



**EXPERT
MODULAR
CONSULTANTS, LLC**

September 28, 2015

12315 Twin Branch Acres Rd.
Tampa, FL 33626
813 - 336 - 4930

**Expert Modular Consultants, LLC
Application for Approval as a Third Party Inspection Agency
Indiana Industrialized Buildings Program**

675 IAC 15-1.5-4 Conflict of Interest

To Whom It May Concern:

This is to certify that Expert Modular Consultants LLC is independent in that it does not have any actual or potential conflict of interest and is not affiliated with or influenced or controlled by any of the following:

1. A manufacturer of industrialized building systems or mobile structures.
2. A manufacturer, vendor or supplier of products or equipment used in the production of industrialized building systems or mobile structures.

Furthermore, Expert Modular Consultants LLC is free of conflicting affiliation, influences and control in that:

1. It has no managerial affiliation with any manufacturers of industrialized building systems or mobile structures;
2. It has no managerial affiliation with producers, suppliers, or vendors of products or equipment used in the construction of industrialized building systems or mobile structures and is not engaged in the sale or promotion of any such product or material;
3. The results of Expert Modular Consultants LLC's work do not accrue a financial benefit to Expert Modular Consultants LLC by way of stock ownership of any producers, suppliers, or vendors of the products involved; and
4. Expert Modular Consultants LLC's directors or other management personnel, inspectors or employees shall receive no stock option or other financial benefit from any manufacturer of industrialized building systems or mobile structures or producer, supplier or vendor of products or equipment used in the construction of an industrialized building system or mobile structure.

Sincerely,

Robert A. Johnson
President

Expert Modular Consultants, LLC
Application for Approval as a Third Party Inspection Agency
Indiana Industrialized Buildings Program
Table of Contents

675 IAC 15-1.5-2(b)(1)-(6): Company Information

675 IAC 15-1.5-2(b)(7): Organizational Chart

675 IAC 15-1.5-2(b)(8): Certification to Comply With Rules and Code

675 IAC 15-1.5-2(b)(9): Resumes

675 IAC 15-1.5-2(b)(10): Agency Experience

675 IAC 15-1.5-2(b)(10): Other State Approvals

675 IAC 15-1.5-2(b)(10) & (11): List of Manufacturers and Status

675 IAC 15-1.5-3(c) : Training Program

675 IAC 15-1.5-4: Conflict of Interest



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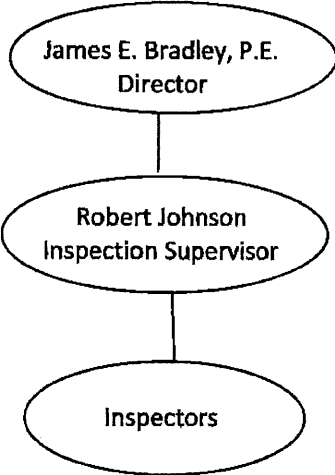
**Expert Modular Consultants LLC
Application for Approval as a Third Party Inspection Agency
Indiana Industrialized Buildings Program**

675 IAC 15-1.5-2(b)(1)-(6) Applicant Company Information

1. Company Name: Expert Modular Consultants, LLC
2. Mailing Address: Expert Modular Consultants, LLC
12315 Twin Branch Acres Road
Tampa, FL 33626
3. Physical Address: Expert Modular Consultants, LLC
12315 Twin Branch Acres Road
Tampa, FL 33626
4. Telephone Number: 813-336-4930
5. Facsimile Number: none
6. E-Mail Address: bjohnson.expertmod@gmail.com
7. Contact Person: Bob Johnson (President)

Expert Modular Consultants LLC
Application for Approval as a Third Party Inspection Agency
Indiana Industrialized Buildings Program

675 IAC 15-1.5-2(b)(7) Organizational Chart for In-Plant Inspections



Robert Johnson

Arthur L. Kay, R.A.

