



City of Houston  
Building Inspection  
**CODE WORD 2012**

INTERPRETATIONS AND APPLICATIONS OF  
THE HOUSTON ADOPTED CODES  
2012 IBC, 2012 IRC, 2017 NEC, 2012 UMC, 2012 UPC,  
2015 IECC and ASHRAE 90.1-2013

<b>CW No:</b>	<b>2012-B47</b>	<b>Page:</b>	<b>1</b>	<b>of</b>	<b>1</b>
<b>PUBLICATION:</b>	<b>October 30, 2017</b>				
<b>SUBJECT:</b>	<b>Specific Approval for Temporary Modular Building(s)</b>				
<b>CODE(S):</b>	<b>Houston Adopted Building Code (2012)</b>				
<b>SECTION(S)</b>	<b>Sections 104.11 and 3103</b>				

This code interpretation establishes the plan review and permit procedure for installation of temporary modular buildings as allowed by the provisions of Section 3103 of the Houston Adopted IBC (2012). A proposed temporary modular building may be authorized for permit for a period of less than 180 days without typically required platting and site plan review, and wastewater capacity based on compliance with the following:

- The proposed temporary building is a Texas Industrialized Building (TIB) approved for use within the Houston wind speed zone. **IE:** Modular (TIB) structures designed and manufactured based on the IBC (2012) shall be designed to a minimum 130 mph wind speed as a "Risk Category 1" based on office use. Modular (TIB) structures shall be designed to a minimum 139 mph wind speed as a "Risk Category 2" for Group A (assemblies) with an occupant load of 299 or less; and for Group E (educational), and Groups E and I4 daycare facilities with an occupant load of 250 or less.
- Where the property is located in a flood plain, additional flood permits and provisions may be required.
- Stormwater may not flow across the property line to adjacent properties.
- The temporary structure shall be located on the property in compliance with the applicable provisions of Section 705 and Table 602 of the Houston Adopted IBC (2012) for the construction type and use proposed. A scalable site plan documenting appropriate dimensions to property lines and showing sufficient parking for the building size and use shall be provided.
- Exterior egress stairs and ramps shall comply with all provisions of Houston Adopted IBC (2012) including the specific provisions of Section 1026.5.
- The electrical will be provided by a temporary saw pole installed by a licensed electrical contractor or by connection to a properly permitted standby power generator complying with Section 2701.1 of the Houston Adopted IBC (2012) and the Texas mandated NEC (2017), or by authorized connection to an existing panel of an adjacent building where the panel is adequate to handle the additional electrical load.
- Water shall be provided by connection to an existing water supply or by a potable water holding tank. Sanitary services shall be provided by a holding tank or connection to an existing sanitary service. Where water or sewer holding tanks are provided, a copy of the service contract for water resupply and holding tank cleaning shall be provided with the plans when submitting to Commercial Plan Review for permit.
- Appropriate TIB plans, site plan, utility connection details and Texas engineer sealed plans for egress steps, ramps, guards and handrails as applicable shall be submitted to Commercial Plan Review.
- Permits shall be obtained, inspected, and final for all electrical, plumbing, mechanical and structural work.

**NOTE:** Plan approval is in no way an exemption or modification to any applicable provisions of the Texas Accessibility Standards (TAS). **Once approved, the permit is subject to a less than 180-day limitation. The building must be removed before any other projects at this address receive a permit.**

Approved:

  
Robert H. Oakes, Acting Building Official