

**Construction Codes &  
Licensing Division**

**Prefabricated School Classroom Regulations under the  
Minnesota State Building Code**

(Revised 9/06)

**DEFINITIONS**

- **Prefabricated Classrooms** also referred to as portable classrooms, relocatable classrooms, or temporary classrooms, means an “industrialized/modular building of closed construction, constructed so that concealed parts or processes of manufacture cannot be inspected at the site without disassembly, damage, or destruction, and made or assembled in manufacturing facilities, off the building site, for installation, or assembly and installation, on the building site.” [MSBC 1361.0200 Subp. 4].
- **Public Building** means a building and its grounds the cost of which is paid for by the state or a state agency regardless of its cost, and a school district building project the cost of which is \$100,000 or more. [MN Statute 16B.60 Subp. 6]

**GENERAL**

- If the cost of a school district building project is greater than \$100,000, an Initial Application must be filed with the Construction Codes & Licensing Division. Included in this cost figure should be the prefabricated building, whether leased or owned, and its foundation system. NOTE: Regardless of cost, all prefabricated classroom buildings must be labeled as Industrialized/modular buildings!
- Once the division receives the Initial Application, it will notify the applicant and the municipality whether this Division or the local municipality will perform the plan review and/or inspections on the building.
- Plan Review and Building Permit valuations for prefabricated classroom buildings (industrialized/modular buildings with an Industrialized Building Commission [IBC] label) shall be based on the valuation of on-site work only! [MSBC 1300.0160 Subp. 3]
- Plans and specifications for industrialized/modular buildings must be approved by a third party agency that is approved by the Industrialized Buildings Commission.
- Existing relocated prefabricated buildings with a Minnesota Building Codes and Standards Division prefabricated label (pre-1996), must be treated as a moved building and inspected accordingly or relabeled appropriately by an approved third party agency.
- Existing relocated prefabricated buildings with an IBC label may be used without treating as a moved building provided the use and design criteria are consistent with that proposed

This information can be provided to you in alternative formats (Braille, large print or audio tape).

## SANITATION FACILITIES

- Plumbing fixtures shall be provided for prefabricated classroom buildings based on occupancy and in the minimum number shown in Table 2902.1 of the International Building Code. Plumbing fixtures and restroom facilities must also comply with Minnesota Accessibility Code chapter 1341.
- When the prefabricated classroom is an addition to an existing building or is connected via a pedestrian walkway, required restroom facilities may be provided in the new classroom or within the existing building. New restroom facilities do not have to be added when the design professional provides verification that existing fixtures meet the minimum number shown in IBC Table 2902.1 for both the existing building and new classroom addition. In this instance, existing plumbing fixtures must comply or be upgraded to comply with current accessibility requirements of MSBC 1341 and be within a travel distance of 500 feet as required in IBC 2902.4.1.
- When the prefabricated classroom is not connected to an existing building, sanitation facilities must be provided within the classroom building if the building is used by any student for more than one hour per day. Where students pass to different classrooms each hour it is an acceptable condition to utilize plumbing fixtures in the existing building so long as they comply with the requirements cited above.

