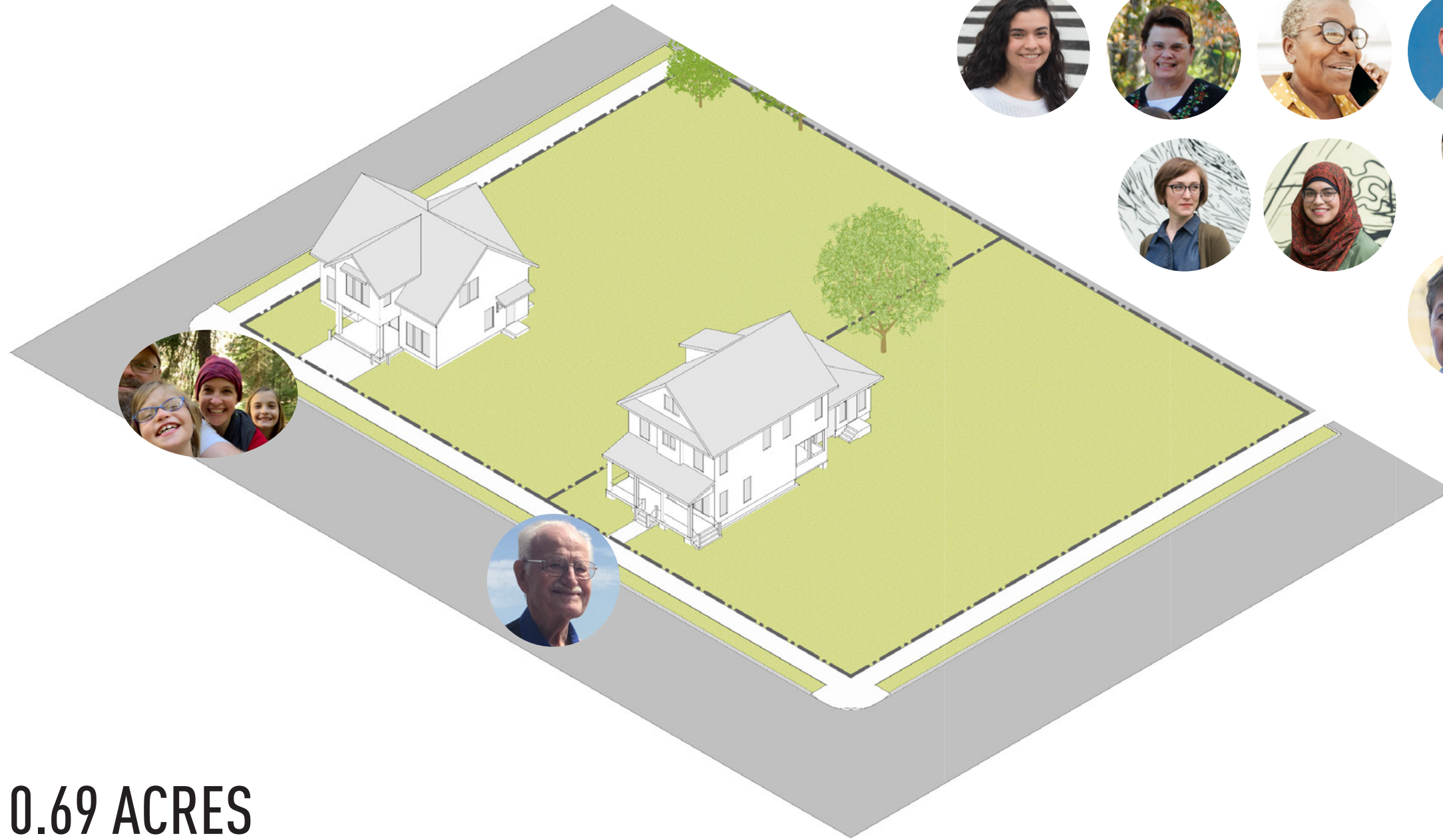
\$1.35M/ACRE

**SINGLE-FAMILY-ONLY-
ZONING IS A POLICY OF
LEGALLY MANDATED
SCARCITY**

HOUSING & PEOPLE NEEDS



????



