

Construction Subcommittee Recommendations_1.16.25

Rec Number & Status	Recommendation	Who Would Implement?	Requires Funding?	Requires Legislation or Administrative Change?	Dissenting Views
1 – referred to Regulatory & Permitting	<p>Incentivize development in the State Strategies Investment Levels where development is desired (i.e., levels 1 and 2). Notes: right now, there is no benefit to a developer to develop in level 1 vs. 4.</p>				
2 – referred to Regulatory & Permitting	<p>Allow higher densities to spread out construction costs.</p>				
3 – referred to Regulatory & Permitting	<p>Establish a state goal of additional housing units needed, and free up zoning restrictions to develop them.</p>				
4 – referred to Regulatory & Permitting	<p>Utilize vacant building and land, including state-owned buildings/land.</p>				
5 – referred to Regulatory & Permitting	<p>Reduce or eliminate parking requirements and promote the use of existing transit resources.</p>				
6 – approved	<p>Update construction material requirements by building type and height (e.g., allow use of mass timber in higher storied buildings)</p>	<p>Delaware General Assembly</p>	<p>No</p>	<p>Legislation</p>	<p>None</p>

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7 – approved	Add residential housing to eligible uses for Site Readiness Fund. Notes: build workforce housing units next to Site Readiness spots?	Delaware General Assembly	Yes	Legislation	None
8 – approved	Exempt from PLUS process residential projects constructed in state investment levels 1 and 2 that are properly zoned and/or consistent with the local comprehensive plan.	Delaware General Assembly	No	Legislation	None
9 – approved	Waive all impact and permit fees for residential redevelopment of previously developed sites that are now vacant or abandoned, for any units that are priced to be affordable to households making up to 80% AMI for rentals and up to 120% AMI for homeownership.	Delaware General Assembly	Yes	Legislation	
10 – approved	Adopt a statewide building code.	Delaware General Assembly	No	Legislation	None
11 – approved	Utilize 2018 IECC (not 2021).	DNREC	No	Administrative	None
12 – approved	Pass legislation or executive order that	Delaware General Assembly/Governor	No	Legislation or Executive Order	

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	requires any new regulation which adds costs to housing to be offset by relaxing other regulations.				
13 – approved	Change the current funding structure for the related training instruction for apprenticeships, moving it to a general budget line item under the DOL Division of Apprenticeships with a minimum budget of \$4 million. Create a matching grant process for additional funding above \$4 million.	Delaware General Assembly	Yes	Legislation	None
14 – approved	Reduce current journeyman/apprentice ratios required by DOL.	Department of Labor or Governor	No	Administrative/Regulatory or via Executive Order	None
15 – approved	Require construction pathway to be offered at all high schools	Department of Education	Yes	Administrative/Regulatory	None
16 – approved	Create a committee of subject matter experts including representatives from the private sector to reassess the DSHA minimum construction standards to better align with minimum building codes and industry standards, and reevaluate	DSHA	No	Administrative	None

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	the waiver process. This should also include creation of separate standards for existing rehab projects.				
17 – approved	Create a committee of subject matter experts including representatives from the private sector to reassess the DELDOT DCM and road design manual to reduce costs.	DELDOT	No	Administrative	None