

2017 HOUSE GOVERNMENT AND VETERANS AFFAIRS

HB 1327

2017 HOUSE STANDING COMMITTEE MINUTES

Government and Veterans Affairs Committee
Fort Union, State Capitol

HB 1327
2/2/2017
27830

- Subcommittee
 Conference Committee

Committee Clerk Signature



Explanation or reason for introduction of bill/resolution:

Relating to exceptions from inspections for home repairs performed by a homeowner

Minutes:

Attachments 1-7

Chairman Kasper opened the hearing on HB 1327.

Rep. Tom Kading introduced HB 1327. Attachment 1. (:50-11:00)

Vice Chair Louser: I have a concern from the realtors. Current law says that a licensed real estate agent could be guilty of misrepresentation if they knew or should have known. This may place the licensee in a position of having to check public records for every property that any of their clients may want to purchase. Professional home inspections do not verify whether or not a property is meeting city code. They give the potential homebuyer the report, so the professional home inspection would not review those public records. I think what we are doing is potentially placing yet another responsibility on a professional to go search public records for something that may or may not exist. How would you address that?

Rep. Kading: I don't think there is anything in the code that requires a realtor to verify whether or not there was an inspection done at the time of the permit. In my experience realtors do not go back and look at all the various permits and do not look at some of the renovations that have occurred in the home to verify whether or not they were permitted properly.

Rep. B. Koppelman: He talked about fixing up a house and selling. Is that how you intended this bill to read?

Rep. Kading: My intent of the bill was to not have this apply to those who are interested in flipping a house whether it is a quick flip, a three-month flip, or a two-year flip. Under the law I can only be issued so many self-wiring permits over a course of ten years, and the intent of that is to stop just that, the flipping of homes by people who live in them and self-wire them.

Rep. B. Koppelman: On the electrical or the building contractor side, I am not aware of any state law that restricts how long something like this would be before you could sell it. Am I right?

Rep. Kading: I was informed of that specific electrical restriction by a member of the electrical board. The structural and framing issues aren't specifically addressed, but if you wanted that amended onto this bill, I think that would be more than appropriate to clarify exactly how to restrict those who want to flip a property.

Vice Chair Louser: There are other entities that would have an equitable interest in the home. Have you talked to those industries about this bill?

Rep. Kading: No I have not.

Chairman Kasper: What type of certification do you see the homeowner having to provide?

Rep. Kading: I would like to see an affidavit by the homeowner which is filed with the permit to specifically say this home and project within this permit's scope was done to code.

Chairman Kasper: How does the lender know this is code if it wasn't inspected?

Rep. Kading: There are all sorts of projects right now that are not permitted, and when you go buy a home, you don't know if they are done to code. This wouldn't change the fact whether or not you know a project was done to code. This gives freedom to those who do not want government in their homes.

Chairman Kasper: You do not have any penalty in here for a fraudulent or misstated act by the homeowner. Let's say we have a bad actor homeowner out there who does a very lousy job, signs all the certification, sells the house to an unknown and unaware seller, and major problems occur after the house is closed. Whose liability is it and what remedy would the new buyer have?

Rep. Kading: If the individual did their house without a construction inspection and signed it off saying they did it to code and did not do it to code, there are a couple different applications that could come into play. They arguably could be committing criminal fraud. They are liable for the damages that would have been undergone by that subsequent buyer.

Chairman Kasper: The remedy is legal action between the buyer and seller?

Rep. Kading: Yes.

Chairman Kasper: With no inspection we don't have the benefit for the buyer of an inspector who said the home was fine that may have some errors in the admissions insurance. That part of the equation is gone?

Rep. Kading: I think errors in admissions is in place regardless of inspection, no inspection, permit or not.

Chairman Kasper: There are no errors in admissions insurance for a seller.

Rep. Kading: When you purchase a home, you accept the home you are buying. You get it inspected. If you find defects, you can ask that they be corrected or walk away from the sale. This is not really going to change that fact.

Bruce Johnson, Bismarck Homeowner, appeared. I would like to offer an amendment where it prohibits towns and cities to pass ordinances prohibiting certain types of work in homes. Specifically, it is self-wiring, and it is in Bismarck. It is allowed in Fargo, Grand Forks, Dickinson, and in Minot. Here it is not. They have an ordinance against it. I don't have a problem with the inspection part. Maybe that could be based on the scope of work.

