

TESTIMONY



FEBRUARY 9, 2023

SB2303

SENATE STATE & LOCAL GOVERNMENT COMMITTEE

Chairman Roers and members of the committee:

My name is Don Dabbert, Jr., and I am the Chairman of Government Affairs Committee for the North Dakota Association of Builders. I also am a homebuilder in the Fargo area.

SB 2303 is unnecessary regulation and only adds to the rising cost of homeownership. For an average new home, regulatory costs already account for nearly 24% of the cost of the home. It would only create an additional layer of red tape that is not based on updated technology or current practices.

The bill, as written, will make building homes with basements in areas prone to flooding or that have high water tables close to impossible; and, as a result, making some of the most affordable home plans, like the split-level, unavailable in some areas of the state where it's needed most. Furthermore, dealing with moisture on home sites is an issue that is so "site-specific" that it can't be regulated and enforced at the state level. Not only that, but this "issue" isn't even a PROBLEM that needs to be addressed...it is merely a part of building in our region and prudent builders address it at every site on a case-by-case basis.

SB 2303 is a great example of why having a state building committee that develops our state building code is important. It ensures that the Building Code Advisory Committee consisting of cities, counties, and organizations that were deemed eligible under the Administrative Rule (Article 108-01) and N.D.C.C. 54-21.3-03 continues to update the state building code in a timely manner and reflects the necessary deviations of the jurisdictions of the state in amendments to those codes. And as a result of this process and its necessary deviations, suffice it to say sufficiently covered basements and has made adequate reference to what building requirements must be followed in all areas of the state.

Thank you, Chairman Roers and members of the committee, for allowing me to speak today. NDAB would appreciate a "do not pass" recommendation on SB 2303.