

National Building Code Requirements

Discussion:

A common question regarding modular offices is do they meet building codes? Most jurisdictions are governed by one of four primary building codes; the International Building Code (IBC), the Uniform Building Code (UBC), the Standard Building Code of the Southern Building Code Congress (SBC) and the Building Officials and Code Administrators Code (BOCA). IBC is the code that most states are moving toward and many have already done so. However, even within States where IBC has been adopted, local officials may still use one of the other codes.

These four current national building codes do not specifically address interior modular construction; however, our Starrco designed modular offices meet the sections of the codes that most closely apply to interior structures. Listed below are the criteria used in the design of these offices and the appropriate building code sections:

- All offices are designed to resist a 5 pound per square foot lateral load applied evenly to the office system. This means the office systems are structurally sound enough to handle the day to day stress and strain of a factory environment. (1999 BOCA section 1606.9; 1997 UBC table 16-B, line 5)
- The DL wall panels are manufactured with 2" vinyl faced gypsum board laminated to a 1 pound density polystyrene core. The gypsum board creates a thermal barrier that protects the polystyrene foam during a fire. This keeps the foam from generating smoke or possibly melting. (1999 BOCA section 2603.4; 1997 UBC section 2602.4)
- The DL wall panel was tested for flame spread resistance by Factory Mutual Testing Laboratory (FMTL) in accordance to ASTM-E-84. The panel was found to be completely non-combustible with a flame spread of less than 25 and also had a very low smoke development. Copies of the FMTL test results are available upon request. (1999 BOCA section 803.2 & 4; 1997 UBC tables 8-A & 8-B)

Please be aware that the local building code official has the final say as to whether or not our office system meets the local code requirements. It is imperative that you visit your code official prior to placing an order for an office system from us or anyone else. The information above should help the official when reviewing our design. For a small additional cost, Stamped Engineering Drawings may also be provided, if required by the local municipality.

Why are building codes important?

The national building codes are laws that must be followed for the design and construction of all building projects, including where applicable, modular offices designed for interior use. These laws regulate the minimum safety and performance standards for all building structures, and are enforced by municipal building departments through the Building Permit Process.

See page 2 for a list of Codes by State.

Has My State Adopted IBC?

State	Code/Year	State	Code/Year
Alabama	IBC 2003 L, E	Montana	IBC 2006 E
Alaska	IBC 2003 E	Nebraska	IBC 2000 E
Arizona	IBC 2000 E	Nevada	IBC 2003 E
Arkansas	IBC 2000 E	New Hampshire	IBC 2000 E
California	IBC 2006 A, CBC 2001	New Jersey	IBC 2006 E
Colorado	IBC 2000 L	New Mexico	IBC 2003 E
Connecticut	IBC 2003 E	New York	IBC 2000 E
Delaware	IBC 2000 L	North Carolina	IBC 2003 E
Florida	IBC 2003 E	North Dakota	IBC 2000 E
Georgia	IBC 2006 E	Ohio	IBC 2003 E, IBC 2006 A
Hawaii	IBC A	Oklahoma	IBC 2003 E, IBC 2004 S
Idaho	IBC 2003 E	Oregon	IBC 2003 E
Illinois	IBC L, BOCA 1999	Pennsylvania	IBC 2006 E
Indiana	IBC 2000 E	Rhode Island	IBC 2003 E
Iowa	IBC 2006 E	South Carolina	IBC 2003 E
Kansas	IBC 2000 E	South Dakota	IBC 2000 E
Kentucky	IBC 2000 E	Tennessee	IBC L, SBC 1999
Louisiana	IBC 2006 E	Texas	IBC 2003 E
Maine	IBC 2006 E, L	Utah	IBC 2006 E
Maryland	IBC 2003 E	Vermont	IBC 2003 E
Massachusetts	IBC 2003 A, MSC 1993	Virginia	IBC 2003 E
Michigan	IBC 2003 E	Washington	IBC 2003 E, IBC 2006 A
Minnesota	IBC 2000 E	West Virginia	IBC 2003 E
Mississippi	IBC L, SBC 1999	Wisconsin	IBC 2000 E
Missouri	IBC 2000 E	Wyoming	IBC 2000 E

Current as of June 2007

- "L" – Adopted by local governments
- "A" – Adopted but may not yet be effective
- "E" – Effective Statewide
- "S" – Supplement

The District of Columbia was subject to IBC 2000 as of June 11, 2007.