

**RELOCATABLE BUILDINGS**  
**STUDY GROUP REPORT FOR CTC MEETING JUNE 28 – 29, 2012**  
**Code changes G198 and G203**

**Proposed Public Comment to G198–12**

**SECTION 3112**  
**RELOCATABLE BUILDINGS**

**3112.1 General.** The provisions of this section shall apply to relocatable buildings. Relocatable buildings manufactured after the effective date of this code shall comply with the applicable provisions of this code.

**3112.1.1 Compliance.** A relocatable building transported to a new location, or a relocatable building that is undergoing alteration, ~~or~~ additions, or change in occupancy group shall comply with Section 3410.

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

***REVISE, REORDER, AND RENUMBER AS FOLLOWS:***

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

(Balance of proposal remains unchanged)

**3112.3 Manufacturer's Data Plate.** The manufactures data plate shall be the basis for determining code compliance. 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:

***REVISE, REORDER AND RENUMBER AS FOLLOWS:***

1. Occupancy group
- ~~1.~~ ~~2.~~ Manufacturer's name, address
2. ~~3.~~ Date of manufacture
3. ~~4.~~ Serial number of module
4. ~~5.~~ Design live roof load, design live floor load, snow load, wind and seismic design
- ~~5.~~ ~~6.~~ The Quality assurance agency or approved inspection agency
6. ~~7.~~ Codes, and standards of construction
7. ~~8.~~ Envelope thermal resistance values
- ~~8.~~ ~~9.~~ Electrical service size
9. ~~10.~~ Fuel burning equipment and size
- ~~10.~~ ~~11.~~ Special limitations if any

**REASON:**

Unlike traditional site-built buildings that are rarely, if ever, moved to another location, relocatable modular buildings are designed and intended to be relocated numerous times.

During the public hearing, there was general support for the new language in G199 that specifically addresses the unique conditions related to the permitting, installation, and inspection of new relocatable buildings. It was recognized that supplemental information is necessary to complete the permitting, approval and inspection process for new relocatable modular buildings.

Proposal G203-12 addresses the requirements to approve and re-inspect existing relocatable modular buildings when they are subsequently transported from one site to another site.

This public comment addresses the concern expressed by the committee about identifying the occupancy group of the new modular building when it is delivered from the factory. The occupancy group must be designated in the supplemental information submitted to the building department, and also must be found on the manufacturers data plate which is physically attached to each module.

The lists in 3112.2 and 3112.3 were modified to incorporate the occupancy group, and to be consistent with each other.

**Proposed Public Comment to G203–12**

**202, 3401.1, 3410.1, 3410.2 (NEW); [IEBC (B0 401.1, 409.1, 409.2 (NEW))]**

**Proponent:** Carl F. Baldassarra, P.E., FSFPE, Chair, ICC Code Technology Committee (CTC)

**Revise as follows:**

**RELOCATABLE BUILDING.** A partially or completely assembled building constructed and designed to be reused multiple times and transported to different building sites.

**3401.1 (IEBC [B] 401.1) Scope.** The provisions of this chapter shall control the *alteration, repair, addition* and change of occupancy, and the relocation of existing buildings and structures.

**Exception:** Existing *bleachers*, grandstands and folding and telescopic seating shall comply with ICC 300.

**3410.1 (IEBC [B] 409.1) Conformance.** Structures moved into or within the jurisdiction shall comply with the provisions of this code for new structures.

**Exception:** Existing relocatable buildings moved into or within the jurisdiction shall be permitted to comply with the provisions of Chapter 13 of the International Existing Building Code.

**3410.2 (IEBC [B] 401.2) Additions, and Alterations, or Change of Occupancy Group.** Additions, ~~and~~ alterations, or change of occupancy group made to relocatable buildings shall comply with the applicable provisions of Section 3403 and 3404 or the International Existing Building Code.

**REASON:**

Unlike traditional site-built buildings that are rarely, if ever, moved to another location, relocatable modular buildings are designed and intended to be relocated numerous times.

During the public hearing, there was general support for the new language in G199 that specifically addresses the unique conditions related to the permitting, installation, and inspection of new relocatable buildings. It was recognized that supplemental information is necessary to complete the permitting, approval and inspection process when existing relocatable modular buildings are subsequently transported from one site to another site.

Proposal G203-12 provides a pointer to the International Existing Building Code which will contain the requirements to approve and re-inspect relocatable buildings when they are transported to future sites. During the Group B code change cycle, additional information will be proposed to the International Existing Building Code that will specifically address the relocation of modular buildings from one site to another site.

This public comment addresses the concern expressed by the committee about identifying the occupancy group of an existing relocatable modular building when it is moved to another location and used for different purpose, or when it stays in the same jurisdiction, but is used for a different purpose.

If the occupancy group changes when the building is reused for a different purpose other than those uses within the designated occupancy group, then the new occupancy group must be designated in the supplemental information and submitted to the building department. The new occupancy group must also be indicated on the manufacturers data plate which is physically attached to each module.