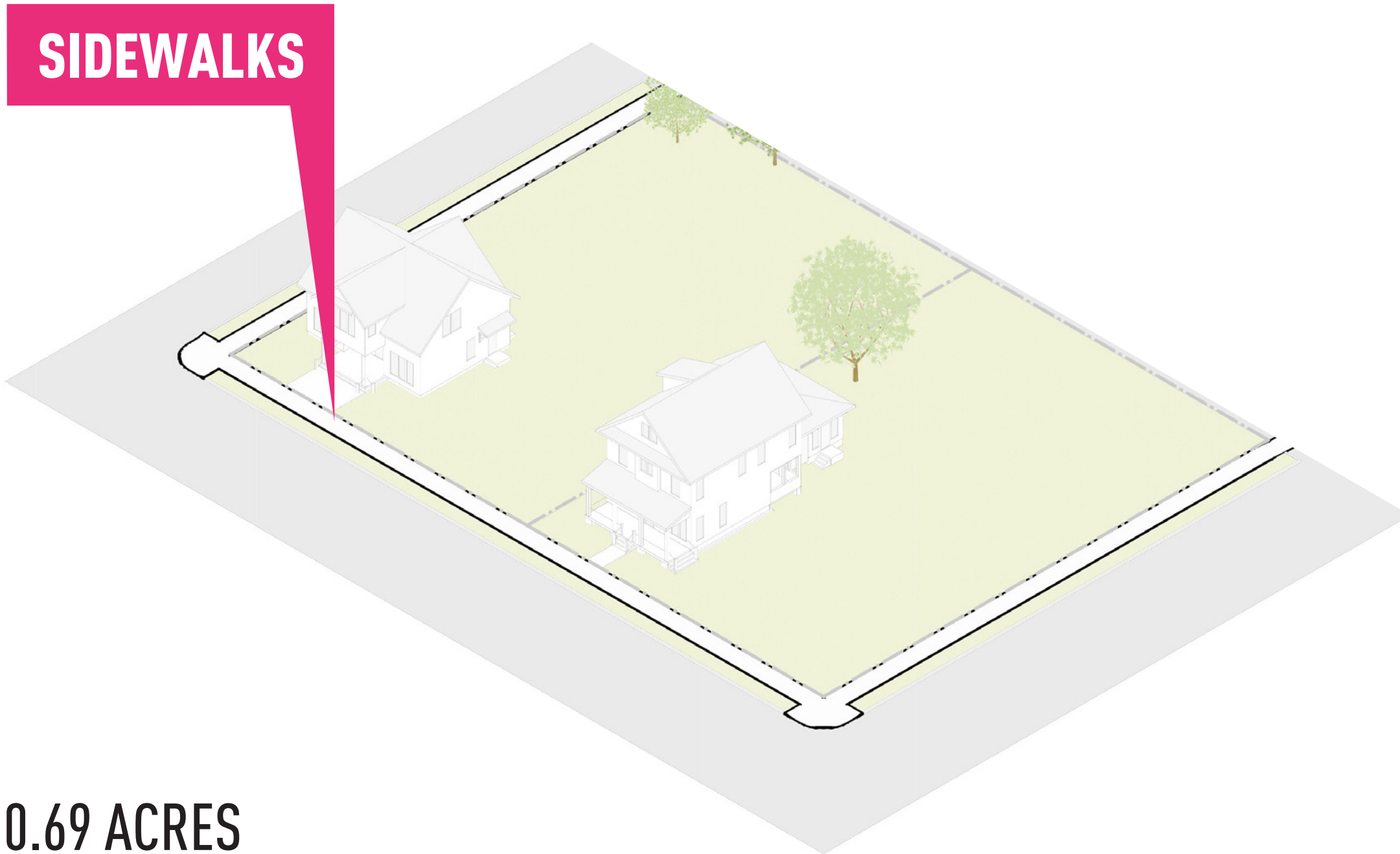
0.69 ACRES

2 UNITS

2.9 UNITS/ACRE

**SINGLE-FAMILY-
ONLY-ZONING
REQUIRES A LOT OF
INFRASTRUCTURE**

HOUSING & INFRASTRUCTURE NEEDS

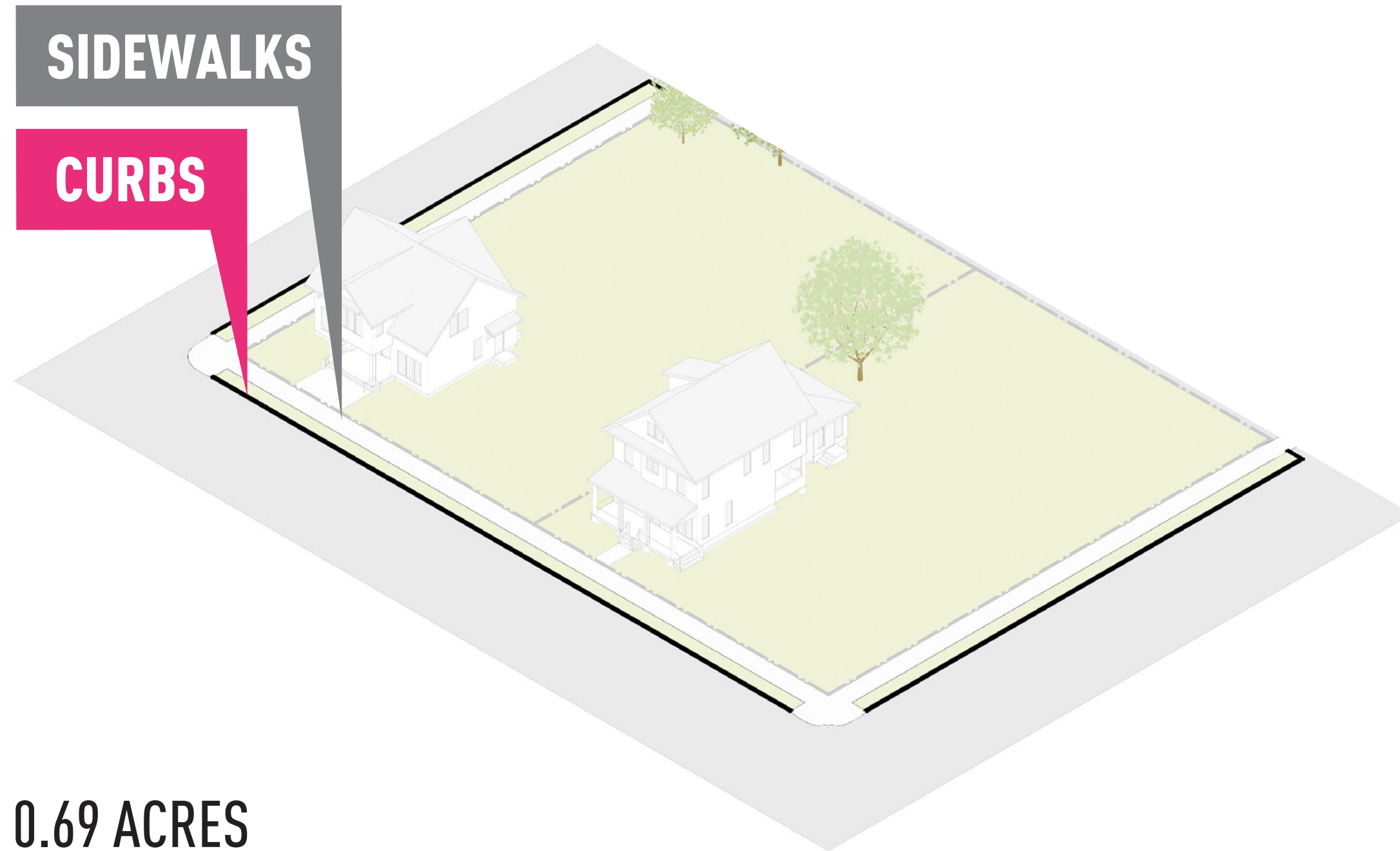


0.69 ACRES

2 UNITS

2.9 UNITS/ACRE

HOUSING & INFRASTRUCTURE NEEDS



0.69 ACRES

2 UNITS

2.9 UNITS/ACRE

HOUSING & INFRASTRUCTURE NEEDS

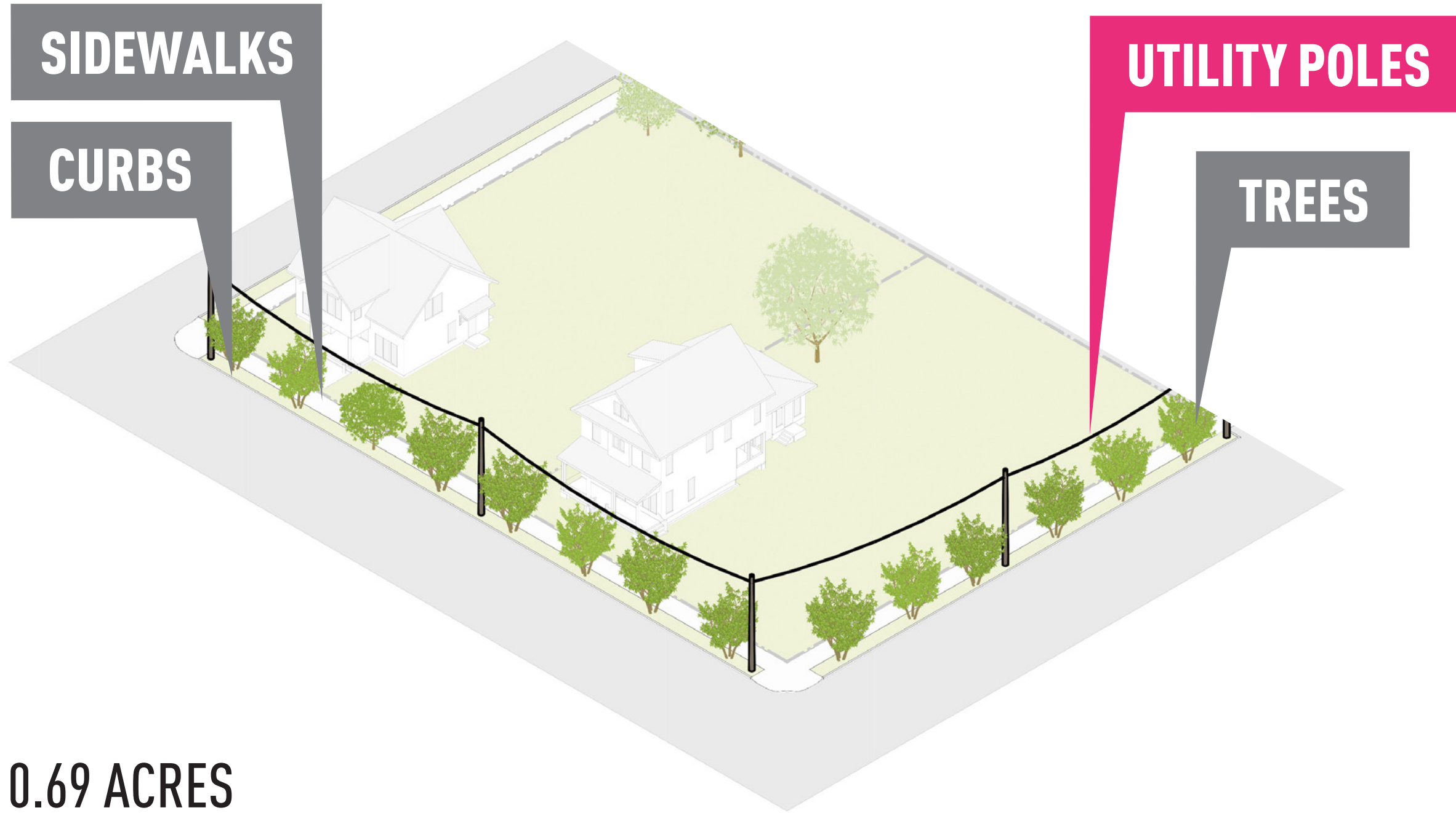


0.69 ACRES

2 UNITS

2.9 UNITS/ACRE

HOUSING & INFRASTRUCTURE NEEDS

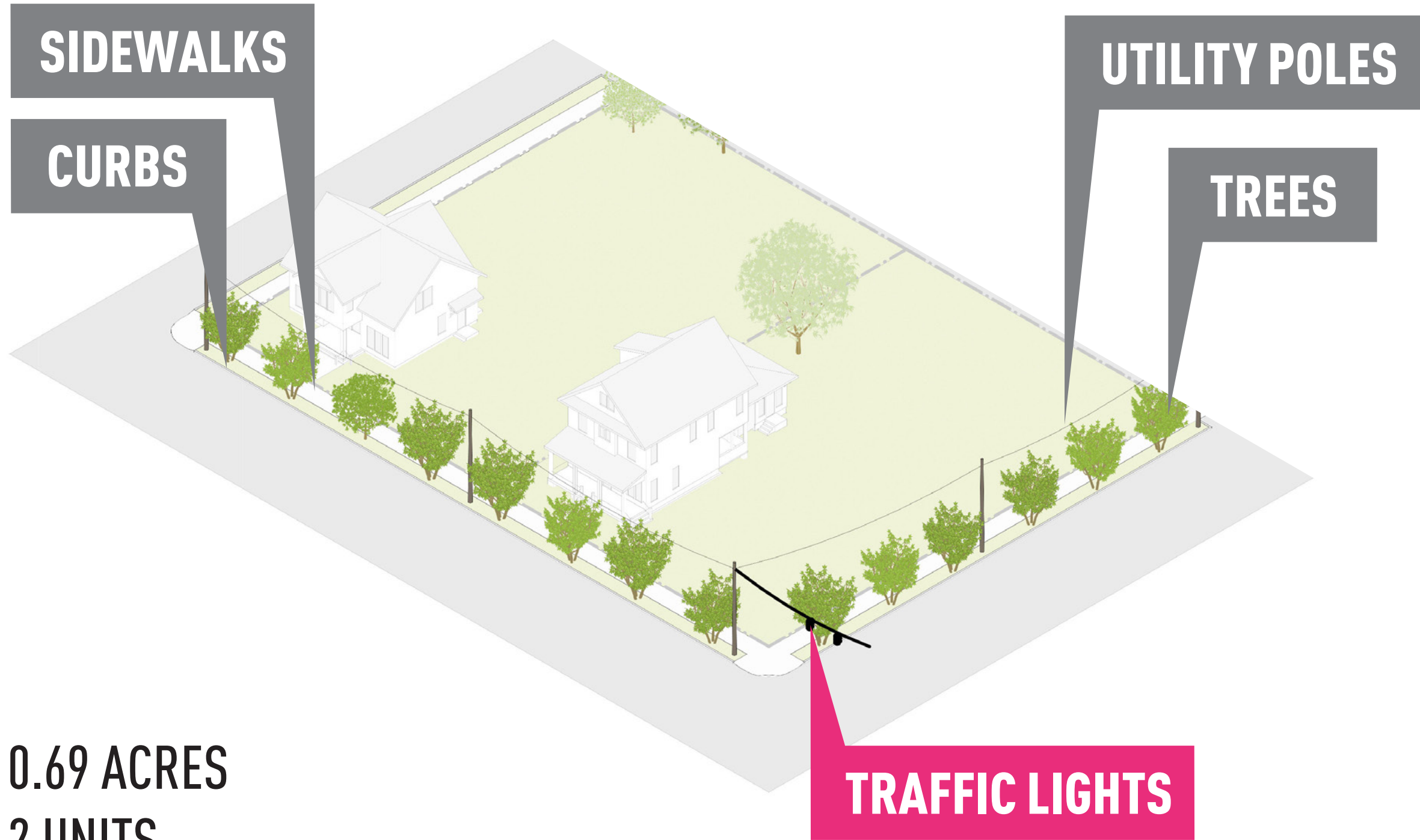


0.69 ACRES

2 UNITS

2.9 UNITS/ACRE

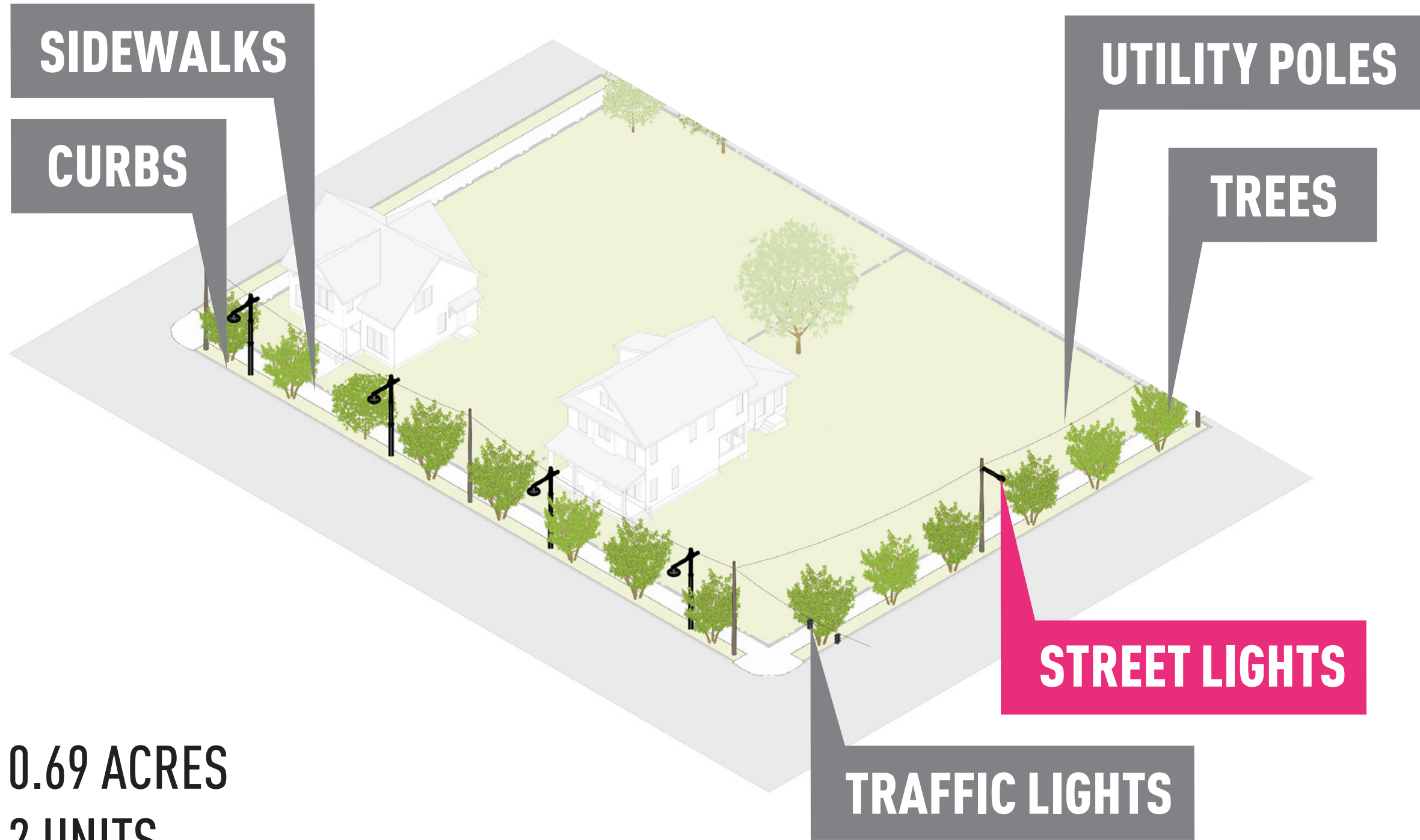
HOUSING & INFRASTRUCTURE NEEDS



0.69 ACRES
2 UNITS

2.9 UNITS/ACRE

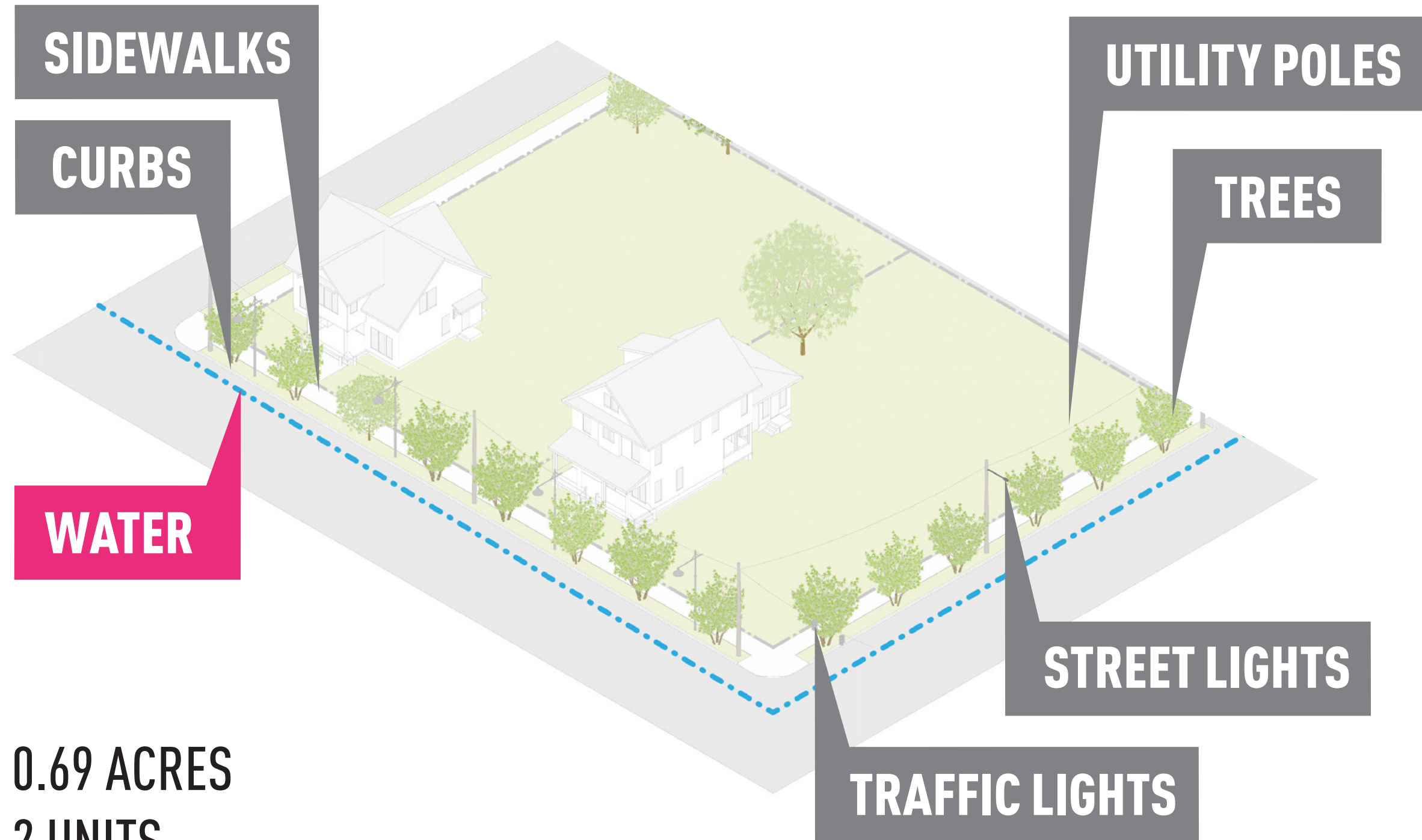
HOUSING & INFRASTRUCTURE NEEDS



0.69 ACRES
2 UNITS

2.9 UNITS/ACRE

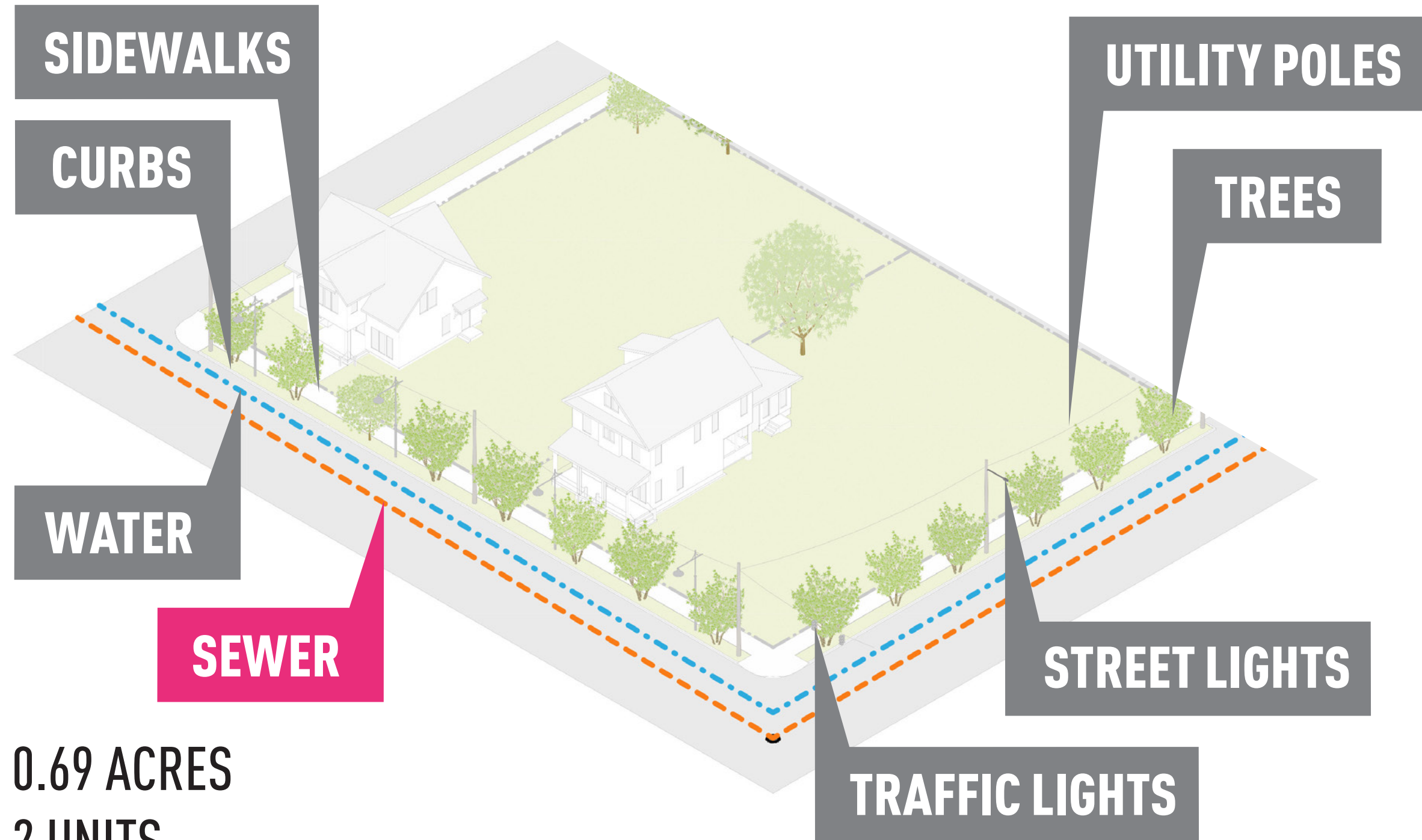
HOUSING & INFRASTRUCTURE NEEDS



0.69 ACRES
2 UNITS

2.9 UNITS/ACRE

HOUSING & INFRASTRUCTURE NEEDS

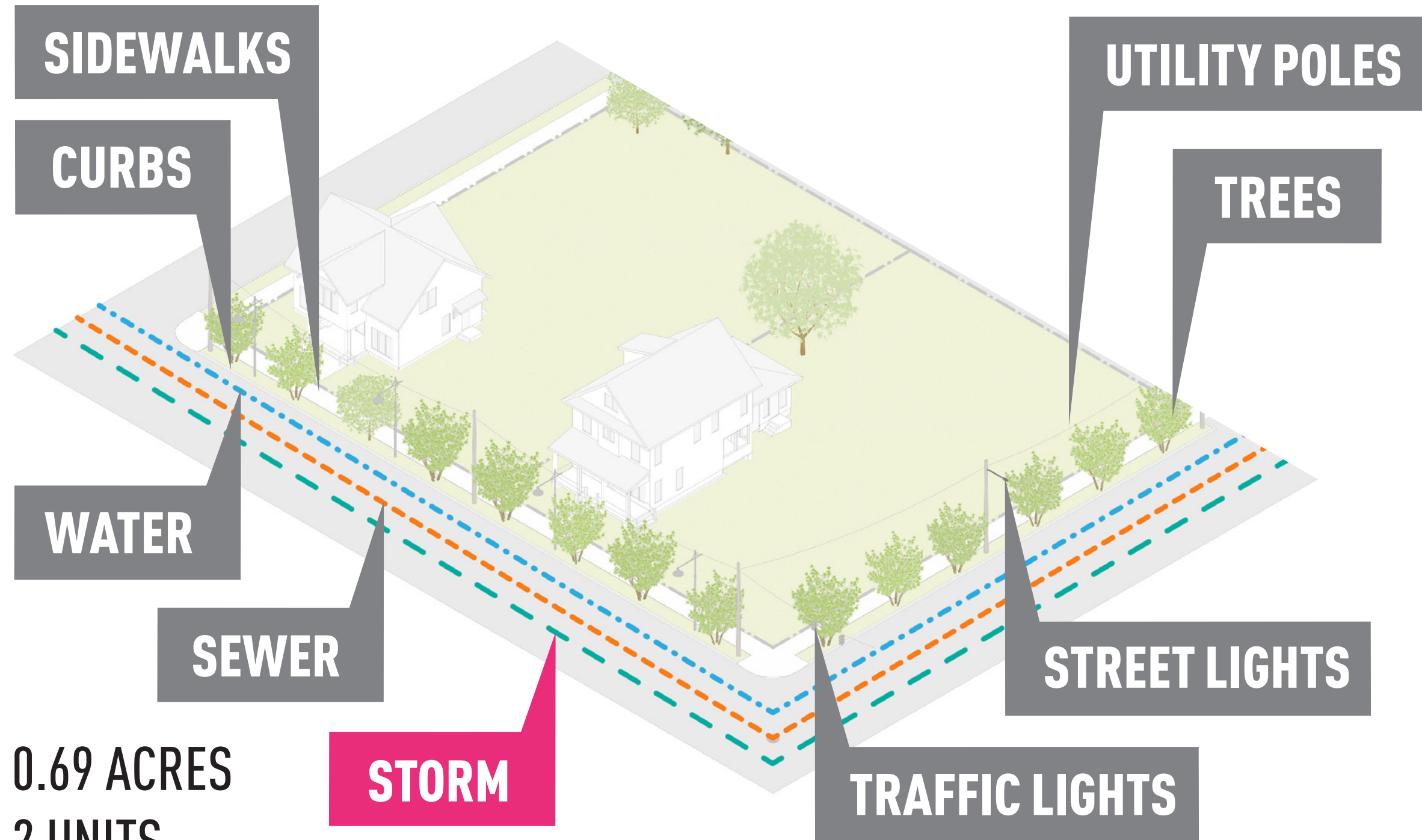


0.69 ACRES

2 UNITS

2.9 UNITS/ACRE

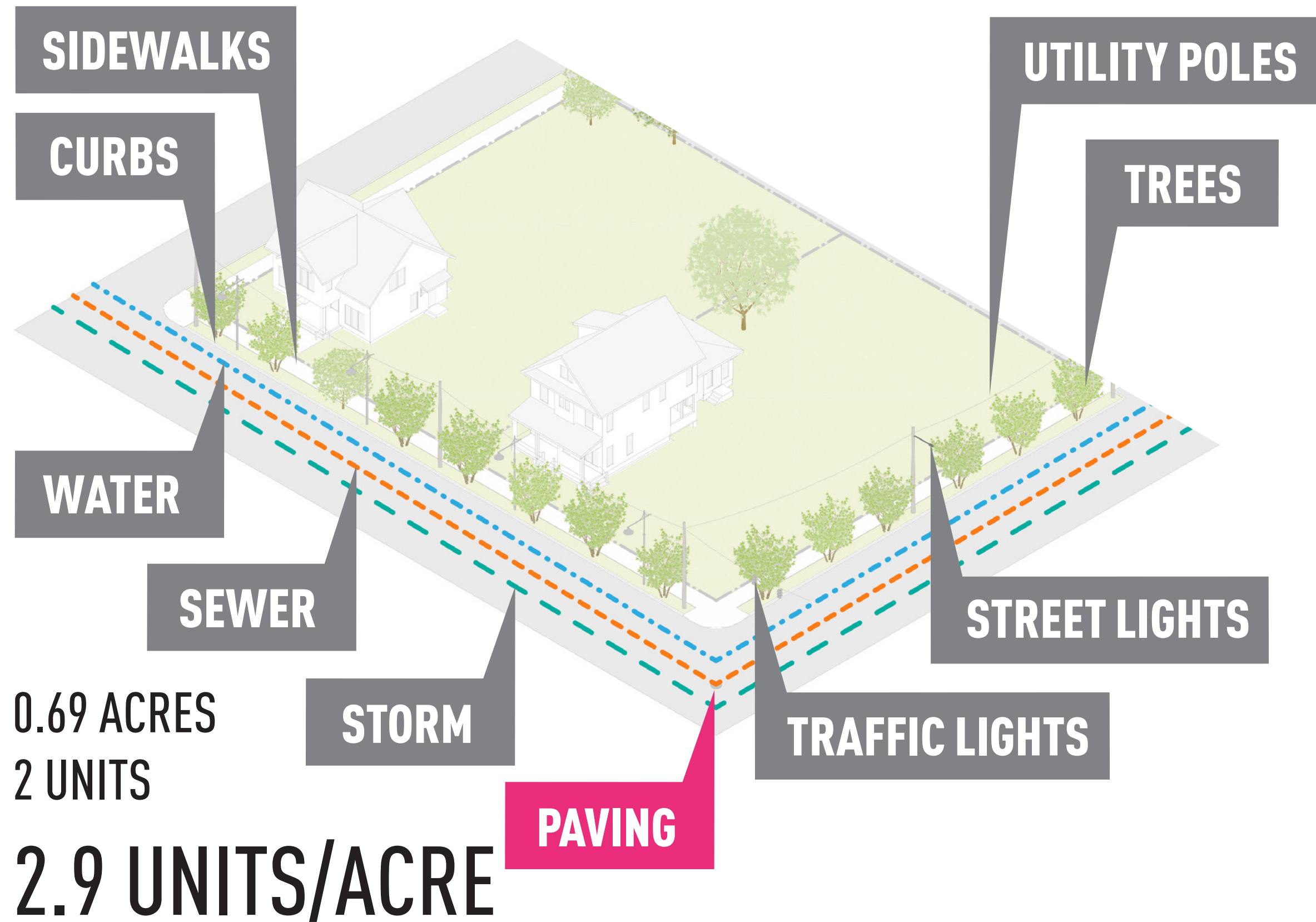
HOUSING & INFRASTRUCTURE NEEDS



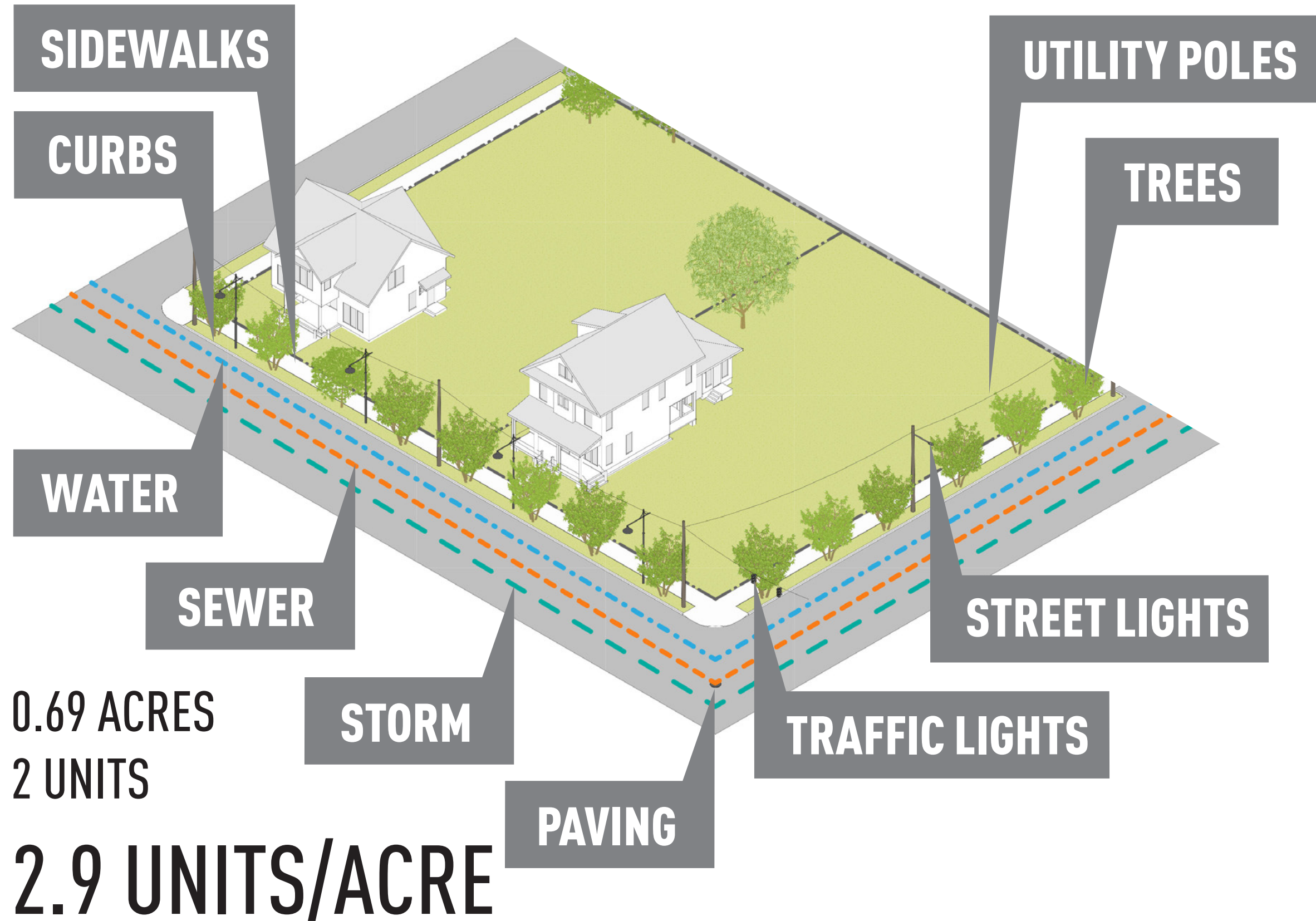
0.69 ACRES
2 UNITS

2.9 UNITS/ACRE

HOUSING & INFRASTRUCTURE NEEDS



HOUSING & INFRASTRUCTURE NEEDS



WHAT ABOUT SERVICES?

