

SB 1469 Relocatable Buildings Guidelines for Common Repairs

An inspection of the buildings by a Division of the State Architect (DSA) certified inspector might identify items in need of retrofit or repair. DSA review and approval of corrective measures is not required (as is normally the case for DSA certified buildings). All repairs must be designed (as necessary), constructed, and inspected in accordance with applicable code requirements. The following attempts to provide some general guidance for acceptable methods of correction for certain common issues. All DSA Interpretation of Regulations (IR) referenced below may be found on the DSA website at www.dsa.dgs.ca.gov/ under "Publications."

Acoustic Tile (Lay-in) Ceiling Issues:

See IR 25-2, for a thorough discussion of ceiling construction and sample details. For temporary SB 1469 certification only, the lightweight metal grids that support acoustical ceiling tile do not require splay wires and compression posts. Items, such as light fixtures and air registers/diffusers, that weigh less than 56 pounds must be equipped with at least two slack 'safety wires' at diagonally opposite corners to prevent them from falling in an earthquake if the ceiling system fails. Safety wires shall be 12 gauge. All suspended items weighing more than 56 pounds must be independently supported from the roof structure per code.

Foundation Issues:

Many foundation systems will require retrofit and/or repair. Lateral bracing of the foundation system is commonly inadequate on typical "temporary building installations" on school sites. DSA has issued "product acceptance" to several foundation systems that may be utilized to provide lateral bracing to typical temporary foundation systems. Alternatively, an engineer will have to design a lateral bracing system for the existing foundation system. For more information see IR 16-1.

Fire and Life-Safety Issues:

It is possible that a building may have been placed in a location that obstructs fire department access to the school site. It is essential that the local fire authority review and approve an accurate site plan showing the location of ALL structures on the site. Buildings that obstruct fire department access must be moved unless alternative means of fire access is provided and approved by the local fire authority.

A number of code requirements limit the proximity of buildings or groups of buildings on school sites to minimize the risk of fire. A registered architect must review "safe dispersal areas," "side yard increases," "assumed property line," and other requirements. In some cases "fire walls" may be added to existing buildings to mitigate the hazard of having groups of buildings in close proximity.

Relocatable buildings may have been placed in remote areas of the site that are too far away from a fire hydrant. Also, fire hydrants intended to serve permanent buildings may be blocked by relocatable buildings or fences associated with such buildings. Additional fire hydrants or "horizontal dry standpipes" may be installed to address these situations.

A fire alarm system is required for every building on a school site. A "stand alone" system is acceptable under certain conditions for relocatable buildings as long as all code requirements are met. Audibility tests are required for the fire alarm horns. Occupants of the building must be able to hear the fire alarm.

Missing Housing and Community Development (HCD) tags:

This program only applies to buildings bearing a commercial coach insignia of approval from the Department of Housing and Community Development. Buildings are limited to one story in height and 2160 square feet of floor area. Buildings must have been constructed since December 19, 1979 and in use as a school building prior to May 1, 2000. If any of these conditions do not apply to a building then it cannot be certified for use under this program.

[\[Additional Pictorial Guidelines\]](#)

DSA ACCEPTED FOUNDATION SYSTEMS
FOR HCD CHASSIS-TYPE SCHOOL BUILDINGS

SURE-SAFE INDUSTRIES, INC.
9705 Carroll Center Road, Suite 103
San Diego, CA 92126

(800) 322-1999
(619) 530-0890
Fax: (619) 530-0740

PA-027 Sure Safe Foundation System Model S-1000
PA-027C Sure Safe Buttress System

MERRIMAN'S INC.
987 Calimesa Blvd.
Calimesa, CA 92320

(909) 795-5301

PA-029 Commercial Coach DSA Foundation System, Model No. MRM-F2A

CENTRAL PIERS, INC.
284 North Thorne Avenue
Fresno, CA 93706

(916) 362-4363
Fax: (916) 362-1715

PA-055 Mobile Classroom Foundation System

MOBILE MODULAR MANAGEMENT CORP.
5700 Las Positas Road
Livermore, CA 94550

(510) 276-2626
Fax: (510) 3905

PA-070 Commercial Coach Temporary Foundation System

***EARTH-LOK TECHNOLOGIES, INC.**
15941 Red Hill Avenue, Suite 210
Tustin, CA 92680

(800) 345-8283
(714) 259-8590
Fax: (714) 259-1861

PA-033A Earth-Lok EHCD-470C
PA-033B Earth-Lok EHCD-480C

* Last known address and phone numbers.