Chairman Kasper: Have you written out your amendment?

Bruce Johnson: I have not.

Chairman Kasper: I suggest you visit with Rep. Kading to see if he would consider it a friendly amendment to your bill, and he might be able to help you get an amendment drafted.

Opposition:

Rick Clayburgh, President and CEO of the ND Bankers' Association, and also on behalf of the Credit Union League of the Dakotas, appeared in opposition. We want to insure that a project is done to code. From our standpoint as lenders in the state, it protects our collateral. I know the insurance should probably have a concern as well because of the potential of a loss that could occur by a project that was not done unknowingly by the person doing the work on their property. I think this is not with problems that will impact our members who hold a mortgage on a property and also, to us, the real concern of future owners of the home who will walk in with their eyes not wide open but potentially could be purchasing a real problem and have no ability to know that.

Bill Wocken ND League of Cities, appeared in opposition. Attachment 2. (27:36-29:55)

Rep. Olson: Are you aware of any jurisdictions in the state that do not require inspections after a permitted job is done?

Bill Wocken: I am not aware of all the jurisdictions and their individual practices. There are a number of inspectors who are here in the room that could probably answer that question.

Mark Dougherty, Chair of the State Building Code Advisory Committee, appeared in opposition. Attachment 3. (30:45-33:03)

Eric Brenden, State President of North Dakota Association of Builders, appeared in opposition. Attachment 4. (33:46-33:52)

Pat Ward, Insurance Industry of North Dakota State Farm, appeared in opposition. All the insurance industry is united in opposing this bill. We believe in strong building codes and strict enforcement.

Jack McDonald, Independent Community Banks of ND, appeared in opposition. We echo the reasons for opposing this bill as the other people who testified ahead of us. It will create a situation where we are not sure that we are giving good mortgages and loans.

Bruce Taralson, Building Official for the City of Fargo, appeared in opposition. Attachment 5. (35:16-36:33)

Brent Beechie, ND State Plumbing Board, appeared in opposition. It is a huge fire life safety issue the way this bill is written. The home inspectors, who come in before or after somebody sells the house, cannot see behind the walls. There was nothing mentioned about remodeling your own house and then turn around and rent it. It is very ambiguous.

Rep. Olson: Other jurisdictions are less restrictive than what they require inspections for, some cities more, some cities, less, but they all require inspection of at least any wiring done. In your opinion, would this bill not even require inspections for wiring if it were to be passed?

Brent Beechie: Yes, that is exactly my opinion.

James Schmidt, Executive Director of North Dakota State Electrical Board, appeared in opposition. Attachment 6. (38:43-39:53)

Rep. B. Koppelman: Are you aware if Bismarck or any other places in the state that absolutely say you can't self-wire?

James Schmidt: I believe Bismarck has an ordinance not allowing self-wires. Grand Forks has a policy. I am not sure if it is an ordinance. They don't allow self-wiring of a new home, but they will let people self-wire a remodel or a garage or something like that. I believe you can in the other cities. Keep in mind, Bismarck, Fargo, Grand Forks, and Minot have their own electrical inspection departments, and our office covers the rest of the state.

Doug Grinde, Director of Inspections, North Dakota Electrical Board, appeared in opposition. Attachment 7. (41:43-42:46)

Rep. Olson: Is there any scenario where self-wiring can be done where an inspection is not required in the state?

Doug Grinde: No, we require every self-wire to be inspected. When we do a self-wire inspection, we have certain stickers we put on panels. We have one sticker that is for all contractors, so when a realtor is going in there, if they see the green stickers, it has been wired by a professional. We use a yellow sticker for anybody who has done a self-wire. When home inspectors go in there, they know there has been self-wiring on this premise.

Chairman Kasper closed the hearing.

Rep. Dockter made a motion for a DO NOT PASS on HB 1327.

Rep. Karls seconded the motion.

A roll call vote was taken. 13 Yeas, 1 Nay, 0 Absent.

Rep. Schneider will carry the bill.