Melvin Sloan



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September 28, 2015

Indiana Department of Homeland Security
Division of Fire and Building Safety
Code Enforcement and Plan Review Branch
302 W. Washington Street, Room # E241
Indianapolis, IN 46204

RE: 675 IAC 15-1.5-2 Sec 2(b)(8)

To Whom It May Concern:

This is to certify that Expert Modular Consultants, LLC will comply with all applicable rules of the commission and the Indiana Code when performing Third Party Inspection Agency functions under the Indiana Industrialized Buildings Program.

Sincerely,

Robert A. Johnson
President

**Expert Modular Consultants LLC
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675 IAC 15-1.5-2(b)(9) Resumes

Resumes for each person named in the inspection agency organizational chart are on the following pages.

Robert A. Johnson
Summary of Qualifications

Page 1 of 2

Experience

- March 2014- Present Expert Modular Consultants LLC– Tampa, FL – President
- Train/supervise building plan reviewers and inspectors
 - Review building plans for code compliance (building; planning; life safety; structural; accessibility; electrical; plumbing; mechanical; energy)
 - Review manufacturers' quality control manuals
 - Perform in-plant inspections of modular buildings during production
 - Audit manufacturers' quality control programs
 - Provide code consulting services
- April 1996 – March 2014 RADCO – Long Beach, CA – Director of Modular Building Department
- Train/supervise building plan reviewers and inspectors
 - Review building plans for code compliance (building; planning; life safety; structural; accessibility; electrical; plumbing; mechanical; energy)
 - Review manufacturers' quality control manuals
 - Perform in-plant inspections of modular buildings during production
 - Audit manufacturers' quality control programs
 - Provide code consulting services
- April 1984 – March 1996 Hilborn, Werner, Carter – Clearwater, FL – Director of Inspections
- Director of inspections for modular buildings and prefab building components
 - Train/supervise inspectors
 - Perform in-plant inspections of modular buildings during production
 - Audit manufacturers' quality control programs
- Nov 1979 – April 1984 National Conference of States on Building Codes and Standards – Herndon, VA
- Review building plans for code compliance (building; planning; life safety; structural; accessibility; electrical; plumbing; mechanical; energy)
 - Review manufacturers' quality control manuals
 - Perform in-plant inspections of manufactured housing during production
 - Audit manufacturers' quality control programs
 - Conduct annual performance assessments of state and private design review and inspection agencies for compliance with federal program requirements

Education

Princeton University – B.A. – Architecture and Urban Planning - 1978

Robert A. Johnson
Summary of Qualifications

Page 2 of 2

Professional Certifications

International Code Council (ICC) Certification No. 5181680 Building Inspector Building Plans Examiner Commercial Electrical Inspector Commercial Energy Inspector Electrical Plans Examiner Mechanical Inspector Mechanical Plans Examiner Plumbing Inspector Plumbing Plans Examiner Residential Combination Inspector Residential Energy Inspector/Plans Examiner	expires 10/23/16
Industrialized Buildings Commission Plans Examiner Level II – Bldg; Elect; Mech; Plumb (P-057) Industrialized Buildings Inspector (I-086)	expires 06/30/18
State of Florida Department of Business and Professional Regulation Standard Inspector (BN2563) Modular Inspector (SMI20) Modular Plans Examiner (SMP29)	expires 11/30/15
State of Louisiana State Uniform Construction Code Council Certified Third Party Provider (U00332) All disciplines listed above under International Code Council (ICC)	expires 11/30/15
State of North Carolina Modular Building Program Commercial Modular Building Inspector – all disciplines Commercial Modular Building Plans Examiner – all disciplines Residential Modular Building Inspector – all disciplines Residential Modular Building Plans Examiner – all disciplines	no expiration
Texas Industrialized Housing and Buildings Program Third Party Inspector (IHI-36) Plan Reviewer – All Disciplines (structural; mechanical; electrical; plumbing; building planning; fire safety; accessibility)	expires 10/22/15 no expiration

