

## 2024 International Building Code

Add new definition as follows:

### **SECTION 202**

**MODULE.** A three-dimensional, volumetric section of a building designed and constructed to be transported as a single section to a site for on-site installation with or without other sections and/or on-site construction.

**MODULAR COMPONENT.** A subassembly, subsystem or combination of elements for use as a part of a building that is not structurally independent and is a part of structural, plumbing, mechanical, electrical, fire protection or other systems affecting life safety.

Add new text as follows:

### **SECTION 3115** **MODULES AND MODULAR COMPONENTS**

**3115.1 General.** Planning, design, fabrication, transportation, assembly, inspection and regulatory compliance of *modules* or *modular components* shall comply with this section.

#### **Exceptions:**

1. *Modules or Modular components* not containing plumbing, mechanical, electrical, or fire protection systems that comply with the requirements of Section 1704.2.5 for *fabricated items*.
2. *Modules or Modular components, rooms, suites, or pods* manufactured, *listed, labeled* and installed in accordance with *approved standards*.

**3115.2 Construction.** In addition to other applicable requirements in this code, *modules or modular components* shall be constructed in accordance with ICC/MBI 1200.

**3115.3 Regulatory Compliance.** In addition to other applicable requirements in this code, *modules or modular components* constructed off-site shall be inspected and regulated in accordance with ICC/MBI 1205 and ICC/MBI 1210

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#### **Exceptions:**

1. Jurisdictions where requirements for *modules or modular components* constructed off-site are established and regulated in accordance with the laws of the state or jurisdiction in which the site of the completed building will be located.
2. Inspection of *modules or modular components* manufactured in such a manner that all portions can be inspected, in accordance with this code, without disassembly, damage or destruction thereof.

Add new standards to Chapter 35:

## **ICC/MBI 1200-2021: Standard for Off-Site Construction: Planning, Design, Fabrication and Assembly**

## **ICC/MBI 1205-2021: Standard for Off-Site Construction: Inspection and Regulatory Compliance**

## **ICC/MBI 1210-2023; Standard for Mechanical, Electrical, Plumbing Systems, Energy Efficiency and Water Conservation in Off-site Construction.**

**REASON:** Many segments of the building industry including code officials, building owners, designers and contractors are often unfamiliar with the offsite construction processes. In some cases, the code officials have no direction or guidance on how to regulate certain construction activities that do not occur on the project site. In other cases, manufacturers are forced to deal with a myriad of regulations from local agencies where state entities are not empowered to regulate the built environment when constructed offsite.

The MBI/ICC 1200 and 1205 provides direction and guidance for offsite construction that is not covered by traditional methods and code applications. To facilitate understanding of the off-site construction process, assure off-site projects meet the requirements of construction codes; the International Code Council (ICC) and the Modular Building Institute (MBI) initiated a joint project to develop standards for the planning, design, fabrication, assembly, inspection, and regulatory compliance of off-site and modular construction in February 2019. The result of the collaboration is the MBI/ICC 1200 *Standard for Off-Site Construction: Planning, Design, Fabrication, and Assembly* and MBI/ICC1205 *Standard for Offsite Construction: Inspection and Regulatory Compliance*.

These standards include requirements for a controlled manufacturing environment, supply chain integration, structural modular vs non-structural modular, the fabrication process and on-site assembly such as: staging area for construction materials, foundations, placing modules, structural connections, utilities (PMG), weather considerations, finishing mate lines, inspections, approval and regulatory compliance of off-site construction components and their assembly. The standards also include the completion of the building at the final site such as: permitting; in-plant and on-site final inspections; third party inspections; the role of Industrialized Building Departments, state modular programs and the local Authority Having Jurisdiction.

This proposal recognizes there are different pathways to demonstrate code compliance for offsite construction. This proposal is not intended to remove or replace any existing traditional method as noted in the exceptions, but also provide the necessary guidance for code users and officials can rely on. These methods referenced in the codes and standards have been:

- Items fabricated in accordance with IBC Section 1704.2.5., including those assembled under the approved fabricator program (1704.2.5.1).
- Products, assemblies, and equipment manufactured, listed, and installed in accordance with an approved standard.
- State Industrialized or Manufactured Building programs.

A similar proposal (G102-21) was submitted and was not approved for the 2024 IBC. This proposal specifically looked at the opposing testimony in an attempt to not cast too large of a compliance net.

The proposal addresses existing approval methodologies: approved structural fabrication, panelized systems, listed self-contained rooms or pods, elements that can be inspected on-site; but also allows for the recognition and coordination of state-wide programs. Furthermore, the location appears to be better suited in Chapter 33 - Special Construction vs Chapter 4 – Special Detailed Requirements Based on Occupancy and Use.

**Cost Impact:** TBD

**Justification:** TBD