

COMMERCIAL COACHES/MODULARS FOR TEMPORARY USAGE

This Information Bulletin provides information on the temporary use and installation of commercial coaches/modulars within the City of Los Angeles.

Section 3103 of the Los Angeles Building Code (LABC) allows for the use of temporary structures for a limited period of time. However, the temporary use of commercial coaches/modulars is limited to those specifically approved by the State of California, Department of Housing and Community Development. The State Official Seal of Approval shall be affixed to each modular. More information regarding HCD's programs may be found on their homepage at <http://www.hcd.ca.gov/codes/mhp/>.

In addition, they must also meet the following requirements:

1. Applicant must be able to demonstrate that there is an immediate need for the coaches/modulars on site while a new building, or the repair, remodeling, or addition to existing building(s) on site are being constructed; the completion of which will eliminate the need for the coaches or modulars.
2. Applicant must provide proof that plans have been submitted for the repair, remodeling, addition, or new construction of the permanent building(s) prior to the issuance of the permits for the temporary coaches/modulars.
3. Site plans, permit application, and a modification of building ordinance stipulating the time limits and conditions of approval shall be filed for approval of the temporary use of coaches/modulars.
4. The use and location of a coach/modular shall be in compliance with the regulations of the City of Los Angeles Zoning Code. Existing on-site parking must be maintained.
5. A coach/modular is limited only to commercial or industrial purposes; it shall not be used for residential uses.
6. Structural plans for the installation of the tie down anchors shall be stamped and signed by a California State Licensed Civil or Structural Engineer. Tie down anchors must be designed to prevent the overturning of the coaches/modulars caused by wind or seismic forces unless they are an HCD (Department of Housing and Community Development) approved engineered foundation system.
7. Paths of travel to coaches/modulars and accessibility shall be in compliance with State of California Title 24.
8. Restroom facilities shall be provided on site.

9. Other conditions may be imposed as deemed necessary by the Department of Building and Safety.
10. Separate permits for Electrical, Plumbing or Mechanical work may be required.
11. Applicant must remove the coaches/modulars from the site within 30 days when one of the conditions as listed below first occurs:
 - a. A permit for the construction of the permanent building(s) has not been obtained within the plan check expiration time as per Los Angeles Municipal Code Section 98.0603.
 - b. There has been no construction activity for the permanent building(s) within a six months time interval after the permit was issued unless an approval to resume the construction is granted by the Inspector.
 - c. A permit for the construction of the permanent building has expired per Los Angeles Municipal Code Section 98.0602.
 - d. The project has been abandoned.
 - e. Once the construction of the permanent building(s) is completed and approved for occupancy, or the operation of the business is restored.
12. The location of the coach/modular shall be in accordance with the Los Angeles Building Code (LABC) Table 602 for exterior wall fire resistance rating, Section 705.8 for opening protection, and Chapter 72 for Fire District regulations.

PERMITTING AND INSPECTION PROCEDURE

The owner must file a Request for Modification of Building Ordinances (See <http://www.ladbs.org/docs/default-source/forms/plan-check-2014/commercial-coaches-pc-str-mod38-2014.pdf?sfvrsn=11>, Modification: PC/STR/Req.Mod.38) to allow the temporary installation and use of the commercial coach/modular. The request for the modification may be granted if all the conditions required by this bulletin are met. Once the request is approved, a building permit shall also be obtained prior to installation of the commercial coach/modular. The building permit may be issued when all of the requirements of the modification, including the requirements contained in this Information Bulletin are met. The building permit shall indicate the following:

1. The work description for the Building Permit shall read "Commercial Coach/Modular - temporary for XXXX (use) to expire on _____(date).
2. The use code on the permit application shall be "Temporary Structure."
3. Permit Valuation may be based on 50% of the current valuation for a similar permanent building.

Separate electrical and plumbing permits for the utility connections are required. Once the coach/modular is installed in accordance with approved plans, a Certificate of Occupancy shall be issued with the expiration date on the certificate as indicated on the building permit. (Example: Commercial Coach/Modular - temporary use as office. Certificate of occupancy to expire on December 31, 2017).