



RELOCATABLES

Jon Hamrick – Administrator
John Olson – Program Director

July 12, 2011

Topics

- Types
- DOE and LEAs roles
- Requirements
- Uses and Status
- Disasters

Definitions

- 423.5.6.9 "Relocatable/portable facility" is a building which is designed with the capability of being moved to a new location.
- 423.5.6.10 "Modular facility" is a structure which, when combined with other modules and/or demountable roof and/or wall sections, forms a complete building. This facility may be relocatable.

Types of Relocatables

- Combustible construction (wood frame)



Types of Relocatables

- Non-combustible construction



Types of Relocatables

- Non-combustible construction



Types of Relocatables

- Clusters



Types of Relocatables

- Schools



Types of Relocatables

- Federally Funded



Modular Construction



Modular Construction



Modular Construction



DOE's role

- Establishes standards
 - 6A-2.0010 and SREF
 - Florida Building Code
- Provide technical assistance
- Validate district needs - surveys
- Distribute state and federal funds
 - PECO
 - CO&DS
 - Lottery
 - General Revenue

LEA's role

- Purchase or lease
- Maintain, manage, and operate
- Dispose of

Requirements

- Florida Statutes
 - 1013.20 Standards for relocatables used as classroom space; inspections.
 - 1013.21 Reduction of relocatable facilities in use.
 - 1013.37 State uniform building code for public educational facilities construction.

Requirements

- Florida Statutes - Funding
 - 1013.64 Funds for comprehensive educational plant needs; construction cost maximums for school district capital projects.
 - 1013.735 Classrooms for Kids Program.
 - 1011.71 District school tax.

Requirements

- DCA Manufactured Building Program
 - Chapter 553 Part I Manufactured Buildings
- Florida Building Code
 - 423.25 New Relocatables (Public Education – SREF)
 - 428 Manufactured Buildings
- Florida Fire Prevention Code
 - SFM Rule 69A-58
- SREF – Chapter 5
 - Section 5(14) Relocatable Buildings

1013.20 Standards for relocatables used as classroom space; inspections.--

- (1) The State Board of Education shall adopt rules establishing standards for relocatables intended for long-term use as classroom space at a public elementary school, middle school, or high school.

1013.20 Standards for relocatables used as classroom space; inspections.--

- (2) Annual inspections for all satisfactory relocatables designed for classroom use or being occupied by students are required for: foundations; tie-downs; structural integrity; weatherproofing; HVAC; electrical; plumbing, if applicable; firesafety; and accessibility.

1013.21 Reduction of relocatable facilities in use.--

- (1)(a) It is a goal of the Legislature that all school districts shall provide a quality educational environment for their students such that, by July 1, 2003, student stations in relocatable facilities exceeding 20 years of age and in use by a district during the 1998-1999 fiscal year shall be removed and the number of all other relocatable student stations at over-capacity schools during that fiscal year shall be decreased by half.

1013.37 State uniform building code for public educational facilities construction.

- (1)(a) Prefabricated facilities or factory-built facilities that are designed to be portable, relocatable, demountable, or reconstructible; are used primarily as classrooms; and do not fall under the provisions of ss. 320.822-320.862. Such standards must permit boards to contract with the Department of Community Affairs for factory inspections by certified building code inspectors to certify conformance with applicable law and rules. The standards must comply with the requirements of s. 1013.20 for relocatable facilities intended for long-term use as classroom space, and the relocatable facilities shall be designed subject to missile impact criteria of s. 423(24)(d)(1) of the Florida Building Code when located in the windborne debris region.

1013.64 Funds for comprehensive educational plant needs; construction cost maximums for school district capital projects.

- (3)(c) A district school board may lease relocatable educational facilities for up to 3 years using nonbonded PECO funds and for any time period using local capital outlay millage.

1013.735 Classrooms for Kids Program.

- (3) USE OF FUNDS.—In order to increase capacity to reduce class size, a district school board shall expend the funds received pursuant to this section only to:
 - (b) Purchase or lease-purchase relocatable facilities that are in excess of relocatables identified in the district's 5-year work program adopted prior to March 15, 2003.

1011.71 District school tax.

- (2) In addition to the maximum millage levy as provided in subsection (1), each school board may levy not more than 1.5 mills against the taxable value for school purposes for district schools, including charter schools at the discretion of the school board, to fund:
 - (h) Payment of costs of leasing relocatable educational facilities, of renting or leasing educational facilities and sites pursuant to s. 1013.15(2), or of renting or leasing buildings or space within existing buildings pursuant to s. 1013.15(4).

