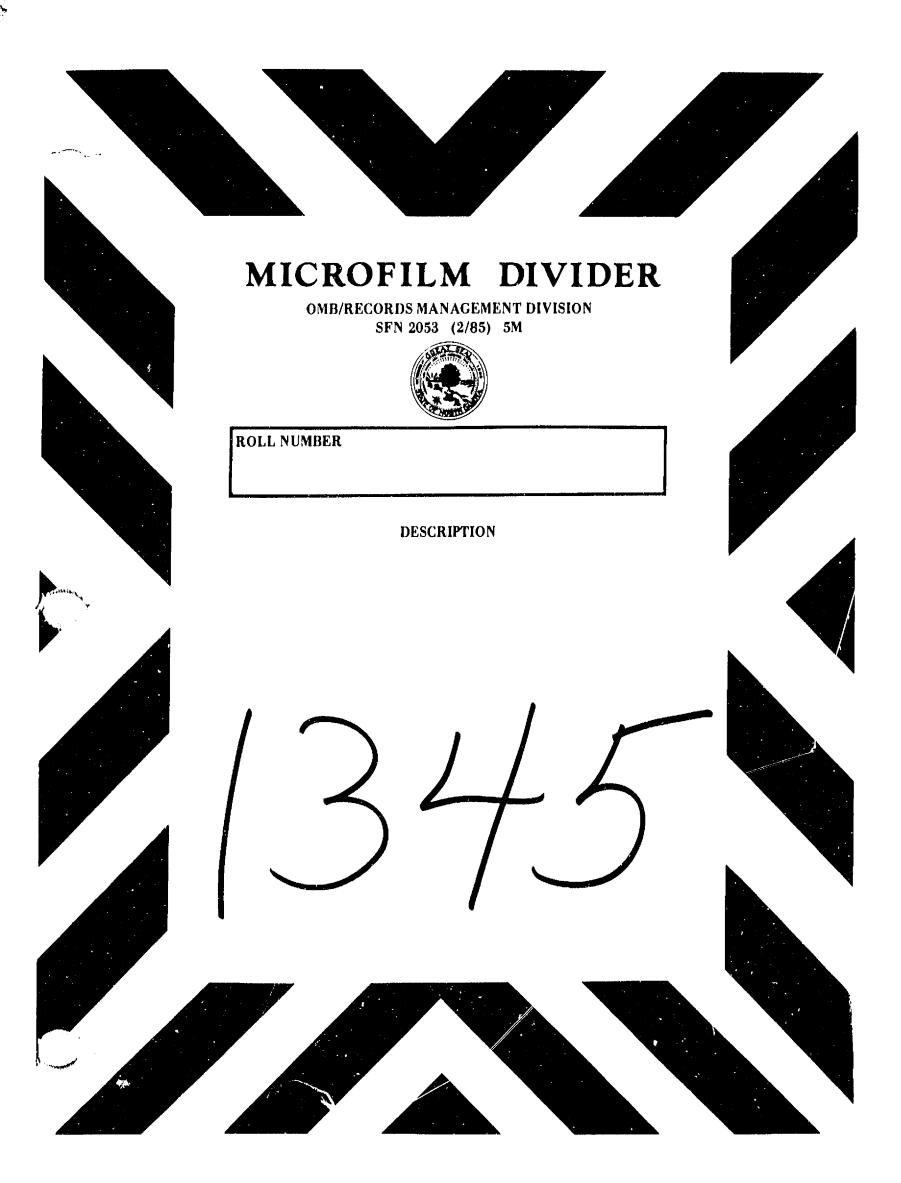
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2003 HOUSE POLITICAL SUBDIVISIONS

HB 1345

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2003 HOUSE STANDING COMMITTEE MINUTES BILL/RESOLUTION NO. HB 1345

House Political Subdivisions Committee

☐ Conference Committee

Hearing Date: January 31, 2003

Tape Number	Side A	Side B	Meter #
1	X		30.1-53.8
1		X	0.0-25.1
Committee Clerk Signate	nre Mickie	Schmidt	2-18-03

Minutes:

TAPE 1; SIDE A:

(30.1) REP. GLEN FROSETH: We will open the hearing on HB 1345.

(30.4) DOREEN STRYLIE MELHOFF: (Testimony in support) The Bill basically says that these homes coming in will keep the same standards as law requires.