## SUBMITTAL REQUIREMENTS FOR PLAN REVIEW:

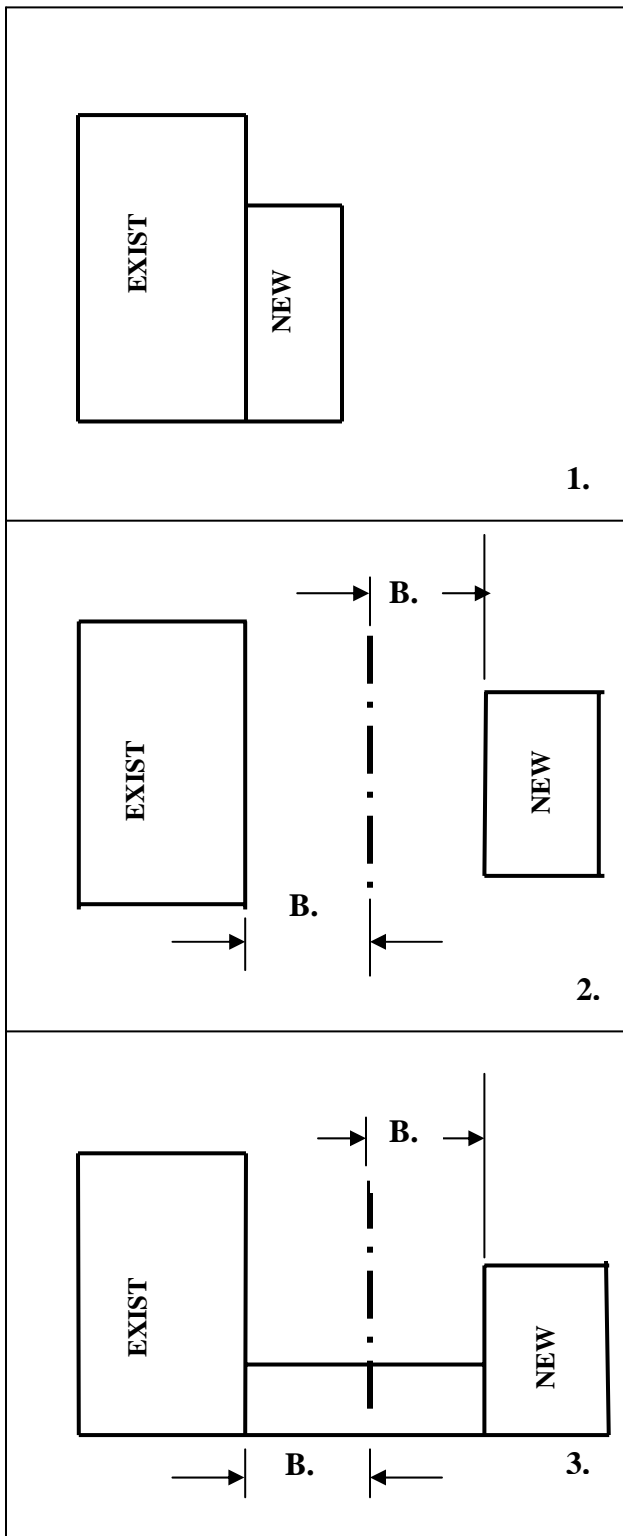
- A statement that the work to be performed under the permit is to include the installation of a certified industrialized/modular building in accordance with the provisions of the Uniform Administrative Procedures (UAP) and will be labeled accordingly.
- Schematic floor plan layouts and typical elevations showing the arrangement and layout of the specific building to be manufactured and installed wherein the manufacturer references the building approvals of the evaluation agency- These schematic plans need not be prepared by or sealed by an architect or engineer [UAP Part IV Section 6A].
- Detailed plans shall be prepared for any site-built construction related to the installation of the industrialized/modular buildings. The plans must bear the seal and signature of a Minnesota licensed architect and/or engineer [MN Statutes 326.02 Subp.3, and 326.12 Subp.2 and 3]. This includes:
  - Site plan that shows classroom building(s), property lines both actual and assumed, other buildings, parking, and accessible route to the building.
  - Foundation plan and details including how the prefabricated building will be anchored to the foundation. The foundation must comply with MSBC 1305.1805 and 1303.1600. The foundation plan must bear the seal and signature of a Minnesota licensed engineer. [MN Statutes 326.02 Subp. 3, 326.03 and 326.12 Subp. 2 and 3]
  - Soils report that verifies soil-bearing capacity. [IBC 1802.6] *(Or special inspection)*
  - Utility plans that include gas, sewer and water service locations must be submitted to the Department of Labor and Industry for plumbing plan review.
  - Shop drawings for fire alarm and fire suppression systems. *(May be deferred)*

