Portable and Modular Buildings

POST–SUBCOMMITTEE REPORT

October 2014 Technical Advisory Committee
Office of Superintendent of Public Instruction
School Facilities & Organization
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.
WAC 392–343–018

- 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.
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.
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.

However

If these are to be state-recognized, there shouldn’t be a separate “category”.

Either PERMANENT or PORTABLE
DEFINITIONS THAT SHOULD BE INCLUDED

- Important to have two separate definitions.
- Foundation to meet building code.
- Length of time (e.g., 30 years).
- Portable and modular cannot be synonymous when it comes to state-assistance.
• DEFINITION THAT DID NOT MOVE FORWARD
  ▪ Stand-alone heating systems.
  ▪ High-performance standards.
  ▪ Inclusion of hallway / multiple rooms / primary access from the interior.
PERMANENT BUILDINGS

- If a modular building is to be state-recognized, then apply the same rules of state assistance.
- D-Forms
- Square feet at 100%.
- Student Space Allocation (square feet per student).
- Construction Cost Allocation (cost per square foot).
- New, Modernization, and New-in-Lieu.
- Concept of modernization ... 60 year-life?
Subcommittee Recommendations

TELECONFERENCE | JULY 17, 2014

- DESIGN AND POST–CONSTRUCTION
  - High–Performance Schools.
  - Asset Preservation Program.
  - Will remain on inventory for 30 years following final board acceptance.
PROCURMENT

- Same as standards for other state-assistance projects.
- Must have distinct A/E services.
- Must have distinct Construction Management services.
- Must have distinct Construction contract.
- RCW 39.10 would apply the same way.
- Purchasing collaborative allowed?
• EXISTING INVENTORY
  ▪ It comes down to funding for each school district.
  ▪ Four districts said they would choose to add to inventory.
  ▪ Two districts said they would choose not to add to inventory.
  ▪ If option is given, provide 6–12 month period for districts to consider and decide.
FUTURE PROJECTS

- OSPI would have input
- Verification of construction/installation date.
- Verification of condition assessment or review of plans.