HOUSING & SERVICE NEEDS

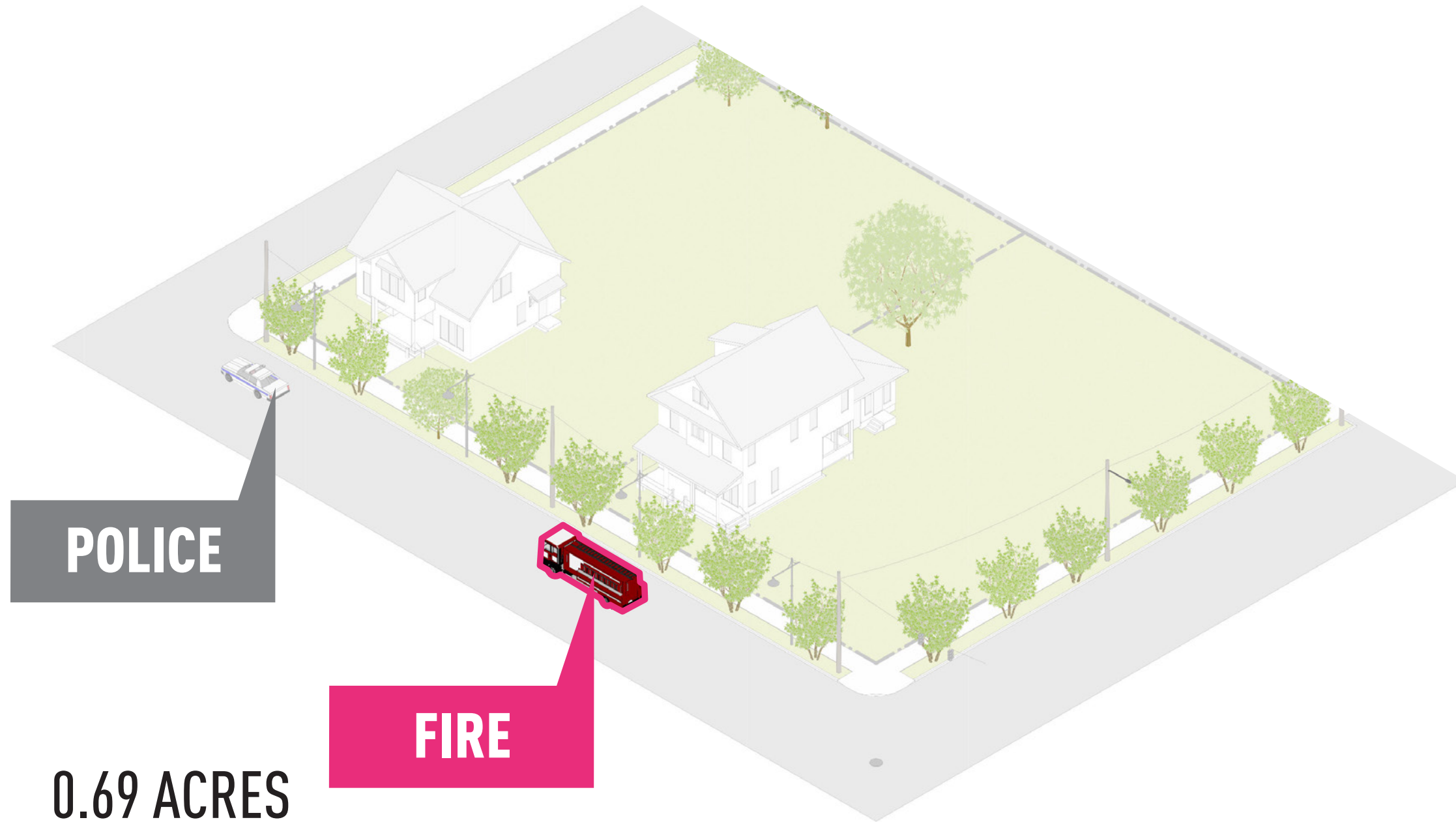


0.69 ACRES

2 UNITS

2.9 UNITS/ACRE

HOUSING & SERVICE NEEDS



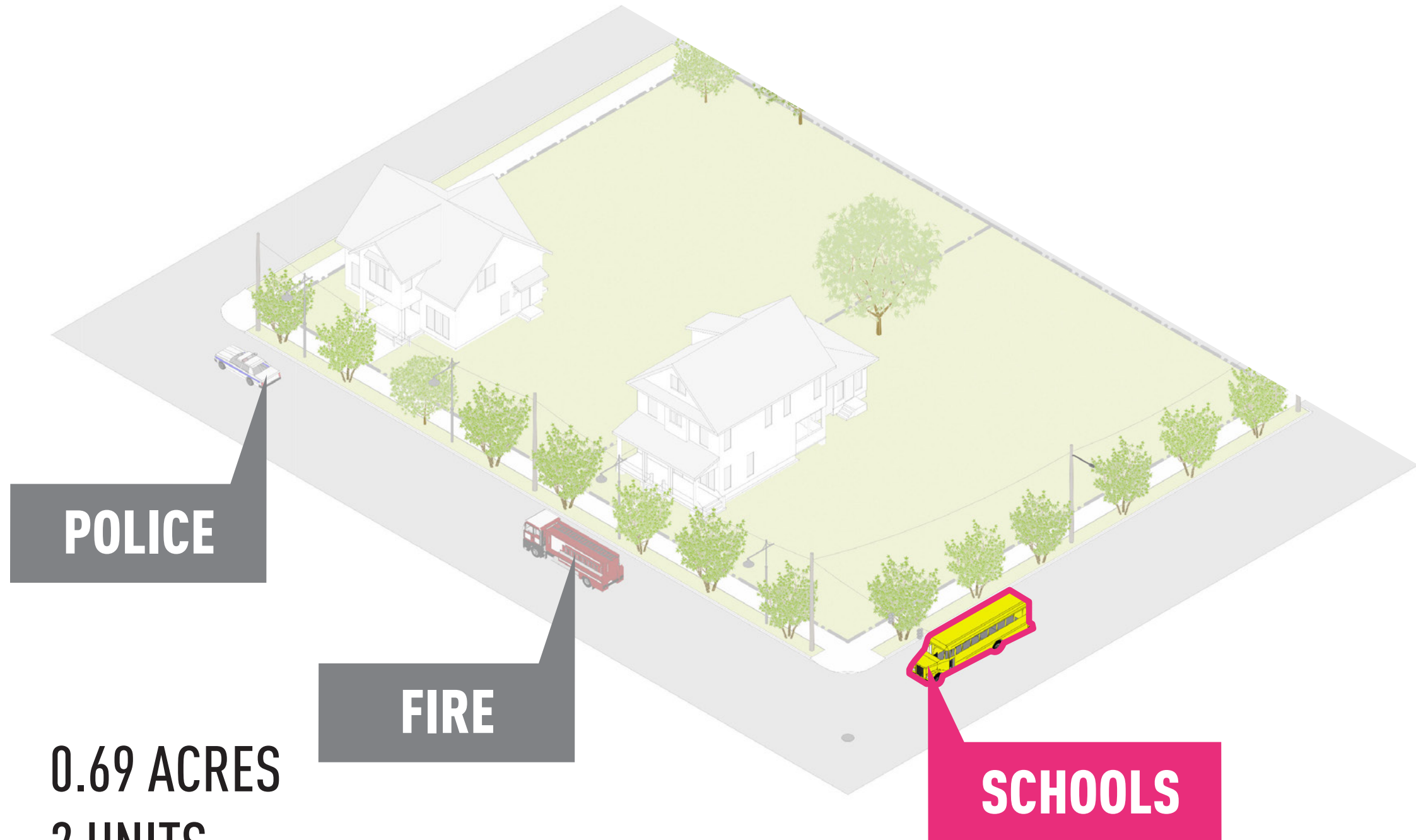
POLICE

FIRE

0.69 ACRES
2 UNITS

2.9 UNITS/ACRE

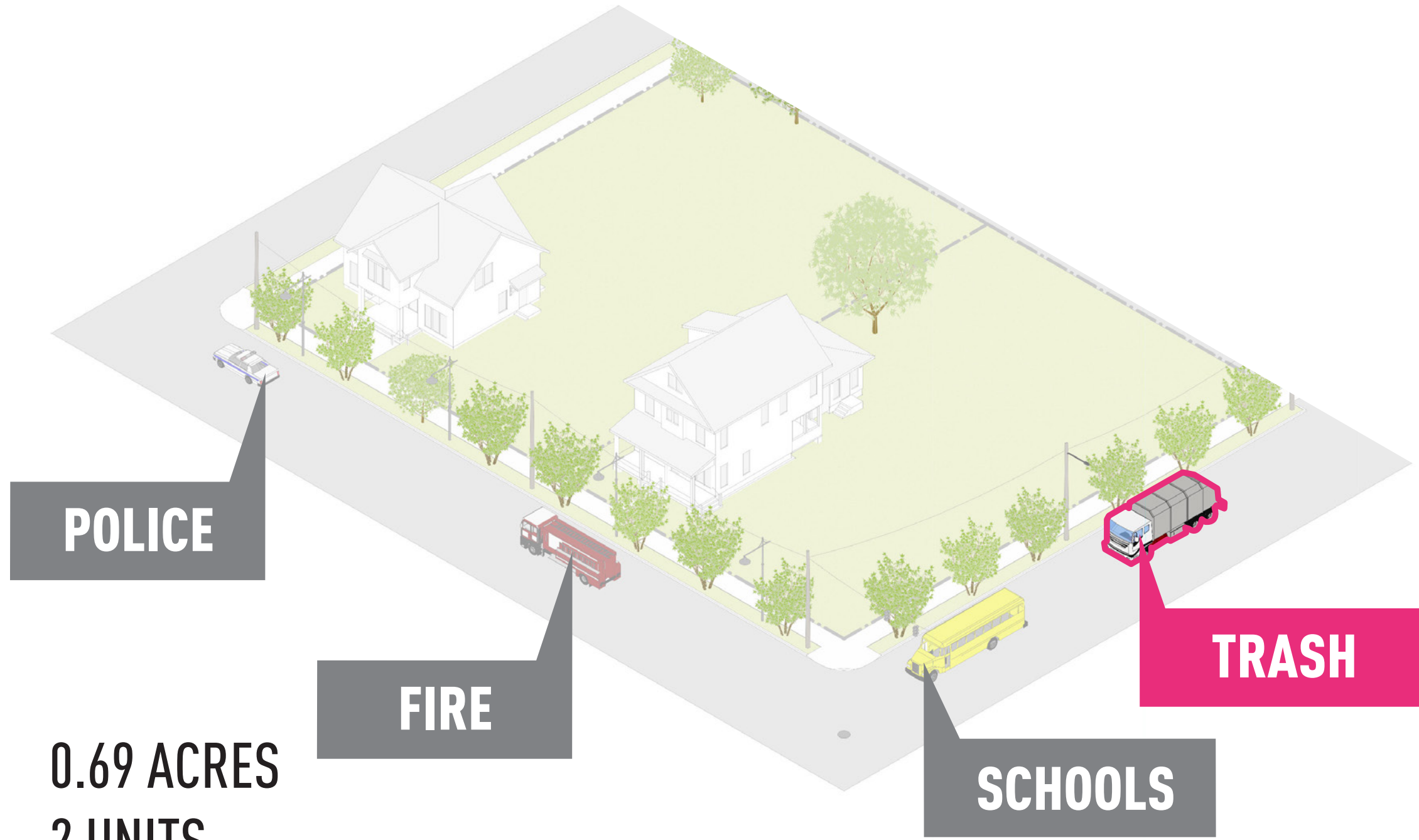
HOUSING & SERVICE NEEDS



0.69 ACRES
2 UNITS

2.9 UNITS/ACRE

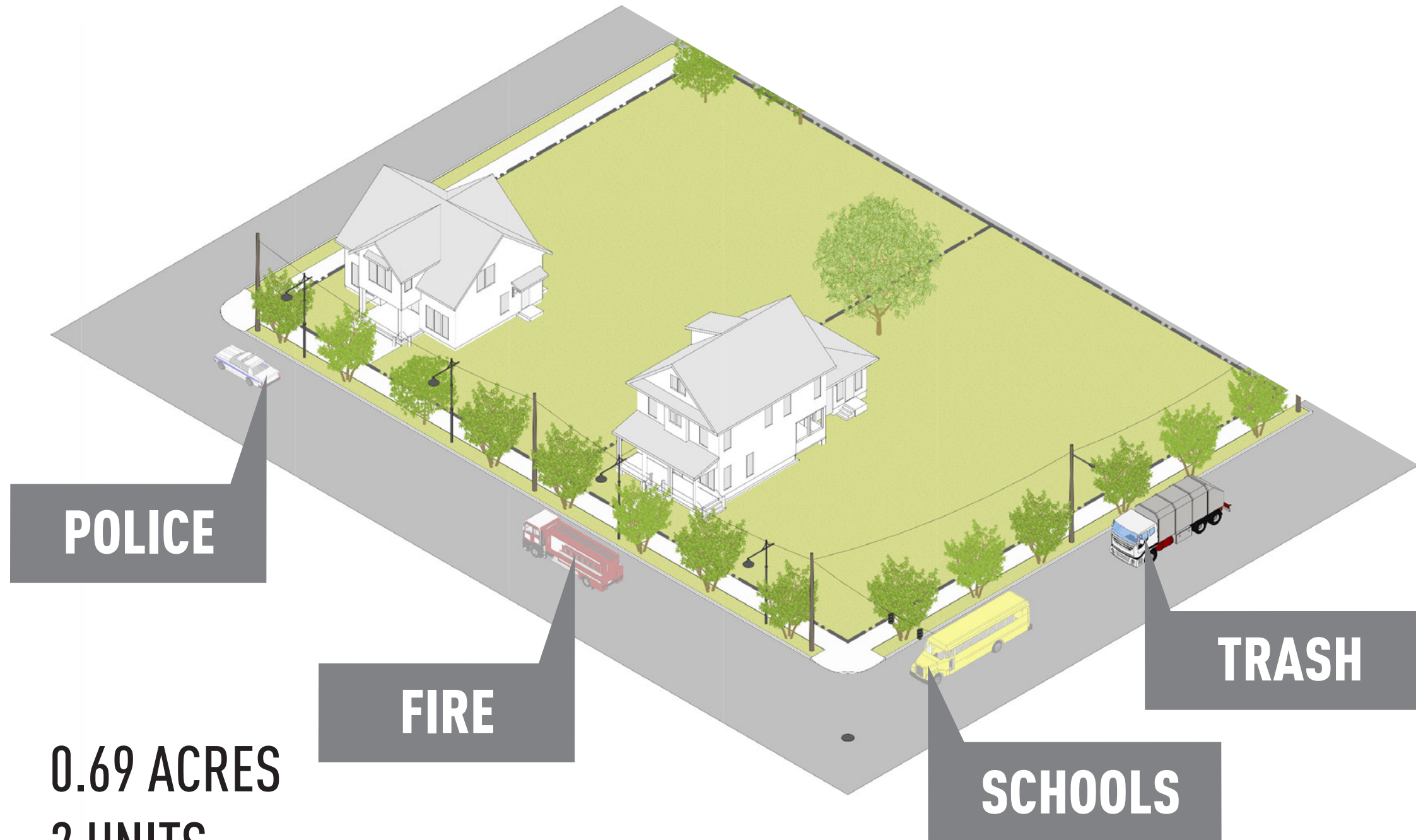
HOUSING & SERVICE NEEDS



0.69 ACRES
2 UNITS

2.9 UNITS/ACRE

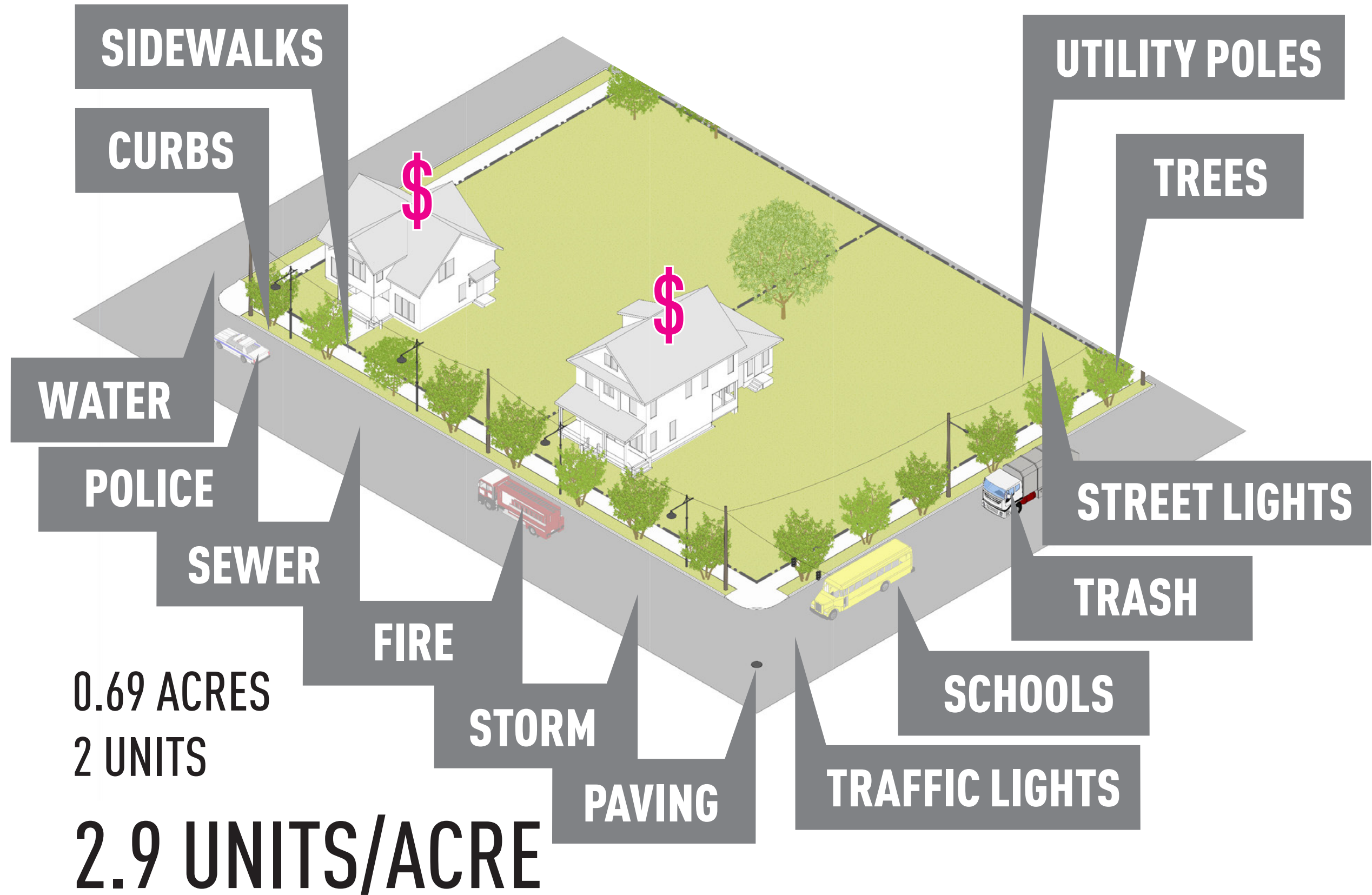
HOUSING & SERVICE NEEDS



0.69 ACRES
2 UNITS

2.9 UNITS/ACRE

HOUSING & INFRASTRUCTURE + SERVICE NEEDS



HOUSING & INFRASTRUCTURE + SERVICE NEEDS

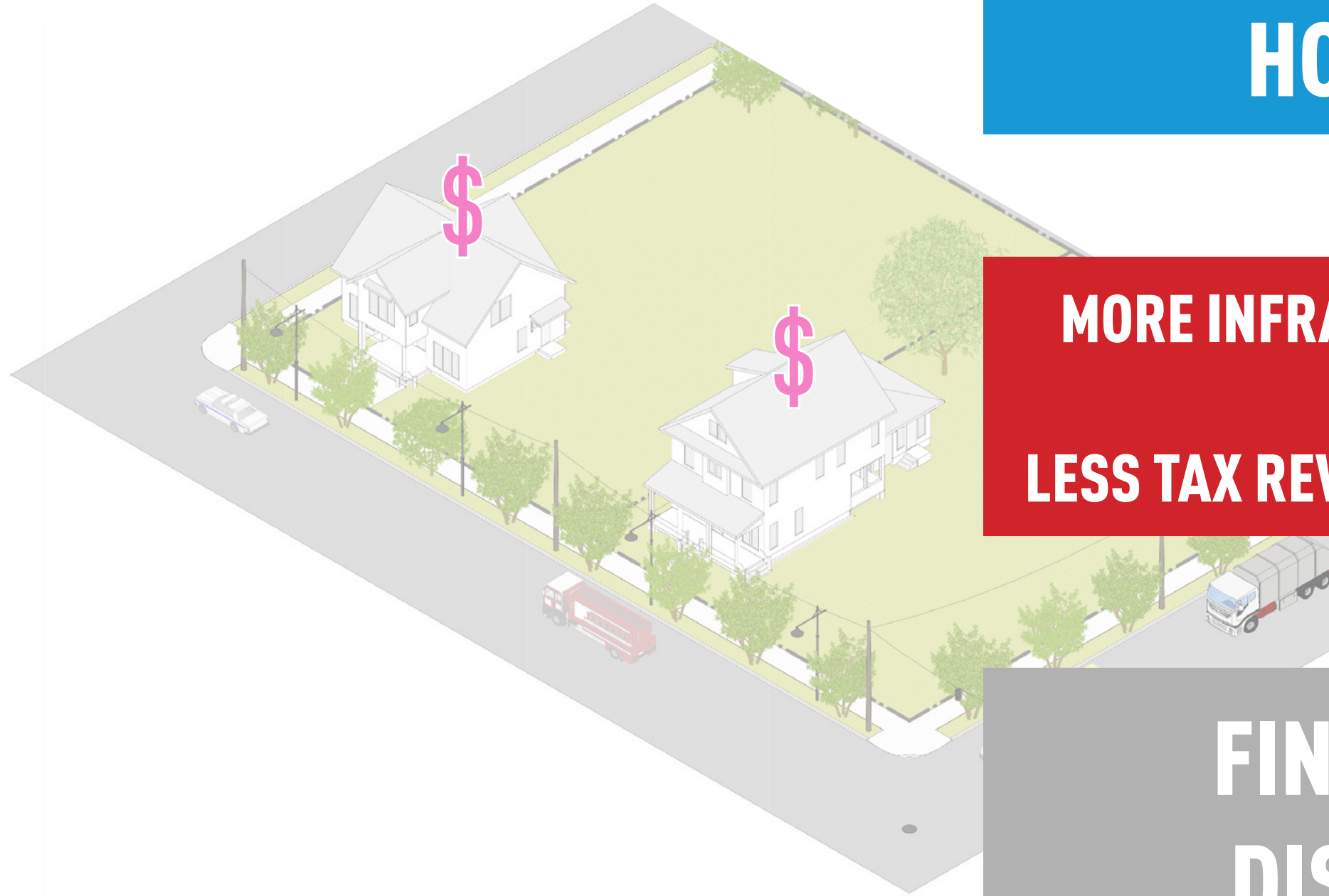
interval,

KRONBERG
URBANISTS
ARCHITECTS

**SINGLE FAMILY ONLY
HOUSING**

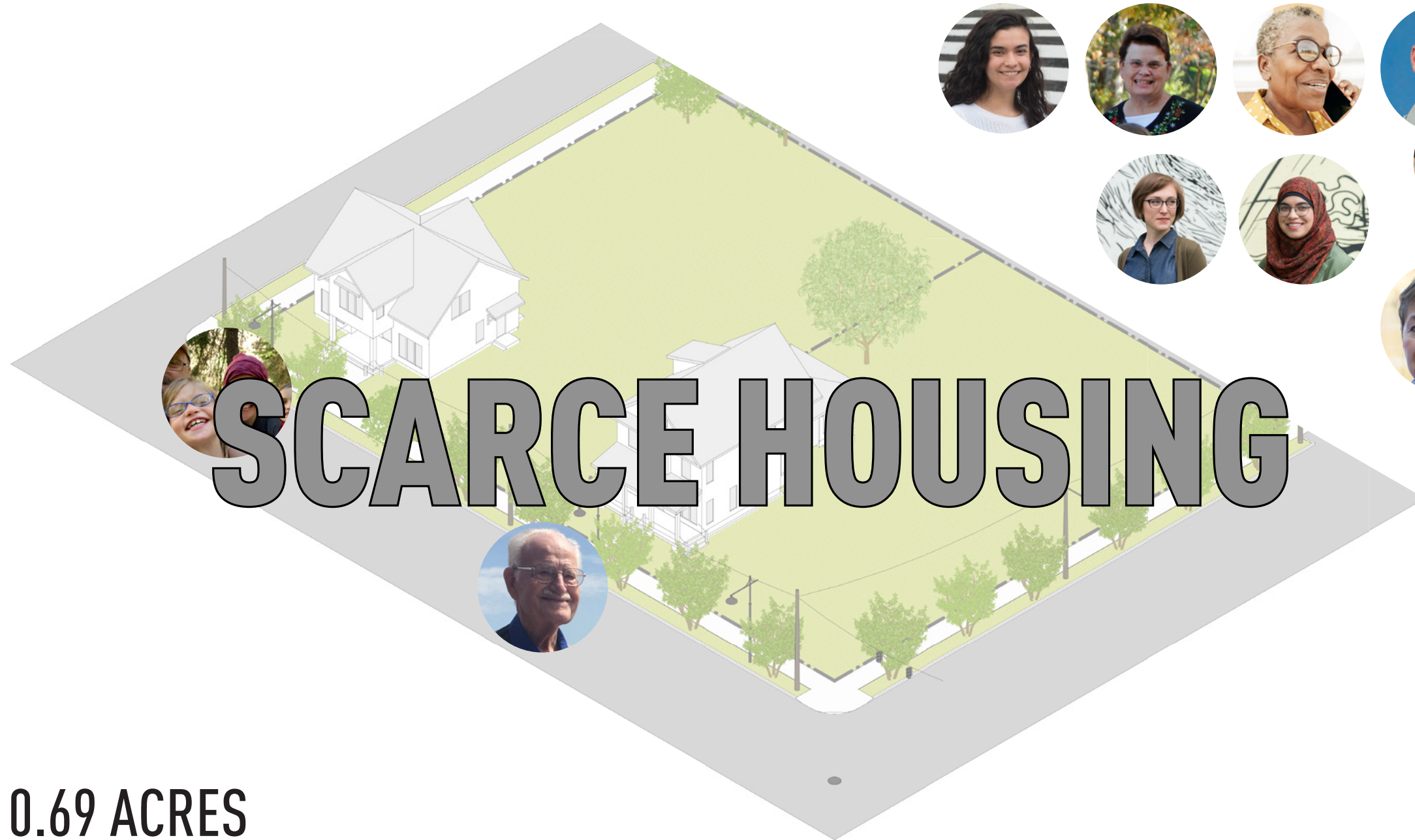
**MORE INFRASTRUCTURE/UNIT
+
LESS TAX REVENUE TO PAY FOR IT**

**FINANCIAL
DISASTER
& SCARCITY**



SINGLE-FAMILY-ONLY-ZONING

????



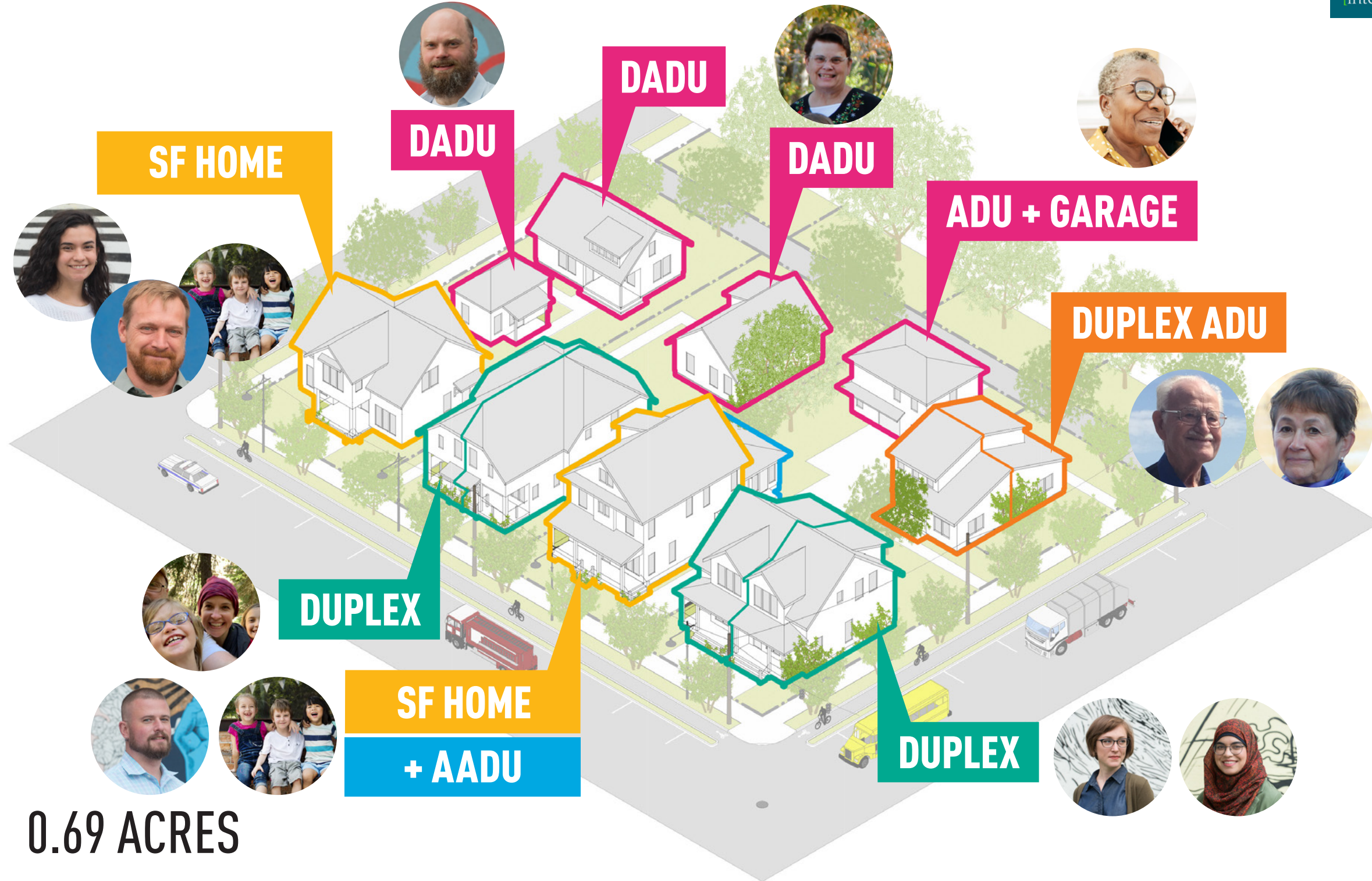
0.69 ACRES

2 UNITS

2.9 UNITS/ACRE

WHAT HAPPENS IF WE ALLOW MORE HOUSING CHOICES?

SINGLE-FAMILY-PLUS ZONING

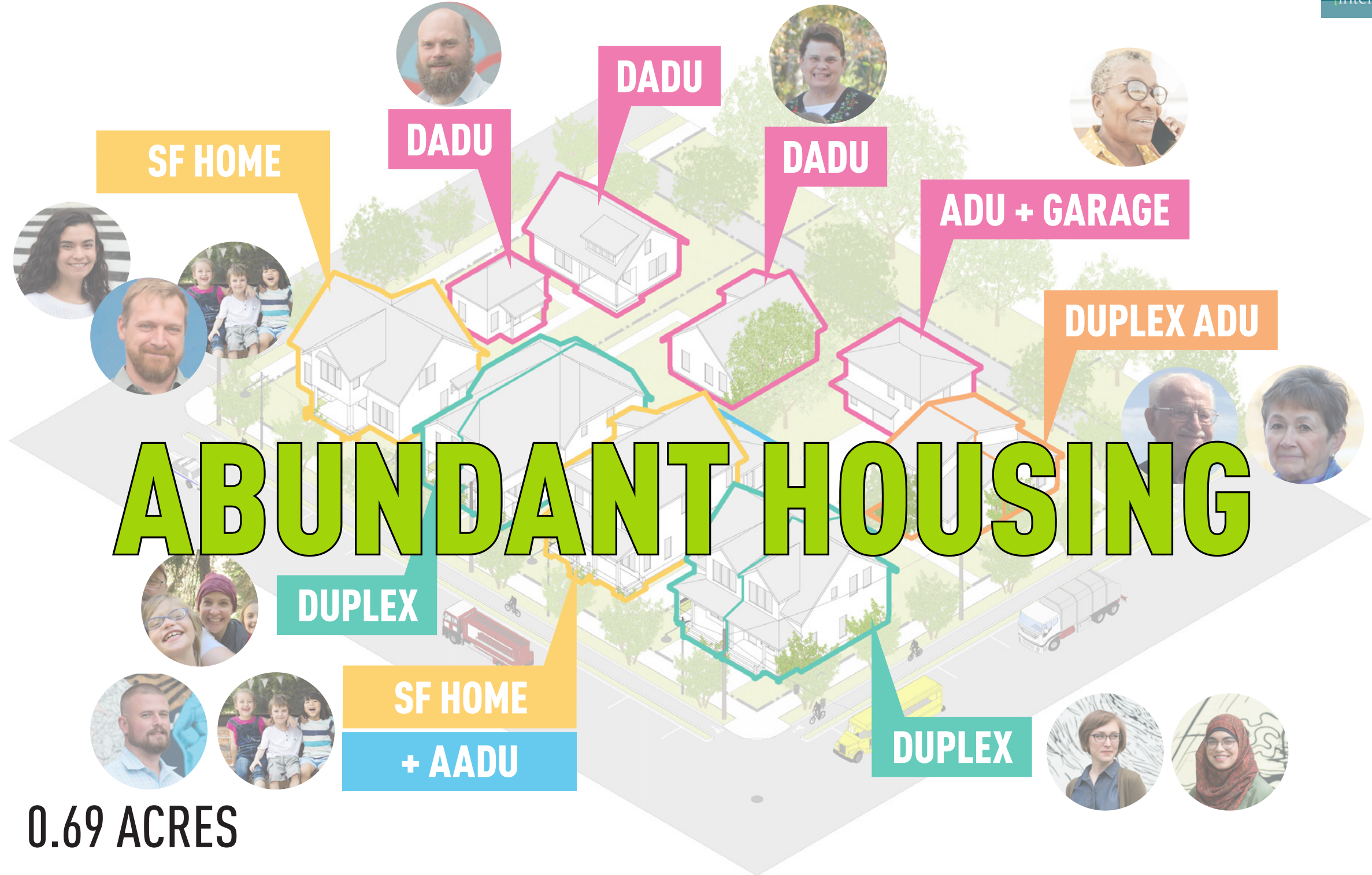


0.69 ACRES

13 UNITS

18.8 UNITS/ACRE

SINGLE-FAMILY-PLUS ZONING



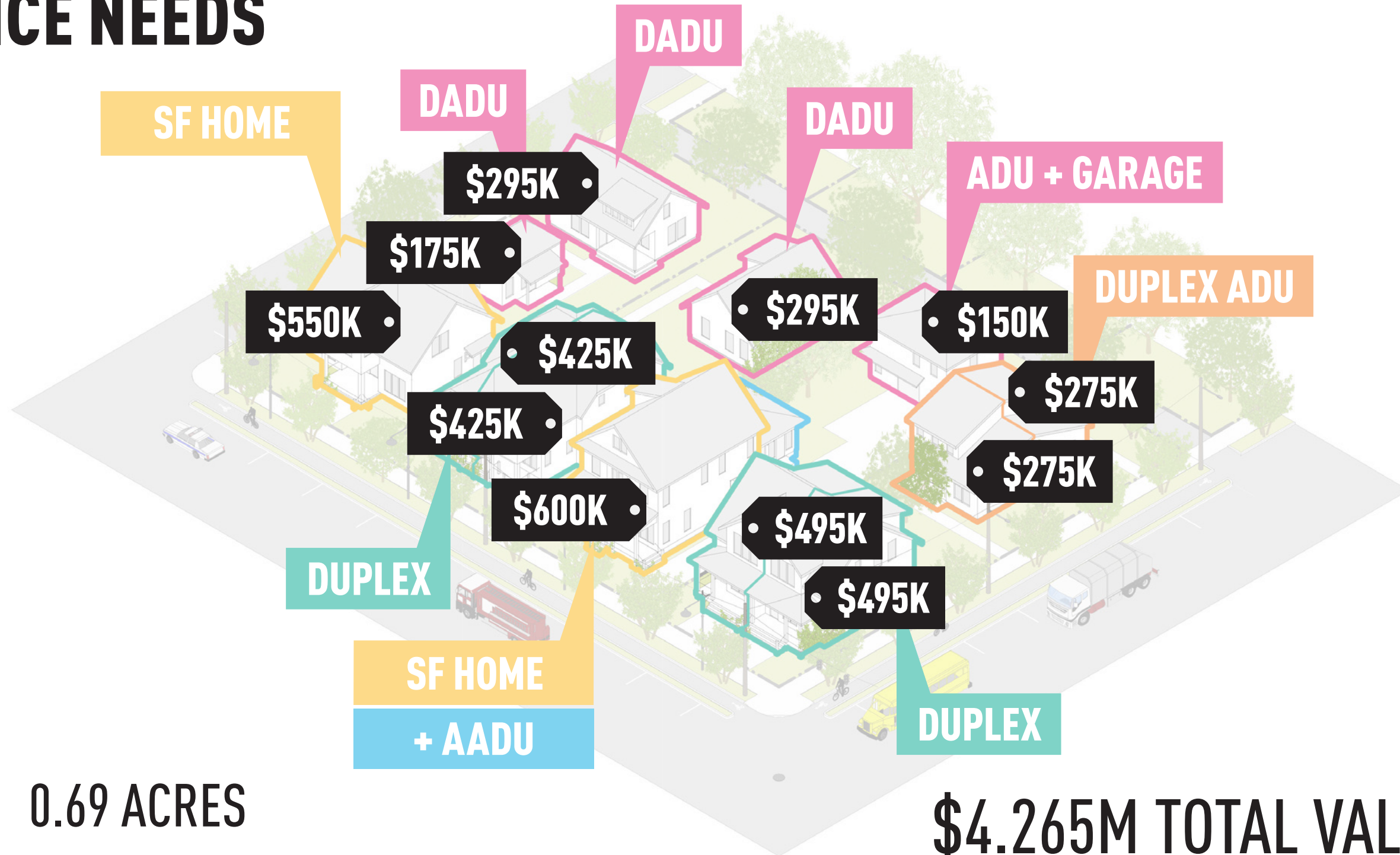
ABUNDANT HOUSING

0.69 ACRES

13 UNITS

18.8 UNITS/ACRE

HOUSING CHOICE & INFRASTRUCTURE + SERVICE NEEDS



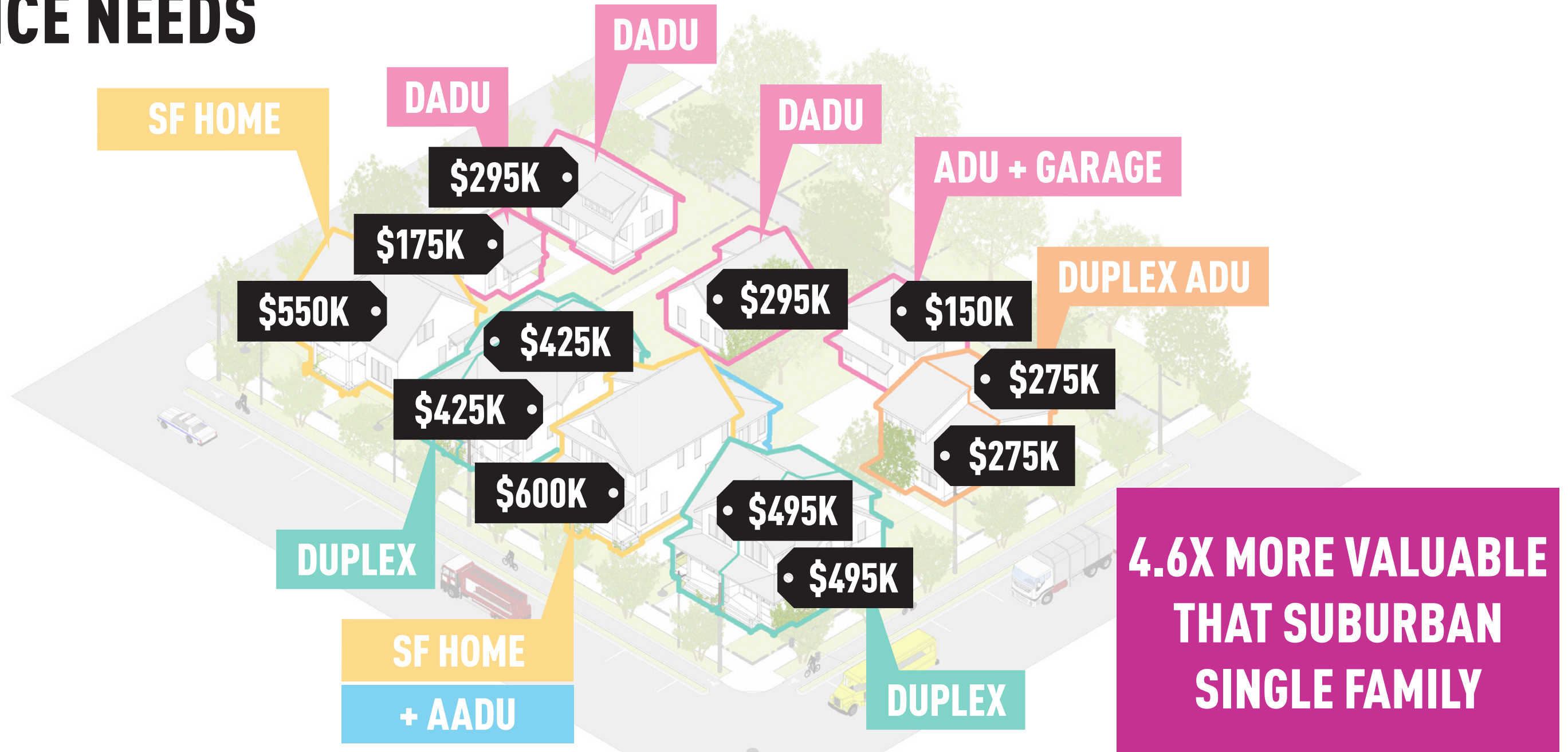
0.69 ACRES
13 UNITS

18.8 UNITS/ACRE

\$4.265M TOTAL VALUE

\$6.193M/ACRE

HOUSING CHOICE & INFRASTRUCTURE + SERVICE NEEDS



0.69 ACRES
13 UNITS

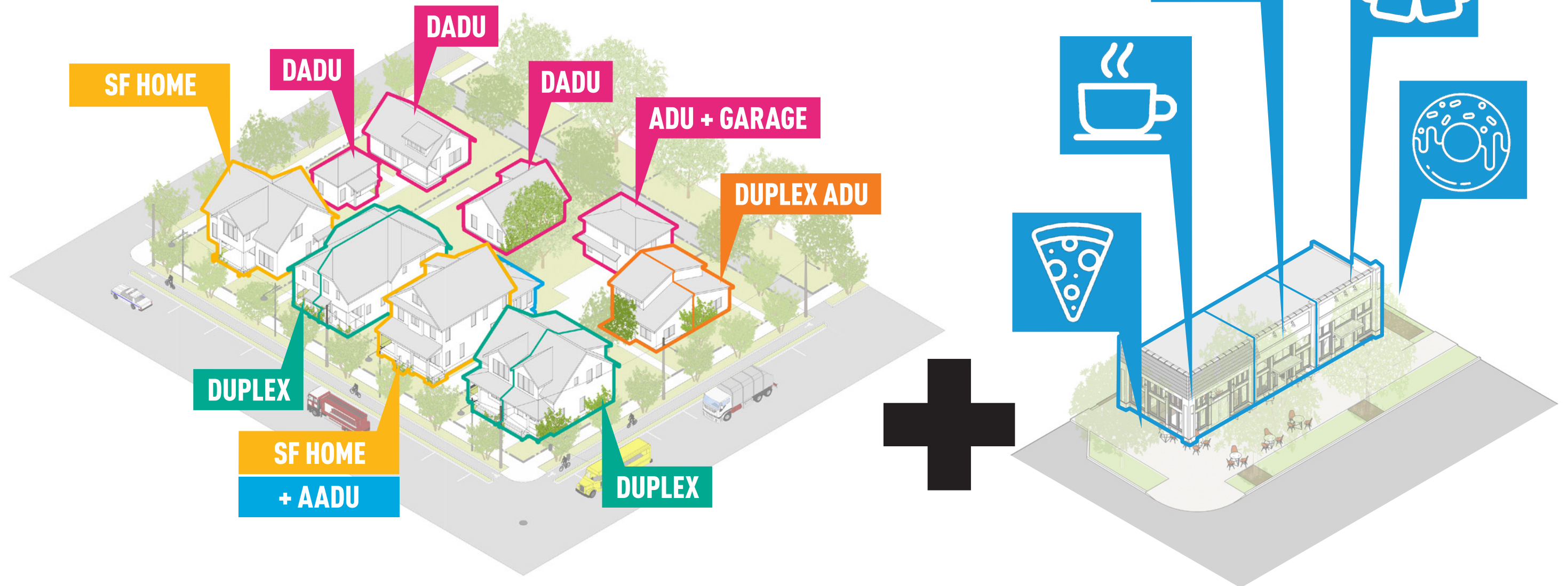
18.8 UNITS/ACRE

\$4.265M TOTAL VALUE

\$6.193M/ACRE

SINGLE-FAMILY-PLUS WALKABLE AMENITY

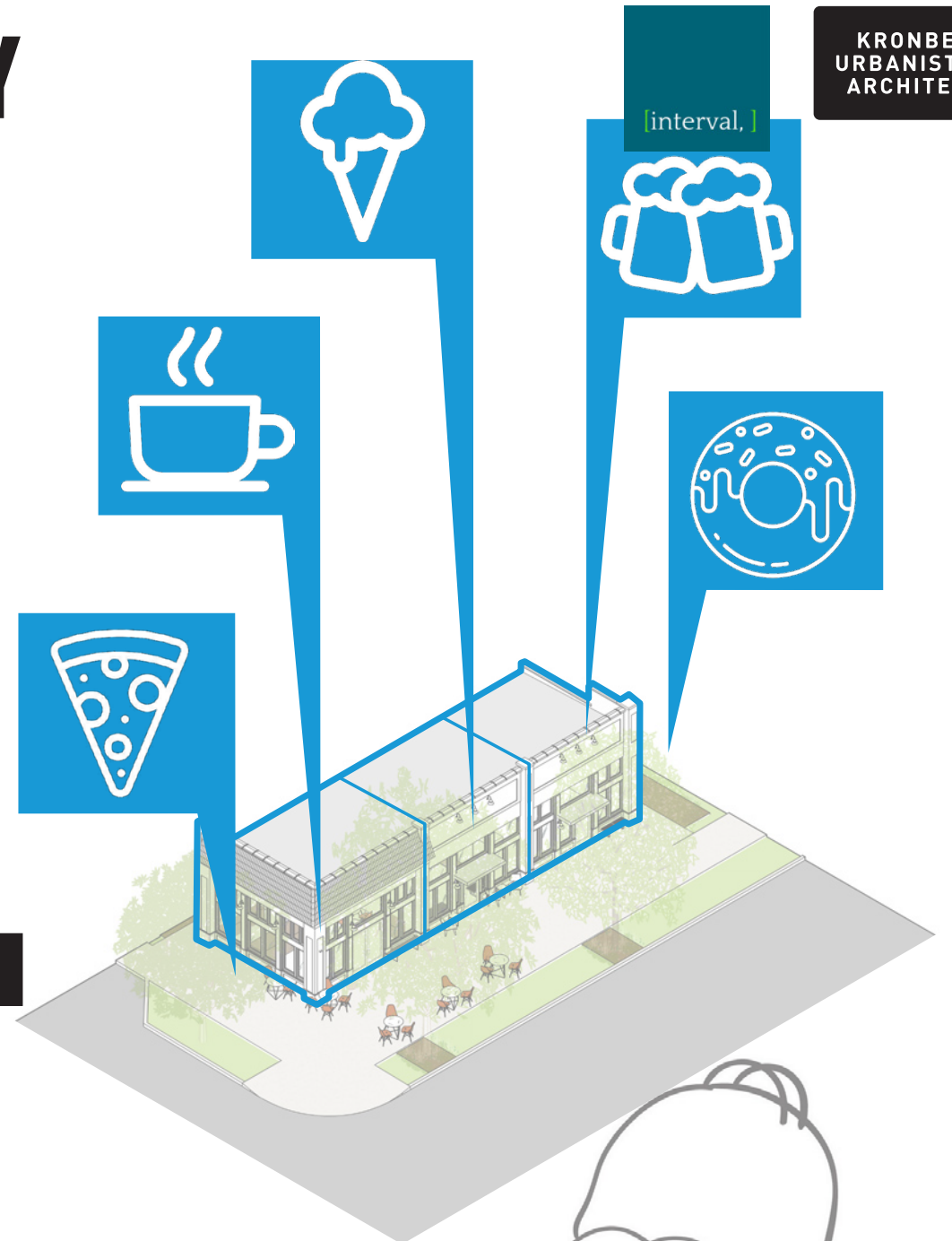
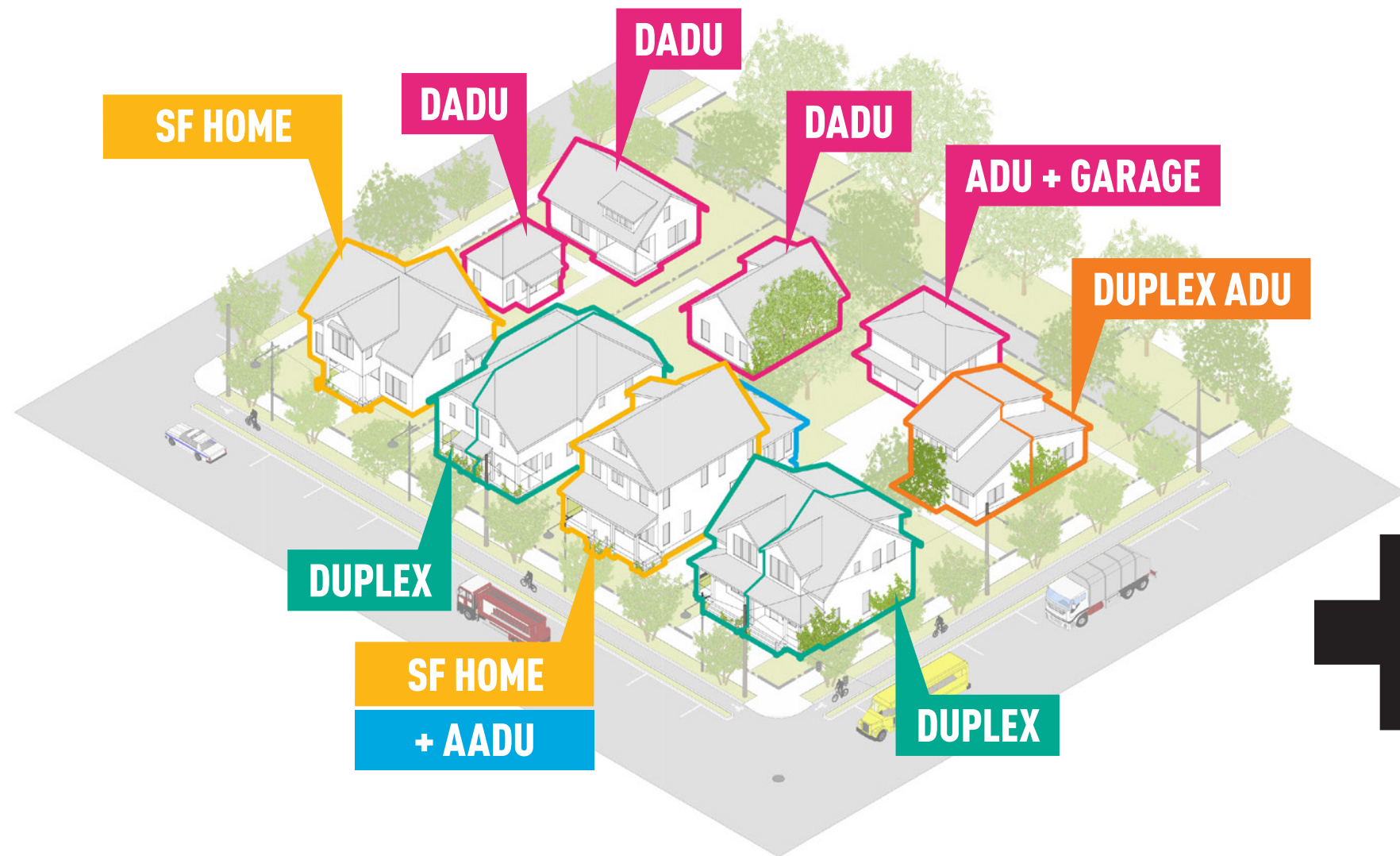
KRONBERG
URBANISTS
ARCHITECTS



