

Proposed Code Language for New and Existing Relocatable Buildings

The following is the Study Group report that was considered by the CTC at its October 13-14, 2011 meeting. *Notes from the meeting are indicated in red.*

VERSION 13 AS OF 10/7/11

Notes:

- Not intended to pick up anything that is 'driveable' like a blood-mobile
- ADA/Accessibility would require trailers not specifically for construction to be accessible
- Should say inspected and labeled by an approved neutral third party.
- Should say that the initial compliance must be for new construction.
- Clarify difference between quality assurance agency and third party inspection agency.
- IEBC – Chapter 13 on relocatable structures will be referenced for existing buildings
- Compliance with the code should be for current adopted code in the geographical area where the relocatable unit is expected to be used. To avoid location problem, perhaps require compliance with the latest printed code. This could be a conflict with the energy code based on the area it is located in.
- Modular buildings could be 15 to 20 years of use.
- Documentation for repairs/alterations available when the building is relocated. Alterations to be built to latest code requirements as well.

TOPICS DISCUSSED AND TENTATIVELY AGREED UPON (IN CONCEPT) FOR RELOCATABLE BUILDINGS CODE LANGUAGE FOR NEW AND EXISTING BUILDINGS

Modify 2012 International Building Code as follows:

ITEM #1 Add new definitions to Chapter 2:

Relocatable building. A partially or completely assembled building constructed using a modular construction process, and designed to be reused or repurposed multiple times and transported to different building sites. (*intention to modify IGCC definition next cycle and remove "modular"*)

NEW RELOCATABLES

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ITEM #2 Add new text to Section 107

107.XX Construction documents for relocatable buildings shall comply with this section and section 3112.2 of this code.

ITEM #3 Add new text to 3101 Special Construction to include relocatables:

3101.1 Scope. The provisions of this chapter shall govern special building construction including membrane structures, temporary structures, pedestrian walkways and tunnels, awnings and canopies, marquees, signs, towers, ~~and~~ antennas, and relocatable buildings.

Go to chapter 1 for construction docs.

ITEM #4 Add a new section in Chapter 31 for relocatables:

3112.1 General. The provisions of this section shall apply to relocatable buildings.

3112.1.1 A relocatable building transported to a new location, or a relocatable building that is undergoing *alteration or additions* shall comply with Section 3410.1 (*new below*).

3112.2 Supplemental information specific to a relocatable building shall be submitted to the authority having jurisdiction, and shall include all of the following:

1. Application for approval or permit
2. Manufacturer's name, address, contact information
3. Date of manufacture
4. Serial number of module(s)
5. Manufacturer's design drawings
6. Type of construction in accordance with Section 602 of this code
7. Occupancy type in accordance with Section 302 of this code
8. Design loads including: roof live load, roof snow load, floor live load, wind load and seismic site class, use group and design category
9. Additional building planning and structural design data
10. Site plan indicating the location of the relocatable building

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11. Site built structure or appurtenance attached to the relocatable building

3112.3 Manufacturer's Data Plate. Each relocatable module shall have a data plate that is posted in the location as noted on the drawings, and shall include the following information:

1. manufacturer's name and address
2. serial number
3. date of manufacture
4. the quality assurance agency
5. codes, and standards of construction
6. design live roof load, design live floor load, snow load, wind and seismic design
7. envelope thermal resistance values
8. electrical service size
9. fuel burning equipment and size
10. special limitations if any

ITEM #5 Inspections

3112.4 Inspections. Inspections of a relocatable building shall be performed in accordance with Section 110.4 of this code during off-site construction, and the applicable sections of Section 110.3 during installation at the site.

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EXISTING RELOCATABLE BUILDINGS-

ITEM #6 Add new text to include relocated buildings to Chapter 34:

3401.1 Scope. The provisions of this chapter shall control the alteration, repair, addition, and change of occupancy, and the relocation of existing buildings and structures.

ITEM #7 Create pointer to Chapter 13 of IEBC per ICC staff recommendation:

3410 Conformance. Structures moved into or within the jurisdiction shall comply with the provisions of this code for new structures.

3410.1 Existing relocatable buildings moved into or within the jurisdiction shall comply with the provisions of Chapter 13 of the International Existing Building Code.

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ITEM #8 Additions and Alterations:

XX.XX Additions and Alterations made to Relocatable Buildings shall comply with the applicable provisions of the IEBC.