COUNTY OF SACRAMENTO
DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING PERMITS & INSPECTION DIVISION

Placement of Commercial Modulars

General

Uses permitted for commercial modulars in the Sacramento County Zoning Code include office, classroom, and other approved commercial uses. Indicate the proposed use on the permit application. Connection of plumbing and electrical services must be included on the building permit application. **SIPS and Planning Department approvals are required for Commercial Modulars**

Application

A new building application must be completed and a CBNC case started. The date of manufacture for the modular must be shown on the plans. A separate miscellaneous permit is required to alter, repair or provide a new electrical or plumbing service to an existing commercial modular.

HCD Approval

The California State Department of Housing and Community Development (HCD) regulates commercial modulars for compliance with their adopted building codes and accessibility standards.

Every commercial modular building must be approved by HCD for the proposed occupancy classification. The HCD approval tag and insignia must be present and visible on each portable section of the modular.

Pre-constructed or modular commercial buildings including those used as service station cashier kiosks, drive-through coffee houses, rental car security booths and communication site equipment buildings are either approved by HCD as commercial modulars, or they must be plan reviewed and inspected as new commercial buildings.

Plans

Submit three sets for plan review. Each set must include the following:

Plot Plan

A fully dimensioned and scalable plot plan of the parcel is required. Show the location of the proposed commercial modular and all existing structures on the parcel; indicate distances from the proposed commercial modular to all property lines and existing structures. Show the location of all existing and proposed utilities.

Foundation Plan

Provide a foundation or a pier support system plan which has been approved by HCD. This foundation or pier support system must meet the requirements of the pier support system plan produced by the modular manufacturer and approved by HCD or by an HCD-approved third-party agency, such as RADCO (Resources, Applications, Designs and Control Agency). The foundation or pier support system plan must show support locations, spacing, and loading at girders and marriage lines and shall be designed for gravity and lateral loads. This information must be specific to the floor plan of the modular. The pier support system plan can be found in the manufacturer’s/builder’s installation manual.

Alternately, design the foundation as per the currently adopted California Building Code.

Electrical Plans

Provide complete electrical plans of the service to the modular building including a one-line diagram, panel schedule(s), electrical load calculations, locations of panels, and main service boards and photometrics of the parking area.

Sanitary Facilities

Except for unmanned communication site equipment buildings, provide information indicating the toilet room requirements of the California Plumbing Code (CPC). In addition, provide a 1/4 inch scale drawing of the available sanitary facilities in commercial modulars manufactured between September 15, 1971, and September 1, 1977, showing how you will meet Title 24 accessibility requirements. Any modification or alteration of the actual commercial modular structure or its interior requires a permit and inspections through HCD.

Accessibility Requirements

Show compliance with CBC accessibility requirements relating to parking, accessible path of travel and ramp access to the primary entrance of the commercial modular. Provide structural details for ramps and stairs, and show how they meet loading requirements of the current CBC.

Planning Department

Provide parking and landscaping information for review of Zoning Code requirements.

A Design Review Application is required to be submitted through the Planning Division to review all exterior facades, parking, landscaping and signs.

Health Department

Health Department approval is required when the modular is on a private septic system and/or well.

Fees

Fees are based on a construction valuation equal to 25 percent of the value used for a Type V-B office or classroom plus full value of decks, ramps and stairs.