(32.5) REP. AL CARLSON: (Testimony in support) (A home builder) Explained building codes and how it's unified across the country. It didn't address modular homes that are being pre built and bought and put into place on site. There might be thirty inspections on a house that I build from scratch. It's for public safety that those inspections take place, they make sure that we follow codes. When a pre-manufactured house is built, there are not nearly the requirements, because our building inspector isn't going out to their facility in most cases and inspecting the house in phases. This Bill is not meant to keep anyone from selling, building or delivering those houses into ND and housing our residents.

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Page 2
House Political Subdivisions Committee
Bill/Resolution Number HB 1345
Hearing Date: January 31, 2003

(37.3) REP. BRUCE ECKRE: Where are these coming in from?

(37.5) REP. AL CARLSON: Mostly coming from rural area's and Canada. Canadian's have some very strict energy standards among their products, but there are some differences in their mechanical and electrical.

(39.4) REP. MARY EKSTROM: Could you define modular.

(40.0) REP. AL CARLSON: I'm not sure what the definition is, or if there is a definition.

(40.0) REP. GIL HERBEL: How would you inspect a home like that, when the walls are enclosed already?

(40.7) REP. AL CARLSON: They will talk about the third party inspection and that will address some of that.

(44.6) REP. CAROL NEIMEIER: If the jurisdiction is able to amend the state building code, who has the authority to accomplish that?

(44.7) REP. AL CARLSON: It can be more restricted than that.

(46.6) DOREEN STRYLIE MELHOFF: (See attachment #1- amendment) Most states have laws of which they have to conform to at the state level. Explained the Third Party Inspection. The Division of Community Services is currently gathering local amendments. Devils Lake has an amendment that requires homes to have 7 foot 6 inch ceilings in their building code. (53.8)

(0.0) DOREEN STRYLIE MELHOFF: (continued testimony) Most states have their own support programs and they keep the standards the same for both.

(1.7) REP. MARY EKSTROM: The buildings that we are referring to, not modular, not mobile, is there a substantial difference in prices?

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*TAPE 1: SIDE B:

Page 3 House Political Subdivisions Committee Bill/Resolution Number HB 1345 Hearing Date: January 31, 2003

(1.9) DOREEN STRYLIE MELHOFF: Yes and no. The factory built modular homes don't have a chastity under them like a manufactured home does. There can be a good price advantage in some cases and they can be more affordable, but we have found some instances that the property, foundation, water etc... are costing more.

(4.1) REP. GIL HERBEL: Sounds like you're in favor of the 3rd party inspection, what kind of authority should they have, are there a lot of 3rd party inspectors in the state now?

(4.5) **DOREEN STRYLIE** MELHOFF: There are in central building commission, contracts with folks to be those 3rd party inspectors. They are not licensed, but they are people who have education on what to look for.

(6.5) REP. GLEN FROSETH: If they don't contract with the 3rd party inspection, they still are still subjected to all inspections by the State Electrical Board and other state boards. Is there a uniform building code between Canada and us?

(8.1) DOREEN STRYLIE MELHOFF: No.

(8.3) PAUL BUSCH; BUSCH LUMBER CO. IN DICKINSON: (Testimony in support)
What we're looking for is a level plane. Our buildings have codes to follow. Modular homes should follow state law.

(10.1) REP. DALE SEVERSON: Who distributes these homes?

(10.4) PAUL BUSCH: Two are in Minot, Canada, etc...

(11.3) JEFF KOHLER; KOHLER'S HOME IMPROVEMENT, BISMARCK: (Testimony in support) Explained the mandatory inspections we're subjected to.

(15.6) RICH GREY; DIVISION OF COMMUNITY SERVICES: (Testimony in support)

This is becoming a bigger business. 36 states have programs already. We've become the fourth

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Page 4
House Political Subdivisions Committee
Bill/Resolution Number HB 1345
Hearing Date: January 31, 2003

member of the Interstate Compact. What we're doing here is really making sure that when a building comes into North Dakota, and this legislation passed a HB1210 according to last session, no matter where they go, we know that most of our jurisdictions do not enforce them. If passed, every contractor, every manufacturer who wants to build a product coming into North Dakota will be required to hire one of these certified 3rd party's. We have a manufacturer in the state right now who has a certified 3rd party, but they're not working under a program because we don't have a state program. The cost of a 3rd party inspection runs anywhere from \$300 to \$1500 per inspection. The Industrial Buildings Commission is doing a study right now to get a better handle on what this is costing from their certified.