## **SITE INSPECTIONS AND APPROVALS**

- Local enforcement agencies shall inspect work performed on-site, including foundations and the structural, mechanical, plumbing, and electrical connections [UAP Part IV Section 6B].
- Local enforcement agencies shall inspect all industrialized/modular buildings upon, or promptly after, installation at the building site to determine whether all site-built work is in accordance with the plans filed with the permit application, the installation instructions, and the conditions listed on the manufacture's data plate. This may include tests for tightness of plumbing connections done on-site, for malfunctions in the electrical system, and a visual inspection for obvious nonconformity with the approved plans or the code [UAP Part IV Section 6C].
- Destructive disassembly of certified industrialized/modular buildings shall not be performed in order to conduct such tests or inspections, nor shall there be imposed standards or test criteria different from those adopted by the participating State having jurisdiction. Non-destructive disassembly may be performed only to the extent of opening access panels and cover plates. Systems tested during manufacture shall not be subjected to retesting at the building site [UAP Part IV Section 6C 1-3].
- All site-built construction is subject but not limited to the following inspections: footing/foundation; concrete slab & under-floor; rough-in plumbing, mechanical, gas, and electrical; framing; energy, lath & gypsum board; special; other; Final [MSBC 1300.0210 Subpart 6].
- Each industrialized/modular building that is certified pursuant to the Uniform Administrative Procedures, shall have permanently attached thereto, a certification label. There shall be one (1) certification label per module. The label shall bear a serial number, the words "see data plate," and the statement, "This label certifies that this building has been manufactured in accordance with an approved building system and compliance assurance program under the auspices and approval of the Industrialized Building Commission." The label shall be permanently attached to the faceplate of the main electrical panel, or if not practical, near the building entry, or in another easily accessible location [UAP Part IV Section 4(A)].
- A Manufacture's Data Plate shall be provided for each industrialized/modular building. The data plate shall be permanently attached in the vicinity of the certification label [UAP Part IV Section 4(A)].
- Local enforcement agencies shall issue certificates of occupancy for certified industrialized/modular buildings which comply with all codes after they have been installed and inspected pursuant to the Uniform Administrative Procedures [UAP Part IV Section 6(C)].

**For questions regarding this document, contact Plan Review or Manufactured Structures Unit staff or the Unit's manager at 651-284-5869**

## METHODS OF LOCATING PREFABRICATED CLASSROOMS ON-SITE



### 1. Addition to a Building:

- A. Existing buildings plus new additions must meet area, height and stories specified for new buildings based on the type of construction. [GREB 105.1 #2]
- B. When the addition is not the same type of construction as the existing building, it must be separated with a firewall or the entire building must comply with area, height and stories based on the most restrictive type of construction. [IBC 503.1 and 705]
- C. Exterior wall and opening protection based on fire separation distance, occupancy and type of construction, shall comply with IBC Table 602 and Table 704.8.
- D. The addition must be sprinklered or be part of a fire area not to exceed 20,000 sq. ft. in floor area. [IBC 903.2.2]

### 2. Building on the same Site:

- A. The new building must comply with IBC chapter 5 for area, height and stories based on the type of construction and occupancy. [IBC 503.1]
- B. Exterior wall and opening protection for both buildings based on fire separation distance, occupancy and type of construction, shall comply with IBC Tables 602 & 704.8.
- C. An accessible route (*1:20 slope*) must be provided from the existing building to the prefabricated classroom. [MSBC 1341.0409]
- D. Placement of a new building shall not cause the existing building to be non-compliant or any more non-compliant for allowable area than before the building was placed.

### 3. Pedestrian Walkway:

- A. Buildings connected by a pedestrian walkway complying with IBC 3104 shall be considered a separate building for type of construction, area, height, & stories. [IBC 3104.2]
- B. Exterior wall and opening protection for both buildings based on fire separation distance, occupancy and type of construction, shall comply with IBC Tables 602 & 704.8.
- C. The pedestrian walkway must provide an accessible route (*1:12 slope*) from the existing building to the addition [MSBC 1341.0409]

### Key

— . . . — Assumed Property Line

**GREB** = Guidelines for the Rehabilitation of Existing Buildings  
**MSBC** = Minnesota State Building Code;

**IBC** = International Building Code;  
**UAP** = Uniform Administrative Procedures