

Sea - Land Cargo Containers as Storage Buildings

PURPOSE

To establish a policy differentiating requirements for temporary vs permanent Sea-Land Cargo Containers used for storage purposes. Additionally, to address occupancies of these types of structures other than that for storage.

GENERAL

This policy supercedes policy # 60.1.39 - *Sea/Land Cargo Boxes as Storage Buildings* dated 11/22/94 from the Building Inspection Department prior to the existence of the Permit and Resource Management Department. Periodically, applicants desire to install 30 foot and 40 foot Sea-Land Cargo Containers for use as storage buildings.

A Sea-Land Cargo Container, (sometimes known as a “Seatrain”) is defined as a prefabricated metal structure designed for use as an individual shipping container in accordance with international standards or a metal structure designed and built for use as an enclosed truck trailer in accordance with Department of Transportation standards.

AUTHORITY

The Building Official shall have the authority to render interpretations of the code and adopt and enforce rules and supplemental regulations to clarify the application of provisions per Section 104.2.1 of the California Building Code.

PROCEDURE

A. Temporary Storage Use.

1. Occupancy classification shall be that of Group U, Division 1 as defined by CBC Section 312.
2. All standard approvals for a new structure of this size shall be obtained including a site evaluation.
3. A site plan must be submitted conforming to PRMD’s requirements in handout: Minimum Standard Site Plan - PJR-015.

4. All required setbacks for a U-1 Occupancy storage building shall be met.
5. Proposed use shall comply with the requirements and restrictions of a U-1 Occupancy and the storage container shall not be used for any other purpose.
6. The application shall be processed the same as other “U” Occupancies.
7. The permit fee amounts shall be based upon the building valuation using the same unit cost as for a wood framed, private garage.
8. Except in flood hazard areas, cargo containers may be installed on a temporary basis without any foundation. The maximum time a cargo container can be used as a temporary storage building is 360 days. Permits are required for temporary use.
9. Cargo containers shall be designed to withstand a 10 PSF uplift load when located in the floodplain. Cargo containers in the floodplain are not subject to elevation or flood venting requirements. Cargo containers are prohibited in the floodway.

B. Permanent Storage Containers.

1. Permanent storage containers are prohibited in flood hazard areas.
2. In addition to complying with all aspects of A. 9. above, cargo containers shall comply with the following:
 - a. Shall be anchored on concrete foundations capable of withstanding all imposed vertical and horizontal loads, the design shall be acceptable to this Department.
 - b. Any alterations to the container shall be designed and detailed by an engineer or architect licensed in the State of California.
 - c. Fire Safe Standards apply for residential projects.

C. Containers for Occupancies other than Storage.

1. In addition to complying with all aspects of A & B above, cargo containers shall comply with the following:
 - a. Shall comply with all applicable code requirements for the intended occupancy or use and shall have a code complying exit door, openable from the inside without the use of a key, tool, special knowledge or effort.
 - b. All required setbacks for the container shall be met for the occupancy identified.

- c. Sprinklers are required.

ATTACHMENTS

None

Approved by:

/s/ Pete Parkinson

Pete Parkinson, Director

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