



## MODULAR BUILDING SUBMITTAL REQUIREMENTS

City Of Houston

### Purpose

Guide to define the minimum information needed in the submittal package to obtain a plan review and building permit to install a Modular or Prefabricated Building. All code requirements that apply to newly constructed buildings also apply to these prefabricated structures.

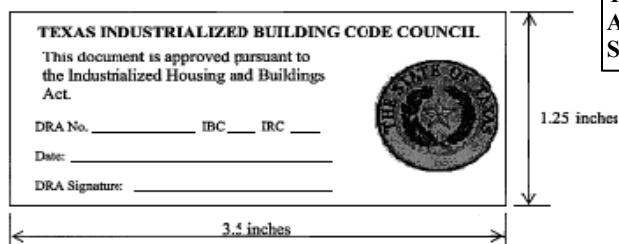
### General

Obtain a Prerequisite checklist and include all the items listed as prerequisite requirements. The site plan, landscaping, applications, fee data, structural & non-structural, electrical, plumbing, water/sewer & storm letters, planning, traffic, "fire alarm, health and owners statement, when applicable" must all be included. The location of connections for all utilities must be provided in the plans along with the following:

- The submittal package must include a complete site plan drawn to scale identifying all required off-street parking and landscape. The submittal package must include a legend keyed to the details shown in the plans differentiating existing conditions from new work, and identifying other proposed structures, or construction.
- Two complete plan sets bearing approval stamps from the Texas Industrialized Building Code Council must be provided for each different modular building type/style. The current version of the Houston building code must be identified in the structural plans for all construction other than the premanufactured building. i.e. 2003 International Building Code, and 2000 International Energy Conservation Code w/2001 Supplements.
- The structural plans must include foundation and effective building tie down strapping plans for high-wind areas, designed, sealed, signed and dated by a registered P.E. of the State of Texas. The foundation and tie down plans must be rated for a minimum basic wind speed of 110 MPH as required for all structures in the Houston area. Section 1609.3.
- The structural plans must include detailed drawings that identifies the minimum design loads required for the exit decks, landings, stairs, and ramps. The engineer must design the deck & ramp for a minimum of 100 PSF as required for exit facilities, Table 1607.1, Item #35. All structural plans must be sealed, signed, and dated by a P.E. registered in the State of Texas. The material type, grade, and size of all materials used must be included, and be keyed to the construction materials shown in the plans. **(Weather-resistive-treated wood must be indicated for all exterior construction materials.)**
- The minimum design loads for handrails and guardrails must be specified in the sealed plans by the engineer. (50 lbs applied to any area, and 200 lbs concentrated load applied in any direction). Reference, Table 1607.1, and Section 1607.7, 2003 IBC.
- The stair plans must be detailed to show compliance with the minimum and maximum size stair rise and run, as well as the maximum size spacing requirements for handrails and guards, including the intermediate rails. Reference sections 1009.3 & 1009.11. The design loads for stairs must be included in the plan by the engineer and be not less than the loads specified in Table 1607.1-#35, footnote f. (100 PSF uniform loads, and 300 PSF concentrated load on stair treads)

**August 23, 2001:** The design of the original Council stamp of approval was changed due to the adoption of the 2000 International Codes. The effective date of adoption of the 2000 International Codes is February 20, 2002. The design was also changed to eliminate reference to the article or chapter designation number. The new design for the Council stamp of approval shall be as shown in Figure #702.2.1.

**Figure #702.2.1**



This is the Alternate Stamp

**Figure 702.3.1**