*Comments received from SG participants upon distribution of proposed public comments. For those comments that received a response from a SG participant, it is noted.*

1.....Adding Occupancy Group is helpful but that line or a separate line must include Occupancy Description...the risks and code requirements vary based on how a space or an entire building is actually being used....the Certificate of Occupancy and the way the space/building must be maintained is also specifically tied to the Occupancy Description

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*Response: A relocatable will be built to a specific Occupancy Group as referenced in the IBC. The Occupancy Description may change from site to site. The Permits applied for and issued in that jurisdiction will clarify the Occupancy Description. For instance, a B occupancy building can be used as offices at one site. At the next it may be a classrooms for students above the 12th grade. Still a B occupancy in the IBC but two different occupancy descriptions.*

2.....A line item indicating where the unit was intended to be occupied first is necessary along with actual codes that were applied for design and initial approval....there are 30 some states that regulate these kind of structures for first use and not knowing what version of the code applied makes a significant difference as to whether we can assume a unit to be relocated into our state is satisfactorily adequate for use without a required fix to satisfy our code requirements.

*Response: A multistate coded building will be built to the most stringent of any of the states coded for; at the time of manufacture. The building will meet the code of the first location and the successive locations if evaluated to the codes in force on the date of manufacture. Item #7 of the manufacturers data plate will supply the code version information at the time of construction.*

3.....The other issue I see as critical is that there must be a requirement indicating what alterations or changes have been made to the unit since first use or placement...some alterations when identified will not be of concern while others approved or not may significantly impact the compliance characteristics of a units intended to be moved from one state to another or one jurisdiction to another within a state.

*Response:: Alterations are usually addressed in the program of the state placing the seal. These vary from state to state and need to be regulated from within that program.*

4...Used factory manufactured components, panels and buildings are purchased everyday by third parties to sell to others for any purpose someone can imagine....classrooms and hazardous containment structures are moved on a yearly and sometime monthly basis....if adequate information is not communicated, serious problems can and have occurred.

5...The Code uses change of occupancy, change of occupancy classification, change of occupancy group, and change of occupancy division. It appears as if change of occupancy is all inclusive, change of occupancy group and classification would be Group A, B, E, etc. Change of occupancy would be from Group A-3 to A-2 or Group A to Group B.

6....See pages 6, 7 and 8 for data plate examples

### DATA PLATE

Manufacturer: INDICOM BUILDINGS, INC.  
Address: P.O. BOX 1567  
BURLESON, TX 76097  
Address: DALLAS, TEXAS

DRAT Agency: PFS

Serial No.: TXLAOK01B517  
Decal No.: 59221

Date of Mfg.:  
Floor Live Load: 50 PSF  
Wind Load: 80 MPH EXP. B  
Roof Snow Load: 20 PSF  
Type of Construction: VI/VN (UNPROTECTED)  
Occupancy Use Group: B  
Permissible Gas (For Equipment): N/A

Name and Date of Codes:

1997 SBC ( X )	1999 NEC ( X )	1997 UBC ( X )	1997 IPC ( X )
1998 IMC ( X )	1996 BOCA ( X )	1998 IECC ( )	1994 TAS ( )

Systems Completed at Factory:  
Structural ( X ) Electrical ( X ) Plumbin ( X ) H.V.A.C. ( X )

Heating Equip. Mfg.: EUBANK  
H.V.A.C. Model#1: W36CF10B1F00G  
H.V.A.C. Model#2:  
H.V.A.C. Model#3:  
H.V.A.C. Model#4:  
H.V.A.C. Model#5:  
H.V.A.C. Model#6:  
Seismic Zone: 0  
Special Conditions/Limitations:



SEE DATA PLATE



This label certifies that this module has been manufactured in accordance with the requirements of Chapter 1202, of the Occupations Code and the Texas Industrialized Building Code Council.

87850

TEXAS DEPARTMENT OF LICENSING AND REGULATION



Placement of the MBI seal indicates this modular building was manufactured by or sold or leased through an MBI member company subscribing to a code of ethics regarding high standards of honesty, integrity, professional service, and conduct.

Consumer Hotline:

888-811-3288 (M-F 8:00AM-5PM ET)  
www.modular.org • seals@modular.org

131161

DATA PLATE

Manufacturer: INDICOM BUILDINGS, INC.  
 Address: P.O. BOX 1567  
 BURLESON, TX 76097  
 Address: DALLAS, TEXAS

DRAT Agency: PFS  
 Serial No.: TXLADKAR06B316  
 Decal No.: 87850  
 Date of Mfg.: 4-7-06  
 Floor Live Load: 50 PSF (2000 LB. CONCENTRATED) 100 PSF @ CORRIDOR  
 130 MPH V3s EXP. B

Wind Load:  
 Roof Snow Load: 20 PSF  
 Type of Construction: VB  
 Occupancy Use Group: B  
 Permissible Gas (For Equipm): N/A

Name and Date of Codes:  
 2002 NEC (X) 2003 IBC (X) 2003 IPC (X)  
 2003 IMC (X) 2003 IECC (X) 1994 TAS (X)

Systems Completed at Factor  
 Structural (X) Electrical (X) Plumbing (X) H.V.A.C. (X)  
 Heating Equip. Mfg.: BARD  
 H.V.A.C. Model#1: WA372-A10XX4  
 H.V.A.C. Model#2:  
 H.V.A.C. Model#3:  
 H.V.A.C. Model#4:  
 H.V.A.C. Model#5:  
 H.V.A.C. Model#6:  
 Seismic Zone: C  
 Special Conditions/Limitation