**WALKABLE MIXED-USE IS VALUED AT A 70%-100% PREMIUM OVER
SUBURBAN DRIVE ONLY HOUSING.**

\$9-10.5M/ACRE

SINGLE-FAMILY-PLUS WALKABLE AMENITY



THE HOMER SIMPSON PLAZA

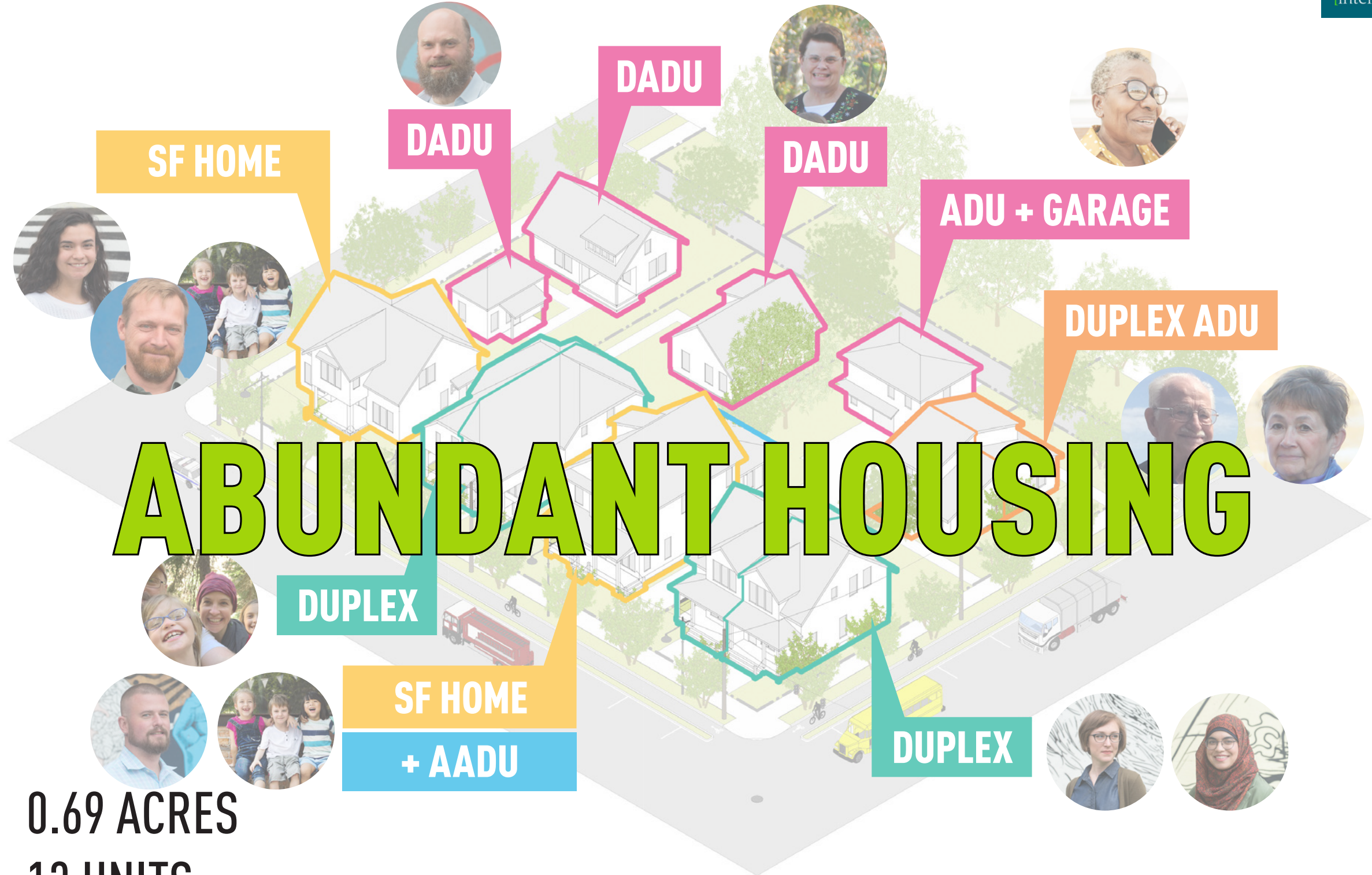


**DALLAS, TX SAW A 70%-100%
PREMIUM FOR WALKABLE, MIXED USE,
FOR-SALE HOUSING OVER DRIVEONLY,
SUBURBAN HOUSING**



& A 37% PREMIUM FOR RENTALS

SINGLE-FAMILY-PLUS ZONING

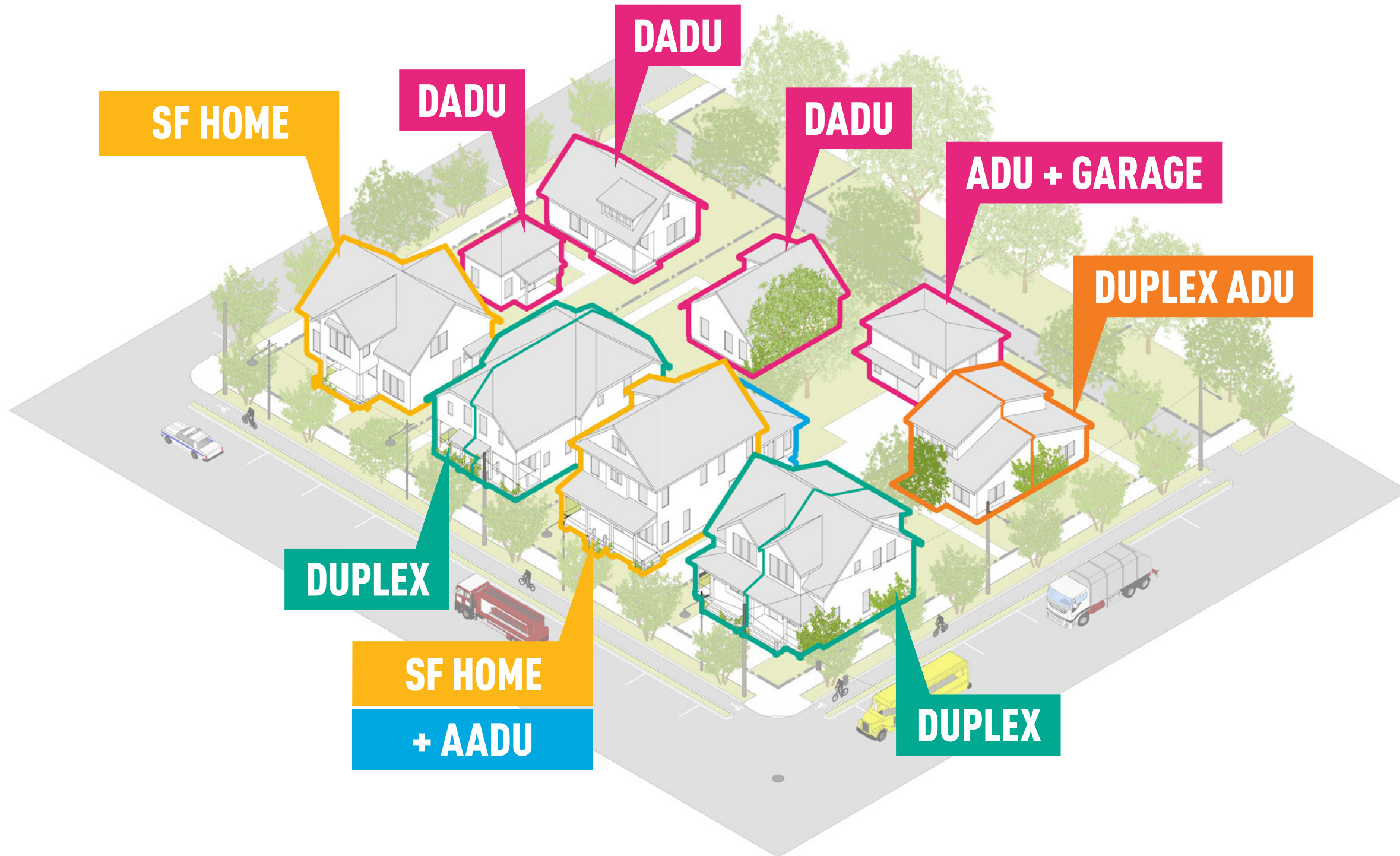


0.69 ACRES

13 UNITS

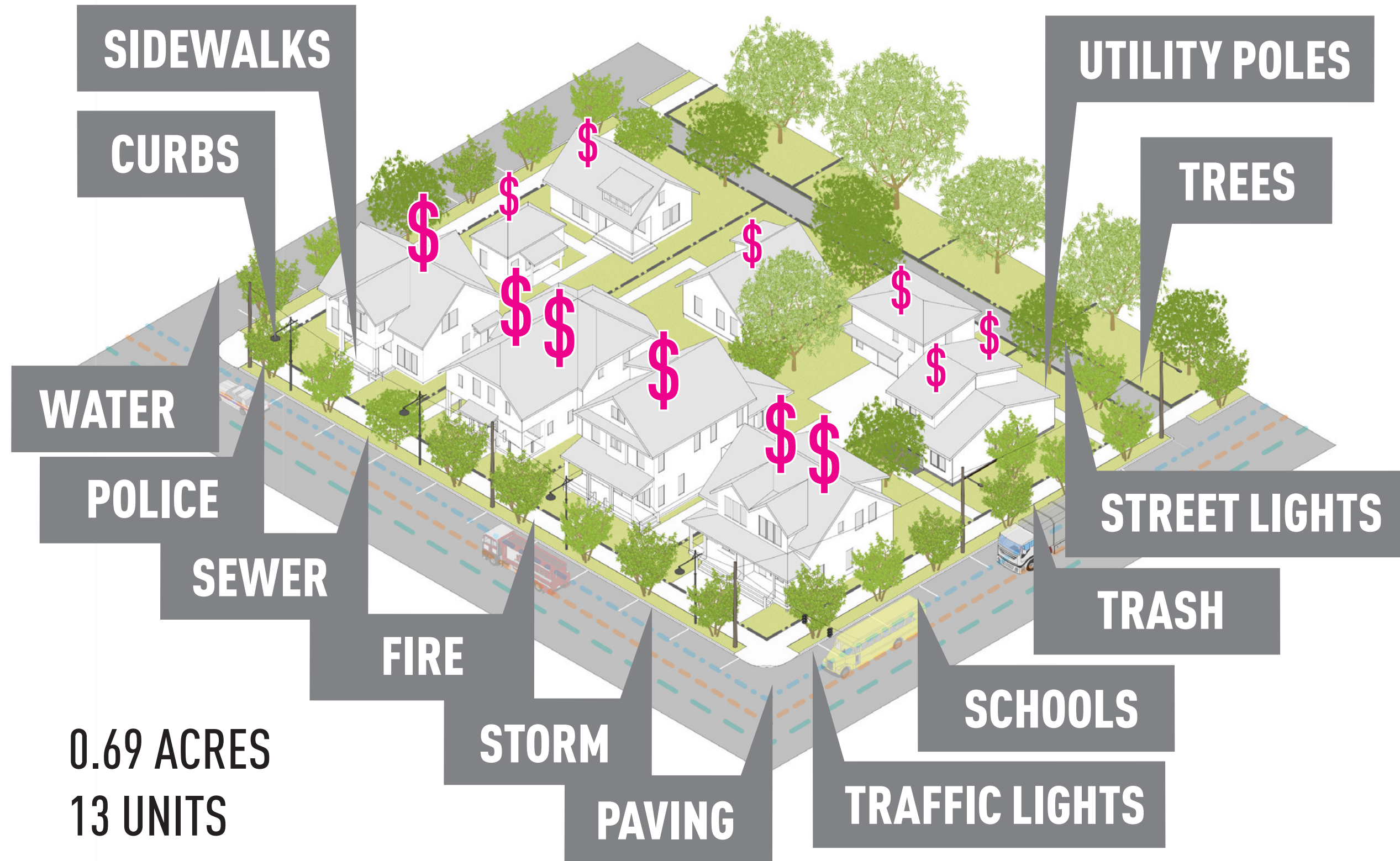
18.8 UNITS/ACRE

HOUSING CHOICE & INFRASTRUCTURE + SERVICE NEEDS



**6.5x NUMBER OF UNITS TO SPREAD
INFRASTRUCTURE COSTS ACROSS.**

HOUSING CHOICE & INFRASTRUCTURE + SERVICE NEEDS



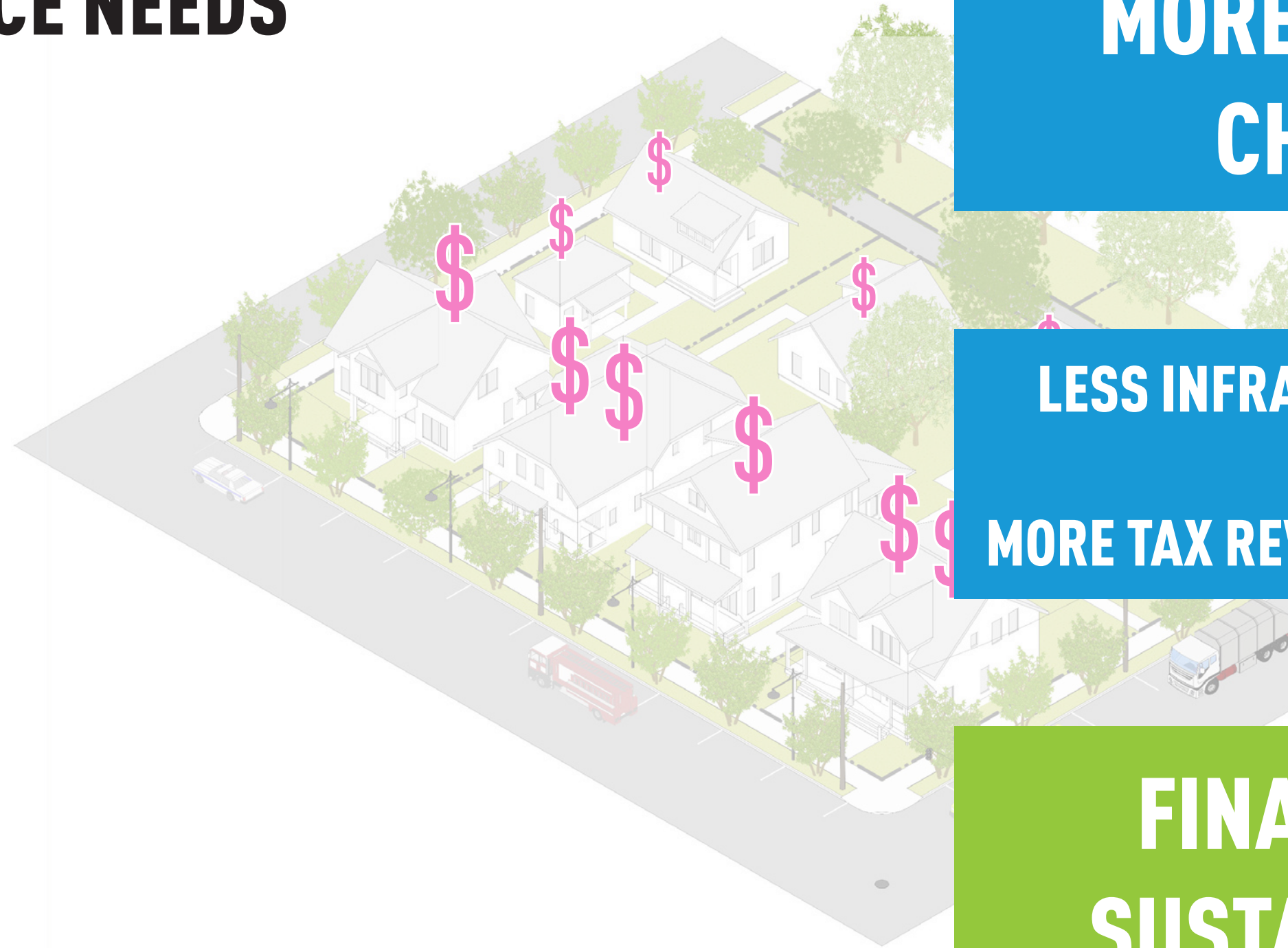
0.69 ACRES
13 UNITS

18.8 UNITS/ACRE

HOUSING CHOICE & INFRASTRUCTURE + SERVICE NEEDS

interval,

KRONBERG
URBANISTS
ARCHITECTS



**MORE HOUSING
CHOICES**

**LESS INFRASTRUCTURE/UNIT
+
MORE TAX REVENUE TO PAY FOR IT**

**FINANCIALLY
SUSTAINABLE &
ABUNDANCE**

UPSCALE SUBURBAN COMMERCIAL VALUE PER ACRE



KRONBERG
URBANISTS
ARCHITECTS

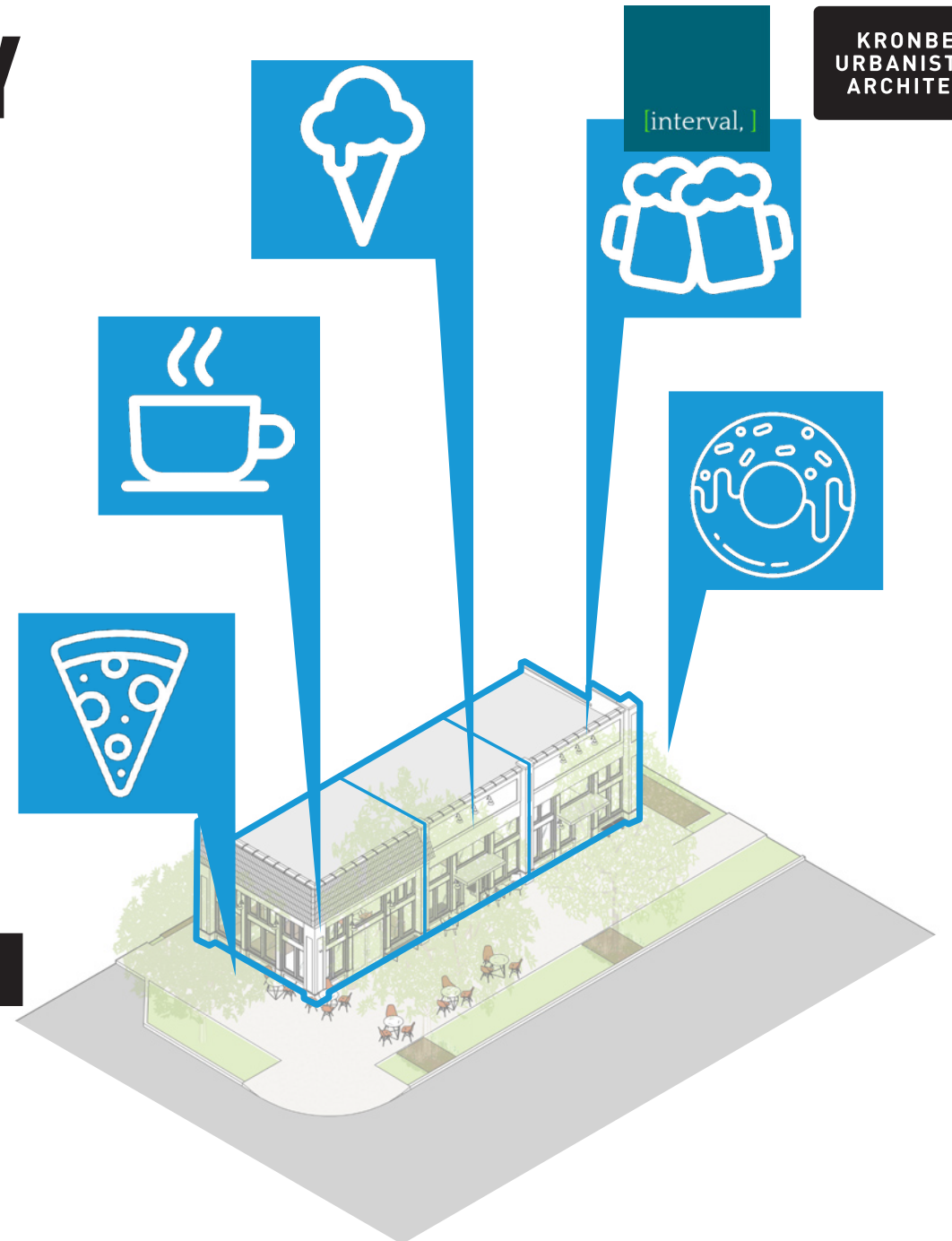
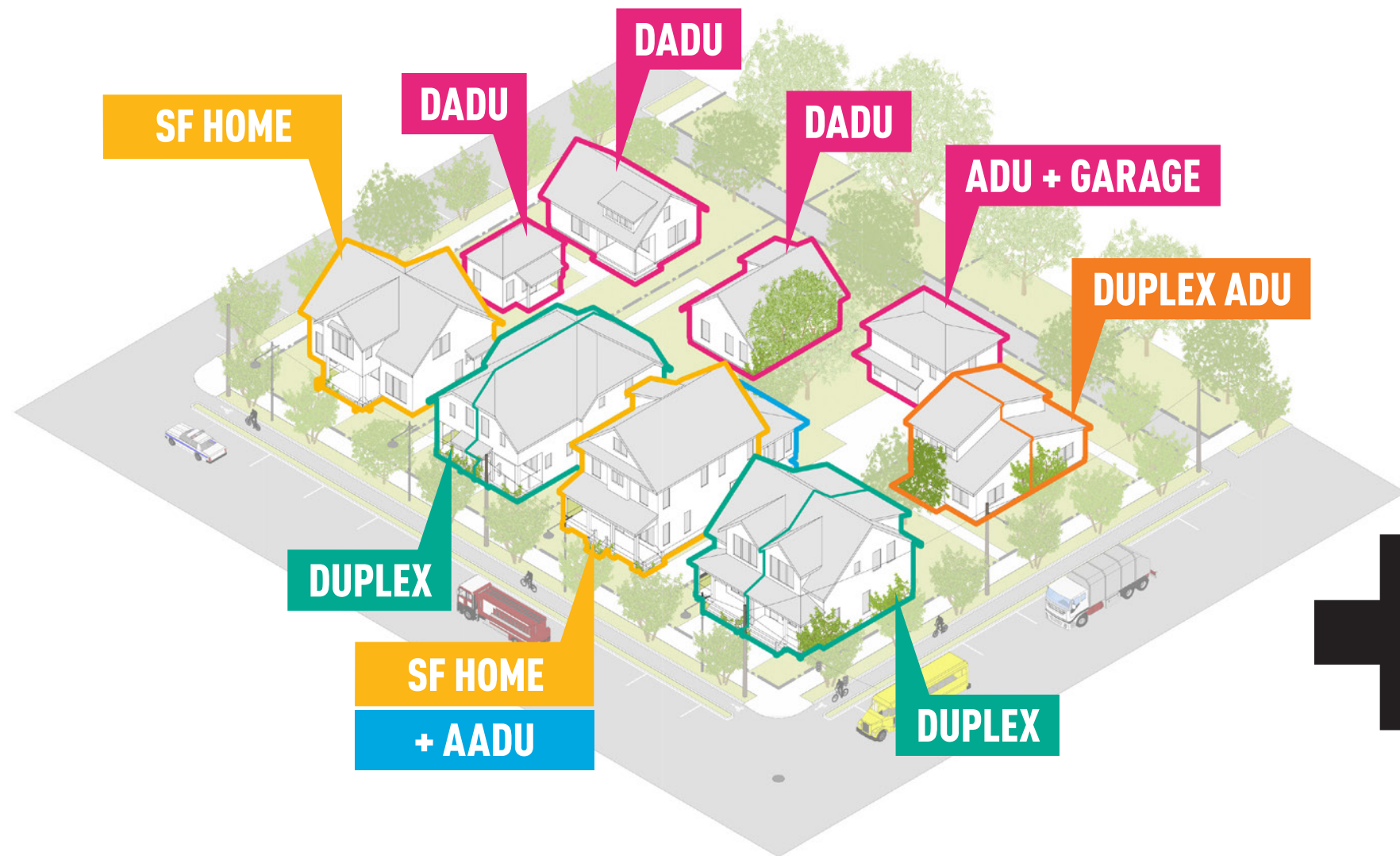


BUILDING: 104,000 SF
SITE: 8.9 ACRES
\$7.9M ASSESSED VALUE

\$877K/ACRE

SINGLE-FAMILY-PLUS WALKABLE AMENITY

KRONBERG
URBANISTS
ARCHITECTS



10X FINANCIAL PRODUCTIVITY

DO THE MATH.

CHECK OUT URBAN 3 & STRONG TOWNS

URBAN3

Financially Sustainable Communities by Design

STRONG TOWNS



FIRE SAFETY IN CONTEXT

CURRENT RESEARCH



Fire Safety in the United States since 1980

THROUGH THE LENS OF THE NFPA FIRE & LIFE SAFETY ECOSYSTEM

Marty Ahrens & Birgitte Messerschmidt | NFPA 2021



Copyright © 2021 National Fire Protection Association (NFPA)

chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.firewisec-consulting.com/wp-content/uploads/osNFPAEcosystemFireSafetyReport2021.pdf

interval,

KRONBERG
URBANISTS
ARCHITECTS

Pew

TOPICS: STRENGTHEN STATE GOVERNMENT

PROJECTS: HOUSING POLICY

Modern Multifamily Buildings Provide the Most Fire Protection

Rate of fire death in modern apartments is one-sixth the rate of single-family houses and older apartment buildings

Issue Brief | September 30, 2025 | 40 min



Privacy Notification

We use cookies and other technologies to help improve your browsing experience; some are necessary for the site to work, and some are optional. Learn more in our [Cookie Notice](#).