Arthur L. (Larry) Kay, R.A.
Summary of Qualifications

Page 1 of 2

Experience

- April 2014-
Present Expert Modular Consultants LLC – Tampa, FL
- Professional of Record in responsible charge of plan review and inspection activities under several state modular building programs, including North Carolina and Texas. Review building plans for code compliance (building; planning; life safety; structural; accessibility; electrical; plumbing; mechanical; energy)
Review manufacturers' quality control manuals
Perform in-plant inspections of modular buildings and audit QC programs
Code consulting (all disciplines)
- May 2008-
April 2014 RADCO – Tampa, FL
- Professional of Record in responsible charge of plan review and inspection activities under several state modular building programs, including NC, Tennessee and Texas. Review building plans for code compliance (building; planning; life safety; structural; accessibility; electrical; plumbing; mechanical; energy)
Review manufacturers' quality control manuals
Perform in-plant inspections of modular buildings and audit QC programs
Code consulting (all disciplines)
- 2007-2008 Terracon Consultants – Tampa, FL
- Project Manager who performed Property Condition Assessments (PCAs), Due Diligence, Environmental Phase I Site Assessments (ESAs), Asbestos Surveys.
- 2006 Decaf Inspections – Tampa, FL
- Owner and operator of full service residential inspection firm.
- 2002-2006 Arizona SunTech / Inspection Specialists – Phoenix, AZ
- Director of operations for private post-secondary school of home inspection training and residential inspection firm. Designed curriculum, taught classes, reviewed student reports for state board approval, and supervised budget. Supervised inspectors and performed full residential inspections (slab to roof).
- 1997-2001 Mason Blau & Associates – Clearwater, FL
- Graduate Architect in firm specializing in health care and commercial building projects with responsibilities for technical project planning and management. Coordinated programming, schematic design, design development, construction documents, bidding, construction administration, code research and shop drawing reviews. Mentored architectural interns.

**Arthur L. (Larry) Kay, R.A.
Summary of Qualifications**

Page 2 of 2

Experience continued

1995-1997 Hilborn, Werner, Carter and Associates – Clearwater, FL

Review building plans for code compliance (building; planning; life safety; structural; accessibility; electrical; plumbing; mechanical; energy).
Design and drafting of modular building plans.

Professional Registrations

Registered Architect in the following states:

Connecticut	ARI.0013243	exp 7/16
Florida	AR-93849	exp 2/17
Georgia	RA013414	exp 6/17
Illinois	001.02284	exp 11/16
Indiana	application submitted	
Massachusetts	32249	exp 8/16
New York	035405	exp 6/17
North Carolina	12409	exp 6/16
South Carolina	8740	exp 6/17
Tennessee	104838	exp 7/17
Texas	23469	exp 7/16

Education

Illinois Institute of Technology (Chicago) – Bachelor of Architecture: 1995

Professional Organizations

Member of American Institute of Architects
Member of American Society of Home Inspectors (inactive)

James E. Bradley, P.E.
Summary of Qualifications

Experience

Page 1 of 2

- June 2014
Present
- Expert Modular Consultants LLC – Tampa, FL
- Professional of record in responsible charge of plan review and inspection activities under selected state modular building regulatory programs. Code consulting and engineering services.
- 2005 –
Present
- Provide consulting engineering services and code consulting to the modular building industry.
- 1990 –
2005
- Art Structures, Inc. - Clearwater, FL
- General Contractor. General construction work on commercial buildings including interior design (cabinetry, furniture and fixtures).
- 1981 –
1990
- Bentley Construction Development & Engineering Company – Clearwater, FL
- Founder and majority owner. Class A General Contractor. Design/build projects in FL, GA, NC, SC & TN. Specializing in medical office buildings.
- 1979 –
1981
- Hospital Building & Equipment – St. Louis, MO
- Vice President of Medical Office Building Division for the USA. In charge of sales, design and field construction of medical office buildings.
- 1971 –
1979
- Diebold Contract Services – Clearwater, FL
- Engineering manager and manufacturing manager for design and construction of modular bank buildings. Also oversaw field erection of the modular bank buildings.
- 1959 –
1971
- Butler Manufacturing – Kansas City, MO
- Structural engineer in the product research and development department of pre-engineered metal buildings company.
-