Florida Building Code

- Type of construction
- District wide foundation plans
- Wind loads
- HVHZ
- Flood plain
- Inspections
- Moving

Why needed

- Growth that exceeds school capacity
- Expandable / contractable schools
- Temporary space during construction
- Recovery

Uses

- Classrooms
- Laboratories
- Offices
- Toilet Rooms
- Media Centers
- Kitchen / Dining
- Storage
- Maintenance Facilities

Current and Future

- History
 - 21,000 relocatables
 - Average age 21
 - 85% Classrooms
 - Number of classrooms are declining
- Future
 - Relocatables will be here in the future

Disasters



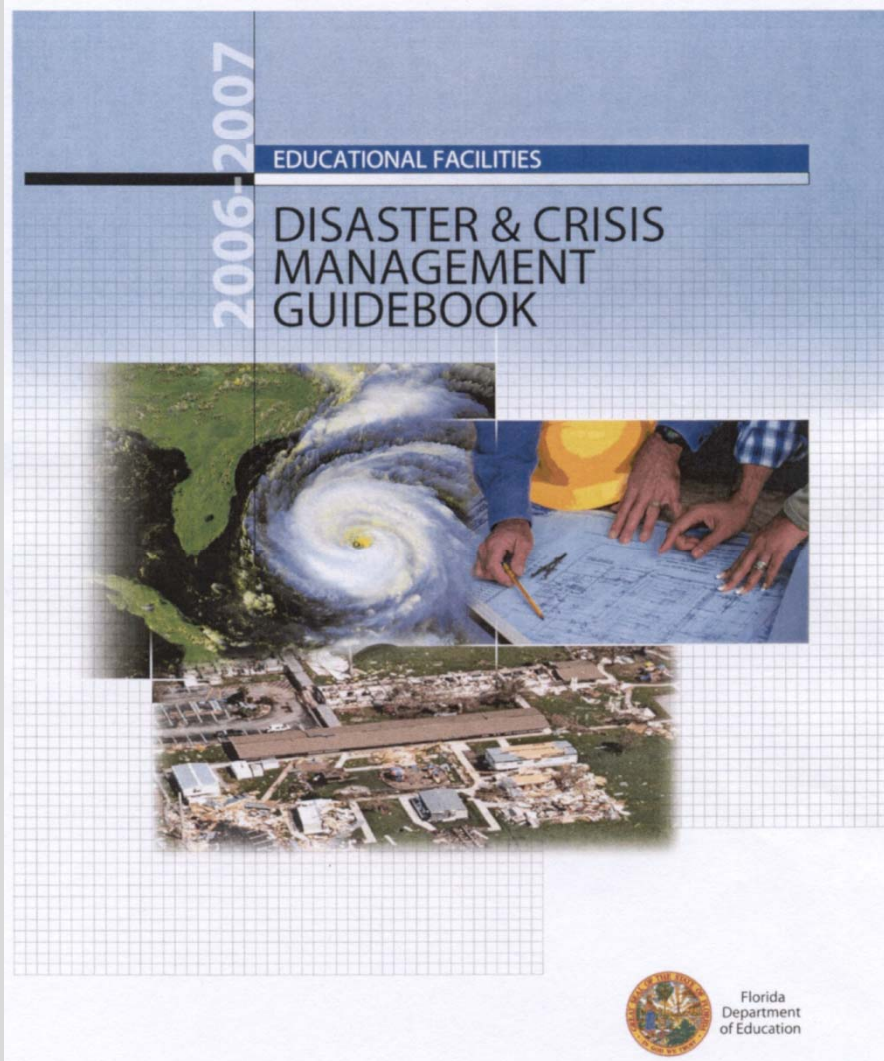
- Wind Damage



Disasters

- Districts set policy on use
- Tornado – evacuate
- Hurricane – not occupied
- Others
 - IEQ
 - Pest infestation
 - Water damage
 - Fire
 - Educational enhancements

Other Involvements



- State Wide Emergency Shelter Plan
- Florida Building Commission
- Florida Fire Advisory Council
- State wide organizations

QUESTIONS



Contact Information

- Office of Educational Facilities (850) 245-0494
 - Director: Thomas H. Inserra
- Survey
 - Program Director: John Olson
- Budgeting
 - Administrator: Charlene Waltz
- Plan Review and Training
 - Administrator: Jon Hamrick