×

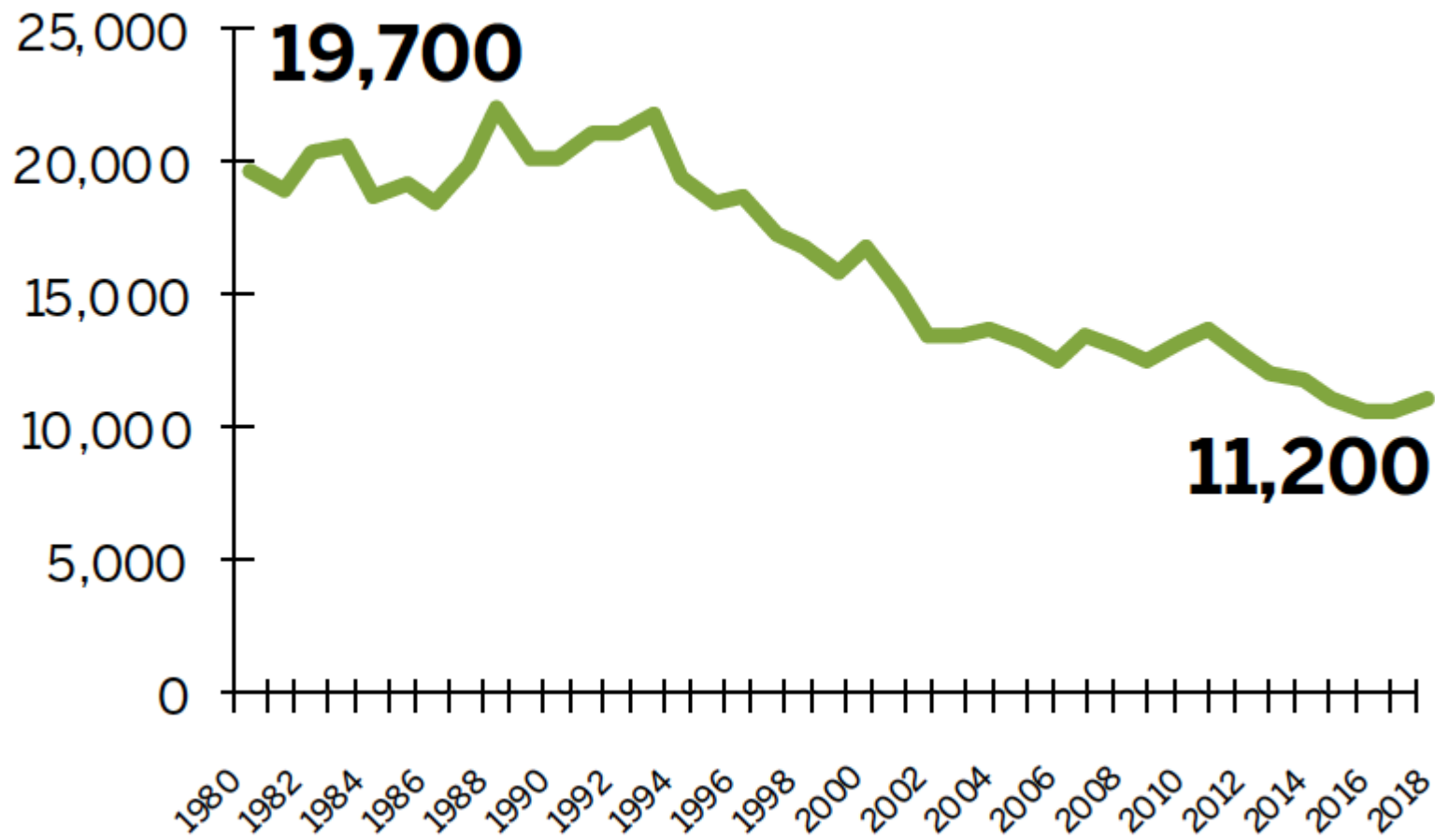
[Cookie Settings](#)

https://www.pew.org/en/research-and-analysis/issue-briefs/2025/09/modern-multifamily-buildings-provide-the-most-fire-protection

NFPA FINDINGS



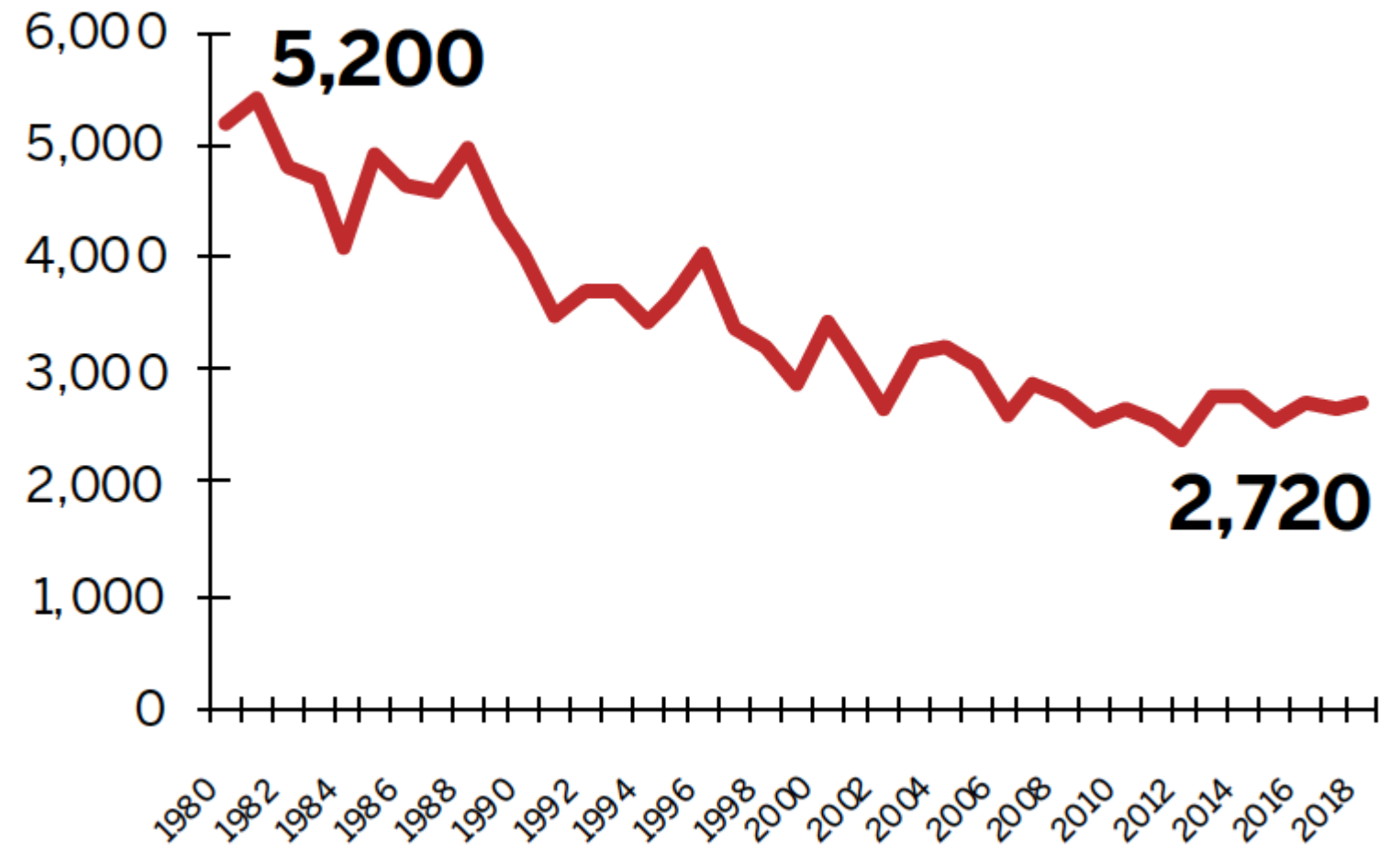
C. Injuries



226M

327M

B. Deaths



44%+

COMPARATIVE DEATHS



1980

HEART DISEASE: 595,400

CANCER: 258,390

STROKES: 146,410

PNEUMONIA: 45,510

VEHICLE/PED: 59,160

FIRES: 5,200

2018

HEART DISEASE: 655,380

CANCER: 599,380

ACCIDENTS: 167,120

RESP DISEASE: 159,480

VEHICLE/PED: 42,840

FIRES: 2,720

COMPARATIVE DEATHS



1980

HEART DISEASE: 115X

CANCER: 50X

STROKES: 28X

PNEUMONIA: 9X

VEHICLE/PED: 11X

FIRES: 1X

2018

HEART DISEASE: 241X

CANCER: 220X

ACCIDENTS: 61X

RESP DISEASE: 58X

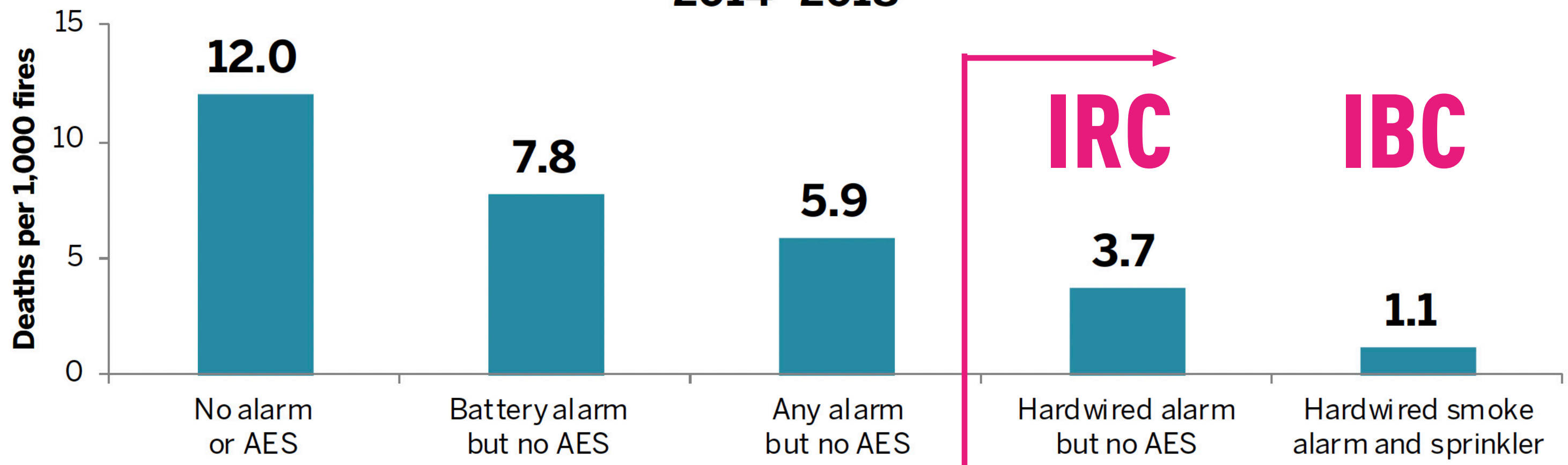
VEHICLE/PED: 15X

FIRES: 1X

NFPA FINDINGS



Figure 8. Average fire death rate per 1,000 reported home structure fires by presence of smoke alarms and automatic extinguishing systems (AES): 2014–2018



IRC

IBC

NEW CONSTRUCTION (2000+)

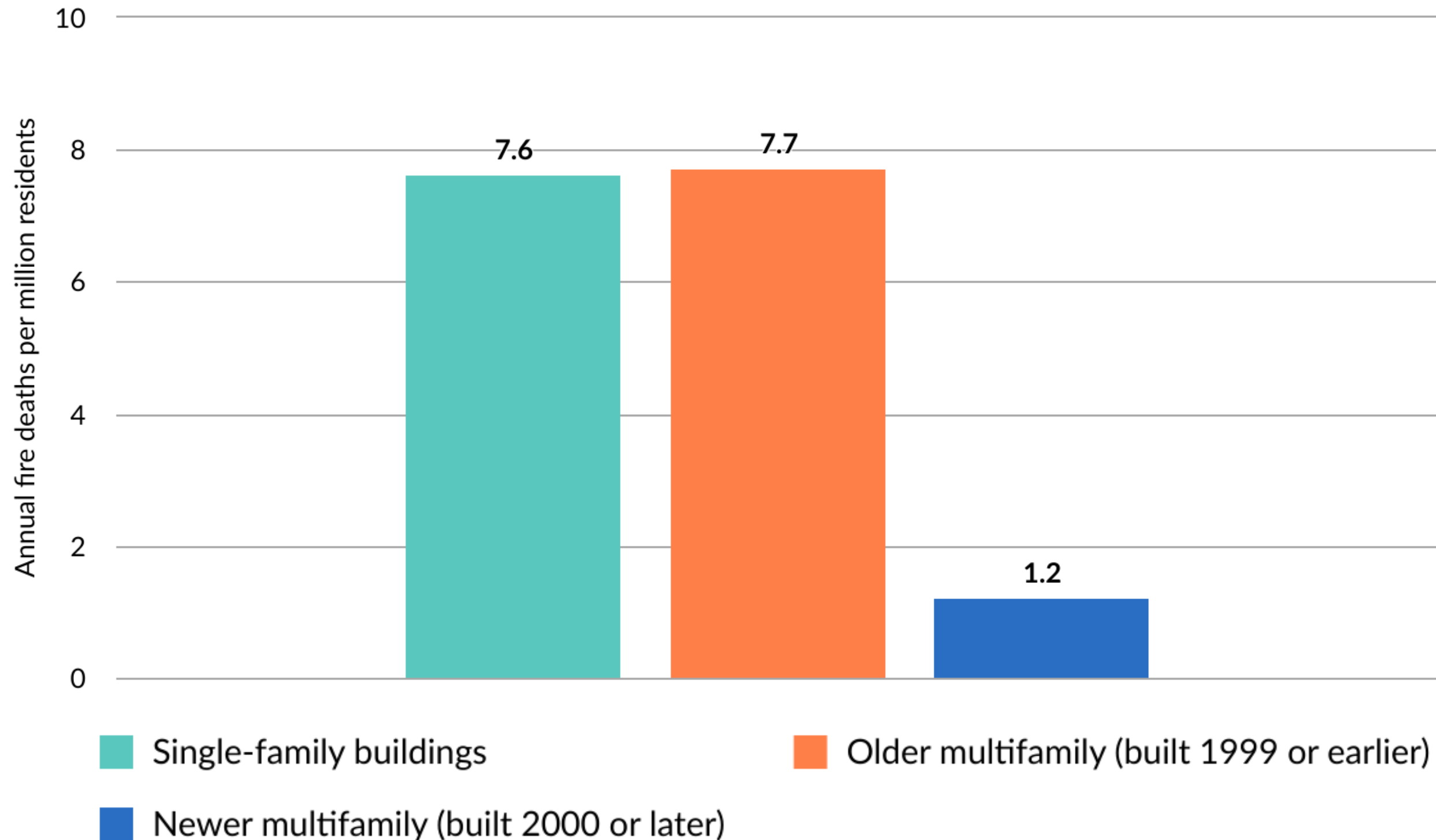
“The biggest success story, especially in relation to home fires, is the increasing presence of smoke alarms.”



MULTIFAMILY SAFETY FINDINGS

Modern Multifamily Buildings Were the Safest Type of Housing

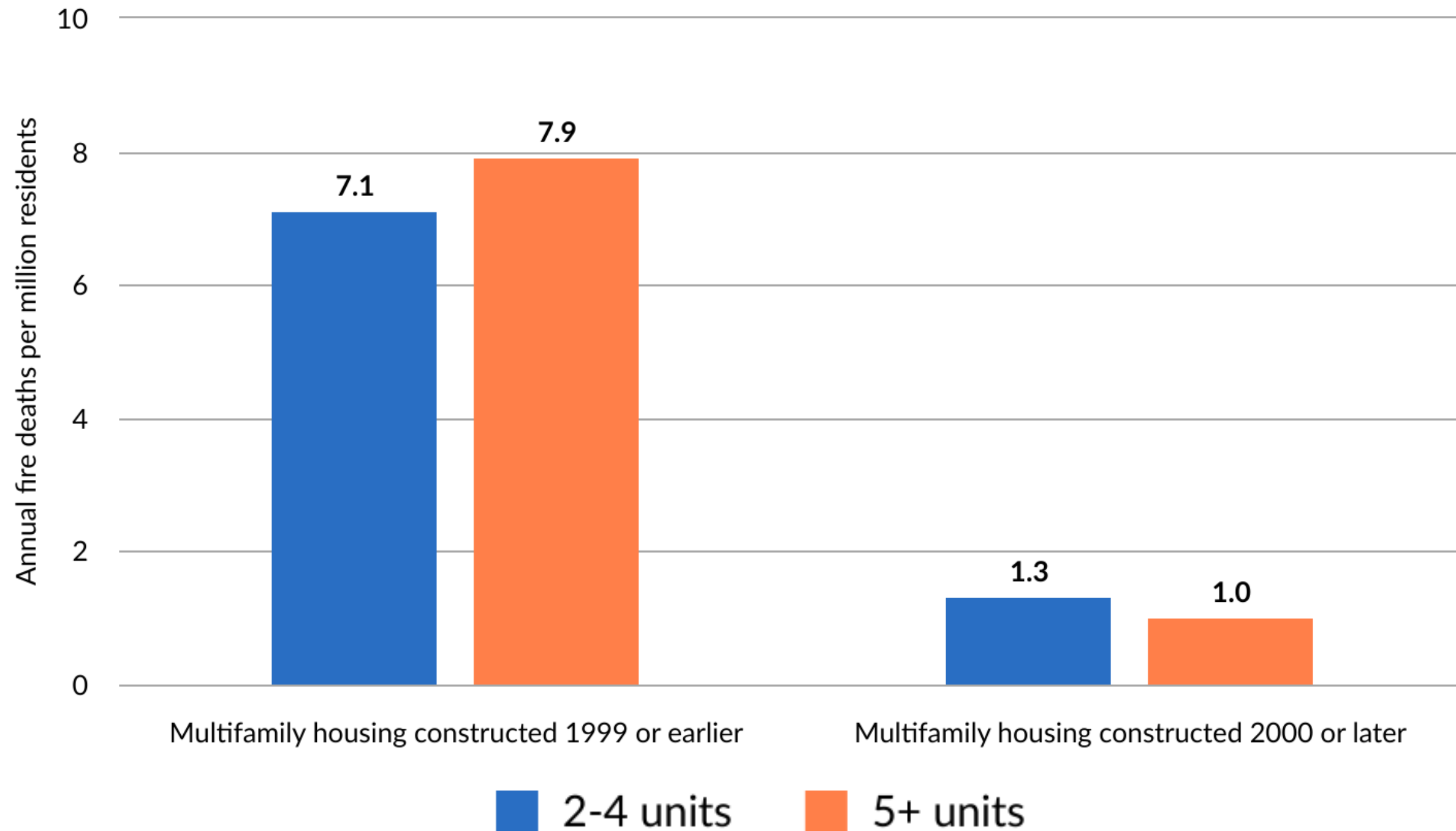
In 2023, multifamily buildings built after 1999 had lower fire death rates than single-family and older multifamily buildings



MULTIFAMILY SAFETY FINDINGS

Newer Multifamily Buildings Were Safer Than Older Ones, Regardless of Size

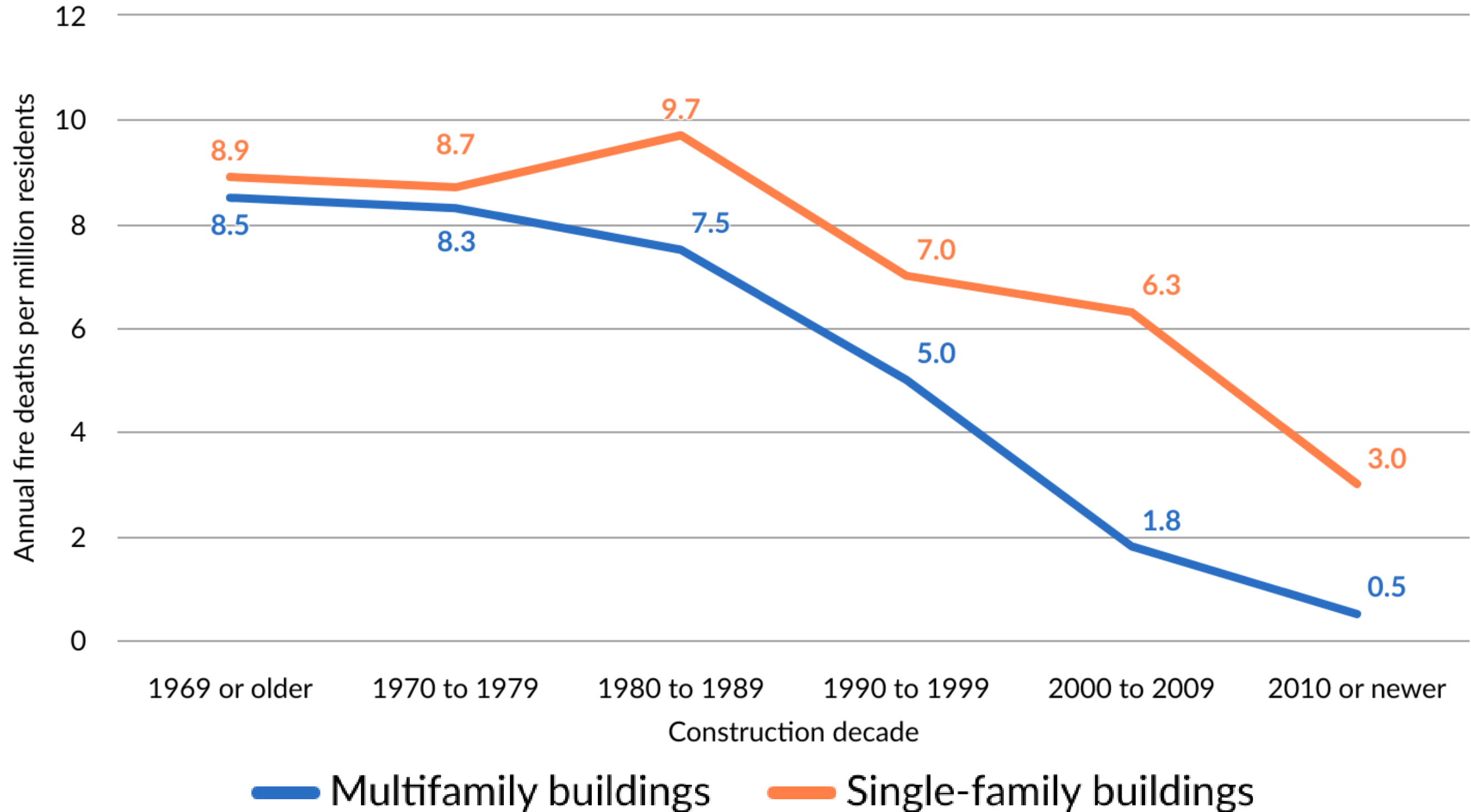
Fire death rates in 2023 were lower in newer 2-to-4-unit homes and newer larger multifamily buildings than in comparable older buildings



HOUSING SAFETY FINDINGS

New Multifamily Building Fire Safety Has Improved Dramatically Over Time

Single-family home fire safety has improved as well, but less than multifamily housing



5

UNDERSTANDING IRC VS IBC CODE THRESHOLDS

THE COMPLEXITY CONUNDRUM

ANYTHING ELSE

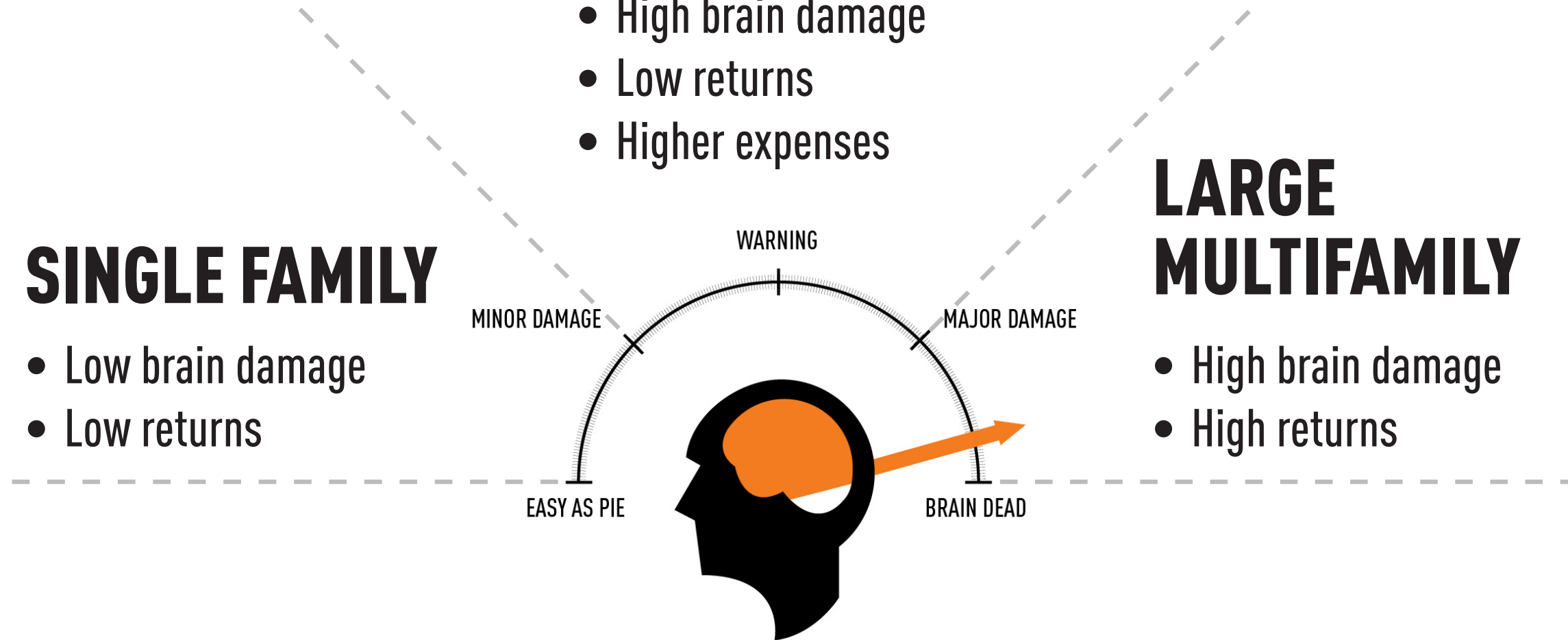
- High brain damage
- Low returns
- Higher expenses

SINGLE FAMILY

- Low brain damage
- Low returns

LARGE MULTIFAMILY

- High brain damage
- High returns



Too much brain damage,
not enough money

THE COMPLEXITY CONUNDRUM

INCREMENTAL INFILL

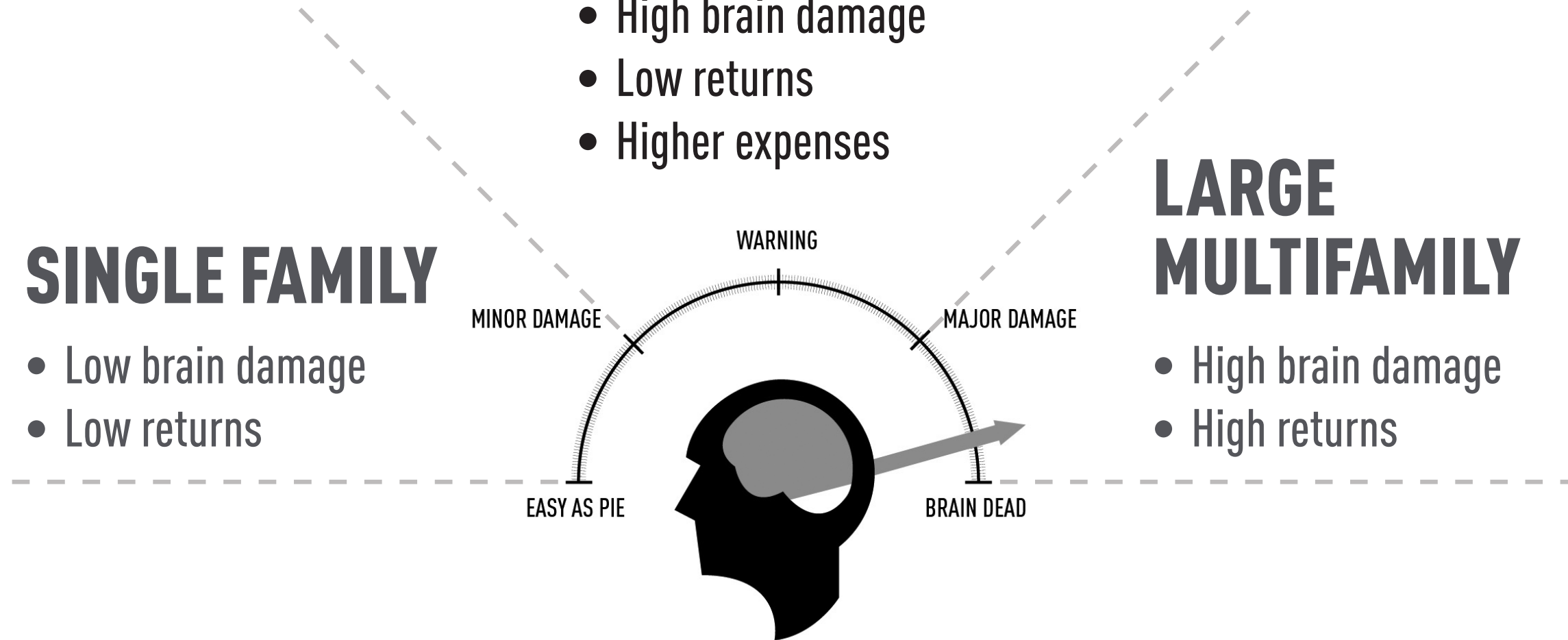
- High brain damage
- Low returns
- Higher expenses

SINGLE FAMILY

- Low brain damage
- Low returns

LARGE MULTIFAMILY

- High brain damage
- High returns



We have to reduce brain cells
for this stuff

**ONE HOUSE PER STANDARD
LOT WON'T GET YOU THERE,**

BUT BUILDING CODES+ RESTRICT HOUSING CHOICES

THRESHOLDS MATTER: IRC V. IBC

interval.

KRONBERG
URBANISTS
ARCHITECTS



Duplex + DADU



Triplex+

INTERNATIONAL RESIDENTIAL CODE

The International Residential Code (IRC) covers single-family buildings, and is generally less expensive than IBC projects.

INTERNATIONAL BUILDING CODE

The International Building Code (IBC) covers multifamily and commercial buildings, and increases project costs and timelines.