(24.4) DOREEN STRYLIE MELHOFF: 'There were some groups that were unable to be here today and wanted me to share their names. They are American Institute of Architect, AIA of ND, ND Society of Professional Engineer, etc... (couldn't make the names out)

(24.7) REP. GLEN FROSETH: Any testimony in support? Opposition? Hearing none, I will close the hearing on HB 1345. We will hold this until next week. I think we will consider this amendment. (25.5)

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2003 HOUSE STANDING COMMITTEE MINUTES

BILL/RESOLUTION NO. HB 1345

House Political Subdivisions Committee

☐ Conference Committee

Hearing Date: February 6, 2003

3:00 P.M.

Tape Number	Side A	Side B	Meter #
3	X		5.1-10.5
	M1-1.	Salian	^ .
Committee Clerk Signati	ire Mickie	Schmidt	2-20-0

Minutes:

TAPE 3: SIDE A:

(5.5) CHAIRMAN GLEN FROSETH: We will open the hearing on HB 1345. (Handed out an amendment; attachment #1) Explained the amendment. Any discussion on the amendment? (7.6) REP. ANDREW MARAGOS: I WOULD MOVE THE AMENDMENT.

(7.7) REP. RON IVERSON: I SECOND IT.

(7.7) CHAIRMAN GLEN FROSETH: Any further discussion? There was concern on the exemption listed. Any structures built still needs to be inspected by a state inspection. We will take a voice vote on the amendments: All in favor say I: 14-y; 0-n; the amendment passes.

(9.2) REP. RON IVERSON: I WOULD MOVE A DO PASS AS AMENDED.

(9.3) REP. MIKE GROSZ: I SECOND IT.

(9.4) CHAIRMAN GLEN FROSETH: Rep.'s Ekstrom and Niemeier resists. I will have the clerk take the Roll Cali Vote: 12-y; 2-n; 0-absent; Carrier; Rep. Grosz. (10.5)

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30533.0101 Title.0200

Adopted by the Political Subdivisions Committee

February 6, 2003

HOUSE

AMENDMENTS TO HOUSE BILL NO. 1345 Pol Sub

2-6-03

Page 1, line 2, after "code" insert "; and to amend and reenact section 54-21.3-07 of the North Dakota Century Code, relating to modular residential and commercial structures"

Page 1, after line 10, insert:

"SECTION 2. AMENDMENT. Section 54-21.3-07 of the North Dakota Century Code is amended and reenacted as follows:

54-21.3-07. Modular residential and commercial structures - Third-party Inspections - Rules. The manufacturer of a modular residential or commercial structure that is built in a factory may shall contract with a third party for the inspection of the structure for compliance with all applicable building, electrical, fire, and plumbing codes and standards during the manufacturing process in the factory. A third party that conducts inspections and certifies compliance with all applicable codes and standards must be approved as a certified third-party inspector by the division of community services. The department of commerce shall adopt rules for the certification of inspectors and for the procedures to be followed in conducting inspections of modular residential and commercial structures. # When a manufacturer of modular residential or commercial structures contracts with a certified third-party inspector to monitor compliance with all applicable building, electrical, fire, and plumbing codes and standards for a modular residential or commercial structure, no further inspection by state or local building, electrical, fire, or plumbing inspectors may be required for that structure during the manufacturing process in the factory. This section does not apply to a factory manufacturing fewer than six residential or commercial structures per year."

Renumber accordingly

Page No. 1

30533.0101

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Date: 2-6-03

Roll Call Vote #: 2

2003 HOUSE STANDING COMMITTEE ROLL CALL VOTES BILL/RESOLUTION NO. 13-45

House "POLI	"POLITICAL SUBDIVISION"			Committee
Check here for Conference Con	nmittee			
Legislative Council Amendment Nu	mber	305	33.0101 <i>02</i>	
Action Taken Do Pass A	s A	men	ded	
Action Taken Do Pass A Motion Made By Rep. Iver	cson	Sec	conded By Rep. GR	052
Representatives	Yes	No	Representatives	Yes No
Chairman Glen Froseth	V			
Vice-Chairman Nancy Johnson	V			
Mike Grosz	1//			
Gil Herbel	1/			
Ron Iverson	1/			
William E. Kretschmar				
Andrew Maragos				
Dale Severson	1//			
Alon Wieland	1/			
Bruce Eckre	V			
Mary Ekstrom				
Carol A. Niemeier		/	·	
Sally M. Sandvig				
Vonnie Pietsch	V			
Total (Yes) 12		No	2	
Absent		· · · · · · · · · · · · · · · · · · ·		
Floor Assignment Rep. 6	ROSZ	<i></i>		
If the vote is on an amendment, briefl	y indicat	te intent:		

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REPORT OF STANDING COMMITTEE (410) February 10, 2003 8:35 a.m.

