
IR 16-1.16: SYNOPSIS OF CHANGES

PURPOSE: This document provides notice that the new edition of the IR for relocatable buildings and modular elevator towers has been reorganized in its entirety, including modifications to align design and construction requirements with the California Building Code (CBC). These modifications establish that relocatable buildings fall within one of the two following categories and describe the basic requirements for each. The modifications also clarify where acceptable alternative framing and foundation provisions may be utilized.

- **Buildings with floor area greater than 2,160 square feet** must meet all requirements of CBC Section 2304.12 and must be placed on a permanent foundation.

Note: Meeting the requirements of CBC Section 2304.12 can be accomplished by using preservative treated lumber and sheathing in lieu of meeting clearance to grade requirements.

- **Buildings with floor area equal to or less than 2,160 square feet** must meet all requirements of CBC Section 2304.12 except the wall sheathing, wall framing, and floor sheathing need not be preservative treated wood regardless of clearance to exterior grade. The floor joists are not exempt from requirements of Section 2304.12. The foundation is allowed to be constructed using preservative treated wood and a waiver of durability is required.

SIGNIFICANT CHANGES: Significant changes in the IR are described as follows

Section 2.2.1

A statement was added to clarify the floor plywood must be preservative treated when the underfloor clearance to the sheathing is less than 18".

Section 2.2.2

When the exterior adjacent grade is above the bottom of the floor joist, the flashing shown in Figure 1 is required even if the building is greater than 2,160 sf and uses preservative treated wood to comply with CBC Section 2304.12.1.2.

Note: For relocatable buildings greater than 2,160 square feet, the flashing and mow strip/walkway shown in Figure 1 shall be provided in addition to meeting the requirements of CBC Section 2304.12.1.2.

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Section 2.4

This section was rewritten to clearly specify only buildings 2,160 sf and less are eligible for a waiver of durability. A statement was added to clarify that a waiver of durability is required for buildings 2,160 square feet or less and placed on permanent foundations if the clearance to wood framing is less than required by CBC Section 2304.12.1.2.

Also noted in this section—the sheet metal flashing in Figure 1 does not relieve the owner from the requirement to submit a waiver of durability.

FIGURE 1 – Minimum requirements for the condition where the adjacent exterior grade is above the bottom of the floor joists.

Figure 1 was revised to coordinate with the IR text.

- Figure 1 is applicable to both permanent and nonpermanent foundations. The detail is revised to reflect this.
- The 18" maximum from the under floor grade to the bottom of the floor joists only applies to nonpermanent foundations. The detail is revised to reflect this.
- Galvanizing of the sheet metal flashing is now specified to meet G60 coating weight.

FIGURE 2 – Sample Identification Label

Figure 2 is added to promote uniformity in the label applied to relocatable buildings and modular elevators.