

# BUILD WITH NON-COMBUSTIBLE MATERIALS. FOR SAFETY. LONGEVITY. AND LIFE.

Fires of combustible materials are reducing apartment buildings to ashes and putting lives at risk. Why? **Reckless changes to building codes are putting profits over safety by allowing 4-7 story structures to primarily be built with combustible materials like wood.** Building above code with non-combustible, safer building requirements will save lives and protect communities.

## NATIONWIDE DEVASTATION: HOW BUILDING CODE CHANGES LED TO AN INCREASE IN FIRES



### 2006 - 2008

Collapse of economy > homebuilders & wood associations anticipated increased multi-family demand > they lobbied to change building codes to benefit their industry > codes changed

### Jan. 2015 - Edgewater, NJ

Stick-built 408-unit apartment complex – constructed in 2000

- \$75 million in damages
- 500 people left homeless
- 250 firefighters



**Weaker codes encourage inferior combustible materials to be used, resulting in rampant fires in wood-framed multi-family structures.**

### Before 2006

4-7 story buildings were built with concrete and steel for maximum safety. These buildings were strong, durable and lasted generations.



### Dec. 2014 - Los Angeles, CA

Stick-built 526-unit apartment complex – under construction

- \$170 million in total losses
- 110 Freeway closed
- 250 firefighters

### Apr. 2017 - College Park, MD

Stick-built mixed-use complex with 275 apartments – under construction

- \$39 million in damages
- Shut down University of Maryland; forced evacuation of senior-living center
- 200 firefighters, 2 injured

**CODE CHANGES COST MONEY AND LIVES**



#### Insurers

- Increased actuarial risk
- Higher loss rates
- Lower shareholder profits



#### Building Owners

- Higher insurance premiums
- Lost revenue opportunity



#### Fire Marshals

- Death risk
- Firefighters and occupants have died

“You have nothing but a vertical lumber yard with very limited protection ... I think it’s a significant risk.”

– Joseph Finn, Fire Commissioner, Boston

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