

## **Modular Buildings Program**

On June 20, 1984 Governor Riley signed the Modular Buildings Construction Act, granting the Building Codes Council responsibility for the licensing and regulation of all modular building manufacturers, manufacturer's sales representatives and approved inspection agencies doing business in the state. Under the same act, the Council was granted responsibility to review all building plans and specifications, issue product approval labels for buildings and components to be shipped into the state and to audit all state licensed manufacturing facilities and approved inspection agencies.

The Council was also charged with the responsibility of assuring that the state approved Quality Control Procedures for modular products (buildings, components, cores, panels, etc.) are consistently adhered to by performing annual audits of the manufacturer's facilities. Although the Council is not presently certified by the International Standards Organization (ISO), its audit process is designed to comply with the (ISO 9000) guidelines for document storage and control, material storage, handling and application and management procedures and, the product inspections comply with the approved building codes. The Council's staff issues all licenses, performs all plans review, issues all labels and conducts all audits.

The Modular Building Program has continued to grow on an annual basis. The Council presently provides service to more than 100 manufacturers of modular buildings and approved inspection agencies. Plans review has increased to the point of needing two full time plan reviewers. To speed the process and save our licensees money, staff has developed a process for the transmittal of building plans and specifications in the electronic format (the first state in the country to do so). The Council has three staff members qualified to perform plans review (in every available AutoCAD program) and three computers equipped to receive and allow plans to be reviewed in the electronic format.

Label issuance for the Modular Program is increasing at a rate proportionate with the plans review. Since modular housing is more widely accepted in local jurisdictions than manufactured housing, it is increasing in market share on an annual basis. That trend is also being shown with manufactured housing manufacturers that are obtaining licenses and producing modular homes. The modular office, retail building and school building markets are also strong.

Future plans for the Modular Program include providing all forms in an interactive electronic format, which will allow modular manufacturers and approved inspection agencies to perform most (eventually all) paper work on line.