

Factory Built Structures Part 3

- Commercial Industrialized (modular) Buildings



**Presenter
Mark Conte**



Why industrialized, not modular?

Why industrialized, not modular?

- Modular construction is a process
- Not a specific product
 - Office Furniture
 - Electrical connectors
 - Cabinets



Starting off on the right foot

- An industrialized commercial modular building is defined as:
 - A structure designed for commercial occupancy, and classified within nonresidential use groups...which in substantial part is made [or] constructed...in manufacturing facilities...
 - Does not include manufactured housing or industrialized housing

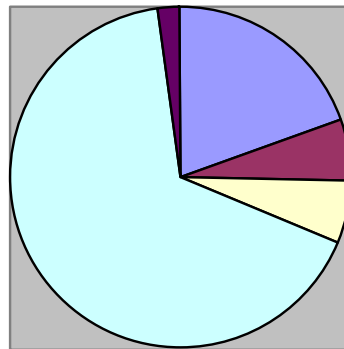
Act 13 - 2009

Permanent or temporary applications?

- Temporary industrialized buildings are not permanently affixed to real estate, personal property or equipment
 - Classrooms
 - Office/retail
 - Health care
 - Construction site
 - Security
 - Equipment/storage



Industrialized Modular Buildings



- Group B
- Group I
- Group S
- Group R
- Other

New Industrialized Commercial Modular Buildings 2008

- Use Group R- 2000 homes
- Use Group B- 400 buildings
- Use Group I- < 100
- Use Group S- < 100
- Use Groups A, E, M- <40

Residential Group R

- Commonly referred to as modular Housing
- Designed for residential occupancy
- In substantial part made in a factory so that concealed parts cannot be inspected.
- Follows DCED requirements for certification
- Must be installed on permanent foundation
- UCC does not apply to factory built modules

Business Group B

- Offices
- Banks
- Post Offices
- Vehicle show rooms
- Educational uses above 12th grade
- Network server farms



Institutional Group I

- Assisted living and care facilities
- Alcohol & drug centers
- Nursing homes
- Detox centers
- Correctional centers
- Certain child care facilities



Storage Group S

- Storage building not hazardous occupancy
- Self storage units
- Boat & car storage
- Air craft hangar

Storage Group S

- Only for closed wall construction



Other Use & Occupancy Groups

- Assembly group A
 - churches
 - restaurants
- Educational group E
- Mercantile Group M
 - fuel dispensing facilities
 - Retail/wholesale stores



Millmont Elementary, Reading



Industrialized Building additions



Act 13 of 2009

- Authorizes DCED to enter into multi-state agreements to regulate industrialized buildings
- Authorizes DCED to adopt regulations
- Industrialized buildings certified under this program deemed to comply with UCC

Options

- Industrialized Building Commission
- DCED

Industrialized Building Commission

- Compact between MN, RI & NJ
 - Agreement with ND
- Commission approves & monitors third party inspection and evaluation (plan review) agencies
- Commission insignia would signify compliance.
- DCED would establish building standard
- Relocatable buildings

Relocatable Commercial Buildings?

- If unaltered, conform to code on date of manufacture
 - <50% altered, only alteration need comply with current code
 - > 50% altered, entire building to comply with current code
- Relocated buildings may be re-labeled by an approved agency
- Procedures and monitoring of these agencies?

DCED option

- Independent agencies perform plan review and factory inspections
- DCED would approve & monitor these agencies
- DCED would establish building standards
- DCED would issue insignia to signify compliance
- Would require properly skilled personnel

Role of Local enforcement agencies

- Review/approve application for building permits
- Inspect work performed on site
- Check modules for labels, data plate and damage
- Ensure installations do not exceed data plate parameters
 - Live and environmental loads
 - Energy conservation
 - Fire separation distance
 - Building height
 - Use group
- Ensure modules are installed per approved instructions
- Report visible code violations on modules to DCED and take appropriate action

Industrialized Buildings Advisory Group

- To assist in providing input in commercial Industrialized building program regulations
- Looking to establish a group this group by Jan 2010-meet in Feb 2010
- A balance between code enforcers, builders and manufacturers.
- Compensation defies description!

Contact Information

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