WHERE THESE CODES APPLY

IRC



**INCLUDES SINGLE-FAMILY,
DUPLEXES, TOWNHOMES, AND
ACCESSORY STRUCTURES NOT
MORE THAN 3 STORIES ABOVE
GRADE**

IBC



**INCLUDES ALL MULTIFAMILY,
STARTING WITH A TRIPLEX**

WHERE THESE CODES APPLY



IRC



**2 vs 3
UNITS**

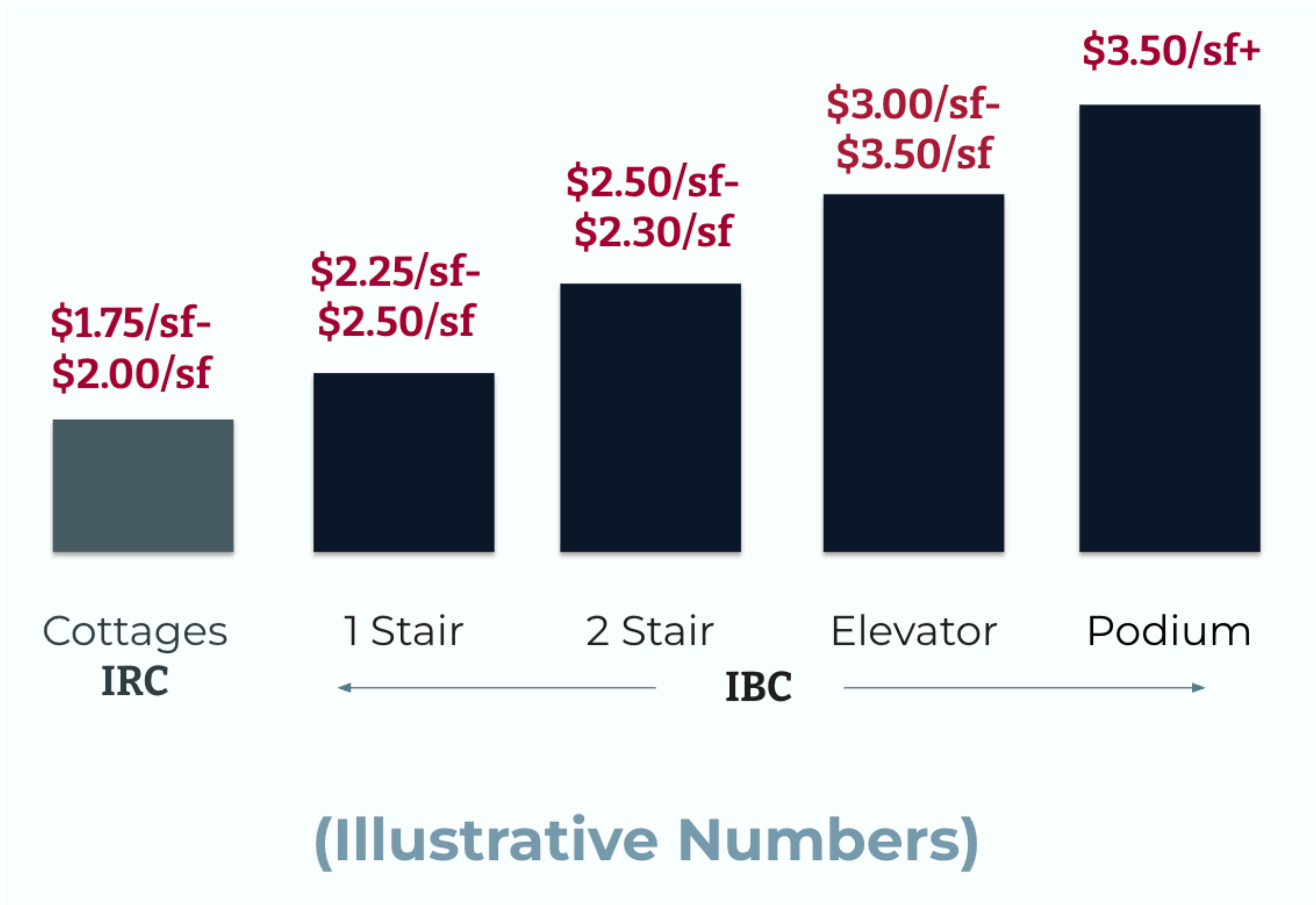
IBC



**30%+
PER UNIT**

COMPLEXITY VS DISPROPORTIONALITY

THE COSTS OF COMPLEXITY- RENT



CONSTRUCTION REQUIREMENTS

IRC



©Author Name – stock.adobe.com

**CAN BE BUILT BY SINGLE
FAMILY CONTRACTORS,
SIMPLER PERMITTING FOR
BUILDING & SITE**

IBC



©Author Name – stock.adobe.com

**TYPICALLY REQUIRES A
COMMERCIALY LICENSED
CONTRACTOR**

PROFESSIONAL DESIGN REQUIREMENTS



IRC



©Author Name – stock.adobe.com

**PRESCRIPTIVE STRUCTURAL
TABLES
BUILDER-PREPARED PLANS
SUFFICIENT
SIMPLER SEISMIC/WIND/SNOW**

IBC



©Author Name – stock.adobe.com

**TYPICALLY REQUIRES A
PROFESSIONAL STAMP & ARCH,
STRUCT, CIVIL, MECH,
ELECT, PLUMB, & SPRINKLER
ENGINEERING**

PERMITTING PROCESS



IRC



**SIMPLER PERMITTING FOR
BUILDING & SITE**

IBC



**MORE PERMITTING
REQUIREMENTS**

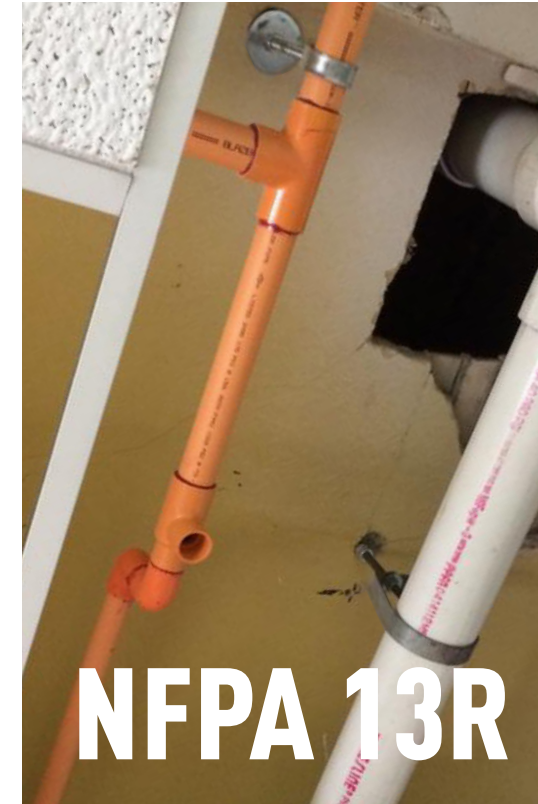
IRC



SMOKE ALARMS & FIRE RATED SEPARATIONS BETWEEN UNITS

1 HOUR SEPARATION FOR DUPLEXES
2 HOUR SEPARATION FOR TOWNHOMES

IBC



NFPA 13/13R SPRINKLERS,
COMMERCIAL FIRE ALARM
SYSTEMS, FIRE DEPARTMENT
ACCESS ON-SITE

FIRE SAFETY- SPRINKLER TYPES



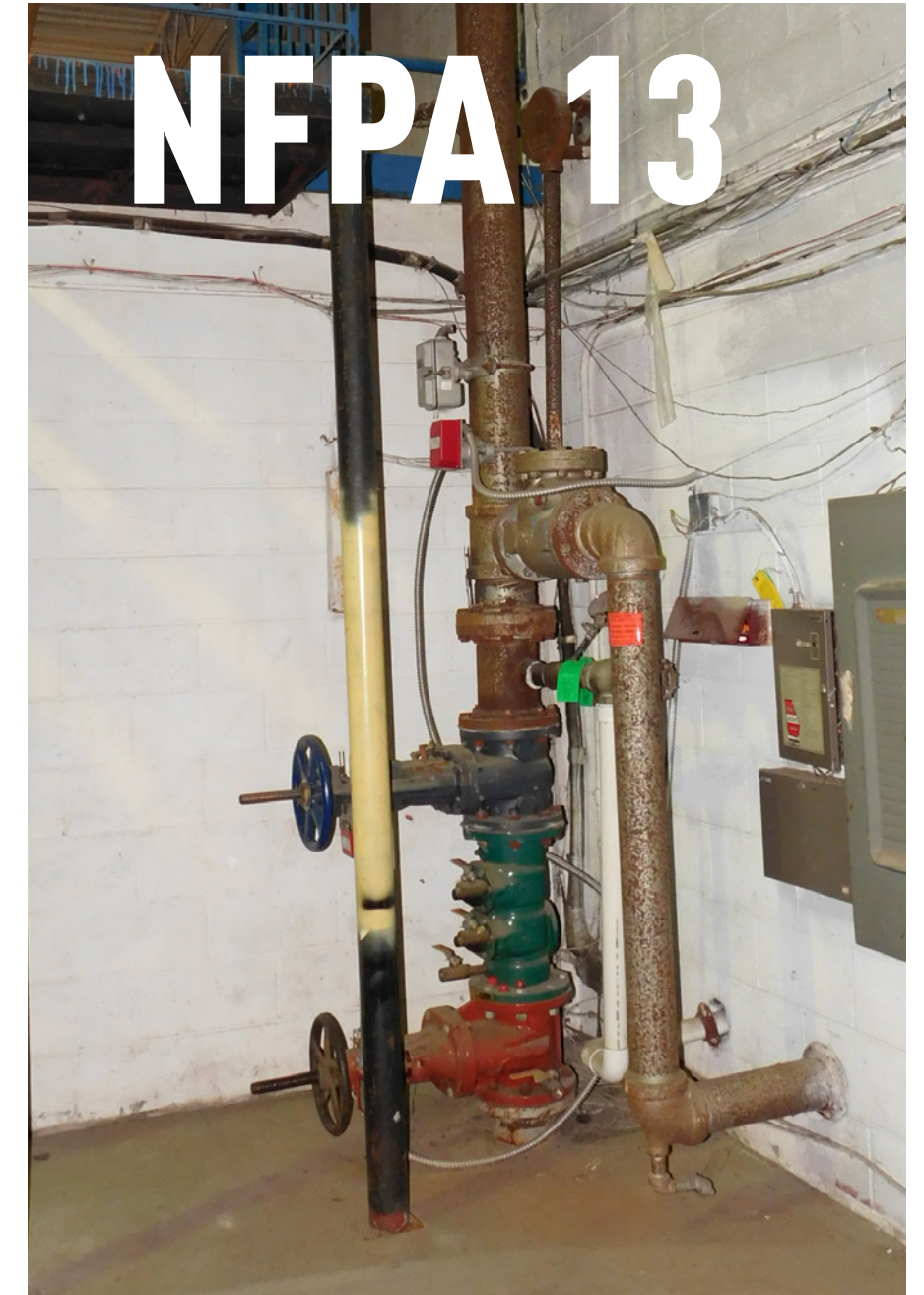
NFPA 13D

**IRC/
SINGLE FAM**



NFPA 13R

**IBC/
MOST MULTI-FAM**



NFPA 13

**IBC/
MIXED-USE/BIG
MULTI-FAM**

LOCAL CODE HURDLES

IRC



**TRADITIONAL SINGLE FAMILY
RESIDENTIAL PARKING, TAX, &
TRASH PICK UP**

IBC



**“COMMERCIAL” PARKING
LOT REQUIREMENTS, TAX
CLASSIFICATIONS, MUNICIPAL
TRASH COORDINATION, &
MORE**

STORMWATER REQUIREMENTS

IRC



OFTEN
TRIGGERED BY
UNIT COUNT,
NOT BUILDING
SIZE

**RESIDENTIAL STORMWATER
REQUIREMENTS (IF ANY),
LOT COVERAGE
REQUIREMENTS**

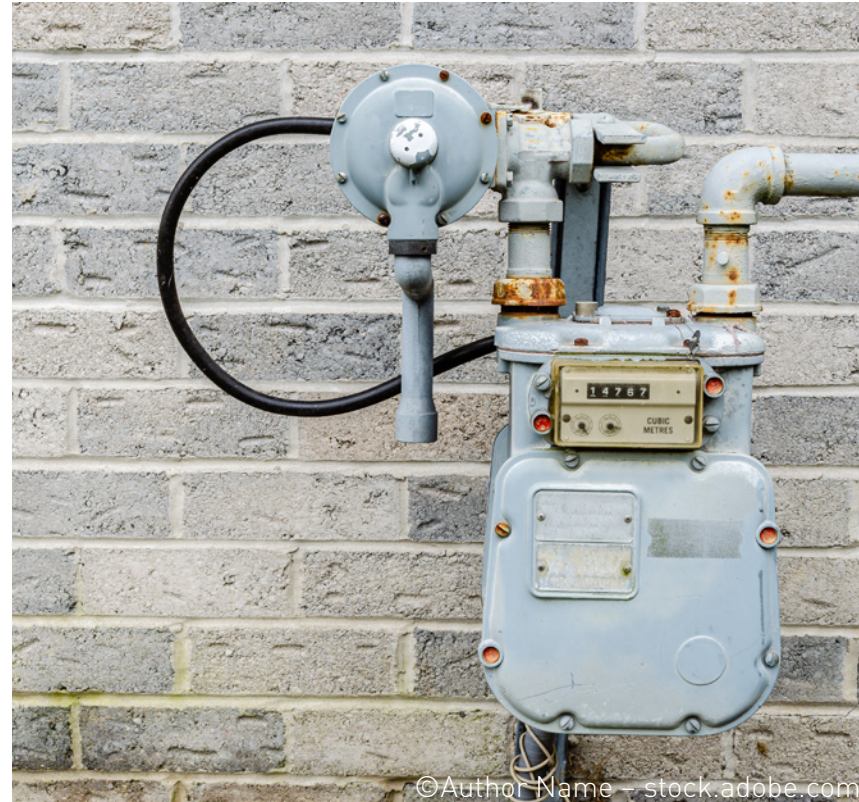
IBC



**ON-SITE STORMWATER
DETENTION, GRADING & LOT
COVERAGE REQUIREMENTS -
ON THE SAME SIZE LOT**

TYPICALLY INCLUDES TOWNS

IRC



**TRADITIONAL SINGLE FAMILY
UTILITY CONNECTIONS**

IBC



**LARGER METER SIZE AND/
OR WATER/SEWER MAIN
UPGRADES &
CAN REQUIRE BACKFLOW
PREVENTERS**

ENERGY CODE DIFFERENCES

IRC



TRADITIONAL SINGLE FAMILY HVAC REQUIREMENTS

IBC



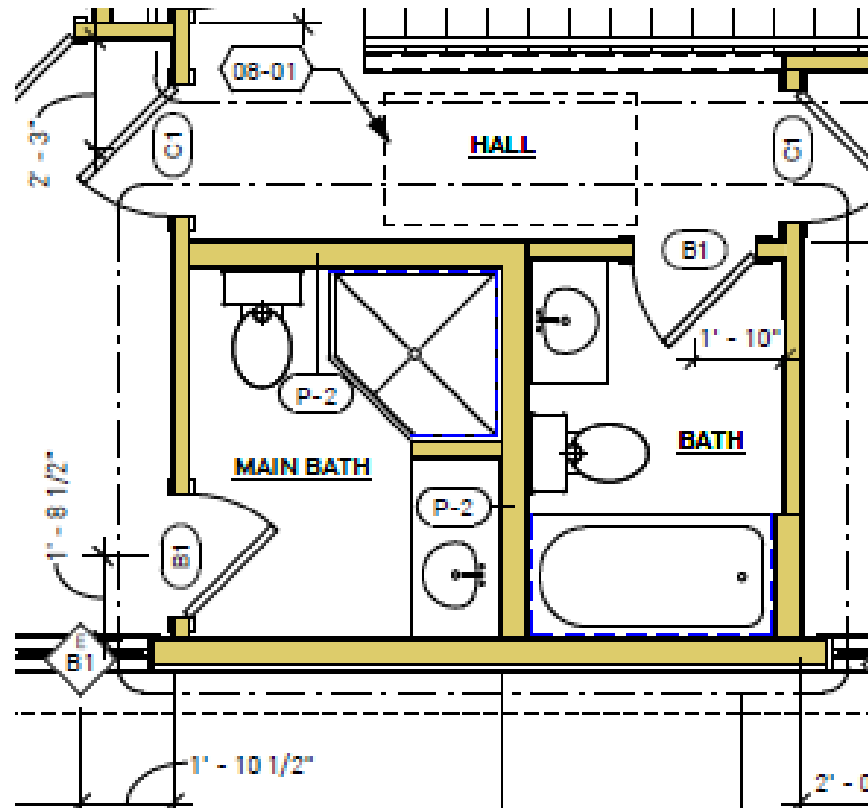
“COMMERCIAL” AIRFLOW REQUIREMENTS

ACCESSIBILITY

interval |

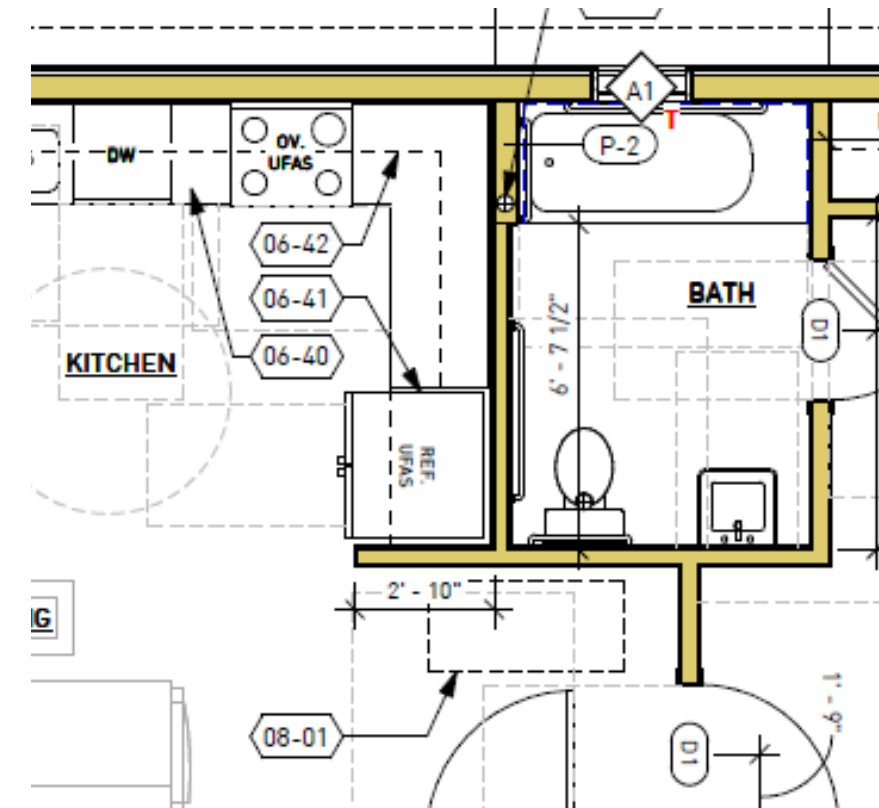
KRONBERG
URBANISTS
ARCHITECTS

IRC



NO REQUIREMENTS

IBC



FHA REQUIRES DESIGN & CONSTRUCTION THAT CAN BE UNFAMILIAR TO RESIDENTIAL CONTRACTORS

**4+ ATTACHED UNITS
DOES NOT APPLY TO 2-STORY TOWNS**

ELEVATOR REQUIREMENTS



IRC



NO ELEVATOR REQUIREMENTS

IBC



**ELEVATORS REQUIRED FOR
MORE THAN 3 STORIES -
COSTLY DESIGN, INSTALL &
MAINTENANCE**

STAIR REQUIREMENTS



IBC

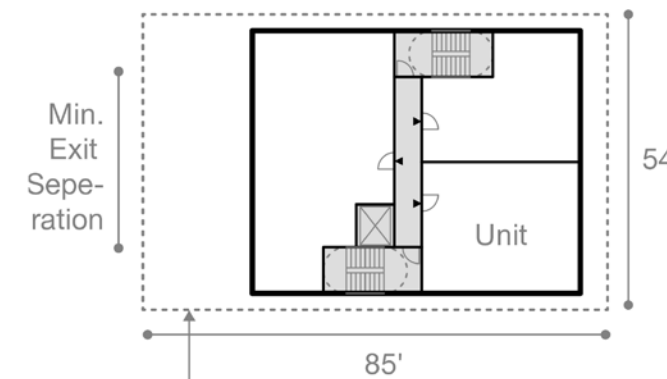


4 UNITS/FLOOR
3 STORIES =
SINGLE STAIR

IBC

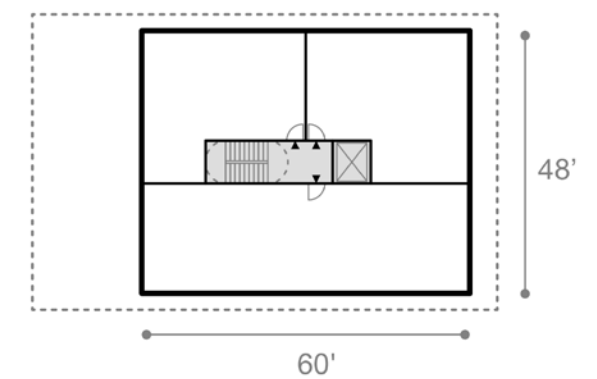
Small Double-Loaded Plan
82% Efficient

2,880 GSF Floor Plate
3 Units



Small Single-Stair Plan
92% Efficient

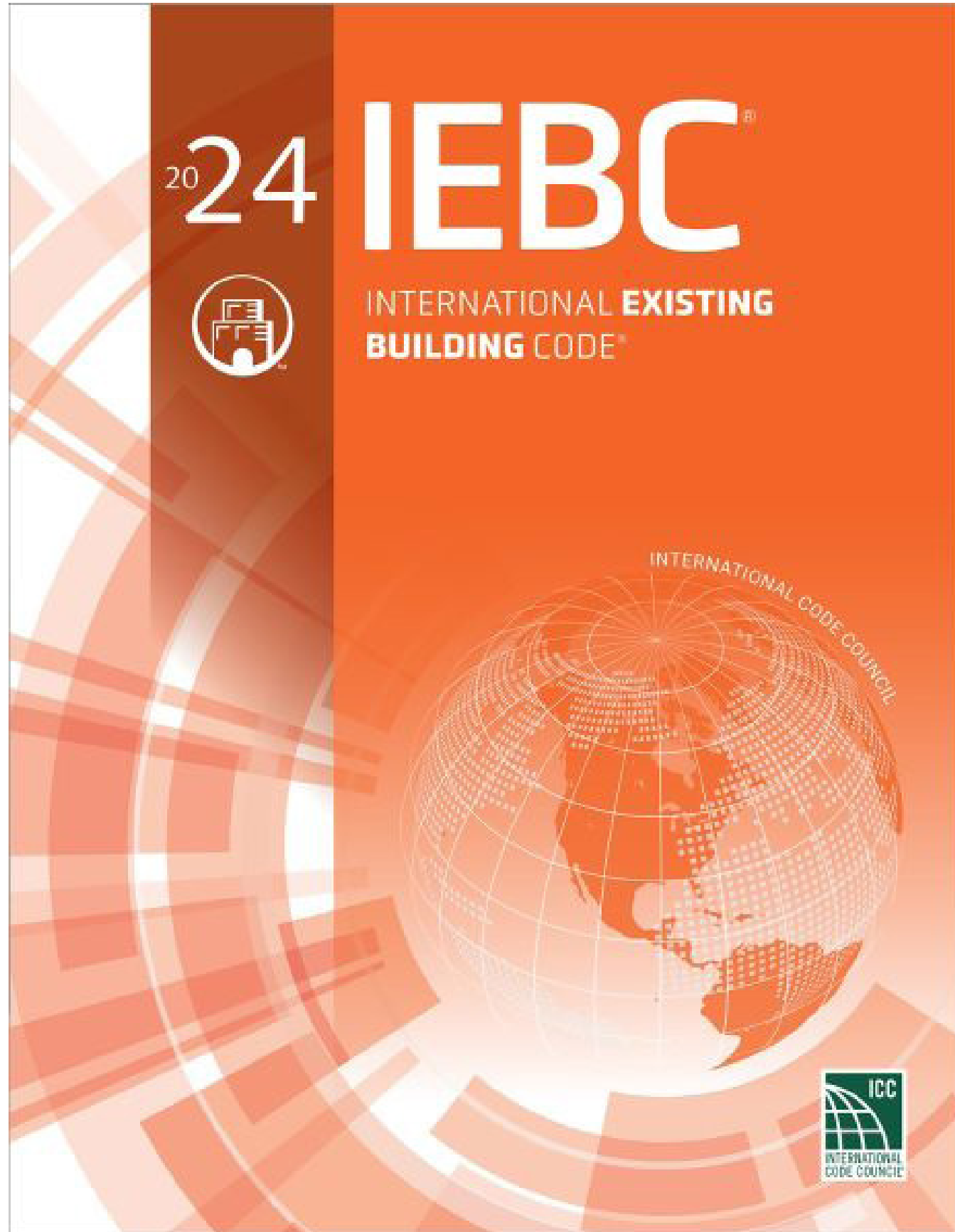
2,880 GSF FP
3 Units



Median Parcel Size in Greater Boston (4,600 SF)

4+ UNITS/FLOOR
4+ STORIES =
ADDITIONAL STAIRS

MORE CODES!



IEBC ALSO REQUIRES UPDATES

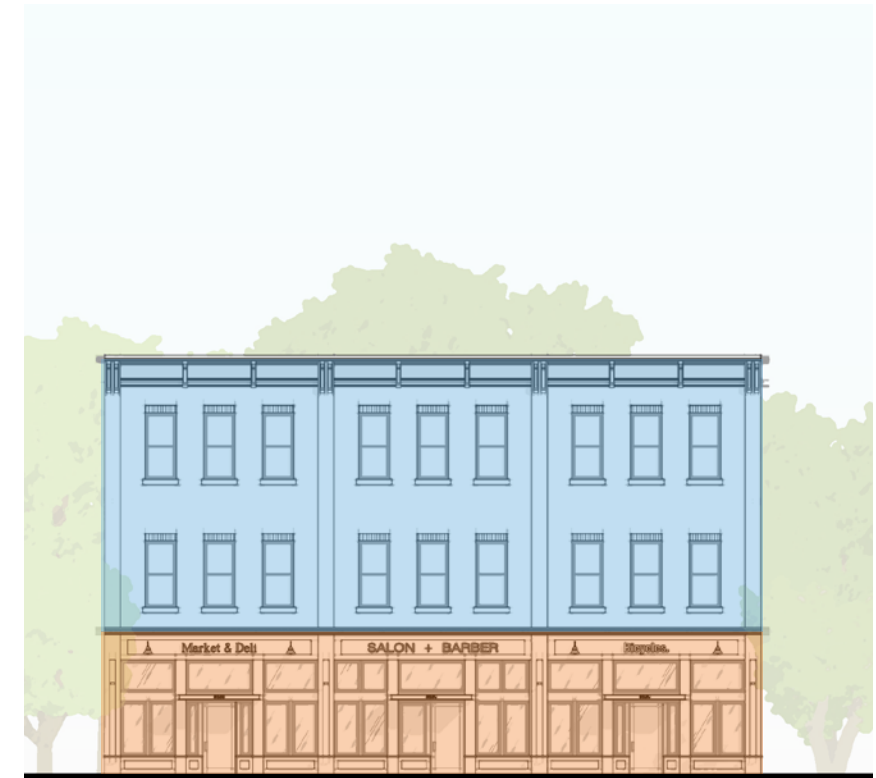
UPDATE SO CHANGE OF OCCUPANCY FOR 4 UNITS OR LESS DOESN'T TRIGGER FULL UPGRADES (SPRINKLERS)

IBC



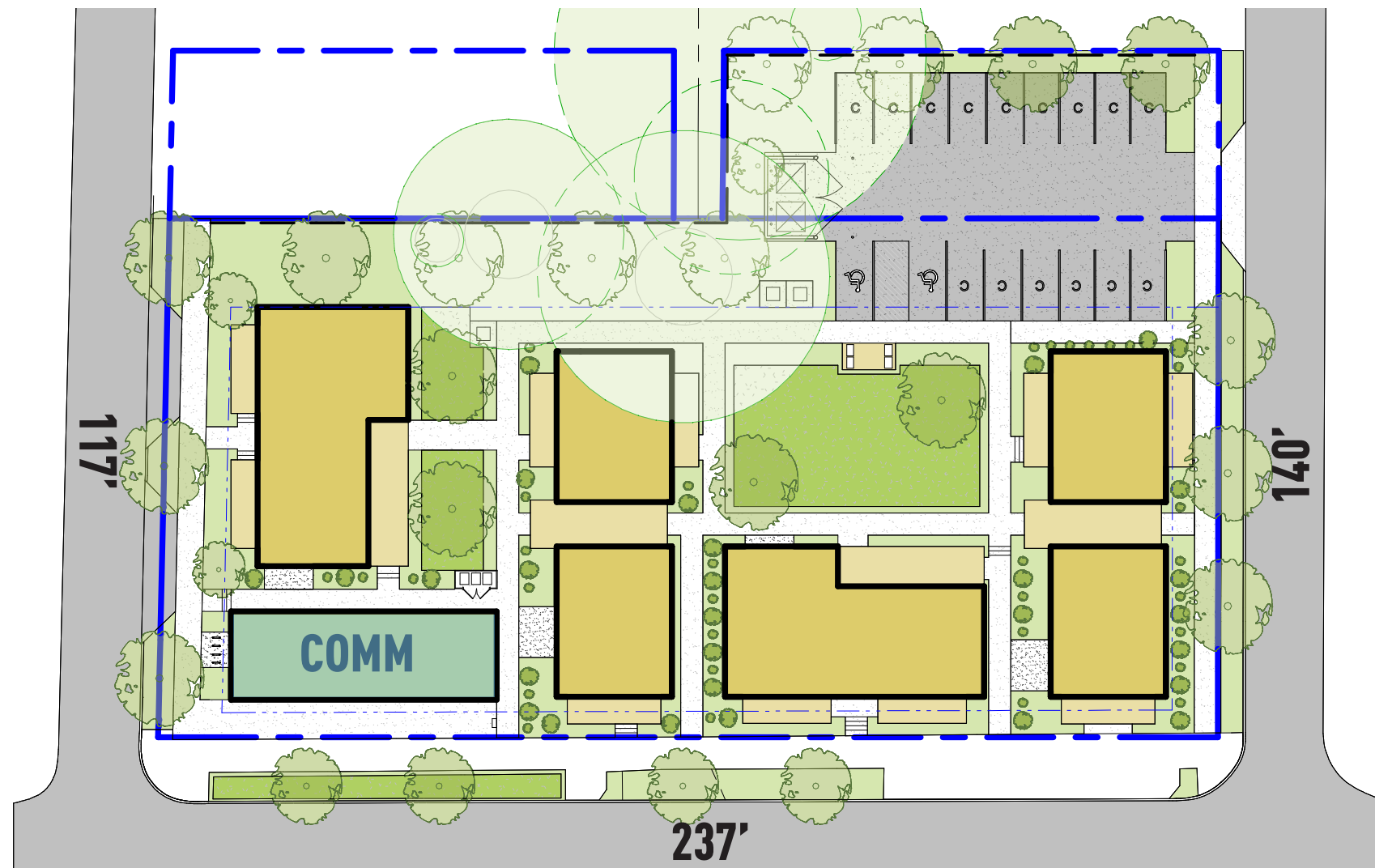
**HORIZONTAL MIXED USE:
13R SPRINKLERS**

IBC



**VERTICAL MIXED USE:
COMMERCIAL SPRINKLERS**

HORIZONTAL MIXED USE



WE STREAMLINE 'SINGLE-FAMILY' PERMITTING AND CONSTRUCTION WHILE....

