SECTION 1 – DEFINITIONS

MODULAR BUILDINGS CONSIDERED AS PORTABLES
- Defined by WAC 392-343-018
- Prefabricated off-site, transported in 1 or 2 sections.
- Does not need to be set on a foundation, although it may be required by a local building department.
- Portables may be on a site for a few months or several years with the intent of being flexible in their use and location.
- A typical portable building is comprised of a single or double room, which can be used for a multitude of activities (classrooms, offices, restrooms, etc.) with direct exterior egress.

MODULAR BUILDINGS CONSIDERED AS PERMANENT CONSTRUCTION
- Factory-built off-site, in substantial part, and transported in multiple sections for a total building or single room.
- Wholly or partially assembled on-site, always on a foundation.
- Intended to be used long-term: 30 continuous years at a single location.
- A typical modular structure is designed for more specific uses and therefore has less physical flexibility (the programs taught inside a classroom can still be flexible). They generally have interior spaces already defined specifically for classrooms, hallways, restrooms, and other spaces. Electrical service, plumbing, and certain finished may have been installed before being transported. Larger modular buildings may have built-in utility infrastructure, which would also limit flexibility.

RECOMMENDATIONS BY TAC SUBCOMMITTEE

DEFINITIONS TO BE INCLUDED
- To match site-built permanent structures.
- Permanent foundation that meets building code.
- Minimum length of time at a single location.
- Portable and modular cannot be synonymous when it comes to state-assistance.

DEFINITIONS THAT DID NOT MOVE FORWARD
- Stand-alone heating systems.
- High-performance standards.
• Inclusion of hallway / multiple rooms / primary access from the interior.

APPLYING ELIGIBILITY FOR STATE ASSISTANCE
• Apply the same rules of state assistance: modular-constructed buildings deemed permanent shall be placed on the district’s permanent inventory and factored into eligibility estimates.
• Use same D-Forms.
• Square feet shall be considered fully at 100% (no reduction similar to covered play structures).
• Student Space Allocation shall apply similarly (square feet per student).
• Construction Cost Allocation shall apply similarly (cost per square foot).
• New, Modernization, and New-in-Lieu shall all apply similarly.
• Board acceptance date shall apply similarly.
• WSSP and APP will apply.

PROCUREMENT
• Same as standards for other state-assisted projects.
• Must have distinct A/E services.
• Must have distinct Construction Management services.
• Must have distinct Construction cost and contract (bonding, risk, etc.)
• RCW 39.10 would apply the same way.
• Purchasing collaborative allowed.

SECTION 2 – DISTRICT INVENTORY AND ELIGIBILITY

EXISTING INVENTORY
It comes down to funding for each school district. In the TAC subcommittee, four districts said they would choose to add to inventory. Two districts said they would choose not to do so.

Assuming a district has modular-constructed buildings that can be considered permanent construction, districts may decide whether or not to add to their permanent inventory
PRO: existing structures can be recognized by the state for modernization or replacement.
CON: adding to the inventory will reduce eligibility.

➢ OSPI shall have input in whether or not to agree with the district’s decision.

Existing structures can be considered permanent, if the district knows the following:
• When the structure was originally built.
• If there is a permanent foundation.
• If the structure has been at a single location (never moved) continuously up to the present.

If the above is true and the originally built date has exceeded 30 years, the structure may be currently eligible for state assistance for modernization or replacement.

SECTION 3 – BASIC PROCEDURE

1. Districts should identify any modular-constructed buildings. This was primarily done in the 2014 Annual Survey, but OSPI staff is aware of several more that were not identified.
2. Districts should use the above criteria (with guidance from RC’s) to determine if any could be deemed permanent.
3. For each modular-constructed building, districts decide whether or not they want each modular-constructed building to go on their permanent inventory.

4. District to transmit this list to their RC.

5. For each one requested, RC’s are to verify and agree or disagree with the district’s determination of “permanent”. This may include a site visit.

6. For each one the RC’s agree with, add to the district’s permanent inventory. Update ICOS accordingly. Include a note for the record that the building is modular construction.

FUTURE INVENTORY

Districts that wish to construct a new or new-in-lieu building that is modular-constructed would go through the normal steps for state assistance. RC’s will need to verify if the proposed structure will qualify according to the definitions in Section 1. To accomplish this, design may need to occur earlier than usual to have enough information for a D-3 application.

Keep scrolling for photographic examples....
SECTION 4 – EXAMPLES OF MODULAR CONSTRUCTION CLASSIFICATIONS

➢ Figures 1a and 1b: PERMANENT

STEM School, Lake Washington School District
On permanent foundation
Intended life 30 continuous years at same location
Partially built on site (utilities hard-lined)
“Appears” to be a site-built structure

South Bay Elem., North Thurston Public Schools
On permanent foundation
Intended life 30 continuous years at same location
Partially built on site (utilities hard-lined)
Ramps are permanent sidewalks to match grade
KCDA bid process, supervised by general contractor
“Appears” to be site-built structure and matches exterior finish of main building
Image courtesy of Google Street View

➢ Figures 2a and 2b: PORTABLE

Lynnndale Elementary, Edmonds School District
No foundation
Intended life 30+ years, but not at same location
KCDA bid process
Sustainable features, flexible design, making it easy to disconnect and move elsewhere
Image courtesy of Tom Carver

Generic example
No foundation
Intended life <30 years, possibly in same location
Ramps needed to reach above-ground structure
Bid process unknown
Figure 3: PORTABLE (APPEARS TO BE PERMANENT)

Spruce Elementary, Edmonds School District
No foundation
Intended life 30+ years, possibly at same location
KCDA bid process
“SAGE Classroom”
Three classrooms and therefore “appears” to be permanent
Photo courtesy of Patrick Allen, Pacific Mobile

Figure 4: PERMANENT (APPEARS TO BE PORTABLE)

The Perkins School, Independent
On permanent foundation, not of concrete but still acceptable by building department (concealed by skirting)
Intended life 30 continuous years at same location
Partially built on site (utilities hard-lined)
KCDA bid process
“SAGE Classroom”
One classroom and therefore “appears” to be a portable
Photo courtesy of Stacy Smedley, the SEED Collab.