

PROJECT APPENDIX A - 1

MANUFACTURED BUILDINGS

Appendix A-1 sets forth requirements and procedures relating to the design, plan review, installation, inspection and approval of manufactured buildings. The projects to which this appendix applies include:

- State Agencies & Departments
- Public and Private K-12 Schools
- Public Universities if adopted by the Institution
- Alabama Community College System (ACCS) projects started prior to August 1, 2021
- New ACCS storm shelters and new ACCS buildings containing storm shelters started on or after August 1, 2021
- New ACCS projects of existing buildings containing storm shelters started on or after August 1, 2021 if the storm shelter, or the utility connections to the storm shelter, or the means of egress (including exit passageways/corridors, exit and exit discharges) are affected.
- Public School & College Authority (PSCA)-funded when scope of work is approved by PSCA Board-designated authority (except for ACCS non-storm shelter projects started on or after August 1, 2021)
- Alabama Building Renovation Finance Authority (ABRFA)
- Alabama Corrections Institution Finance Authority (ACIFA)
- Alabama Mental Health Finance Authority (AMHFA)
- Other "authorities" established by legislative acts to fund specific construction or improvement programs and which are assigned by legislative act or state Directors to DCM for administration and supervision.

The regulation of the design, installation, inspection and approval of manufactured buildings in the State of Alabama is within the jurisdiction of the Alabama Manufactured Housing Commission (AMHC) per Code of Alabama Title 24-6-1 through 24-6-4, with commission regulations documented in the Alabama Administrative Code Chapters 535-x-10 through 535-x-19. Submission of projects to DCM which include the use of manufactured buildings as part of the project scope must include approval by the AMHC and be labeled in accordance with AMHC requirements.

The regulation of the site, life safety, accessibility, utilities and interaction of manufactured buildings with other nearby structures is governed by the State Building Code and is within the jurisdiction of the Alabama Department of Construction Management (DCM). Submission of projects to DCM which include the use of manufactured buildings must also include, at a minimum, the following:

- A.** Code study demonstrating compliance with 2015 International Building Code Table 2902.1, plumbing fixture requirements, for the manufactured building(s) and, if applicable, the nearby buildings that they support.
- B.** Site plan showing locations and distances between manufactured building(s) and adjacent structures including a code summary demonstrating compliance with 2015 International Building Code fire separation distances and opening protection requirements.
- C.** Site plan and single line diagrams showing power service to the manufactured buildings in accordance with the 2014 National Electric Code.
- D.** Site plans, modular building plans and single line diagrams demonstrating application of fire alarm initiation and notification devices in accordance with NFPA 72, 2013 edition - as applicable.
- E.** Site plans showing sanitary sewer and domestic water service in accordance with 2015 International Plumbing Code. If septic tank systems are being used, show systems in compliance with Alabama Department of Public Health and County Health Department requirements.
- F.** Site plan showing accessibility provisions (ramps, walks, handrails, etc.) for manufactured buildings in accordance with 2010 ADA Standards for Accessible Design.

Use DCM Form B-1: Transmittal of Plans and/or Specifications when submitting documents for plan review. DCM fees will be based on the owner's outlay for labor and materials for the work included in the plans noted above as within DCM's jurisdiction. Similarly, DCM will only provide inspection services for the work included in the plans noted above when within DCM's jurisdiction.

Note: For purposes of this Manual, a manufactured building is defined as a building that consists of a maximum of two manufactured building sections (modules) joined together at the site to form a building structure. Buildings constructed using more than two modules are considered conventional buildings of modular construction and must meet the requirements of the State Building Code, including the requirement for storm shelters for Group E occupancies of 50 or more. Projects that consist of multiple manufactured buildings that are Group E with aggregate occupancy of 50 or more are encouraged (but not required to) include storm shelters.

Schematic and Preliminary Reviews are not required for projects with scope limited to work involving only manufactured buildings. A Final Plan Review is required; see Chapter 3 of DCM's Manual of Procedures for Final Plan Review requirements.