Module No: HR-25-2072

Carrier: Grosz

insert LC: 30533.0101 Title: .0200

REPORT OF STANDING COMMITTEE

HB 1345: Political Subdivisions Committee (Rep. Froseth, Chairman) recommends AMENDMENTS AS FOLLOWS and when so amended, recommends DO PASS (12 YEAS, 2 NAYS, 0 ABSENT AND NOT VOTING). HB 1345 was placed on the Sixth order on the calendar.

Page 1, line 2, after "code" insert "; and to amend and reenact section 54-21.3-07 of the North Dakota Century Code, relating to modular residential and commercial structures"

Page 1, after line 10, insert:

"SECTION 2. AMENDMENT. Section 54-21.3-07 of the North Dakota Century Code is amended and reenacted as follows:

Inspections - Rules. The manufacturer of a modular residential or commercial structure that is built in a factory shall contract with a third party for the inspection of the structure for compliance with all applicable building, electrical, fire, and plumbing codes and standards during the manufacturing process in the factory. A third party that conducts inspections and certifies compliance with all applicable codes and standards must be approved as a certified third-party inspector by the division of community services. The department of commerce shall adopt rules for the certification of inspectors and for the procedures to be followed in conducting inspections of modular residential and commercial structures. If When a manufacturer of modular residential or commercial structures contracts with a certified third-party inspector to monitor compilance with all applicable building, electrical, fire, and plumbing codes and standards for a modular residential or commercial structure, no further inspection by state or local building, electrical, fire, or plumbing inspectors may be required for that structure during the manufacturing process in the factory. This section does not apply to a factory manufacturing fewer than six residential or commercial structures per year.

Renumber accordingly

(2) DESK. (3) COMM

Page No. 1

HR-25-2072

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2003 SENATE INDUSTRY, BUSINESS AND LABOR

HB 1345

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2003 SENATE STANDING COMMITTEE MINUTES

BILL/RESOLUTION NO. HB 1345

Senate Industry, Business, and Labor Committee

☐ Conference Committee

Hearing Date 03/10/03

Tape Number	Side A	Side B	Meter # 5350-end
Tape 1	x		
Tape 1	A	x	0-1438
Committee Clerk Signa	Aira la	Raiks	

Minutes:

Senator Mutch opens HB 1345. Senators Krebsbach, Every, and Heitkamp absent.

Representative Al Carlson, sponsor of bill, introduces bill and goes through it. This bill is no way trying to stop modular homes from coming into this state. They are not required to meet same codes as custom homes. There is about 30 inspections on built homes and modular homes have about 1 inspection. We just want the same amount of safety for both.

Senator Klein: Is there any significance to 6?

Rep Carlson: If your industrial arts at your school built one or two units they are going to get some leway for that, if they are building twenty five houses I would have a problem with that.

Senator Klein: this would apply to the lumberyards?

Rep. Carlson: Yes

Wall a second

Senator Nething: There is a manufacturer along I-94 by James town?

Rep. Carlson: He should already be under 3rd party inspection because of the volume he does.

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Page 2 Senate Industry, Business, and Labor Committee Bill/Resolution Number HB 1345 Hearing Date 03/10/03

Senator Heitkamp: Above the 6 home limit are they able to find 3rd party inspector's?

Carlson: I don't know for sure.

Senator Heitkamp: I dont' think they have a problem with this bill, they just don't have the easiest access to the inspectors.

Doreen Streyle Mehlhoff, Executive Director, ND Association of Builder's (Testimony attached)

Senator Heitkamp: Do you have example of where they haven't met the standards as you have to?

Mehlhoff: Stairways, fire ratings, and others

Senator Klein: You don't believe it will be a problem for smaller entities?

Melhoff: I don't believe so.

Richard Grey, Department of Commerce, The Industrialized Building Commissions will do the inspecting for us. He also goes through the steps that the commission wil! follow.

