



Housing in the Oil Field

Environmental and Permitting Issues

The recent increase in oil field activities has resulted in a shortage of housing and eating establishments, especially in northwestern North Dakota. As a result, the North Dakota Department of Health (NDDoH), North Dakota Department of Commerce, State Electrical and Plumbing Boards, Local Health Districts, Counties and Communities have been struggling to address all environmental and permitting issues associated with setting up temporary/permanent camps and trailer parks.

The following are permitting requirements and regulatory issues that must be addressed:

Zoning

All county/township/city zoning and siting requirements must be met. (See county/city planning/zoning contacts on page 5.)

Stormwater/Runoff

A construction activity permit is required for construction disturbance of 1 or more acres.

- Conditions are outlined in General Permit NDR10-0000, and a stormwater pollution prevention plan is required.
- Applications must be submitted 7 days prior to start of construction.
- The permit is terminated once construction is complete and the site is stabilized.

Additional stormwater information and forms are available at:

<http://www.ndhealth.gov/WQ/Storm/StormWaterHome.htm>

Wastewater

A Direct Discharge Permit (North Dakota Administrative Code (33-16-01) is required for any wastewater discharge leaving property via surface drainage. (North Dakota Pollutant Discharge Elimination System [NDPDES])

- Conditions are facility/waste source-specific.
- An application must be submitted 60 days prior to start of operation.
- Limits are set based on similar facilities and water quality standards.
- A 30-day public comment period may be required.
- Plans and specifications are submitted to the NDDoH for approval.

Indirect discharges are discharges to a municipal treatment system.

- The city regulates discharges based on its system's treatment/storage capabilities.
- General prohibitions may include specific loading limits or surcharging.

- NDDoH review may be required.

Total containment wastewater impoundments must not discharge.

- Zero-discharge lagoons must meet state design standards.
- Plans and specifications must be reviewed prior to construction.

Temporary wastewater storage includes tanks and basins.

- Plans for temporary wastewater storage structures are submitted for review.
- Licensed septic pumpers/haulers are required for proper wastewater removal/disposal.

Individual wastewater treatment systems include septic tanks and drain fields.

- Local health district sets permitting and siting requirements. State plumbing code and/or local health district standards must be met.
- Plans and specifications are reviewed by the NDDoH and/or local health district.

Contact the North Dakota State Plumbing Board at 701.328.9977 for code requirements.

http://www.governor.state.nd.us/boards/boards-query.asp?Board_ID=83

Contact the NDDoH Division of Water Quality, NDPDES Wastewater Program, at 701.328.5210 for wastewater and stormwater requirements.

<http://www.ndhealth.gov/WQ/WasteWater/WasteWaterProgram.htm>

Solid Waste

All solid waste (garbage) must be managed properly, i.e., transported by a permitted waste hauler to a permitted disposal facility (Chapter 23-29 of the North Dakota Century Code (NDCC) and Article 33-20 of the North Dakota Administrative Code [NDAC]).

- Appropriate solid waste information must be provided.
- Source and quantity of solid waste must be included.
- Measures to ensure effective control/characterization of waste must be identified.
- Any other pertinent details must be included.

Contact the Division of Waste Management, Solid Waste Program, at 701.328.5166 for site-specific solid waste requirements and applications.

<http://www.ndhealth.gov/WM/Publications/#SolidWasteProgramPublications>

Drinking Water

All applicable Safe Drinking Water Act (SDWA) requirements must be followed (NDCC Chapter 61-28.1 and NDAC Article 33-17).

- All public water systems (PWSs) must provide water meeting SDWA requirements.
- A PWS is a water system that has at least 15 service connections or regularly serves at least 25 people 60 or more days out of the year.
- PWSs are classified as either community or non-community water systems.
 - Community systems serve year-round residents (e.g., cities, subdivisions, mobile home parks, rural water systems).
 - Non-community systems serve other than year-round residents (e.g., restaurants, bars, hotels, campgrounds, truck stops, schools, businesses, industries).

- Plans and specifications for all new and modified PWSs must be submitted for review and meet state design criteria prior to construction.
- Approved water haulers are required. Approval is based on compliance with source water, equipment, equipment maintenance and sampling requirements.

Contact the Division of Municipal Facilities, Drinking Water Program, at 701.328.5211 for site-specific water supply requirements. <http://www.ndhealth.gov/MF/>

Division of Food and Lodging

Mobile home and trailer parks, campgrounds and food establishments are required to be licensed by the NDDoH Division of Food and Lodging.

- A completed application must be submitted for each facility.
- Park layout plans must be submitted including:
 - spacing and roadway widths
 - source of water
 - wastewater treatment/handling system
- Ensure the electrical pedestals are installed according to the state electrical code.

Contact the North Dakota State Electrical Board at 701.328.9522 for electrical code requirements. <http://www.ndseb.com/>

Contact the Division of Food and Lodging at 701.328.1291 for licensing/requirements of travel trailer parks, mobile home parks and food establishments.
<http://www.ndhealth.gov/FoodLodging/>

The approval process for most permits requires a public comment period. The NDDoH recommends that you take this into consideration as you proceed with project planning. We encourage you to arrange a meeting with the NDDoH as soon as practicable. To expedite the permit review process required by each program, we will make every effort to conduct concurrent reviews. If you have any specific questions about the requirements identified above, please contact the NDDoH.