James E. Bradley, P.E.
Summary of Qualifications

Page 2 of 2

Education

UNIVERSITY OF MISSOURI, (MSCE) COLUMBIA, MO

Master of Science in Civil Engineering, 1962

UNIVERSITY OF MISSOURI, (BSCE) ROLLA, MO

Bachelor of Science in Civil engineering, 1959

MONETT HIGH SCHOOL, Monett, MO 1955

Military Service

Commissioned 2nd LT, US Army, 1959

Honorable Discharge 1st LT, 1964

Professional Engineering Registrations

Alabama-9972, Arizona-09512, Arkansas-3573, California-23285, Colorado-10401, Delaware-4520, Florida-16695, Georgia-8787, Idaho-2689, Indiana-14298, Kansas-6826, Kentucky-7483, Louisiana-E-13772, Maryland-8588, Massachusetts-24147, Michigan-20542, Minnesota-11181, Missouri-E-10150, Mississippi-5859, Montana-4229E, Nebraska-E-3730, New Jersey-20610, New York-51580-1, North Carolina-5889, Ohio- 36042, Oklahoma-9480, Pennsylvania-019214E, South Carolina-4763, South Dakota-2387, Tennessee-00008231, Texas-36684, Virginia-6836, Vermont-3269, Washington-15052, Washington-DC-900798, Wisconsin-12635, West Virginia-6405

State Professional Engineering License

James E. Bradley

October 2015

<u>STATE</u>	<u>LICENSE #</u>	<u>EXPIRATION DATES</u>
Alabama	9972	12-31-15
Arizona	09512	03-31-17
Arkansas	3573	12-31-15
California	23285	12-31-15
Colorado	10401	10-31-17
Delaware	4520	06-30-16
Florida	16695	02-28-17
Georgia	8787	12-31-15
Idaho	2689	04-30-17
Indiana	60014298	07-31-16
Kansas	6826	04-30-16
Kentucky	7483	06-30-17
Louisiana	E-13772	03-31-17
Maryland	8588	06-06-16
Massachusetts	24147	06-30-16
Michigan	20542	10-31-16
Minnesota	11181	06-30-16
Missouri	E-10150	12-31-15
Mississippi	5859	12-31-15
Montana	4229E	06-30-16
Nebraska	E-3730	12-31-15
New Jersey	20610	04-30-16
New York	51580	03-31-17
North Carolina	5889	12-31-15
Ohio	36042	12-31-15
Oklahoma	9480	09-30-17
Pennsylvania	019214E	09-30-17
South Carolina	4763	06-30-16
South Dakota	2387	12-31-15
Tennessee	00008231	05-31-17
Texas	36684	03-31-16
Texas, Firm	F-1285	09-30-15
Vermont	3269	07-31-16
Washington	15052	04-02-17
Washington DC	900798	08-31-16
Wisconsin	12635	07-31-16
Virginia	006836	12-31-16
West Virginia	6405	12-31-16
West Virginia COA	CO-1755	12-31-16