Closed HB 1345

Senator Espegard motions for a Do Pass

Senator Nething 2nd

4 Yes 0 No 3 Absent

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Carrier: Senator Espegard

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Date: 3/10/03
Roll Call Vote #: 1

2003 SENATE STANDING COMMITTEE ROLL CALL VOTES BILL/RESOLUTION NO. 1345

Senate				Committee
Check here for Conference C	Committee			
Legislative Council Amendment	Number _			
Action Taken Do T	<u>ass</u>			
Motion Made By Spec	gard	Second	led By <u>Nethir</u>	9
Senators	Yes	No	Senators	Yes No
Sen. Mutch, Chairman				
Sen. Klein, Vice Chairman	V			
Sen. Krebsbach				
Sen. Nething				
Sen. Heitkamp				
Sen. Every				
Sen. Espegard				
Total (Yes)	<u>C</u>	No	0	
Absent	3	1871 PAR A A A A A A A A A A A A A A A A A A		
Floor Assignment ESP	gard			
If the vote is on an amendment, b	riefly indica	te intent:		

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REPORT OF STANDING COMMITTEE (410) March 10, 2003 11:15 a.m.

Module No: SR-42-4320 Carrier: Espegard Insert LC: Title: .

REPORT OF STANDING COMMITTEE

HB 1345, as engrossed: Industry, Business and Labor Committee (Sen. Mutch, Chairman) recommends DO PASS (4 YEAS, 0 NAYS, 3 ABSENT AND NOT VOTING). Engrossed HB 1345 was placed on the Fourteenth order on the calendar.

(2) DESK, (3) COMM

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Page No. 1

BR-42-4320

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Donne Stoller

2003 TESTIMONY

HB 1345

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Operator's Signature

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PROPOSED AMENDMENT TO HB 1345

Add this to the existing HB 1345:

SECTION 2. AMENDMENT. Section 54-21.3-07 of the North Dakota Century Code would be amended and reenacted as follows:

54-21.3-07. Modular residential and commercial structures -Third-party inspections - Rules. The manufacturer of a modular residential or commercial structure that is built in a factory may shall contract with a third party for the inspection of the structure for compliance with all applicable building, electrical, fire, and plumbing codes and standards during the manufacturing process in the factory. A third party that conducts inspections and certifies compliance with all applicable codes and standards must be approved as a certified third-party inspector by the division of community services. The department of commerce shall adopt rules for the certification of inspectors and for the procedures to be followed in conducting inspections of modular residential and commercial structures. If When a manufacturer of modular residential or commercial structures contracts with a certified third-party inspector to monitor compliance with all applicable building, electrical, fire, and plumbing codes and standards for a modular residential or commercial structure, no further inspection by state or local building, electrical, fire, or plumbing inspectors may be required for that structure during the manufacturing process in the factory.

EXEMPTION:

1. Factories manufacturing less than six residential or commercial structures per year.

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SECRETARY/TREASURER

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STATE REPRESENTATIVE & SR LIFE DIRECTOR Gorald End Fargo

BUILD PACTRUSTEE & LIFE DIRECTOR to deed beginner Daglief fielde is

ALTERNATE BUILD PAG TRUSTEE

Don Dabbert Jr., Fargo

ASSOCIATE NATIONAL DIRECTORS Todd Brady Bismarck

Kon Ettipsa, Fargo LIFE DIRECTOR

Ralph Applegren, Grand Forks

BISMARCK-MANDAN HOME BUILDERS ASSOCIATION

Colby Well, President Todd Brady

nck Knutson ori Willson

in Krein, Executive Officer

DICKINSON AREA BUILDERS ASSOCIATION

Scott Kudma, Prosident

Paul Bosch

Irano Schaler, Executive Officer

FORX BUILDERS ASSOCIATION

Jim Bisson, President

Ralph Applegren

Bob Klave

Walt Knipe

LoRoy Kurlyka Clarion "Rusty" Wysocki

Bolly McDonald, Executive Officer

HOME BUILDERS ASSOCIATION OF

FARGO-MOURHEAD Don Debbert Jr., President

Gerald Eid

John Gunkelman Paul Kochmann

Ken Krajsa

Karen Studt

Bryce Johnson, Executive Vice Pres.