Date: 2-2-17
 Roll Call Vote #: 1

**2017 HOUSE STANDING COMMITTEE
 ROLL CALL VOTES
 BILL/RESOLUTION NO. 1327**

House Government and Veterans Affairs Committee

Subcommittee

Amendment LC# or Description: _____

- Recommendation: Adopt Amendment
 Do Pass Do Not Pass Without Committee Recommendation
 As Amended Rerefer to Appropriations
 Place on Consent Calendar
 Other Actions: Reconsider _____

Motion Made By Dockter Seconded By Karls

Representatives	Yes	No	Representatives	Yes	No
Jim Kasper-Chairman	X		Pamela Anderson	X	
Scott Louser-Vice Chairman	X		Mary Schneider	X	
Jason Dockter	X				
Craig A. Johnson	X				
Daniel Johnston		X			
Karen Karls	X				
Ben Koppelman	X				
Vernon Laning	X				
Christopher D. Olson	X				
Karen M. Rohr	X				
Vicky Steiner	X				
Steve Vetter	X				

Total (Yes) 13 No 1

Absent 0

Floor Assignment Schneider

If the vote is on an amendment, briefly indicate intent:

REPORT OF STANDING COMMITTEE

HB 1327: Government and Veterans Affairs Committee (Rep. Kasper, Chairman)
recommends **DO NOT PASS** (13 YEAS, 1 NAYS, 0 ABSENT AND NOT VOTING).
HB 1327 was placed on the Eleventh order on the calendar.

2017 TESTIMONY

HB 1327

Representative Tom Kading
District 45
2/2/17

Attachment /
1327
2-2-17

House Standing Committee on Government and Veterans Affairs

Chairman Kasper and members of the committee. For the record I am Representative Tom Kading from district 45 in north Fargo. I bring to you today house bill 1327 which is in regards to a very specific type of construction inspection.

The inspection which this bill applies to is renovations performed by single family home owners who live and reside in the home and are not flipping the house. It allows those in this situation to sign a document which is filed with the permit which states the project has been completed in accordance with code and the permit scope. This goes into public record and can be viewed by subsequent owners or renovators.

This bill does not apply to:

- Multifamily units
- Condos/town homes
- Rental units
- New construction
- Contractors
- Commercial buildings

This bill does not change:

- Code requirements
- Permit requirements
- Zoning requirements

There are a few issues that brought this issue forward and caused it to be introduced. Currently many single family homes which are occupied by its owner undergo various renovations which are carried out by the owner. Often times a do it Yourselfer (DIY) home improvement person never obtains a permit.

Permits are sometimes avoided for some of these reasons:

- Don't know they were supposed to pull a permit -
(This bill does not affect this group)
- They don't want to follow code or
(This bill does not affect this group)
- don't want to increase their tax valuation
(This bill does not affect this group)
- Don't want to have a government official required to poke around in their homes
(This is the only group this bill effects)

The United States has a long history of respecting the privacy of individuals in their own home. In criminal law it's called the 4th amendment, a topic which we have discussed in recent days in depth. Under current law an inspection is required for a wide variety of permits.

In Fargo a permit and subsequent inspection is required for:

- Stairs/steps,
- Deck
- new construction
- additions
- remodeling - Sheetrock, Siding
- structural alterations
- mechanical
- electrical
- plumbing

Inspections which are required include initial and final inspections for each of the various permitted items. An example of the would be when I finished the interior of my garage for living space. I had to have 6 separate government inspections. This wasn't by choice, this was required of me. I had to get permission from the government to improve my own personal home.

Note that the bill does not require that owner occupiers of single family homes cannot get an inspection, rather it provides an alternative to those who strongly oppose government intrusion into their private home. Those who would like their home inspected are welcome to do so.

A number of counties in MN (and in other states) allow renovations without even obtaining a permit and without any inspection at all. There hasn't been a clear set of problems arising out of this said arrangement. As a realtor, I see how inspections at the time of sale protect future home owners adequately.

Future home owners are protected in a number of ways. First the buyer has the opportunity to thoroughly inspect the property prior to sale. This inspection is common in the real estate industry and is quite thorough. I have bought and sold over 300 homes and every single one of them that has ever been inspected has been found with issue. That is the inspectors job at that time; to find issues with permitted projects and find issues with non-permitted projects. Secondly, the buyer of any such home has the opportunity to not buy the home because the buyer can easily determine what homes were government inspected and which are not.

Under existing laws those individuals who carried out the improvements would be guilty a misdemeanor. Saddling individuals with a criminal misdemeanor for improving their house does not make a whole lot of sense. Encouraging those opposed to government intrusion into the home will be able to get a permit without having to open their home. This benefits both local government by legitimately permitting improvements and benefits home owners who wish to make home improvements.