North Dakota Department of Health
Division of Food and Lodging
600 East Boulevard Ave
Bismarck ND 58505-0200
701.328.1291
Toll free 1.800.472.2927
Fax: 701.328.1890
<http://www.ndhealth.gov/FoodLodging/>

North Dakota Department of Health
Division of Water Quality
918 E Divide Ave
Bismarck ND 58501-1947
701.328.5210
Fax 701.328.5200
<http://www.ndhealth.gov/WQ/>

North Dakota Department of Health
Division of Municipal Facilities
918 E Divide Ave
Bismarck ND 58501-1947
701.328.5211
Fax 701.328.5200
<http://www.ndhealth.gov/MF/>

North Dakota Department of Health
Division of Waste Management
918 E Divide Ave
Bismarck ND 58501-1947
701.328.5166
Fax 701.328.5200
<http://www.ndhealth.gov/WM/>

NORTH DAKOTA DEPARTMENT OF COMMERCE DIVISION OF COMMUNITY SERVICES

Manufactured Home Installation program (HUD Manufactured Homes)

108-03-01-02. Scope. This administrative chapter pertains to the first-time installation of each manufactured home installed in North Dakota in a temporary or permanent location and which is designed and commonly used for occupancy by persons for residential purposes beginning July 1, 2006. Each installed manufactured home must display an insignia issued by the department of commerce division of community services, certifying that the home is installed in compliance with this chapter. Temporary installations for the purpose of home display or office use which will be relocated to another location to use as a residence are exempted from this chapter.

For information Contact: Cal Steiner 701-227-2415 or Rory Hoffmann 701-391-4382
Web-Site for rules and list of Installers and Inspectors www.ndmhip.com

All homes must be set (installed) by a North Dakota Registered Installer, with the exception of a home owner, however, they must have it inspected by a registered inspector and have an insignia attached.

First calls should be to the local jurisdiction and an inspector before any work is started.

3rd Party Inspection Program (modular structures)

108-02-01-04. Scope. This chapter governs the process for certification of third-party inspection agencies for those manufacturers of industrialized modular residential and commercial buildings built in a factory. It also governs the procedures to be employed for approving the design, manufacture, inspection, handling, storage, delivery, and installation of industrialized modular buildings built in a factory. Industrialized modular buildings certified according to this chapter shall be deemed to comply with all requirements of this chapter and shall not be subject to required state or local inspections for any building component in the factory. This chapter does not govern manufactured homes built in a factory under the United States department of housing and urban development code pursuant to the Manufactured Housing and Safety Standards Act, nor does it cover any onsite construction, including construction related to the installation of industrialized modular buildings.

For information contact: Cal Steiner 701-227-7415, 701-290-1852 or Bruce Hagen 701-390-4806

Web-site for information and rules <http://www.communityservices.nd.gov/government/third-party-inspection/>

All modular structures must be inspected by an approved 3rd Party inspector and have an IIBC label before brought into ND.

First contact before structures are brought into the state or built should be to the **local jurisdiction** and **N. Kevin Egilmez**, (Interstate Industrialized Building Commission): Project Manager, (703) 481-2005

kegilmez@interstateibc.org

web site: <http://www.interstateibc.org/about.htm>

OIL COUNTY/CITY PLANNING/ZONING CONTACTS

BOTTINEAU

Lisa Peterson, Planning Administrator
314 W 5th St
Bottineau ND 58318-1204
701.228.2901
lisa.peterson@co.bottineau.nd.us

BURKE

Jeanine Jensen, County Auditor
Planning/Zoning Commission Sec
PO Box 310
Bowbells ND 58721-0310
jsjensen@nd.gov
701.377.2861

DIVIDE

Gayle Jastrzebski, County Auditor
PO Box 49
Crosby ND 58730
gjastrze@nd.gov
701.965.6351

Carol Lampert-Crosby City Auditor
PO Box 67
Crosby ND 58730
701.965.6029

Cyndie Fagerbakke-Noonan City Mayor
PO Box 125
Noonan ND 58765
701.925.5672

DUNN

Tracey Dolezal, County Tax Director
PO Box 246
205 Owens Street
Manning ND 58642-0246
701.573.4448
tracey.dolezal@co.dunn.nd.us

McKENZIE

No County Planning & Zoning
Watford City
Peni Peterson,
Planning Commission Secretary
PO Box 911
Watford City ND 58854
701.444.4209

MOUNTRAIL

Donald Longmuir, County Zoning
Administrator
PO Box 248
Stanley ND 58784
701.628.2909 Phone
donl@co.mountrail.nd.us

RENVILLE

Jerene Bender, County Zoning Officer
PO Box 68
Mohall ND 58761-0068
701.756.6398
jbender@nd.gov

STARK

Diane Brines, Stark County Zoning Director
PO Box 130
Dickinson ND 58601
701.456.7671 (work)
701.456.7634 (fax)
dbrines@starkcountynynd.gov

WILLIAMS

Jenelle Loomer, Administrator
Williams Co. Planning & Zoning
PO Box 2047
Williston ND 58802-2047
Phone: 701.577.4565
jenellel@co.williams.nd.us

Richard Ryan, Building Inspector
richardr@co.williams.nd.us
Phone: 701.570.8819

NORTH DAKOTA LOCAL PUBLIC HEALTH UNIT CONTACTS

FIRST DISTRICT

801 11th Ave SW
PO Box 1268
Minot ND 58702-1268
701.852.1376
www.fdhhu.org

UPPER MISSOURI

110 W Broadway
Suite 101
Williston ND 58801
701.774.6400
www.umdhu.org

SOUTHWESTERN

2869 3rd Ave W
Dickinson ND 58601
701.483.0171
www.swdhu.org

CUSTER

210 2nd Ave NW
Mandan ND 58554
701.667.3370
Custer Health

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