



South Central Regional Construction Code Council

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Moved or Relocated Buildings - Permit Plan Submittal Check List

Project Type: Moved or Relocated Buildings

Applicable Building Codes:

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|---------|--|
| IRC | 2015 International Residential Code |
| IBC | 2015 International Building Code |
| IPC | 2015 International Plumbing Code |
| IEBC | 2015 International Existing Building Code |
| NEC | 2014 National Electric Code |
| ICC 600 | 2014 ICC Standard for Residential Construction in High-Wind Regions |
| WFCM | 2015 Wood Frame Construction Manual for One and Two Family Dwellings |
| LSUCC | LAC 17:I.Chapter 1- Louisiana State Uniform Construction Code & Amendments (Formerly LAC55:VI.301.A) |
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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

___ Location/distances of other existing building relative to new proposed building

(Note: Any building structure less than 5 feet (Residential) or 10 feet (Commercial) from an interior property line will require a minimum 1 hour rated exterior wall. Typical pre-manufactured modular do not come with fire rated walls unless specifically requested by owner/contractor. Therefore residential structure will need to properly located a minimum of 5 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.)

Existing Buildings (Including relocation of existing modular/pre-manufactured buildings)

For pre-manufactured buildings, manufacturer's plans shall only need to be provided if documentation cannot be provided showing proof of previous existing location and being relocated within the same wind zone or wind zone of lesser wind speed. For existing site built homes, proof of construction will also need to be verified if not being relocated within the same wind zone or wind zone of lesser wind speed.

Wednesday, May 09, 2018

Plan Check List - Moved or Relocated Buildings - IBC & IRC 2015

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Site Built Structures (Relocation of existing buildings)

Existing Building plans and/or engineer analysis shall only be required if not being relocated within the same wind zone or to wind zone of lesser wind speed.

Foundation Plan

All existing buildings being relocated shall be provided with a permanent foundation system. Whether it's a previous modular or site built home previously placed just on pads, all relocated structure shall be provided with code compliant permanent type foundation system. 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 required anchoring at outer perimeter edges. 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. Anchoring method shall be provided with a minimum 5/8" "J-bolt" anchor with a minimum 7" wet set embedment only.

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. Anchoring method shall be provided with a minimum 5/8" "J-bolt" anchor with a minimum 7" wet set embedment only.

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 for modular type buildings 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 prescriptively or closer as required. Anchoring method shall be provided with a minimum 5/8" "J-bolt" anchor with a minimum 7" wet set embedment only.

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.