



**REEDY CREEK
IMPROVEMENT DISTRICT**

P.O. BOX 10170, LAKE BUENA VISTA, FLORIDA 32830-0170 TELEPHONE (407) 828-2034 FAX (407) 828-2416

BUILDING AND SAFETY

MANUFACTURED BUILDINGS, TRAILERS AND SHEDS REQUIREMENTS

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 Building and Safety Department, Fire Prevention Department and the Planning and Engineering Department.

The contractor of record shall be responsible for insuring 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 two sets of plans outlining the configuration of such. All decks, ramps and stairs must comply with the EPCOT Building Code, Standard 5-3, Accessibility Code for building construction.
- In addition to the building permit, an "In House" 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. (Contact: Stephanie McCarty at 407-824-7274).

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 has been defined as any building or shed which is temporary, does not exceed 8' in width and 32' 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; accessibility, DCA approval, sealed engineering, energy calculations, and emergency egress illumination.

Building (Tie-Down/Foundation)	\$35.00
Mechanical (Non Factory Installed A/C)	\$35.00

ABOVE FEE SCHEDULE IS PER MODULE

Building (Ramps/Decks/Stairs)	Based on Valuation
Electrical (Per Disconnect)	\$35.00
Plumbing (Fixture Tie In)	\$35.00

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. The site plan shall also indicate the purpose and/or activity of the proposed modular 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, Department of Community Affairs insignia or a complete set of as-built plans prepared and sealed by a Florida Professional Engineer or Architect. Any modification done on site shall require recertification through the Department of Community Affairs or compliance with the EPCOT Building Codes. If the option of recertification is not chosen then the DCA insignia shall be void and removed.
3. All manufactured buildings, trailers or sheds displaying a DCA insignia shall submit at the time of permit application, two sets of DCA approved plans along with tie down/ foundation plans, which are signed and sealed at the time of permit application. Any manufactured building, trailer or shed not displaying a DCA insignia shall be subject to all the applicable requirements of the EPCOT Building Codes.
4. A block and tie permit shall not be required for installations of 10 days or less unless electrical connections are supplied to the building.
5. Additional information regarding manufactured building, trailers and sheds may be found in Appendix J of the EPCOT Building Code.
6. 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 is 25'.
- 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 is 15'.**
- Trailers may be connected by a walkway (5' 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.

SPECIFIC REQUIREMENTS RELATED TO FIRE PREVENTION

Manufactured Trailers four (4) or More Units Wide or greater than or equal to 3200 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 3200 or more square feet in area.
 1. Devices will include 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 combined cfm's of the air handler units exceed 15,000, complete area smoke detection is required in lieu of duct detectors.

Manufactured Trailers less than four (4) Units Wide or containing less than 3200 Square Feet

- Monitored detectors will be required on all modular buildings and trailers less than four (4) units wide or less than 3200 square feet in area.

Covered Walkways, Platforms and Decks

Covered Walkways, Platforms and Decks shall be sprinkled and square footage shall be added to square footage of units since they are considered as one building.