Melvin F. Sloan
Summary of Qualifications

Page 1 of 2

Experience

- July 2014 – Present Expert Modular Consultants – Tampa, FL - Inspector
- Inspect all aspects of modular buildings during construction in the factory to verify compliance with approved designs and applicable codes. Monitor quality control programs implemented by modular building manufacturers to verify compliance with approved quality assurance manuals.
- Sept 1997 – June 2014 RADCO – Long Beach, CA - Inspector
- Inspect all aspects of modular buildings during construction in the factory to verify compliance with approved designs and applicable codes. Monitor quality control programs implemented by modular building manufacturers to verify compliance with approved quality assurance manuals.
- Oct 1987 – Sept 1987 Hilborn, Werner, Carter – Clearwater, FL - Inspector
- Inspect all aspects of modular buildings during construction in the factory to verify compliance with approved designs and applicable codes. Monitor quality control programs implemented by modular building manufacturers to verify compliance with approved quality assurance manuals.
- May 1983 – Oct 1987 Destiny Homes – Moultrie, GA – Quality Control Inspector
- Inspect manufactured and modular homes during production to verify compliance with approved designs and codes.

Professional Certifications

- International Code Council (ICC) expires 09/30/2016
- Building Inspector
 - Combination Inspector
 - Commercial Electrical Inspector
 - Commercial Energy Inspector
 - Electrical Inspector
 - Mechanical Inspector
 - Plumbing Inspector
 - Residential Combination Inspector
 - Residential Electrical Inspector

-
- Industrialized Buildings Commission expires 12/31/17
- Industrialized Buildings Inspector (I-077)

... continued on next page ...

Melvin F. Sloan
Summary of Qualifications

Page 2 of 2

Professional Certifications (continued)

State of Florida Department of Business and Professional Regulation Modular Inspector (SMI-34)	expires 11/30/15
State of Louisiana State Uniform Construction Code Council Certified Third Party Provider (U00507) All disciplines listed above under International Code Council (ICC)	expires 11/30/15
State of North Carolina Modular Building Program Commercial Modular Building Inspector – all disciplines Residential Modular Building Inspector – all disciplines Level I Electrical Plans Examiner	no expiration
Texas Industrialized Housing and Buildings Program Third Party Inspector (IHI-38)	expires 12/14/15

**Expert Modular Consultants, LLC
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Indiana Industrialized Buildings Program**

675 IAC 15-1.5-2(b)(10): Third Party Agency Experience

Expert Modular Consultants was incorporated in March 2014 and provides code consulting, plan review, independent inspection and quality assurance consulting services to the industrialized/modular building industry. Key personnel have decades of experience providing these services. Our technical staff has extensive experience providing third party plan review and inspection services under numerous state modular building regulatory programs during previous employment with approved third party inspection agencies.

EMC President Robert Johnson has been providing code review and inspection services to the manufactured building industry since 1979, with prior experience in building code enforcement in state government and construction. He is certified as plans examiner and inspector in all code disciplines by the International Code Council and is certified as a third party provider in all of those same disciplines by the Louisiana State Uniform Construction Code Council. Mr. Johnson also is licensed or certified as a plan reviewer and inspector under several state modular building regulatory programs including: Florida; North Carolina; Texas; and the Interstate Industrialized Buildings Commission. He has some 30 years of experience as manager of third party plan review and inspection services under numerous state modular building regulatory programs, including the Interstate Industrialized Buildings Program.

Mr. A. Larry Kay, R.A. is a registered architect with registrations in ten (10) states. Mr. Kay has some 13 years of experience designing buildings and evaluating the structural, mechanical, electrical, plumbing and fire protection elements of modular building designs to verify compliance with applicable codes and standards. This experience includes 7 years of experience working for two other third party design review and inspection agencies that serve the modular building industry. He also has some 6 years of experience inspecting both residential and commercial properties.

Mr. James Bradley, P.E. is a professional engineer with registrations in 37 states, including Indiana (PE # 14298). He has some 29 years of experience as designer of pre-engineered buildings and modular buildings plus another 26 years of experience in construction.

