

Purchase and Installation of Modular Units

(Freestanding, temporary, relocatable classroom or toilet units)

GENERAL REQUIREMENTS

The General Statutes for permanent, site-built structures must also be followed when taking bids for the purchase of these units. Formal or informal bidding procedures (depending on dollar value) must be followed. Refer to School Planning's *Selected Laws Relating to the Construction and Repair of Public School Facilities in North Carolina*.

Units must meet requirements of the current edition (with amendments) of the NC State Building Code, Volume 1 for educational occupancy; applicable plumbing, mechanical, and electrical codes and other legal requirements; and local zoning ordinances. Shop drawings for each unit must bear the Approval Stamp from a third-party certification agency approved by the Department of Insurance. Manufacturers must be approved for commercial construction by the DOI's Manufactured Building Section. Listings of approved third-party certification agencies and approved modular manufacturers are available from the Department of Insurance, Modular Division (919-662-5880 ext 267 Mike Hamm) .

Wind and other locale-specific code provisions must be met. Fossil fuel-fired heating devices should not be used. Units meeting functional, safety, and code requirements will generally be consistent with School Planning review guidelines.

SITE-SPECIFIC PROCEDURES (new and relocated units)

The following should be provided to School Planning for review and comment and to the local building inspector for approval and permitting.

1. Site plans showing:

- a. Proposed locations for units and any joining of multiple units
- b. Distances to both student and staff toilets (200-foot maximum)
- c. Adequate number of toilet facilities, as required by building code for the entire campus. (May require the addition of modular toilet units.)
- d. Electric feeders, disconnects, etc., as required by code
- e. Plumbing service
- f. Telephone, intercom, MATV, computer and other electronic systems.
- g. Smooth-surface walks (preferably covered) from permanent buildings to meet handicap code and provide ADA access
- h. Confirmation that units are constructed by a DOI-approved manufacturer and certified by an approved third-party agency.

2. Foundation plans showing:

- a. Footings and foundations (piers). Permanent concrete footings must be provided and grouted or surface-bonded piers are required.
- b. Locations of up-lift tie-downs or other means of wind anchorage
- c. Locations and framing for steps and ramps to meet handicap code and provide ADA access

Other connections to permanent buildings should be indicated. Though not required by code, School Planning recommends two-way intercom systems for safety, computer networking, telephone systems, and MATV connections between all units and the permanent school structures.