



South Central Regional Construction Code Council

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Commercial Modular - Permit Plan Submittal Check List

Project Type: Commercial Modular Installation

Applicable Building Codes:

IBC	2015 International Building Code
IPC	2015 International Plumbing Code
IMC	2015 International Mechanical Code
IEBC	2015 International Existing Building Code
NEC	2014 National Electrical Code
LSUCC	LAC 17:I.Chapter 1 Louisiana State Uniform Construction Code & Amendments (Formerly LAC55:VI.301.A)

Provide the following items for plan review where applicable:

Building Plans:

___ Site Plan

Site plan shall include:

___ Distances of the proposed building from interior property lines

(Note: Any commercial building less than 10 feet from interior property lines will require a minimum 1 hour fire rated exterior wall. Typically, pre-manufactured modular do not come with fire rated walls unless specifically requested by owner/contractor. Therefore structure will need to properly located a minimum of 10 feet from interior property lines or provide modular plans that will include correct exterior wall fire rating. Plans shall include the listed tested assemblies, from an approved testing agency, used to achieve the fire resistance rating of the proposed construction (UL, ETL, FM, GA, WP, WH, etc.) including joints in the assemblies.)

___ Location and distances of existing buildings, relative to new proposed building, on the same lot

(Note: Site plans with existing buildings less than 20 feet from new proposed modular shall include existing building square footages and occupancy use in order to determine compliance with IBC section 705.3.)

___ Building Manufacturer's construction plans:

Manufacturer's plans shall include the following:

___ Floor Plan

___ Elevation plan

___ For 140mph V-ult / 110mph V-std wind zones and above, documents should clearly identify methods used for opening protection for windows (i.e. single plywood panel alternative) or Large Missile

Impact protected glazing or rated shutter system)

___ **Electrical plan**

___ **Mechanical plan**

___ **Energy Details**

___ **Plumbing Plan**

___ **Structural Framing Plan**

___ **Foundation Plan**

Most modular foundations provided by manufacture are only a pier layout and anchoring plan. These alone are NOT an approved foundation system for our region. Applicant/contractor shall provide a foundation system consisting of the minimum following requirements:

OPTION 1 - Monolithic poured concrete foundation as follows:

___ 6" reinforced slab

___ 12" X 12" turn down footings. NOTE: Footings only required at outer perimeter edges unless required elsewhere by registered design professional for additional interior pier support. Perimeter footings shall penetrate a minimum of 12 inches into the natural undisturbed soil. Footings shall have a minimum of (2) #5 rebar. Footings shall be a minimum of 12 inches within natural undisturbed soil.

___ Building tie-down anchors around perimeter edge within footings shall be provided a maximum of 6 feet on center or closer if required by manufacturer. Anchoring method shall be provided with a minimum 5/8" "J-bolt" anchor with a minimum 7" wet set embedment only. All interior tie-down anchors shall be as per manufacturer and/or design professional.

OPTION 2 – Monolithic poured concrete foundation as follows:

___ 4" reinforced slab

___ 12" X 12" turn down footings around perimeter.

___ 12" w X 6" d interior spread footings below slab at all pier locations.

___ Building tie-down anchors around perimeter edge within footings shall be provided a maximum of 6 feet on center or closer if required by manufacturer. Anchoring method shall be provided with a minimum 5/8" "J-bolt" anchor with a minimum 7" wet set embedment only. All interior tie-down anchors shall be as per manufacturer and/or design professional.

OPTION 3 – Poured concrete spread footing foundation as follows:

___ 12" X 12" poured concrete spread footings to support all pier locations. All footings shall be connected and reinforced with a minimum (2) # 5 rebar. All footings shall be a minimum of 12 inches into the natural undisturbed soil. Footing widths shall be such that it can except both the required anchor bolts and support piers. This means that footings may require a width larger than 12 inches where manufacturer require an anchor strap to be at 45 degree angles on sides from the frame in an outward direction to connect to foundation footing.

___ Building tie-down anchoring shall be provided a maximum of 6 feet on center or closer as required by manufacturer and/or design professional.

Anchoring method shall be provided with a minimum 5/8" "J-bolt" anchor with a minimum 7" wet set embedment only. All interior tie-down anchors shall be as per manufacturer and/or design professional.

Foundation drawing shall include the following:

- ___ Foundation types, locations, sizes, depths, shapes, thicknesses, and materials (piers, footings, slabs, etc);
- ___ Specifications for the type, mix ratio, and minimum compressive strength of concrete;
- ___ Reinforcing details, specified strength or grade, placement and sizes;
- ___ Imbedded anchoring locations, size and depth;
- ___ Slab layout for recesses, void, and other irregularities;

Fire Marshal Review:

- ___ The installation of all pre-manufactured commercial modular are also regulated by the Louisiana State Fire Marshal's Office and is required an ACT 364 review for building code compliance. The ACT 364 review by SFM's office should be included within their site specific life safety review and shall be submitted with permit application. *(Note: Only those structures built before January 2007 are exempt from ACT 364 and only require the life safety and site specific set up approval by the State Fire Marshal. Therefore pre-07 modular buildings will be regulated for building code compliance by the local Building Official)*