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Bill McQuade
ASHRAE Society President, 2025-2026

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January 20, 2026

The Honorable Members of the House Commerce Committee
Missouri House of Representatives
201 W Capitol Ave
Jefferson City, MO 65101

Re: House Bill 2384, "Applications for Property Developments"

Dear Chair Casteel, Ranking Member Butz, and Members of the House Commerce Committee:

I am writing on behalf of ASHRAE, the American Society of Heating Refrigerating, and Air Conditioning Engineers. ASHRAE, founded in 1894, is a global professional society of more than 54,000 members, including 860 in Missouri, that focuses on the engineering of building systems, indoor air quality, and resiliency. Through research, standards development, publishing, certification, and continuing education, ASHRAE shapes tomorrow's global built environment today.

I would like to express ASHRAE's opposition to HB 2384. This bill would significantly weaken energy codes in local jurisdictions that have adopted a more current version of the International Energy Conservation Code (IECC). Specifically, it would prohibit any Missouri community from enacting an energy code at or beyond the 2009 IECC. These restrictions take away a community's local control and would put both commercial and residential energy codes nearly two decades out of date.

The proposed legislation also fails to recognize that some municipalities in Missouri have already adopted modern energy codes. By imposing blanket restrictions or rollbacks, this bill would create regulatory uncertainty, forcing communities that have invested in energy-efficient building practices to either abandon their progress or face compliance conflicts. A statewide limitation would undermine local decision-making, increase long-term energy costs for homeowners, and disrupt local economies that have adapted to modern building practices.

Ultimately, Missouri citizens face the biggest burden when outdated codes are used, creating inefficient buildings that cost far more to make them comfortable, even with added heating and air conditioning. In Missouri's case, a Department of Energy analysis shows that the cost of

constructing a home in Missouri to the 2021 IECC would raise the annual mortgage payment of a homeowner by \$54. In return, the average new homeowner in Missouri can expect to save 26% with a home built to the latest version of the code, which would be an average reduction of \$677 annually on their utility bills.¹

In summary, ASHRAE respectfully opposes this legislation and requests the committee vote against advancing this bill to the House floor.

Thank you for your consideration of ASHRAE's comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill McQuade".

Bill McQuade
ASHRAE Society President, 2025-2026

¹ U.S. Department of Energy, "State Energy Codes: Missouri," July 2021, https://www.energycodes.gov/sites/default/files/2021-07/EED_1365_BROCH_StateEnergyCodes_states_MISSOURI.pdf