Mr. Melvin Sloan has been a third party inspector in the modular building industry since 1987, with prior experience as a quality control inspector for a manufacturer of manufactured and modular homes. He is certified as an inspector in all code disciplines by the International Code Council and is certified as a third party provider in all of those same disciplines by the Louisiana State Uniform Construction Code Council. Mr. Sloan also is licensed or certified as an inspector under several state modular building regulatory programs including: Florida; North Carolina; Texas; and the Interstate Industrialized Buildings Commission

Resumes summarizing the qualifications of the above referenced persons are provided in Section 675 IAC 15-1.5-2(b)(9) of this application packet.

Contains Confidential and Proprietary Information and/or Trade Secrets

**Expert Modular Consultants, LLC
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Indiana Industrialized Buildings Program**

675 IAC 15-1.5-2(b)(10) Other State Approvals (as of September 28, 2015)

Expert Modular Consultants, LLC is approved as a design review and inspection agency under the modular building regulatory programs administered by the following states.

Alabama

Florida

Georgia

Illinois

Iowa

Interstate Industrialized Buildings Commission (IIBC)

Kentucky

Louisiana

Maryland

Massachusetts

Minnesota (via IIBC)

Missouri

New Jersey (via IIBC)

North Carolina

North Dakota (via IIBC)

Rhode Island (via IIBC)

South Carolina

Tennessee

Texas

Virginia

**Expert Modular Consultants, LLC
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675 IAC 15-1.5-2(b)(10) & (11) List of Manufacturers and Status

EMC currently provides third party inspection services to the following manufacturing facilities for all state programs under which EMC is currently approved as a third party inspection agency. A list of the states where EMC is an approved agency is provided in this application packet.

BIG Enterprises – South El Monte, CA

Concrete Modular Systems – Tarpon Springs, FL

Diamond Builders – Douglas, GA

First String Space – Pearson, GA

Specialized Structures – Douglas, GA (except for IIBC program and Maryland)

T&R Custom – Ellaville, GA

Contains Confidential and Proprietary Information and/or Trade Secrets

**Expert Modular Consultants, LLC
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675 IAC 15-1.5-3(c): Training Program

This is to certify that Expert Modular Consultants, LLC (EMC) will assure that all employees and contractors are adequately trained with respect to their specific job as it relates to the rules adopted by the fire prevention and building safety commission of the Indiana Department of Homeland Security.

Personnel performing design review and inspection functions for EMC must have the appropriate qualifications as outlined in ASTM E541 or personnel will be required to obtain ICC certifications in the appropriate areas within 24 months of employment and maintain such certifications in an active status. At a minimum, training and continuing education must be as required by the ICC for the maintenance and renewal of the certifications.

When a new employee is hired, he/she is issued a copy of the Expert Modular Consultants' internal procedures, forms and checklists. These are reviewed and discussed with a supervisor to assure that the new employee has a clear understanding of Expert Modular Consultants' procedures.

When a new plans examiner begins work, at least the first three plan reviews are audited by a supervisor to verify technical accuracy and code compliance and to verify that all Expert Modular Consultants procedures are followed, e.g., proper use of plan review checklists; proper issuance of deviation reports; verification of plan corrections; affixing Expert Modular Consultants' approval stamp; transmittal of approved plans to the client and to the applicable state. Additional plan reviews are audited as may be needed to verify the performance of the plans examiner.

When a new inspector begins work, he/she is accompanied by a supervisor during at least the first three inspections to verify that the inspector understands Expert Modular Consultants' inspection and report writing procedures and to confirm technical knowledge. Additional audits of the inspector may be scheduled as needed to verify performance and provide additional training as may be needed.

Each full time inspector is audited during an in-plant inspection by a supervisor at least once per year. The results of the audit are documented on the EMC inspector audit form which is filed at the home office. In addition to this annual audit, the inspectors' report writing is monitored continually by review of incoming inspection reports.

If a part time/contract inspector performs fewer than twelve inspections during a given year, the frequency of in-plant audits by a supervisor will be once every two years.

In addition, Expert Modular Consultants provides informal in-house training by means of staff meetings. Internal company memoranda are issued periodically to clarify both existing code requirements and changes in code requirements.
