

MANUFACTURED BUILDING REQUIREMENTS (Office Trailers, Mobile Homes, Travel Trailers and Sheds)

Effective August 1, 2000, all manufactured buildings, which includes, but may not be limited to, office trailers, restroom trailers, mobile offices and storage sheds, including those for construction sites, shall comply with the following requirements of the Reedy Creek Improvement District (the District) Building and Safety Department, Fire Prevention Department and the Planning and Engineering Department.

The contractor of record shall be responsible for ensuring that all requirements enforced under this policy have been met.

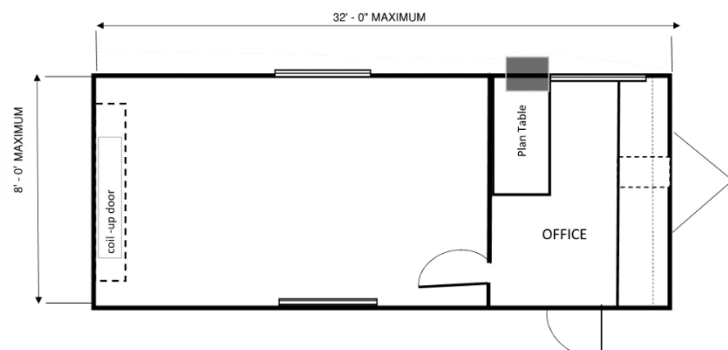
- A building permit will be required for installation of any of the subject structures. Separate electrical, plumbing and mechanical permits will be required independent of the building permit.
- A separate permit will be required for all decks, ramps and stairs that are site built, along with plans outlining the configuration of such. All decks, ramps and stairs must comply with the *EPCOT Building Code (EBC)* and the *EPCOT Accessibility Code for Building Construction (EAC)*. Modular or pre-cast ramps and stairs will not require a separate permit.
- In addition to the building permit, a utility permit shall be required for all modular buildings, trailers or sheds having plumbing fixtures whether the intent is to use them or not. These permits may be obtained, without charge, through Walt Disney World Environmental Affairs. (Contact: Environmental Permitting Department by email at wdw.environmental.permitting@disney.com or by telephone at (407) 390-5215).

NOTE: At any site where sewer connections are available, holding tanks shall not be allowed.

EXCEPTION: Temporary Construction Trailers. A temporary building used for construction purposes shall be defined as any building or shed which is temporary, does not exceed 8 feet in width and 32 feet in length, is used for the storage of materials and equipment, and may include a small office for a construction superintendent to use for functions, which are exclusively for construction purposes. Temporary manufactured buildings, which meet this definition, are exempt from the requirements of the following: accessibility, Department of Business and Professional Regulation (DBPR) approval, sealed engineering, energy calculations, and emergency egress illumination. Following is an example of an approved Temporary Construction Trailer layout per *EBC J-101.2(h)*:



Photo shown above is an example of a layout only and does not meet all EBC requirements.



FEES

See the District FEE SCHEDULE for all permit fees.

GENERAL REQUIREMENTS

The following information must be provided by the contractor of record prior to installation of any manufactured building or trailer on any property located within the District:

1. A site plan shall be provided with the building permit application, which indicates the location of the proposed manufactured building, trailer or shed in relationship to other manufactured buildings, trailers, sheds, structures and parking lots. Measured distances from each side of the proposed building to adjoining buildings shall be provided. The site plan shall also indicate the purpose and/or activity of the proposed manufactured building, trailer or shed. The number of employees or guests, which will occupy the proposed structure, and the number of parking spaces that will be provided shall be indicated.
2. All manufactured buildings, trailers or sheds shall display a State of Florida, DBPR insignia or a complete set of as-built plans prepared and sealed by a Florida Professional Engineer or Architect. Any on site modification, including, but not limited to, removing and adding walls, installation of partitions, electrical modifications or completion, HVAC modifications or completion, plumbing modifications to or completion of water lines and DWV, excluding the setting of fixtures (as defined in the *EBC*), roofing, siding, window and door replacement shall require permits and inspections from the Building and Safety Department to assure compliance with the *EBC*. When applying for permits through the District, the original DBPR approved plans and plans for the renovation shall be provided with the permit application. Upon completion of the final inspection by the District, a Certificate of Occupancy will be issued and the DBPR insignia shall become void and be removed.
3. DBPR approved manufactured buildings that are to be modified with the intention of being re-certified by DBPR shall be removed from the site and returned to a DBPR-approved manufacturing plant. All modifications and re-certifications must be completed at the approved DBPR manufacturing site location. A permit to set the manufactured unit in place will be required by the District.
4. Permit submittal information for all manufactured buildings, trailers or sheds displaying a DBPR insignia shall include the following at the time of permit application: a digitally signed and sealed set of DBPR approved plans along with tie down / foundation plans, plans for decks (covered or uncovered), platforms and stairs. Any manufactured building, trailer or shed not displaying a DBPR insignia shall be subject to all the applicable requirements of the *EBC*.
5. A block and tie permit shall not be required for installations of 10 days or less unless electrical connections are supplied to the building.
6. Additional information regarding manufactured buildings, trailers and sheds may be found in *EBC* Appendix J.
7. No Certificate of Occupancy will be issued on any construction project until all manufactured buildings, trailers and sheds associated with the project have been removed.

SPECIFIC REQUIREMENTS

- The minimum distance between a manufactured building, trailer or shed to a permanent building shall be 25 feet (*EBC J-601.3*).
- No manufactured building, trailer or shed shall block or impede drains, fire access lanes, hydrants or paths of egress.
- **The minimum clear distance between modular buildings, trailers or sheds of the same construction shall be 15 feet (*EBC J-601.3*).**
- Trailers may be connected by a walkway (5 feet wide maximum) with no canopies, shade structures or roofs. If a common deck is shared or roof/canopies interconnect the trailers, the structure will be considered as one unit for the purpose of calculating floor area for sprinkler requirements (*EBC J-601.4*).

SPECIFIC REQUIREMENTS RELATED TO FIRE PREVENTION**Manufactured Trailers Four (4) or More Units Wide or Greater Than or Equal to 3,200 Square Feet**

- Fire sprinklers and a fire alarm control panel shall be installed on all manufactured trailers four (4) or more units wide or containing 3,200 or more square feet in area (*EBC J-601.1*).
 1. Devices will include manual fire alarm pull stations and horn/strobes.
 2. A smoke detector is required over the fire alarm control panel.
 3. Activation of fire water flow will shut down any air handlers.
 4. If the air handler units exceed 15,000 cfm, complete area smoke detection is required in lieu of duct detectors.

Manufactured Trailers Less Than Four (4) Units Wide or Containing Less Than 3,200 Square Feet

- Monitored detectors shall be required on all modular buildings and trailers less than four (4) units wide or less than 3,200 square feet in area (*EBC J-601.1*).

Covered Walkways, Platforms and Decks

Covered walkways, platforms and decks shall be sprinkled and area shall be added to area of units since they are considered as one building (*EBC J-601.4*).