In summary this bill still requires permits are purchased and proper codes are followed. The government still has the right to enforce code, it just requires the government have probable cause to enter ones home without permission. That being said, the government cannot protect us from every single danger possibly conceived and we as legislators should strive to promote freedom for all of our constituents. What the bill does is allow those who strongly oppose any government in their personal home the opportunity to not have to allow such a

thing. The home owner must verify code is followed and is liable for such. I personally would still have an inspection, but it allows those opposed to government inspection an option.

Thank you and I will try to answer any questions.

Attachment 2

1327
2-2-17

Testimony in Opposition to House Bill 1327
February 2, 2017
House Government and Veterans Affairs Committee
Bill Wocken on behalf of the North Dakota League of Cities

Good Morning Mr. Chairman and members of the House Government and Veterans Affairs Committee. For the record, my name is Bill Wocken, appearing on behalf of the North Dakota League of Cities in opposition to House Bill 1327. The bill prohibits a political subdivision from inspecting an owner occupied single family home after the owner completes an improvement to the property. It also requires the owner to certify compliance with the applicable codes.

Improvements to properties within this state are normally inspected by the permitting jurisdiction after they are completed by a contractor. In cases where an individual is their own contractor the jurisdiction typically inspects the work to ensure compliance with the applicable codes. This bill asks that the permitting jurisdiction not be allowed to inspect the work done by an owner on their own single family residence.

Codes are developed and adopted to ensure that construction or renovation of structures is accomplished in a safe manner and that the permitted premises can be used after construction for the purposes for which it is intended. Safe and dependable plumbing and electrical systems as well as structural integrity need to be a part of any improvement. This has added importance for persons who might purchase the property from those responsible for the improvements.

One might ask oneself why this is an issue. If the owner has done the work in accordance with the applicable codes, as he has certified, the inspection should be a mere formality. If the work was not done in compliance with the codes, the deficiencies should be pointed out so they can be remedied. The improvements can then be enjoyed and safely used.

The North Dakota League of Cities respectfully requests a DO NOT PASS recommendation on House Bill 1327.

Attachment 3
1327
2-2-17

Testimony HB 1327
House Political Subdivisions Committee
February 2, 2017

Chairman Kasper and members of the House Government and Veterans Affairs committee, my name is Mark Dougherty. I am the Chair of the State Building Code Advisory Committee (Advisory Committee) and I'm here to testify in opposition to House Bill 1327.

The Advisory Committee opposes HB 1327 due to its removal of the very essence of the State Building Code, the inspections required to verify all construction for single-family homes meets the adopted industry and code standards. These inspections ensure the home was built, plumbed and wired in accordance with widely accepted national standards which thereby offer the home owner, subsequent buyers, and emergency responders some assurance of the how the structure, plumbing systems and electrical systems were constructed and/or installed and the products used meet code standards. HB 1327 exemption of single-family home improvements from inspections is very broad and does not limit the type or magnitude of any improvement. This characteristic of the bill is troubling due to the possible range of improvements which would be allowed without verifying compliance with any part of the Building Code. The range could be from adding a simple outlet in a room to adding a large addition to a home with a full second story over both the home and addition. With a range of possible improvements like that, the consequences of the lack of inspection are indeterminable and will affect the owner making the improvement, future prospective buyers and emergency responders.

For the reasons stated above the North Dakota State Building Code Advisory Committee urges the House Government and Veterans Affairs committee to give a Do Not Pass recommendation on House Bill 1327.

Thank you for the opportunity to testify and I will be happy to answer any questions the Committee may have.



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Attachment 4
1327
2-2-17

**Testimony HB 1327
House Government and Veterans Affairs
February 2, 2017**

Mr. Chairman and members of the House Government and Veterans Affairs committee, my name is Eric Brenden. I work for Northwest Contracting in Bismarck and I stand in front of you today representing the North Dakota Association of Builders (NDAB) as their State President. At NDAB we represent over 2,000 members across North Dakota including 6 local associations in Fargo, Grand Forks, Minot, Bismarck, Dickinson and Williston.

