MEMORANDUM

DATE: July 12, 2012 (updates July 28, 2010 memo)

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

FROM: Alan D. Greene, P.E.
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Manufactured Building Division

SUBJECT: Modulars without Restrooms

Restroom facilities must be provided in accordance Section 403, North Carolina
Plumbing Code, 2012 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 403.9.5.4 and 403.9.5.5 of the North Carolina
Plumbing Code, 2012 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.