THRESHOLDS MATTER: IRC V. IBC



**WE EXTRACT MAXIMUM
CONCESSIONS FROM
IBC DEVELOPMENT TO
OFFSET BANKRUPT
INFRASTRUCTURE**

THRESHOLDS MATTER: IRC V. IBC





POLICY EXAMPLES

FED =

**LIMITED TO GRANT
FUNDING (HOUSING &
TRANSPORTATION \$)**

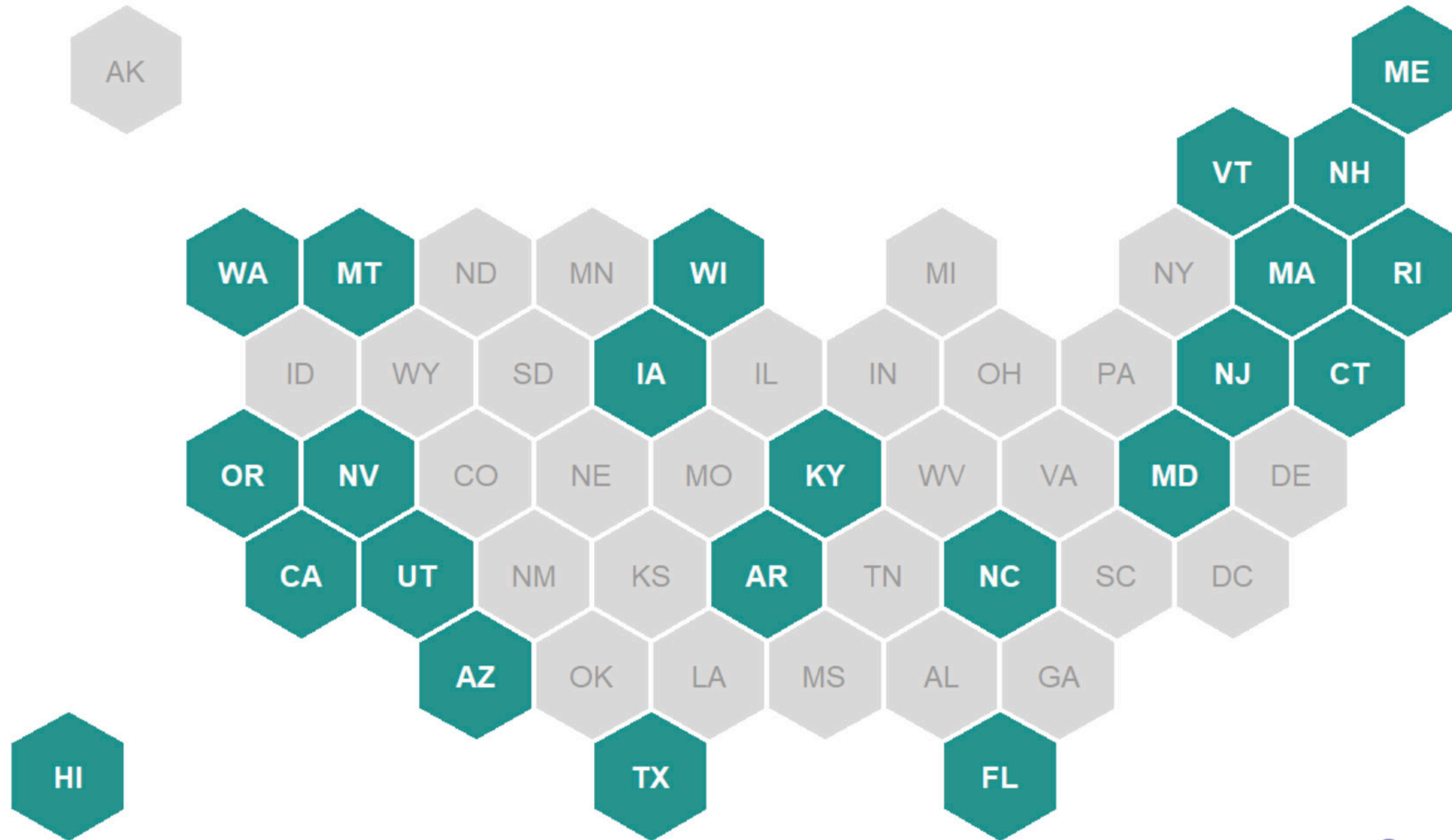
STATE =

REGIONAL APPROACH,

LESS IMPACTED

BY NIMBY

2025 STATE HOUSING POLICY REFORMS

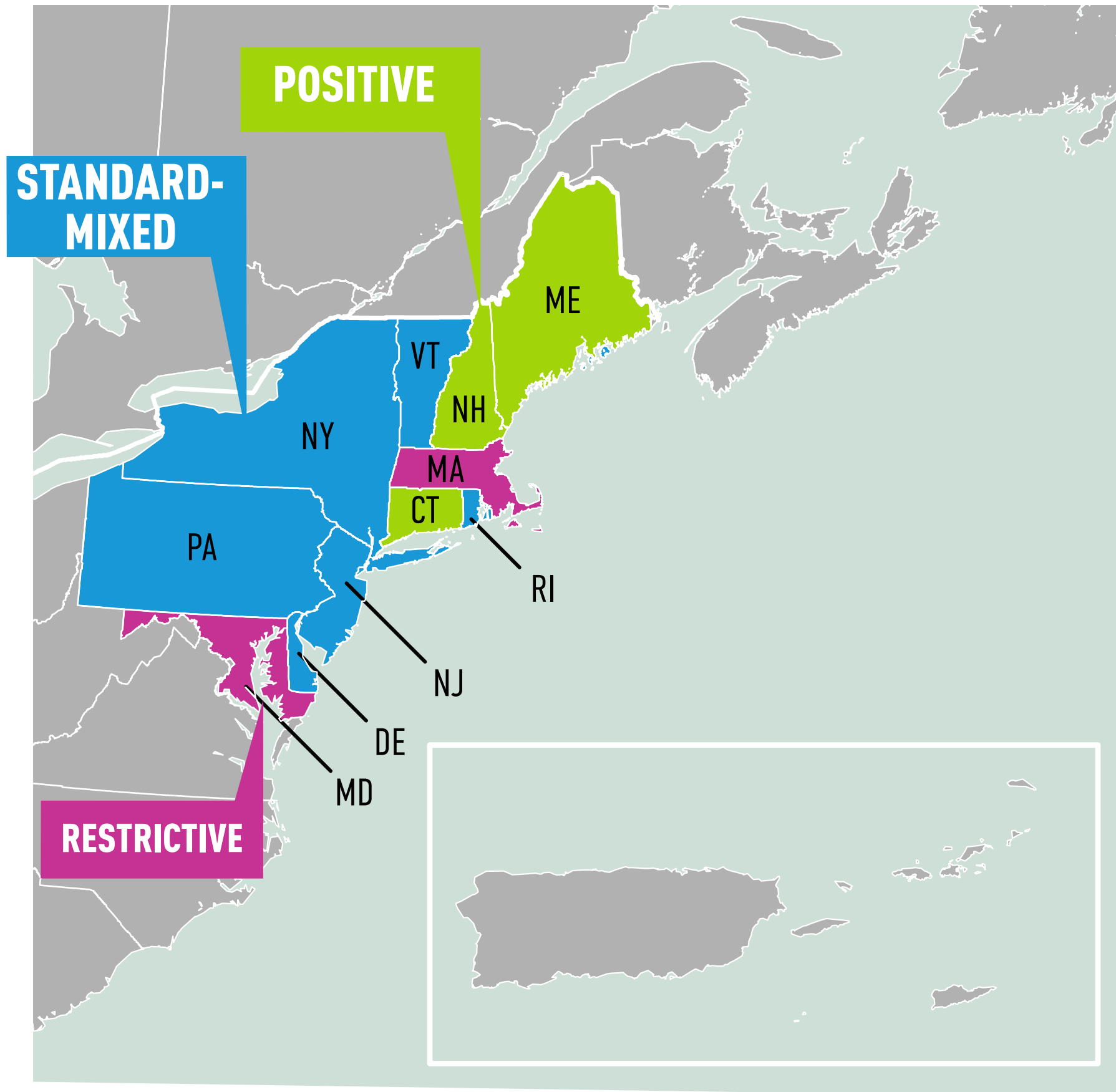


<https://housingforwardva.org/>

<https://www.mercatus.org/housing-policies-highlight#55723654-3005313297>



STATE HOUSING POLICY REFORMS



BUILDING CODE AUTHORITY

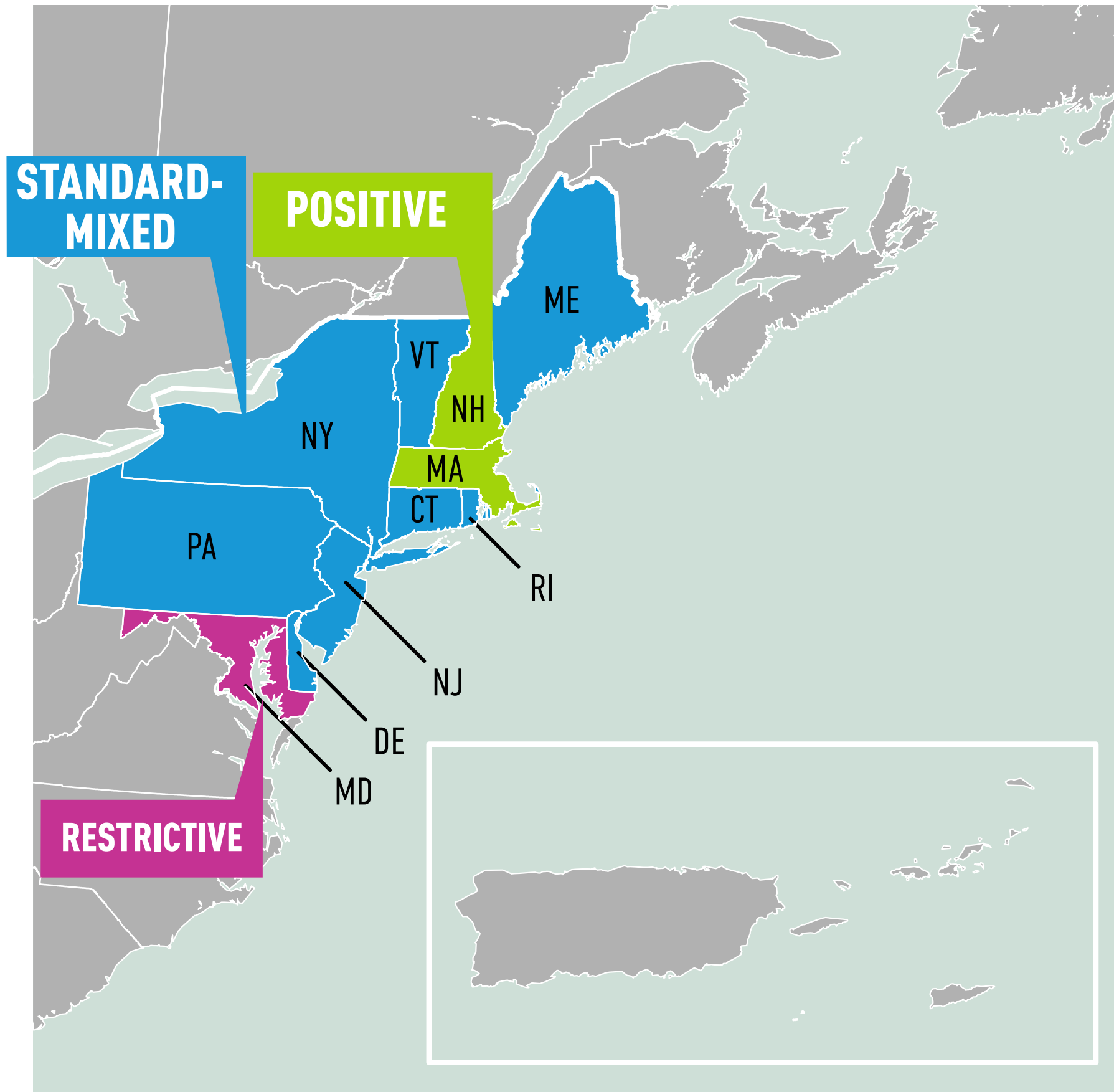
NEW HAMPSHIRE:

HB 1065 (2024) UP TO 4 RES UNITS, NO SPRINKLERS

NEW JERSEY:

RENOVATION FRIENDLY MODS, MORE BURDENSOME IN OTHER AREAS

STATE HOUSING POLICY REFORMS



FIRE SAFETY & SPRINKLERS

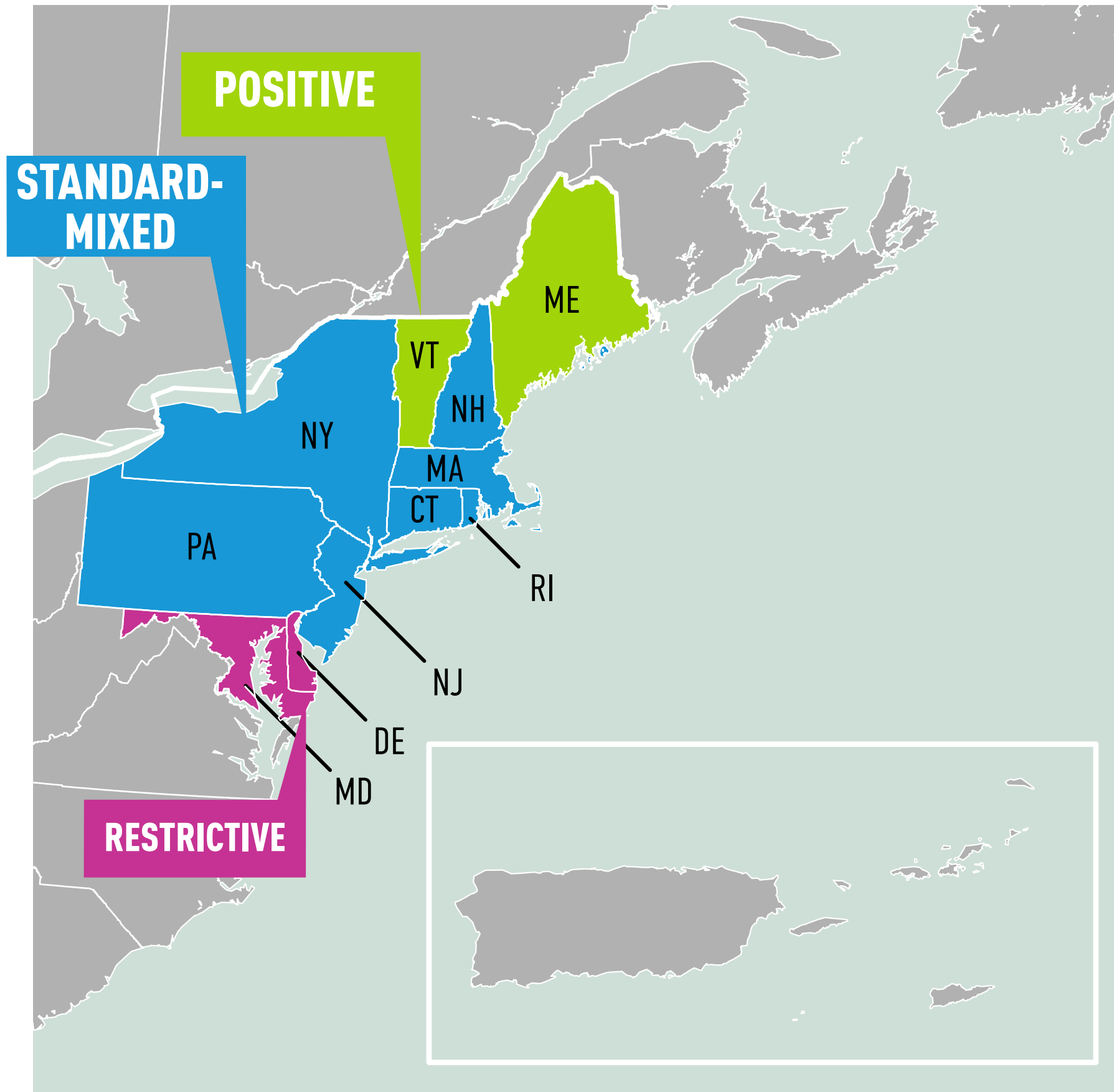
MASSACHUSETTS:

MOD. NFPA 13D FOR SMALL TRI-PLEXES

MARYLAND:

MANDATES SPRINKLERS FOR SINGLE FAMILY HOMES

STATE HOUSING POLICY REFORMS



STORMWATER & UTILITIES

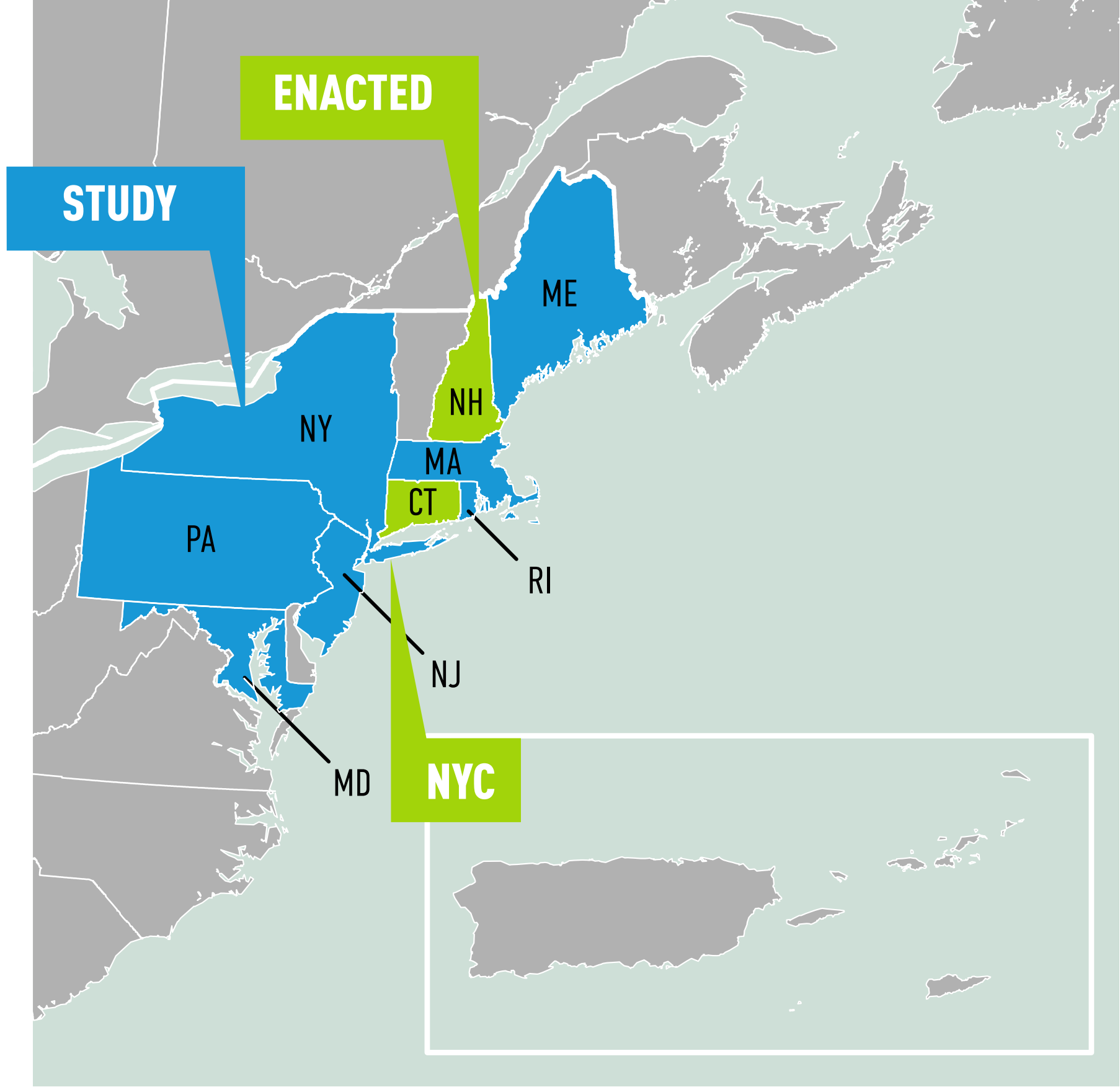
VERMONT:

REFORMS TO ACT 250
EXEMPT IN GROWTH AREAS

DELAWARE:

STORMWATER MAN. PLAN
FOR ALL LAND DIST. WITH
LIM. EXCEPTIONS

STATE HOUSING POLICY REFORMS



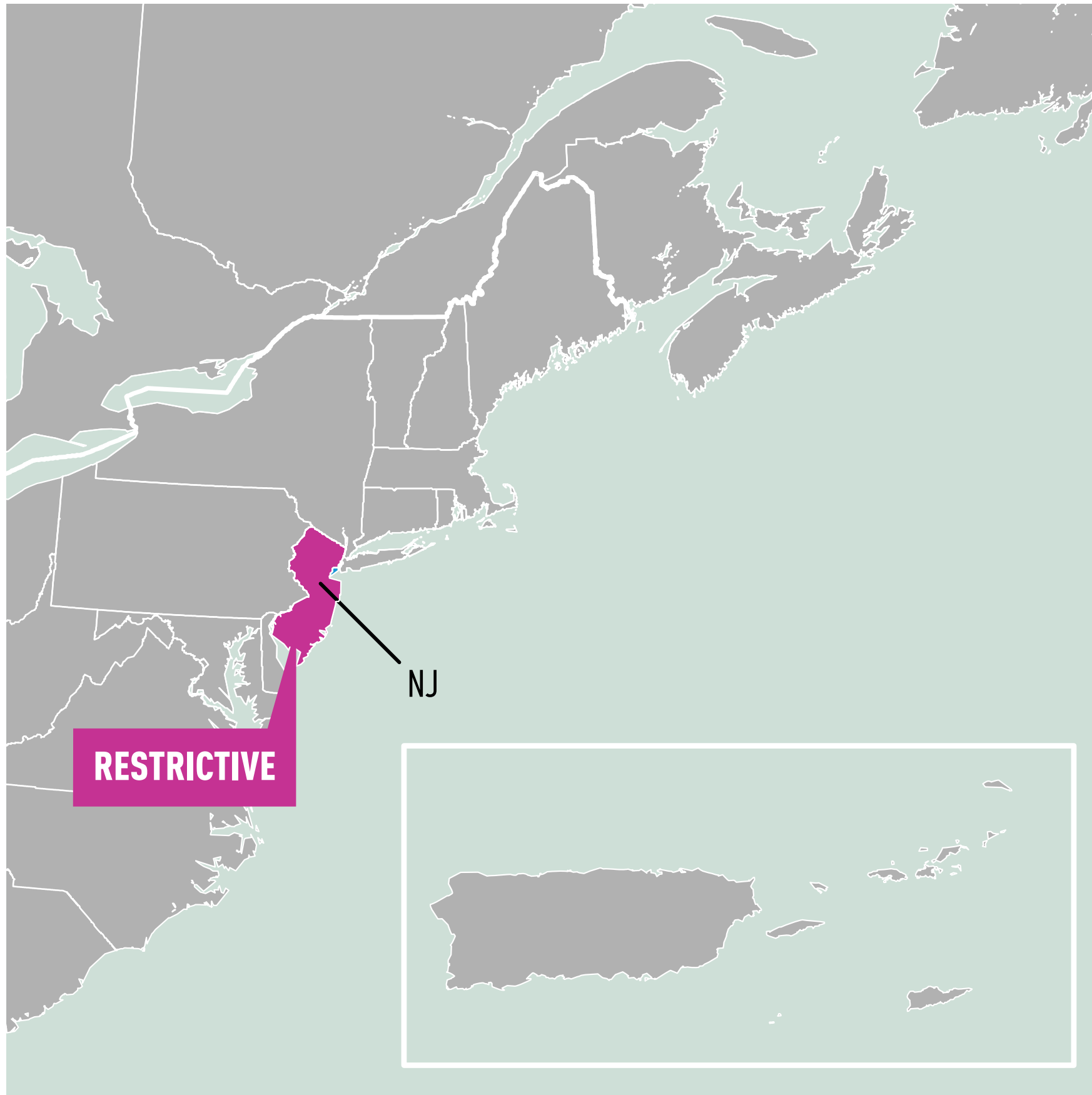
SINGLE STAIR

STATE HOUSING POLICY REFORMS



PARKING POLICY

NEW JERSEY:
STATE LEVEL MANDATE
FOR RESIDENTIAL PARKING
REQUIREMENTS (RSIS)



WASHINGTON STATE POLICY CHANGES

1.

SB 5559 UNIT LOT SUBDIVISIONS

Refines the process for unit subdivisions to better align with the state's lot splitting allowances that enable townhome development.

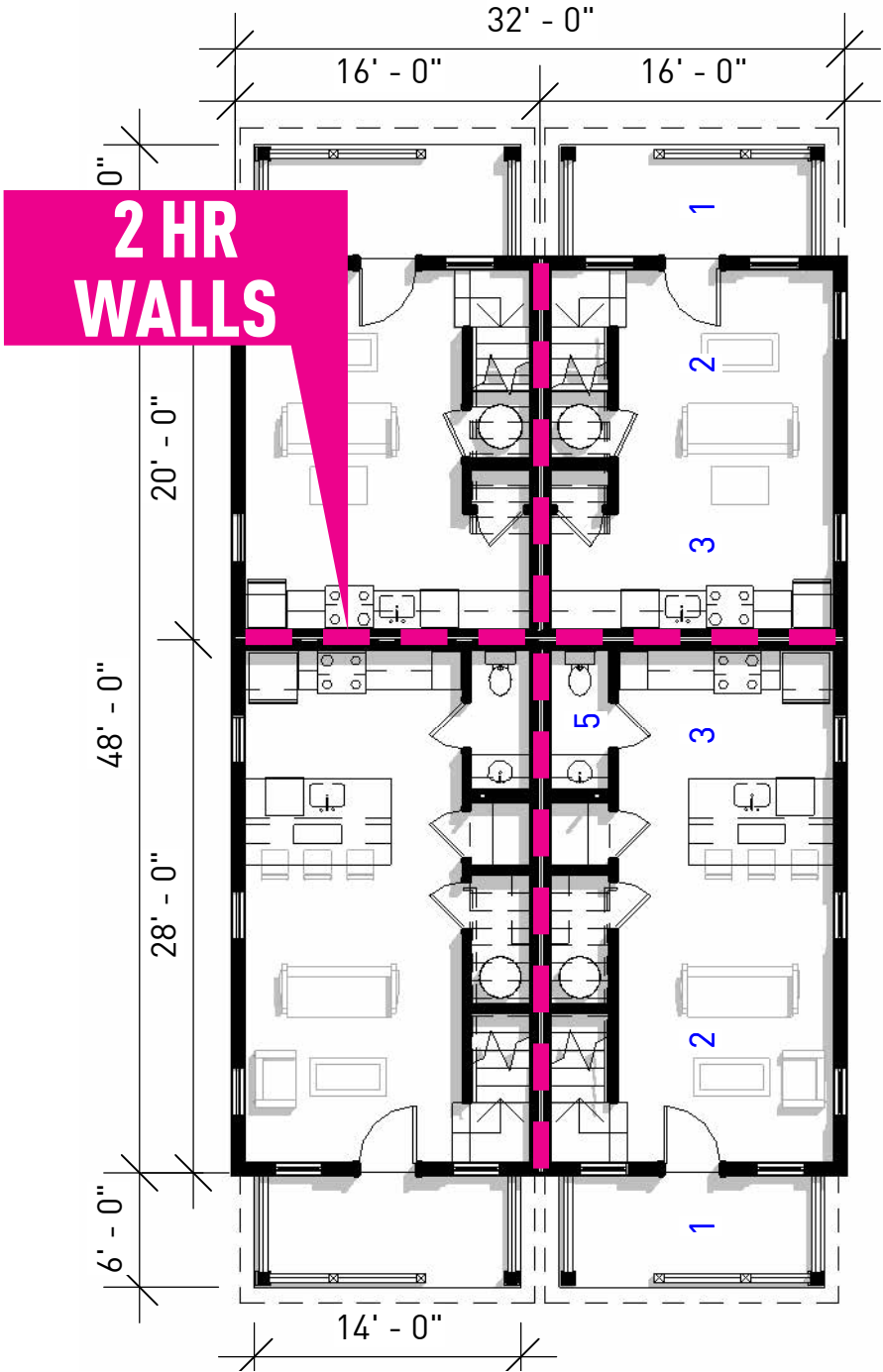
2.

HB 1096 ALLOWS HOMEOWNERS TO SPLIT THEIR LOTS

It requires cities to adopt a special lot split process that's easier for the typical homeowner to navigate than the "unit lot subdivision" commonly used for townhouse development.

INTERNATIONAL RESIDENTIAL CODE (1-2 FAMILY) STATE MODS

KUA 4-PACK



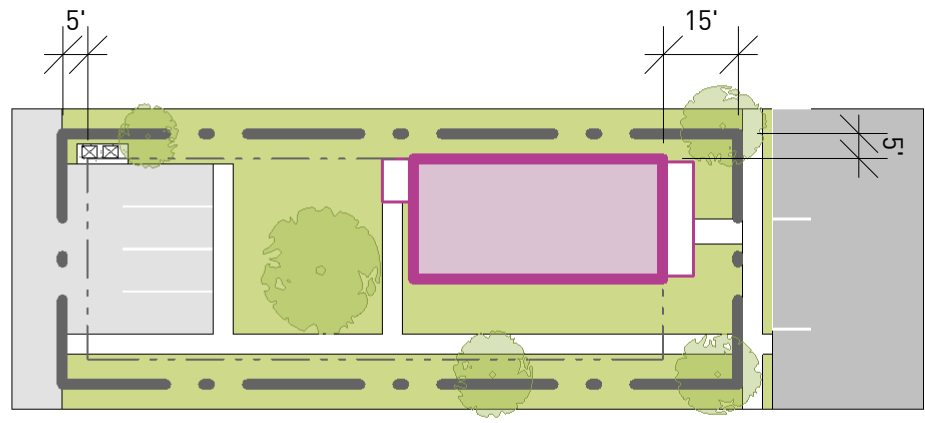
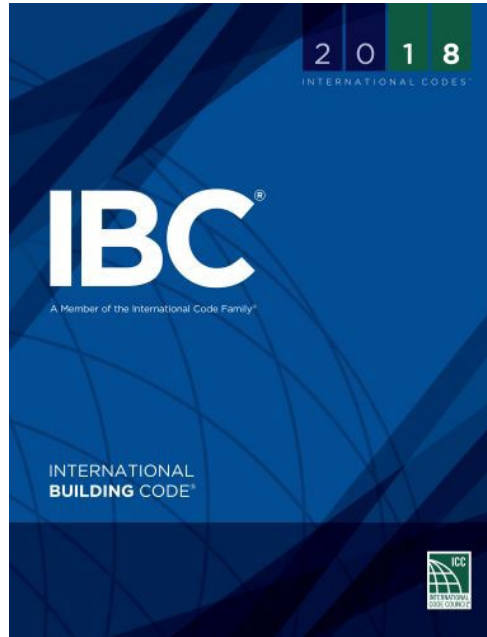
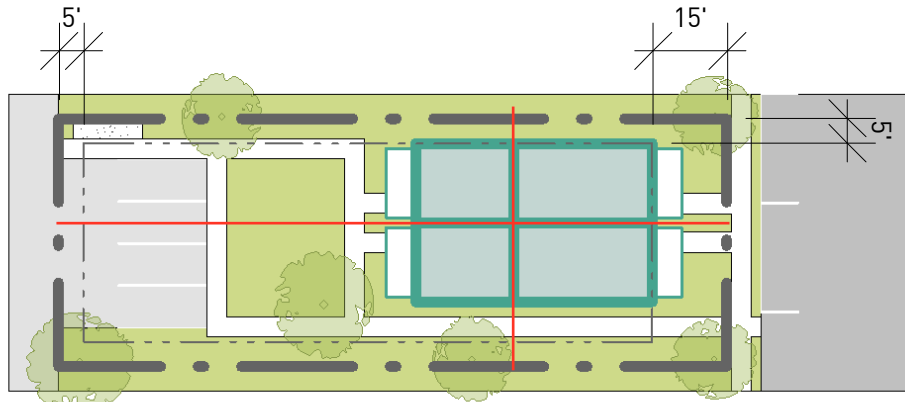
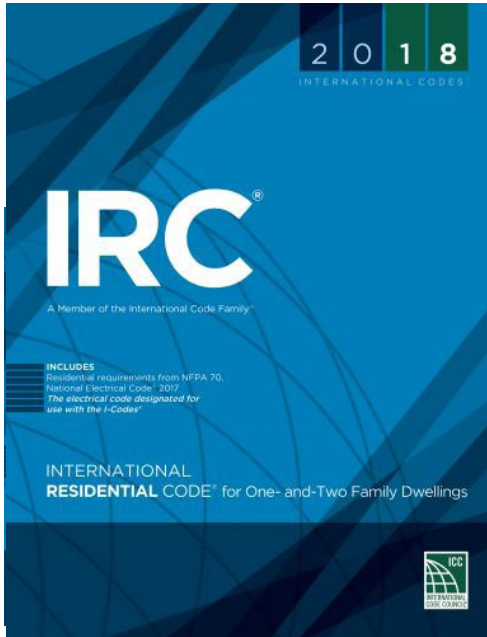
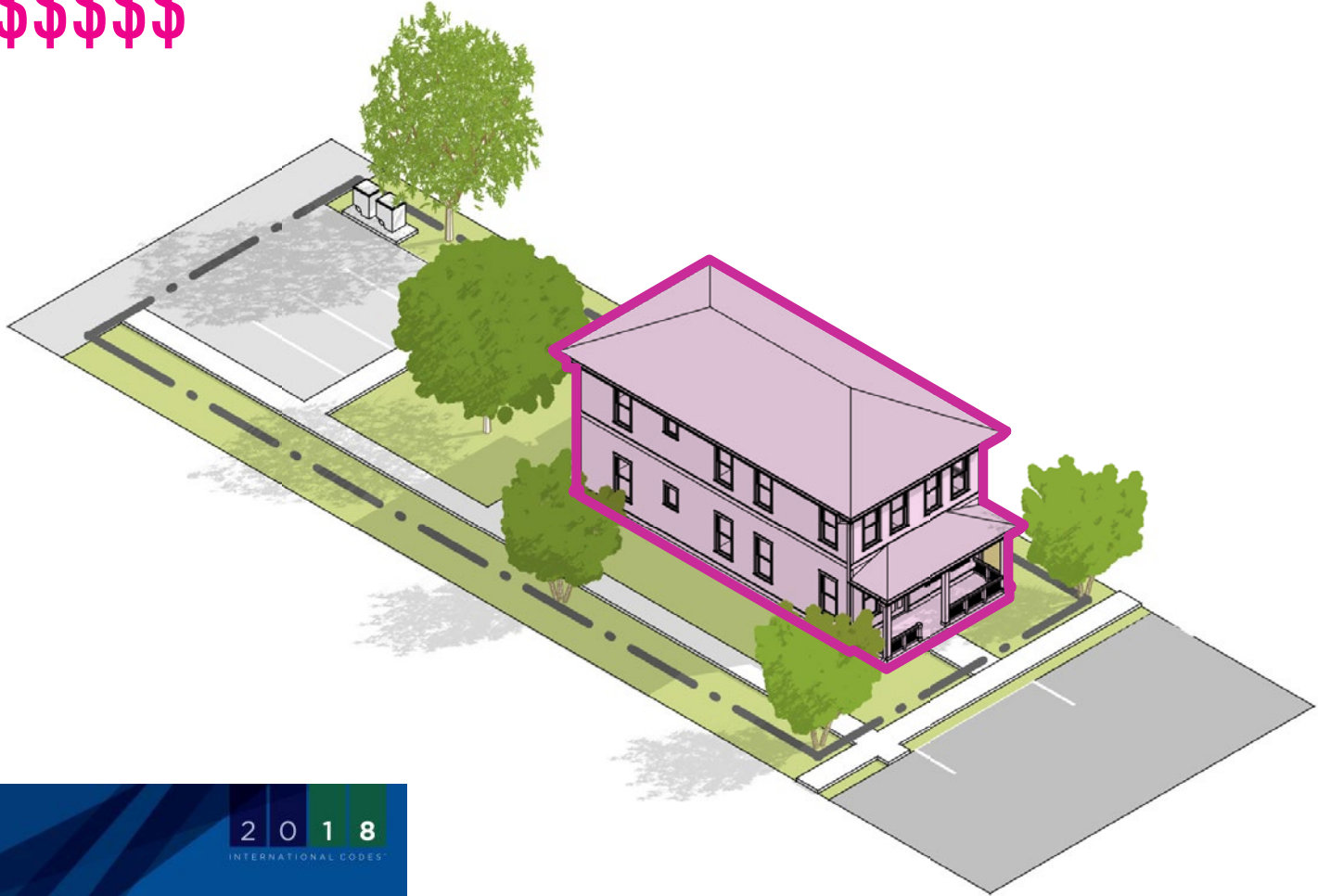
UNDERSTANDING BUILDING CODES

