

Brian Eng  
Portland  
LD 2229

Good afternoon, Chair Curry, Chair Gere and esteemed members of the Housing and Economic Development Committee.

My name is Brian Eng. I have been active in ground-up modular housing developments in Madison and Portland. We have received crucial support in these projects from state and municipal governments. I am grateful for this support as we collectively struggle to produce the 76,400 to 84,300 new homes Maine needs to produce by 2030 to support economic development. Today, I offer this testimony in support of LD 2229 - An Act Regarding Municipal Inspection of the Electrical and Plumbing Components of a Manufactured Home. This sensible and crucial measure continues our work together, reducing unnecessary friction while maintaining safe and consistent housing production standards.

- Maine's state modular code is not aligned with the standards used in other states.

- Current law does not recognize the traditional quality-assurance systems and third-party engineering inspections used in modular factories.

- The law currently recognizes only Maine's plumbing and electrical licensure programs as acceptable quality control for multi-family construction. As a result, anyone performing plumbing or electrical work in a factory must hold a Maine-issued license. This effectively excludes all modular factories—including KBS—from building multi-family housing in Maine. KBS can only build multifamily if they contract out the electrical and plumbing, which is not economically feasible.

- The proposed law would allow non-licensed workers to install plumbing and electrical systems, provided a Maine Master license holder inspects the work. While this still does not fully align with how the modular industry typically operates, it is a reasonable compromise until Maine's modular code is comprehensively updated.

- Hundreds of units of housing are currently waiting for this fix! Indeed, I have plans personally to produce over 100 additional modular homes in Madison, Biddeford and Portland. It is a constant struggle to establish feasible financing plans for these projects. Sensible, practical legislation like LD 2229 help to close financial gaps without compromising the production of quality housing.

Thank you for allowing me to offer insight into this important bill.

Respectfully submitted,  
Brian Eng  
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