

Building Code Series 1 TAG

Meeting Notes

Date: Tuesday, November 9, 2021

Meeting Location: WebEx Event

Call to order:

Scott McKown called the meeting to order at 1:01 PM

Attendance:

TAG Members present: Scott McKown (DLI), Karen Gridley (DLI), Irene Kao (League of Minnesota Cities), Charlie Vander Aarde (Metro Cities), Nick Erickson (Housing First Minnesota), Brian Hoffman (City of St. Louis Park), Kurt Welker (Welker Custom Homes), Barry Greive (Target Corporation), Dana Murdoch (University of Minnesota), John Smith (Michaud Cooley Erickson), and Ken Hines (CBS Construction Services, Inc)

Guests attending: Amanda Spuckler (DLI), Chad Payment (DLI), Brittany Wysokinski (DLI), Steven Shold (DLI), Greg Metz (DLI), Kyle Dimler, Mark Brunner, Steve Ubl, Ann Jacklitch, Eric Lacey, Gary Thaden, Mark Foster, Rick Hermans, Jamie Fitzke, John Haluska, Paul Eger, David Williams, Christopher Hagness, Ben Rabe, Angie Wiese, David Skallet, Kristen Ober, Representative Steve Elkins, Senator Mark Koran, and Senator Rich Draheim

1. Call to order

- WebEx instructions/procedures

2. TAG member introductions.

3. Overview of Opening Meeting Law and Data Practices.

4. Overview of TAG goals.

- The purpose of the TAG is to review current and proposed laws and rules to promote coordination and consistency and to recommend ways to eliminate inconsistencies, to streamline construction regulation and construction procedures among a panel of subject matter experts in order to provide input to state legislators as they consider modifications to statutory language.

5. Senator Draheim provided an overview of [SF 910](#).

- Wants to help put more people on the pathway to homeownership.

- Lots of factors impact the cost of a home. The National Association of Homebuilders statistics for Minnesota states for every \$1000 added to the cost of a home then 3,000 to 4,000 people are priced out of homeownership.
 - The shortage of new houses and the cost increases have caused the cost of older housing stock to increase.
- SF 910 is intended to pause building code adoptions unless there is a drastic change in technology and then a code change could be approved through the legislative process. It also allows code changes for safety reasons.
- TAG members asked for clarification regarding how payback on energy code changes is calculated and what codes are intended to be adopted in 2026.
 - Clarification may be needed about how payback is calculated and the bill intends for the 2024 model codes to be adopted in 2026.

6. Senator Koran provided an overview of [SF 801](#).

- The goal of the bill is to make building permit fees clearer, more transparent, and predictable by basing permit fees on square footage rather than a system based on the value that may seem arbitrary.
- The bill will not harm municipalities that charge fees appropriately and will ensure permit fees correspond to the cost of services provided.
- It is intended to improve housing affordability.
- Code changes that will lower cost of construction should be permitted.

7. Representative Elkins provided an overview [2SS-CG001-3](#).

- Article 10 Building Permit Fees.
 - Requires building permit fees to be based on square footage.
 - The question is whether it is more appropriate to assess permit fees on square footage or per dollar and which more directly correlates to cost of performing building inspections.
 - Basing permit fees on square footage will disincentive cities from requiring certain exterior building materials and features that may raise the cost of a home.
- Article 11 Energy Cost Disclosure and Energy Code Payback Period
 - Requires the cost to residential construction or remodeling per unit due to the changes to energy code to be no more than the net present value of the projected energy savings over thirty years. Sellers of residential property must disclose the cost of the usage of electricity, natural gas, and water over the previous 12-month period.
 - There is value in building energy efficient homes and the home's energy efficiency should be reflected in the cost of the home and have economic payback.
 - Amortizes energy cost savings provided by energy code requirements over 30 years, which is the length of a mortgage.
 - Requires energy efficiency information be provided so homebuyers are aware and can make informed decisions.
- Senator Draheim provided an overview of Article 12 Construction and Development Fee Report

- Requires municipalities that collect fees that exceed \$7,000 to complete the annual report and report costs associated with conducting inspections.

8. TAG member questions.

- Is the energy use disclosure intended for existing homes and resales?
 - Representative Elkins states there could be a methodology based on payback evaluation. The value of the more energy efficient home that needs to be apparent to homeowners.
 - Housing First Minnesota has a GreenPath program that includes home performance reports that disclose relative affordability to a reference house.
 - A TAG member stated HERS ratings can predict energy use for new homes based on size, insulation, windows, and other factors but obtaining a HERS ratings is an additional cost. Minnesota is already building some of the most energy efficient homes in the country.
- Are article 10 requirements for building fees intend to apply to residential only?
 - Representative Elkins states that article is intended to apply to residential and may need to be clarified in the final bill.
 - Senator Koran states that the Senate version was modified to apply only to residential new home construction and not additions or remodels.
- Why are housing costs higher in Minnesota than neighboring states?
 - A TAG member states that every good idea is implemented and the costs of good ideas adds up.
 - Representative Elkins states a lot of the problem is a shortage of buildable lots and the costs of buildable lots, which is sometimes related to zoning policies.

9. Karen Gridley presented an overview of the adult changing tables.

- The proposed bill would require adult sized changing tables in public buildings on every floor.
- Nationally there is a movement to include adult sized changing tables in certain occupancies and several states have requirements in their codes.
- Worked with stakeholders to develop design criteria and scoping criteria for locations and what the rooms need to look like.
- Drafted scoping language that was approved for the 2024 IBC and the design criteria is being proposed to the ANSI A117.1 committee.

Next Meeting:

Date: November 23, 2021

Time: 1:00 PM

Location: WebEx Event

Meeting Adjourned: 2:30 PM

Prepared by: Scott McKown