



MANUFACTURED BUILDING

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MIKE CAUSEY, INSURANCE COMMISSIONER & STATE FIRE MARSHAL
BRIAN TAYLOR, CHIEF STATE FIRE MARSHAL

MEMORANDUM

DATE: August 19, 2019 (updates July 12, 2012 memo)

TO: Building Officials / Third Party Inspection Agencies/
Approved Modular Manufacturers

FROM: Michael J. Hamm, P.E.
Chief Building Code Consultant
Manufactured Building Division

SUBJECT: Modulares without Restrooms

Restroom facilities must be provided in accordance **Section 403, North Carolina Plumbing Code, 2018 Edition**. It is acceptable to the Department of Insurance that a modular building be constructed without the required restroom facilities provided the structure is sited close enough to an existing building which contains sufficient facilities to accommodate the modular structure. *Acceptance of this arrangement is subject to the approval of the local building official.* Before a North Carolina Modular Validating Stamp may be attached to a modular unit which does not contain the required restroom facilities, the following two conditions must be met:

1. The following note must be placed on the plans: "Required restroom facilities will be provided on site in an adjacent building, subject to local inspection".
2. The following note must be placed on the building data plate: "Restroom in adjacent buildings subject to local approval, or site installed subject to local inspection".

Please be aware that the intent of this memo is to address certain types of small buildings that are frequently of modular construction, such as (but not limited to) coffee kiosks, parking attendant booths, etc. (Note that the omission of restrooms in modular classrooms is addressed in **Sections 403.8.5.4 and 403.8.5.5** of the **North Carolina Plumbing Code, 2018 Edition**.) **The application of this memo to a particular modular building for which there may be a question will be on a case by case basis, to be determined by the Manufactured Building Division.**