

CTC Meeting #26
April 8-9, 2013
Relocatable Modular Buildings

The following 2013 Group B changes have been compiled for the above noted CTC Area of Study. Code changes with an (*) indicate CTC sponsored code changes. These changes are intended to serve as the agenda for the CTC in order to establish CTC positions, if any, for the upcoming 2013 Group B Committee Action Hearings.

EB62-13*

EB62 – 13
202 (NEW), 1301.1

Proponent: Carl Baldassarra, P.E., Chair, ICC Code Technology Committee

Add new definition as follows:

SECTION 202
GENERAL DEFINITIONS

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

Revise as follows:

1301.1 Scope. This chapter provides requirements for relocated or moved structures, including relocatable buildings as defined in Chapter 2.

Reason: This proposed change is a result of the CTC's investigation of the area of study entitled "Relocatable Modular Buildings". The scope of the activity is noted as:

Identify issues related to the administration, installation and relocation of relocatable modular buildings. Relocatable modular buildings present challenges to code enforcement due to the units be originally built to a specified code and then relocated to a new site which dictates that compliance for the new site be evaluated.

The IEBC includes 3 compliance methods for existing buildings:

- Prescriptive compliance per Chapter 4.
- Work area compliance per Chapters 5 – 13
- Performance compliance per Chapter 14

Code change G201-12 last cycle removed the existing building provisions from Chapter 34 of the IBC in favor of a reference to the IEBC. This action was subsequently affirmed by the ICC Board as this was a code change related to I-Code scoping. The end result is that all existing buildings are now uniquely covered by the IEBC. Since Chapter 14 does not address moved buildings, the end result is that the IEBC allows 2 alternatives when dealing with relocated or moved buildings:

- Prescriptive compliance. Section 409 requires moved buildings to comply with new construction requirements
- Work area compliance. Chapter 13 provides the requirements by which to analyze a moved structure to ensure its safety without requiring compliance with all the requirements for new construction.

The purpose of this proposal is effectively editorial. It clarifies that relocatable buildings, as defined, fall under the provisions of Chapter 13. The definition has been distilled from industry publications and definitions found in state statutes that govern modular (industrialized) buildings. This definition was also approved in the 2012 IGCC.

Unlike site-built buildings, which are typically intended to remain on their original site for the life of the building, relocatable modular buildings are designed and intended for relocation, reuse and/or repurposing. Many states have statutes that govern the building and relocating of relocatable modular buildings. For those that do not have state mandated requirements, much confusion and inconsistency exists about the requirements for relocatable modular buildings as existing buildings.

The Modular Building Institute (MBI) (www.modular.org) estimates that there are over 600,000 code compliant relocatable buildings in use in North America today. While it is impossible to determine the exact amount owned by the public at large, MBI estimates that public school districts across North America collectively own and operate about 180,000 relocatable classrooms with the industry owning and leasing an additional 120,000. Additionally, the industry owns and leases approximately 280,000 relocatable buildings for various other business occupancies, including construction site offices and temporary sales offices.

This proposal is submitted by the ICC Code Technology Committee. The ICC Board established the ICC Code Technology Committee (CTC) as the venue to discuss contemporary code issues in a committee setting which provides the necessary time and flexibility to allow for full participation and input by any interested party. The code issues are assigned to the CTC by the ICC Board as "areas of study". Information on the CTC, including: meeting agendas; minutes; reports; resource documents; presentations; and all other materials developed in conjunction with the CTC effort can be downloaded from the following website: <http://www.iccsafe.org/cs/CTC/Pages/default.aspx>. Since its inception in April/2005, the CTC has held twenty-five meetings - all open to the public. In 2012, three of the 25 face-to face meetings were held. In addition to the CTC meetings, the CTC established Study Groups (SG) of interested parties for each of the areas of study. These SG's are responsible for reviewing the available information and making recommendations to the CTC. All totaled, the SG's held over 70 conference calls in 2012.

Cost Impact: This code change proposal will not increase the cost of construction.