NDAB respectfully and strongly opposes House Bill 1327 which relates to exceptions from inspections for home repairs performed by a homeowner. While we respect the fact that homeowners like to take on the duty and challenges of home remodeling, it is often found that knowledge from the average homeowner on the required codes and construction practices is not there to safely complete the renovations.

For example, one of our members from the Dickinson Area Builders Association is an electrician and often performs electrical inspections for realtors during house closings. Homeowner wiring is where he finds the costliest mistakes and those are the ones that he can see and are not hidden behind the sheetrock.

NDAB feels that if changes are being made to a structure that is covered by one of the codes and is in a permit/code enforced area, then the inspection process must be carried out regardless of who took the permit, who performed the work, or occupancy/ownership of the improved property.

Mr. Chairman and members of the House Government and Veterans Affairs committee, I urge you to recommend a Do Not Pass on House Bill 1327. Thank you for your time and I will stand for any questions.

Sincerely,

Eric Brenden
President
North Dakota Association of Builders
701-255-7727

Attachment 5
1327
2-2-17

Testimony HB 1327
House Political Subdivisions Committee
February 2, 2017

Chairman Kasper and members of the House Government and Veterans Affairs committee, my name is Bruce Taralson. I am the Building Official for the City of Fargo and I am here to testify in opposition to House Bill 1327. Building codes have been enforced in our State for a long time. The reason they are enforced is for the safety of the public and not any specific Owner. When we inspect homes, we find many issues with work that is completed. I would not want to know what could happen if no inspections were done.

Q?- Will jurisdictions be allowed to do inspections for improvements to single family homes? This bill appears to remove any allowance for jurisdictions to provide for the life saving measure of inspections if they choose to. (due to the part that says 'may not require an inspection.)

(Mark state the many reasons this bill is flawed?) The building code has a stated purpose- 'The purpose of this code is to establish minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.' Without inspections that will not happen.

If no inspections are required for improvements on a single family home, we will not write permits. The building code requires us to write permits (IRC R105.1) and provide inspections for those permits (IRC R105.1). Inspections provide safe structures for all Owners and all subsequent Owners of homes.

Mechanical equipment inspections are missing from this bill. That is a good thing, because we all know what happens when there is a problem with incorrect gas installations. If this bill

passes, mechanical equipment installations and remodeling would appear not be regulated if no inspections are done for any improvement projects.

This bill does not include any mention of contractors. It removes inspections from work done by unlicensed private Owners, and requires inspections and permits for qualified, licensed professionals. That just seems wrong.

Certifications by Owners are not allowed by the building codes. There are allowances for certifications, but not by Owners or Contractors certifying their own work.

Zoning is a major issue in most cities. Most jurisdictions tie zoning regulations into permits. Permit applications can be reviewed for zoning compliance. Without inspections, zoning regulations will be not be enforced until after work has been completed. There are great consequences with that such as having to require an Owner to remove an addition, half a garage, a story, etc.

Permits and inspections are not for any one individual. They are for the safety of the public. For that reason, permits and inspections are for the original Owner of a property and any subsequent Owner of the property. If permits and inspections are not completed, nobody will know what has been changed to the property.

Real estate transactions have a stipulation for documentation of compliance with the building code. For each transaction, an Owner must certify that they took out the proper permits and had the required inspections completed by the 'appropriate government inspector'.

Subsequent property Owners will not be provided with information that they should have when purchasing a new home. Has the structure been changed? Nobody will know for sure what has been changed in the home.

The bill refers to 'rental property'. In Fargo, we track rental property, and we have a very difficult time knowing if a property is rental or not. An Owner is not required to take his name off the property information. How will anybody tell if a property is rental or not? Nobody that I know of has a rental registration like other states.

- (if required for dispute only- reference MN laws. MN law currently matches ND law)

In summary, this bill is not good for the safety of the public. I encourage a do not pass for this bill. I offer that anybody can submit information to the NDBCAC for additional exemptions from permitting. Those submittals could be reviewed by a board that deals with building codes daily. That is a much better place to have that discussion.

Respectfully submitted,



Bruce Taralson . CBO . Administrator . City of Fargo- Inspections
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Attachment 6
1327
2-2-17

TESTIMONY AGAINST HB 1327

PRESENTED BY JAMES SCHMIDT

EXECUTIVE DIRECTOR, NORTH DAKOTA STATE ELECTRICAL BOARD

Mr. Chairman, Members of the Committee:

HB 1327 was introduced without the knowledge of the North Dakota State Electrical Board.

