Portable and Modular Buildings
Definition—Portable facility.

As used in this chapter, "portable facility" means any factory-built structure, transportable in one or more sections, which requires a chassis to be transported, and is designed to be used as an educational space with or without a permanent foundation when connected to the required utilities. The structure shall be trailerable and capable of being demounted and relocated to other locations as needs arise.
Portable Buildings

- 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

- 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...“more” permanent than portables.
- A typical modular structure is designed for more specific uses and therefore has less flexibility. They generally have interior spaces already defined specifically for classrooms, hallways, 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.
Modulars as state recognized?

- **ADVANTAGES**
  - Provides an avenue for state-recognition in SCAP, separate from modulars.
  - Generally quicker and more cost-effective compared to traditional site-built structures.

- **DISADVANTAGES**
  - Adds to district’s inventory for housed students.
  - Generally are not as conducive for modernizations (requiring minimum 60-year life).

- **INTENTIONS**
  - Take effect on a specific date (e.g., January 1, 2015).
  - Grandfather existing modulars? Or apply only to new?
  - Let each school district decide?
**WAC 392-343-018 re-wording**

- **Definition—Portable building.**
  As used in this chapter, "portable building" means any factory-built structure, transportable in one or more sections, which requires a chassis to be transported, and is designed to be used as an educational space with or without a permanent foundation when connected to the required utilities. The structure shall be trailerable and capable of being demounted and relocated to other locations as needs arise.

- **Definition—Modular building.**
  As used in this chapter, “modular building" means any factory-built structure, transportable in multiple sections, which requires a chassis to be transported, and is designed to be used as an educational space with a permanent foundation when connected to the required utilities. The structure shall have a planned life span in a single location of no less than 30 continuous years.
Questions for TAC

- Set up subcommittee.
- Rule change for language in WAC 392–343–018?
- Modular buildings to be recognized for state-aid assistance?
- If so, grandfather existing modulars as “not recognized”?
- Let individual school districts decide?
- What about the Construction Cost Allocation (CCA)?
- Apply WSSP to modulars? Link to CHPS
- Apply APP to modulars?
Air Quality in Ports/ Mods

- Research on environmental health issues associated with school portables in Washington State and Oregon: [http://tinyurl.com/kc9ufdv](http://tinyurl.com/kc9ufdv)

- Nancy P. Bernard, MPH
  Program Manager, Indoor Air Quality/School Environmental Health and Safety
  Office of Environmental Health, Safety, & Toxicology
  Washington State Department of Health
  P.O. Box 47825, Olympia, WA 98504–7825
  Phone: (360) 236–3072, FAX: (360) 236–2261
  Nancy.Bernard@doh.wa.gov