



Modular Building Institute
285 Hydraulic Ridge Road, Suite 6
Charlottesville, Virginia 22901 USA

Esteemed members of the Committee on Housing and Economic Development,

As the voice of the modular building industry, the Modular Building Institute (MBI) represents over 700 modular building industry participants across the United States and the world.

We wanted to express our support for LD2225/SP0908, which will add the International Code Council and Modular Building Institute 1200-2021 Standard for Off-site Construction: Planning, Design, Fabrication and Assembly to the Maine Uniform Building and Energy Code. However, we believe that this legislation is only the first step in unlocking the modular industry's potential in Maine.

As co-authors of this standard, we are encouraged by the legislature's efforts to begin scaling up a regulatory framework for the modular building industry. It is imperative, however, that the 1200-series standards be adopted either concurrently with or shortly followed by the International Code Council and Modular Building Institute 1205-2021 — Off-site Construction: Inspection and Regulatory Compliance.

Just as the 1200 standard guides the set-up of an offsite manufacturing facility and outlines practices for the actual fabrication of modules and their eventual transportation and installation, the 1205 standard outlines the model by which Authorities Having Jurisdiction (AHJs) and qualified, licensed third-party inspection agencies conduct their important oversight work.

Adopting the 1205 standard and allowing third-party inspection agencies to supplement the design-review and inspection for residential and commercial buildings will help create a stable regulatory environment for modular manufacturers in Maine and across the country.

Further, of the five states that have already adopted the standards, none has adopted the 1200 or 1205 standard independently of the other. Virginia, Rhode Island, Utah, Montana, and Colorado all adopted both standards concurrently. Concurrent adoption of both standards provides the most solid foundation for a thriving modular industry in Maine.

Thank you for your consideration, and we look forward to future collaboration.

Sincerely,

Alex Carmack, Government Affairs Director
Email: alex@modular.org
Phone: 434-296-3288 x156

Andrew Muchnick, Government Affairs Manager
Email: andrew@modular.org
Phone: 434-296-3288 x164