The North Dakota Electrical Board was created in 1917. The board is charged with the responsibility to examine applicant and issue licenses to those having the necessary qualification and knowledge in the laws of electricity and electrical codes. For public safety, the board is also responsible for inspecting electrical installations in North Dakota as described in its Administrative Rules.

If HB 1327 passes in its present state this would take away the North Dakota State Electrical Board's requirements for electrical inspections of a resident doing a self-wire installations. Currently some cities do place restrictions on persons doing electrical wiring in their homes. The North Dakota State Electrical Board current has a process for persons to perform wiring in their own home. The local inspector interviews the home owner to understand their capabilities/knowledge of the electrical codes. Keep in mind persons doing self-wiring are taking on the risk of following the North Dakota adopted electrical codes which they may or may not understand or even have access too. This is why it is important to follow up with an inspection to ensure the installation is safe and per code to reduce any safety hazards the may occur to persons living in that residence.

Another concern is someone who does self-wiring without an inspection does have the potential of selling their house to others someday that could potentially put unsuspecting buyers at risk.

We currently have 557 active self-wiring certificates on file as of January 24, 2017, that our inspectors are working with homeowners on.

Every 3 years the North Dakota State Electrical Board reviews, takes public comments on and adopts the revised or updated edition of the current National Electrical Code and the ND State Wiring Standards. These are the rules that our office uses ensure the safeguarding of the residents of North Dakota's buildings and building contents from electrical hazards arising from the use or control of electricity for light, heat, power, and control thereof and of the fire detection system. We therefore urge a do not pass vote on HB 1327.

We thank the Committee for hearing our concerns and I would be happy to answer any questions the committee may have.

Attachment 7
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Testimony Against HB 1327

Presented by Doug Grinde

Director of Inspections, North Dakota Electrical Board

Mr. Chairman and Members of the Committee:

My name is Doug Grinde, I have been in the Electrical Industry for 31 years. I owned an Electrical Contracting Business for 12 of those years, worked as an inspector for 3 years, and have been Director of Inspections for 11 months.

I am here to speak to you about House Bill 1327.

The ND Laws Rules and Wiring Standards address the mission of the North Dakota State Electrical Board as follows: "The purpose of these standards is the practical safeguarding of persons and of buildings and building contents from electrical hazards arising from the use or control of electricity for light, heat, power, and control thereof and of the fire detection system."

North Dakota State Electrical Board also adopts/enforces the current National Electrical Code (NEC) written by the code making panels of the National Fire Protection Association (NFPA).

Passing HB 1327 would be a huge step backwards from what the North Dakota State Electrical Board has been working on since 1917, which is certifying electrical wiring done by Licensed Electrical Contractors and homeowners alike. Licensed electricians go thru trainings, certifications, testing and continuing education on a yearly basis, which helps make them qualified to do electrical installations based on current National, State and Local electrical codes. NFPA makes changes and upgrades to the National Electrical Code every 3 years, so without this training and continuing education, the general public is not always able to understand what is required by CODES, and what they think might be right.

In 2016, the NORTH DAKOTA STATE ELECTRICAL BOARD inspectors performed 145 self-wire rough-in inspections, 64 of these inspections had correction reports issued to the owner to correct before sheetrock could be installed. 800 self-wire final inspections were performed, 318 of these inspections had wiring corrections that required repairs or replacement of unsafe wiring, or the addition of life safety devices such as Fire Alarm devices, GFCI receptacles and AFCI breakers.

When Ground Fault protection and Arc Fault protection, or other electrical code requirements are not followed, there is serious potential for property damage, personal injury or loss of life. Most homeowners have no idea what an AFCI breaker does, or where it is required, nor do they know all the rules for GFCI protection, fire alarm devices required, or the requirement of tamper-resistant receptacles that need to be installed to help protect children from accidental contact with a live terminals in that device.

All of these safety codes and rules are verified complete when a ND STATE ELECTRICAL INSPECTOR performs their inspection.

I feel the adoption of HOUSE BILL 1327 would potentially put people's lives in danger, and will increase the risk for property damage to occur.

Mr. Chairman and member of the committee, this concludes my testimony against HB 1327.

If there are any questions, I will do my best to answer them for you.

Thanks you.