4PACK TOWNHOMES = IRC = NO SPRINKLERS

\$\$

4PLEX = MULTIFAMILY = IBC = SPRINKLERS
OR IRC + 2HR SEPARATIONS (NC/TN)

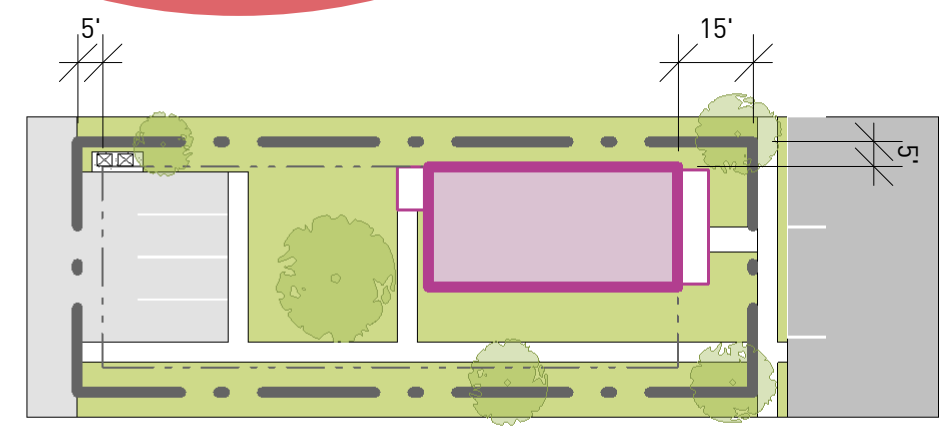
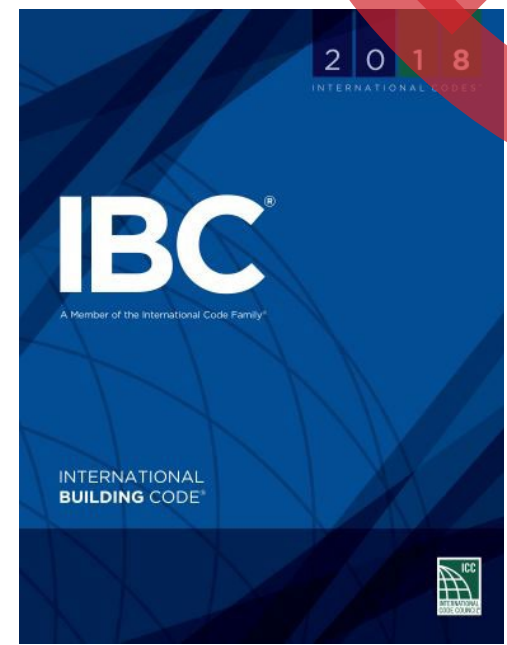
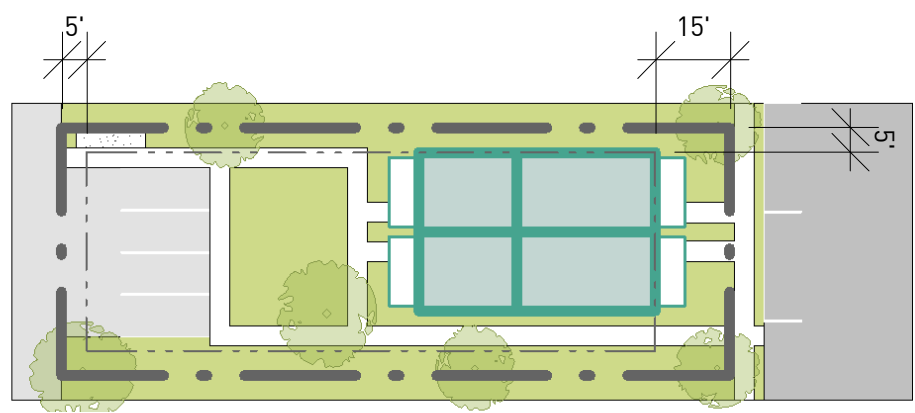
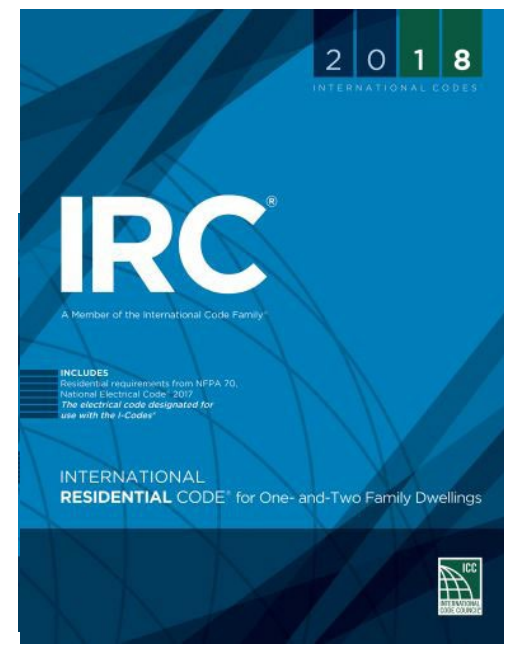
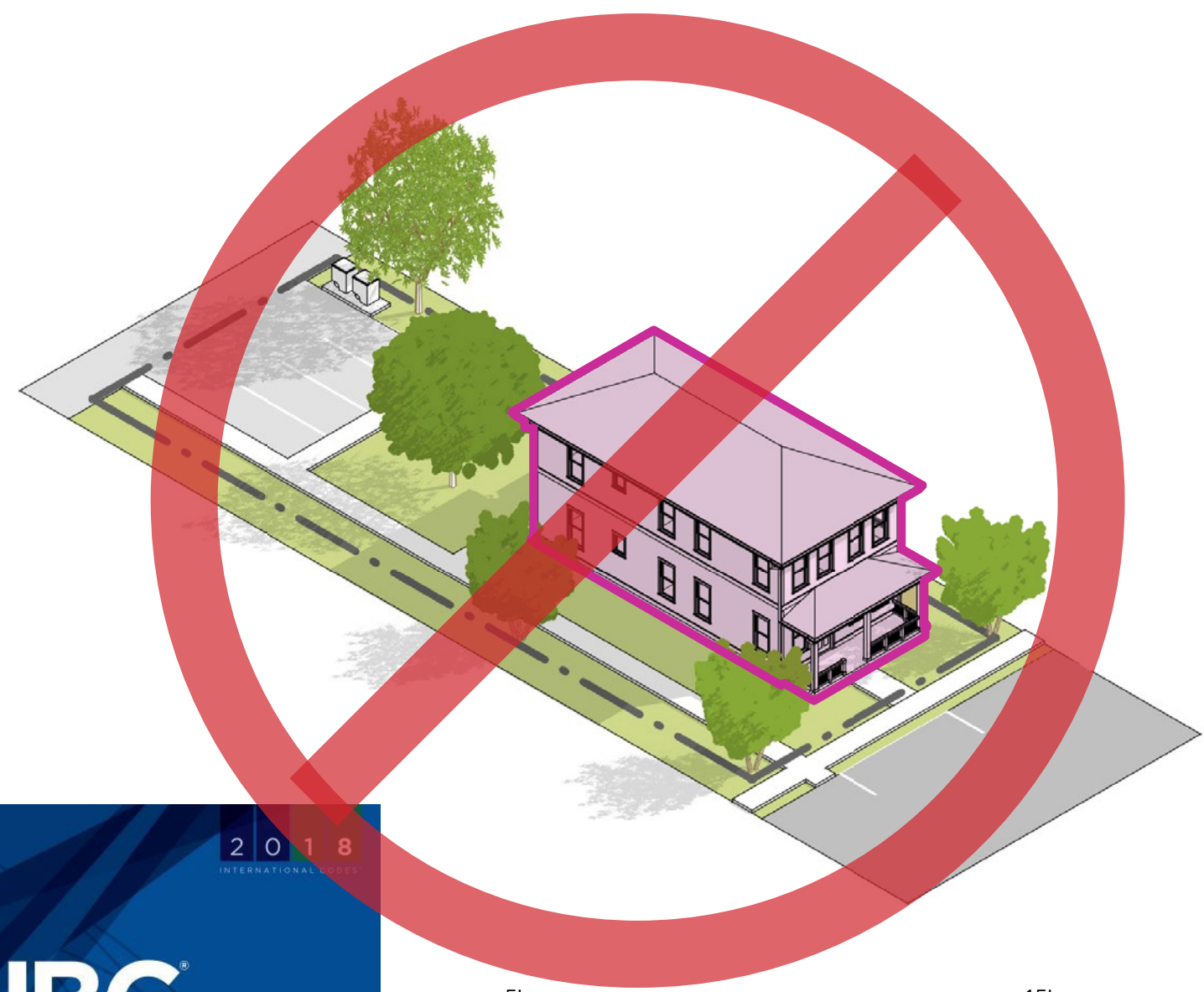
\$\$\$\$\$



UNDERSTANDING FINANCE

CAN BE SOLD FEE-SIMPLE

MUST BE SOLD AS CONDO



3.

SB 5184 CAPS AND ELIMINATES PARKING MANDATES

Parking policy is housing policy: laws that force the construction of too much parking thwart housing by adding cost and taking up space.

4.

SB 5148 STRENGTHENS ACCOUNTABILITY FOR LOCAL GOVERNMENTS TO ADD HOUSING

The bill grants a state agency new authority to review and reject local housing plans. If a city or county fails to bring its plan into compliance, it triggers a “builder’s remedy” that requires automatic local permitting approval of any residential development, as long as it’s located where zoning allows housing and meets certain affordability requirements.

5.

HB 1576 PREVENTS LANDMARKING FROM BEING ABUSED TO BLOCK HOUSING

Sets statewide standards for landmarking for the purpose of removing barriers to housing. It requires cities to get owner consent before landmarking any property less than 125 years old.

TENNESSEE STATE POLICY CHANGES



IRC HB2787 (Amends TCA Title 68, Chapter 120)

ALLOWS MUNICIPALITIES TO PERMIT 3-4 UNITS / LOT

Sprinkler systems not mandated for units under 5,000 sqft and meet other criteria.

POSITIVE DRAFT LEGISLATION

MASSACHUSETTS- YIMBY ACT S.2836/H.1572



1. ALLOWS 5 HOMES PER LOT W/UTILITIES
2. REMOVES PARKING MANDATES
3. REMOVES MIN LOT SIZE REQ
4. ALLOWS LOT SPLITS BY RIGHT
5. LEGALIZES APARTMENTS BY TRANSIT STATEWIDE.



STATE LEVEL IRC & IBC CODE CHALLENGES

**ONE HOUSE PER STANDARD
LOT WON'T GET YOU THERE,**

**BUILDING CODES
RESTRICT SMALL SCALE
MULTI-FAMILY**

**ALL OF THESE
REQUIREMENTS THAT COME
WITH THE IBC INCUR MORE
SOFT & HARD COSTS**

THRESHOLDS MATTER: IRC V. IBC



Duplex + DADU



Quadplex

INTERNATIONAL RESIDENTIAL CODE

The International Residential Code (IRC) covers single-family buildings, and is generally less expensive than IBC projects.

INTERNATIONAL BUILDING CODE

The International Building Code (IBC) covers multifamily and commercial buildings, and increases project costs and timelines.

**TENNESSEE & NORTH
CAROLINA JUST PERMITTED
TRIPLEXES AND FOURPLEXES
BE DESIGNED PER IRC...**

**BUT THEY REQUIRE 2 HOUR
FIRE SEPARATIONS IN LIEU
OF SPRINKLERS
TO USE IRC**

PLEXES IN IRC POLICY RECOMMENDATIONS



1. 3-8 UNITS MAX (NO SPRINKLERS 3-4 & 13D+)
2. 3 STORIES AND 5,000 SF MAX
3. 1 HOUR FIRE SEPARATION BETWEEN UNITS
4. TWO HOUR FIRE SEPARATION AT EXIT STAIR(S)
5. NO MEP REQ'D, IRC STRUCTURAL
6. INTERCONNECTED SMOKE DETECTORS, PULL STATIONS

ADDITIONAL BARRIERS

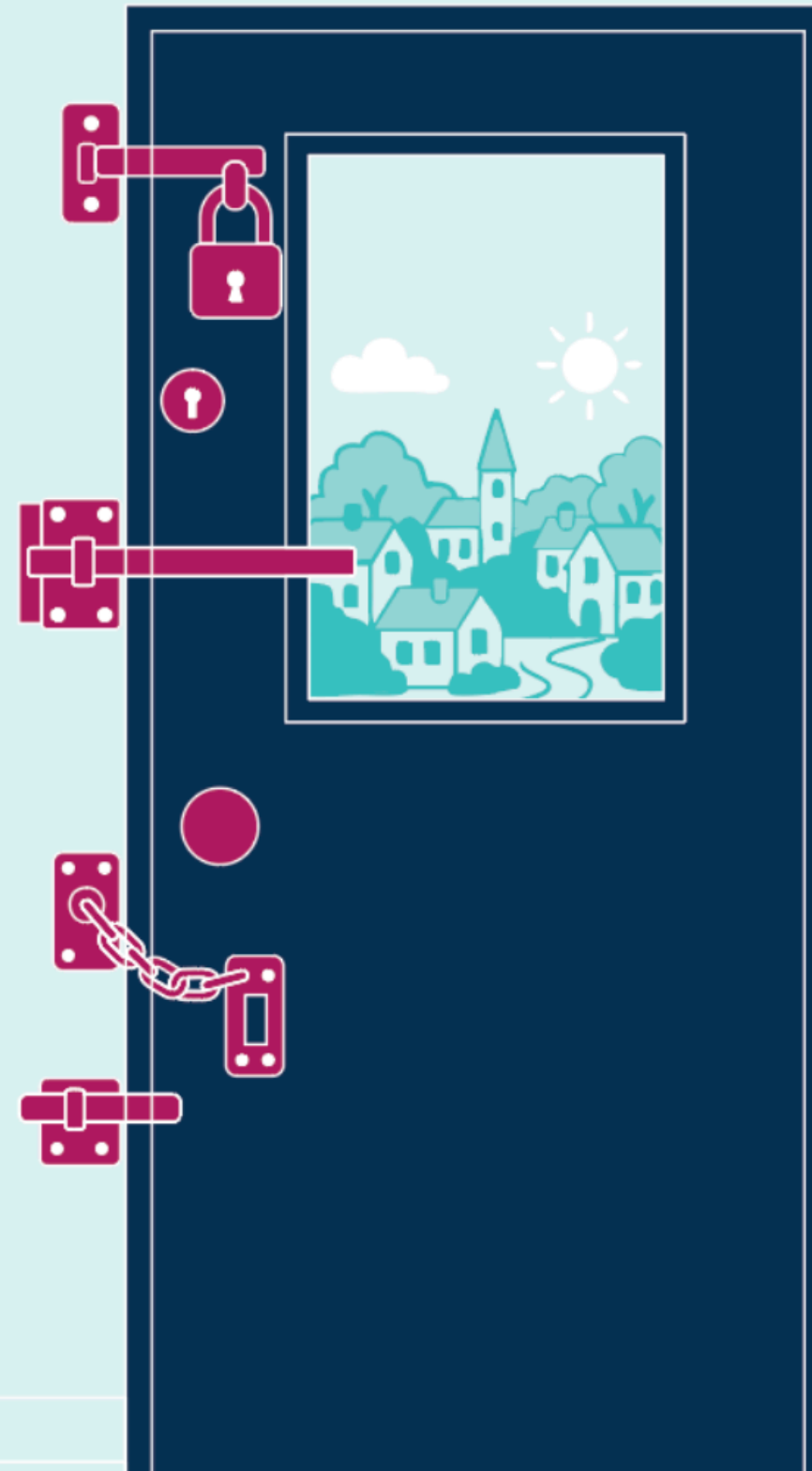
ZONING

SUBDIVISION

BUILDING + FIRE CODES

STORMWATER

FINANCING



**STATE LEVEL
PRE-APPROVED PLANS
CAN UNLOCK MORE**

PRE-APPROVED STRATEGIES



IRC

IBC



CAPE COD CATALOG OF DWELLINGS

- (12) IRC PRE-DESIGNED PLANS
- (3) IBC PRE-DESIGNED PLANS
- IMPLEMENTATION TOOLKIT
- **RELEASING 2026**



**MORE LIBERALIZING
POLICIES
IN A CONTROLLED
ENVIRONMENT**

PRE-APPROVED DEVELOPMENT PROGRAMS

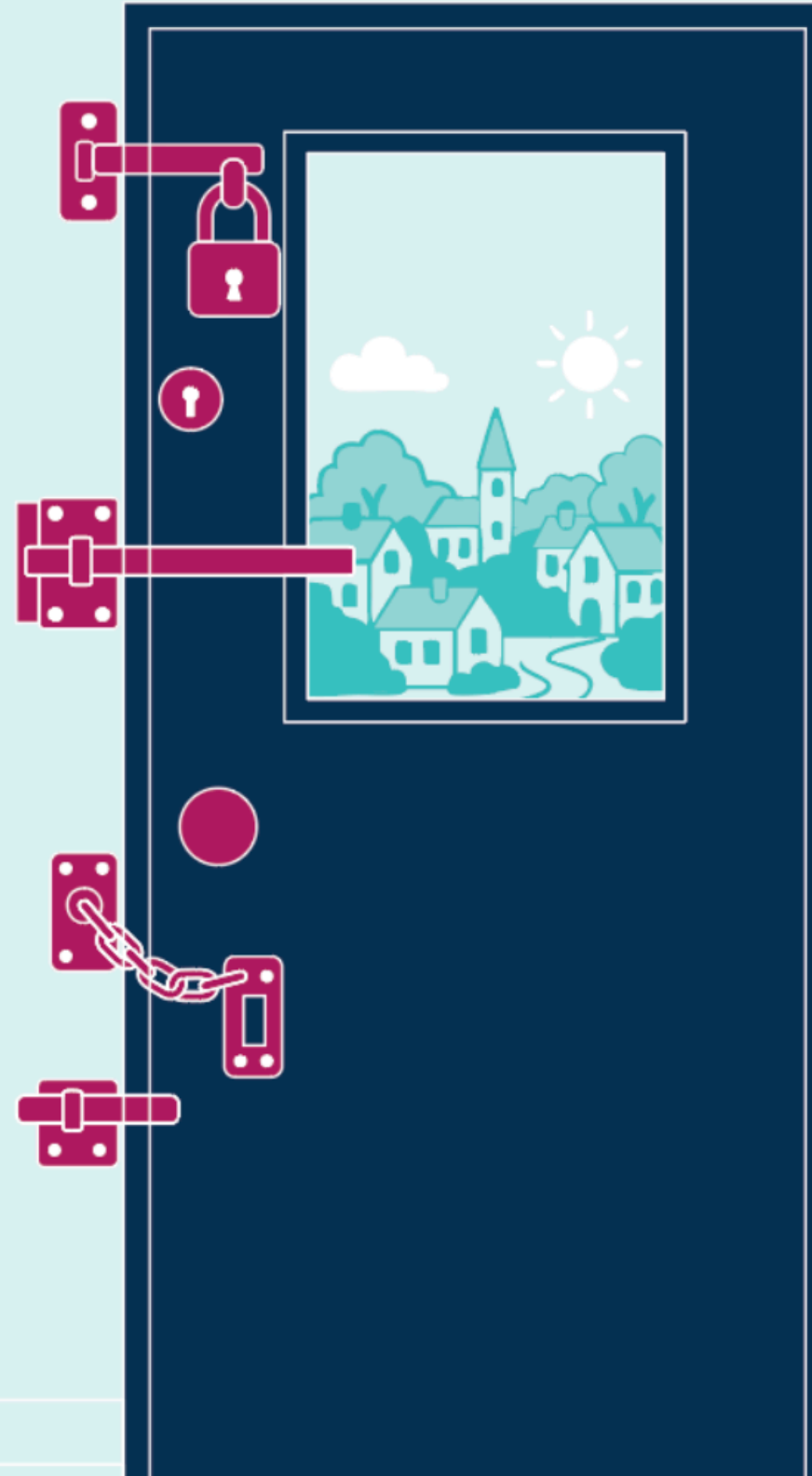
ZONING

SUBDIVISION

BUILDING + FIRE CODES

STORMWATER

FINANCING



8

INCREMENTAL STRATEGY

INCREMENTAL TOWNS
COOPERATIVE

INC CODES



INC PLANS

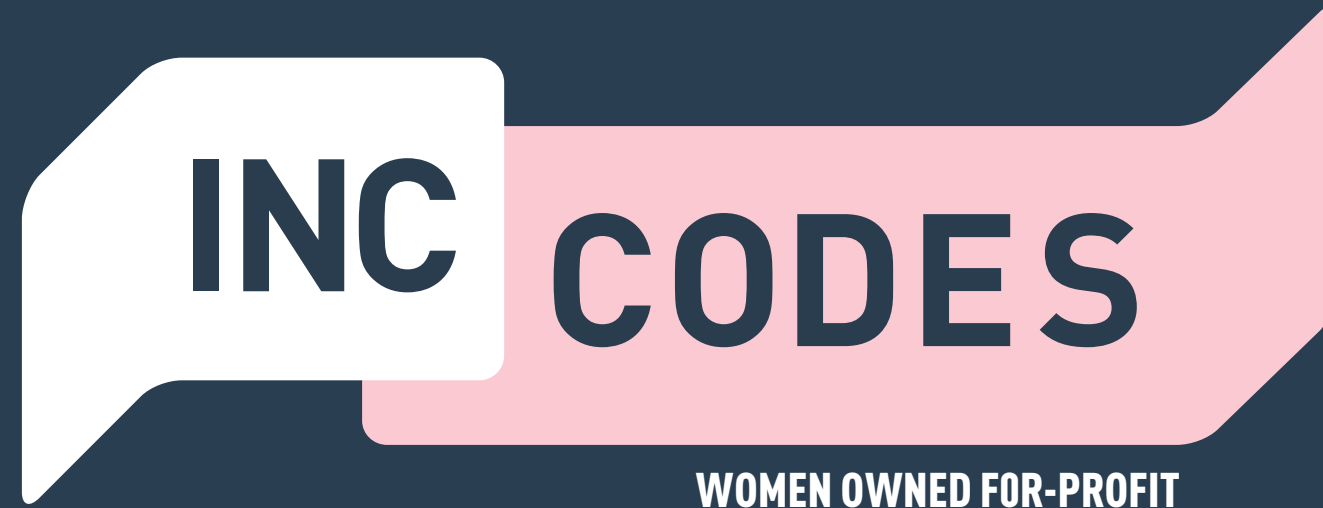
INC DEV- TEACHING SMALL SCALE DEVELOPMENT FOR LAST DECADE



Training locals to rebuild the essentials of a strong neighborhood.



INCREMENTAL CODE REFORM



**MAIN STREET &
RESIDENTIAL
DISTRICTS**



**ACCESSORY
DWELLING UNITS**

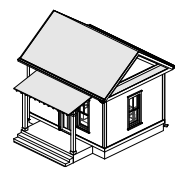


**LITE FORM
CONTROLS**

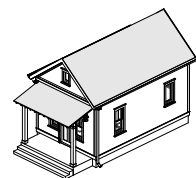


**PARKING
REFORM**

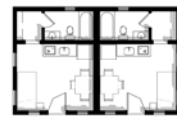
WELL DESIGNED, ATTAINABLE, PRE-DESIGNED PLANS



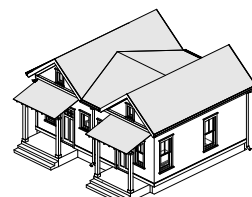
Studio
250 SF



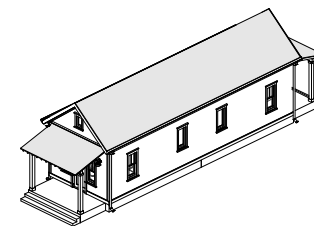
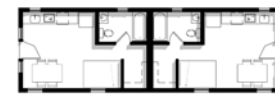
Studio
310 SF



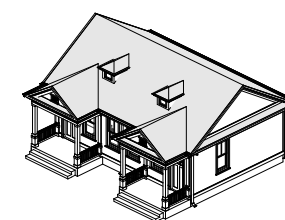
(2) Studio units
500 SF total



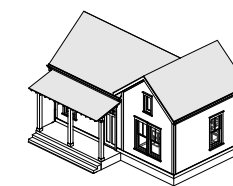
(2) Studio units
620 SF total



(2) Studio units
620 SF total



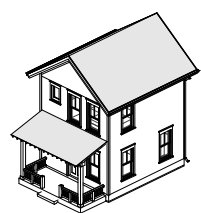
(2) Studio units
700 SF total



1 Bed
430 SF



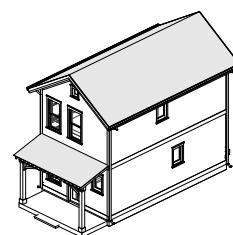
(2) 1 Bed units
860 SF total



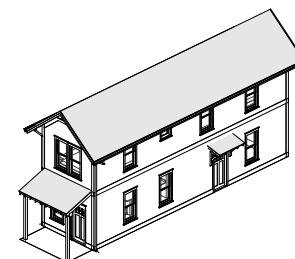
1 Beds
580 SF



(2) 1 Bed units
1,280 SF total



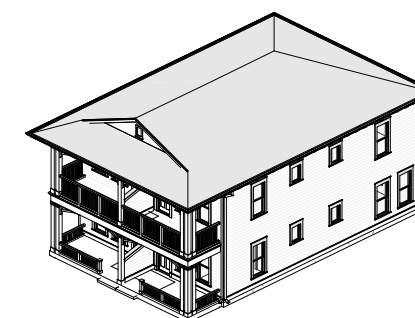
2 Beds
900 SF



3 Beds
1100 SF



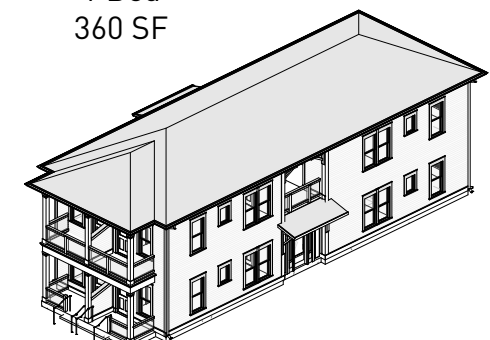
1 Bed
500 SF



(4) Studios + (2) 1 Beds
2,700 SF total



1 Bed
360 SF



(6) Studios + (2) 1 Beds
3,070 SF total

1 Bed
440 SF

Studio
380 SF

- 1. STOCK PLANS ARE NOT ENOUGH**
- 2. ONE UNIT/LOT* DOESN'T PENCIL**
- 3. MULTI-UNIT INFILL DESIGN IS HARD**
- 4. IRC > IBC FOR ATTAINABILITY**
- 5. LEVERAGE STATE LEVEL PROGRAMS TO UNLOCK MORE**

*CONVENTIONALLY SIZED LOT

PRESENTATIONS // KRONBERGUA.COM

interval |

KRONBERG
URBANISTS
ARCHITECTS



URBAN GATHERING AT KUA OFFICE, ATLANTA, 2017

ALL ITEMS NEIGHBORHOOD REDEVELOPMENT ARCHITECTURE URBAN DESIGN DEVELOPMENT GUIDANCE HOUSING CHOICE ZONING & POLICY

Housing & Transportation Tradeoffs October 18, 2023 Georgia Tech	Zoning & Housing Affordability October 17, 2023 Abundant Housing ATL	Main Street Redevelopment October 11, 2023 IncDev Small Bites	Zoning Reform for Incremental Development September 21, 2023 GPA Fall Conference	Housing Choice & Strong Towns February 27, 2025 Strong Towns Podcast	ULI Housing Innovation February 25, 2025 Atlanta, GA	Zoning, Housing Attainability, & ADUs January 17, 2025 PBCD	Housing, Policy & Attainability January 17, 2025 KUA	Housing Choice & Economic Development November 12, 2024 WPD GA TECH	Understanding Redevelopment May 12, 2023 AIA Atlanta	KUA Development, Mobility, & Affordability May 12, 2023 AIA Atlanta	KUA 2023 Housing Choice Companion March 13, 2023 Atlanta, GA	Zoning for Infill Development September 16, 2022 GPA Fall Conference
Housing Choice & Economic Development Part 2 August 28, 2023 Georgia Tech	Asheville Housing Reform June 28, 2023 Asheville, NC	The Housing Crisis in Context June 1, 2023 CNU Charlotte	Methods & Metrics June 1, 2023 CNU Charlotte	Housing Choice & Economic Development Part 4 October 8, 2024 Bristol, TN	Housing Choice & Economic Development Part 3 October 8, 2024 Bristol, TN	Housing Choice & Economic Development Part 2 October 8, 2024 Bristol, TN	Housing Choice & Economic Development Part 1 October 8, 2024 Bristol, TN	Housing Today September 19, 2024 ONECAPE Harwich	Complete Neighborhood Toolkit September 16, 2021 DCA 2021 Convention	Zoning & Housing Affordability August 18, 2021 AIA Austin	Housing Atlanta's Future August 4, 2021 ARHF	Intro to Zoning Part 2 + 3 April 26, 2021 Georgia Tech
KUA Development, Mobility, & Affordability May 12, 2023 AIA Atlanta	KUA 2023 Housing Choice Companion March 13, 2023 Atlanta, GA	Zoning for Infill Development September 16, 2022 GPA Fall Conference	Housing Choice for Thriving Communities September 30, 2021 GA Housing Workshop	KUA Missing Middle Housing Toolkit August 14, 2024 Chattanooga, TN	Housing and Attainability July 9, 2024 MHF	Chattanooga Housing First Toolkit May 23, 2024 CIVIQ	Housing First Toolkit May 17, 2024 CNU Cincinnati	20 Years of KUA May 2, 2024 KUA	Intro to Zoning Part 4 April 26, 2021 Georgia Tech	Intro to Zoning Part 2A April 26, 2021 Georgia Tech	Intro to Zoning Part 1B April 26, 2021 Georgia Tech	Intro to Zoning Part 1A April 26, 2021 Georgia Tech
Zoning & Housing Affordability August 18, 2021 AIA Austin	Housing Atlanta's Future August 4, 2021 ARHF	Intro to Zoning Part 2B + 3 April 26, 2021 Georgia Tech	Intro to Zoning Part 1A April 26, 2021 Georgia Tech	Georgia Avenue April 11, 2024 NTBA Spring Roundtable	Tree Ordinance Working Group April 4, 2024 TPO Working Group	KUA 2024 Housing Choice Book March 28, 2024 Atlanta, GA	KUA Homelessness & Incremental Housing Toolkit March 20, 2024 Atlanta, GA	Zoning, Housing, Attainability & ADUs February 16, 2024 Atlanta, GA	Housing Choice & Thriving Communities March 11, 2021 AARP	Eric Kronberg on NTBA Podcast February 1, 2021 NTBA	Housing Choice & Thriving Communities [VIDEO] January 12, 2021 GA Municipal Assoc.	Housing Choice & Thriving Communities January 12, 2021 GA Municipal Assoc.

QUESTIONS?



[interval,]

**KRONBERG
URBANISTS
ARCHITECTS**