MINOT ASSOCIATION OF BUILDERS

Boyd Sivertson, President

Daye Lebium Joe Steavald

Brace Walker

roky Harpstart, It accurate Officer

OTA ASSOCIATION OF BUILDERS

Streyle Mabball

Executive Officer Austra Bestill

Admiceliative Assistant



Testimony in Support of Senate Industry, Business and Labor Committee March 10, 2003

Doreen Streyle Mehlhoff, Executive Officer North Dakota Association of Builders

Chairman Mutch and members of the Senate Industry, Business and Labor Committee, the North Dakota Association of Builders (NDAB) respectfully asks for your support of HB 1345 which would require that factory-built modular housing placed in North Dakota meet the State Building Code or, if placed in a jurisdiction with local amendments to the State Building Code, meet the code in that jurisdiction. This is the standard to which builders in our state build homes, and we believe factory-built modular homes should meet the same standards.

The NDAB represents over 1,400 members statewide with more than 53,000 people employed in North Dakota. NDAB is affiliated with five local builders associations in Bismarck-Mandan, Dickinson, Fargo-Moorhead, Grand Forks, and Minot. We are also part of a larger federation, the National Association of Home Builders (NAHB), which has over 205,000 members across the nation.

Definition of Factory-Built Modular Housing

- Modular homes are built with components constructed in a controlled factory environment.
- They are not "manufactured" or "mobile" homes, which are constructed to the Federal Construction Safety Standards Act, or HUD building code standards.
- Modular homes are 90-95 percent complete (kitchens and baths finished, flooring and carpet installed, wall coverings and paint, all wiring and plumbing waiting to be attached on site, and exterior and roofing finishes) when they are shipped from the factory to the building site to be affixed to the conventional foundation.

1

301 Fast Front Agence (See F100 ♦ Heartack N) 8504 A01 ♦ 701 (12.2.2.50) | ♦ Fax 701 (12.2.50) ♦ www.ndbuikl.com

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No.

- Modular homes are generally shipped within a 300-mile radius of the manufacturing facility.
- The average time for completing a modular home is 2 to 4 weeks.

Safety, Health and Welfare

Building codes are developed specifically for the purpose of regulating the life-safety, health and welfare of the public with respect to building construction and maintenance. Building codes reduce the potential hazards of unsafe construction. By following code guidelines, projects will meet minimum standards of safety and will be less likely to cause injury:

Meet the Same Standards

Builders of conventionally constructed, or stick-built, homes have numerous and frequent inspections to ensure their homes are meeting or exceeding code requirements. We support codes governing home building that are fair and maintain housing affordability, while providing for the health and safety of the home occupants. Therefore, we believe that factory-built modular homes placed in North Dakota should meet the same standards.

The newly adopted State Building Code references the 2000 International Residential Code for construction of one- and two-family dwellings, and townhomes. Local jurisdictions have the ability to amend the State Building Code, though there are only a few cities with local amendments.

Electrical and Plumbing Requirements

North Dakota already requires factory-built modular houses be connected to the power source by licensed electricians. The North Dakota Electrical Board has jurisdiction over all homes in North Dakota. After site inspection, the Board requires all code violations to be corrected to meet National and state electrical codes.

In addition, the homes must also meet the State Plumbing Code (Uniform Plumbing Code), with inspections and enforcement handled by the State Plumbing Board.

2

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Donna Stallwith

Other States' Requirements

In most states, modular structures conform to the state and/or local prescriptive building codes and their construction is regulated at the state level. Local and state regulations govern the on-site work that is done on modular and closed wall residential structures and the homes must comply with local requirements for foundation work.

Here are some examples of how nearby states regulate these structures:

- Minnesota won't accept any modular products unless they bear the Industrialized Buildings Commission (IBC) label.
- Montana requires modular products to meet state codes and has a state program overseeing inspections and enforcement of the codes.
- Idaho all modular buildings installed in the state must comply with codes. laws, and rules enacted by the state, and must bear the insignia of approval.

Third-Party Inspection Program

We believe the state's Third-Party Inspection program is one way to ensure compliance of these code requirements. By working with the Industrialized Buildings Commission (IBC), we can make sure those factories using the program and placing homes in North Dakota meet our codes. The State will need to coordinate this with the IBC, but we are confident that it is workable.

Section 2 of the bill was added by the House Political Subdivisions Committee, making the Third-Party Inspection program mandatory for all factories producing six or more units per year.

Building officials from one jurisdiction can accept inspections from other building officials, so factories building fewer than six units per year may choose to contract with building-officials for inspection purposes.

For the safety, health and welfare of North Dakota citizens purchasing factory-built modular housing, it's imperative they meet the same standards as stick-built housing in our state.

The North Dakota Association of Builders and its membership strongly support this legislation, and we ask the Senate Industry, Business and Labor Committee to give a favorable recommendation on House Bill 1345.

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