



*Your Project – Our Commitment*

## Considering Modular Buildings for Your Space Needs?

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### **Consider This...**

#### **Design of Space:**

What will you be using the building for?

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How many square feet of space per person is reasonable?

Code requires:

100 square feet per person in an office environment

20 square feet per person in a classroom environment

35 square feet per person in a child care environment

7 square feet per person in a concentrated use assembly area

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How many people will be using this building?

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How many private offices will be needed?

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Will you need a conference space?

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Will there be a need for a reception area for the public?

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Will you need a public access restroom?

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Will you need a shower?

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Have you thought of the flow of traffic through the building?

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Will there be a break area or food preparation area?

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Is the building required to be ADA compliant?

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Are there any special floor load requirements for heavy items?

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Do you require additional outlets such as GFI, quad receptacles or floor mounted receptacles?

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Are the end users involved in the design process? Who? At what point?

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Please contact us with any questions or concerns you may have: **1-800-944-3442**

Visit us at: [www.MobileModularRents.com](http://www.MobileModularRents.com)

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## **Considering Modular Buildings for Your Space Needs?**

### **Site Location and Conditions:**

- Do you already own or lease land or have you selected your site location?

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- Is the property in the city or county?

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- What are the city and county requirements for the placement of a modular building on the site?

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- How much space is available for the footprint of the building?

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- Do you have a survey of the property?

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- Are there any other structures on the property?

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- Have you checked for the correct setback distance from the property line?

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- Are there existing services for utility tie in (electrical, water, telephone, sewer, etc.)? Have these been marked?

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- Who provides the electric, water, and sewer services in your area? Who will be connecting these services?

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- Is the site near a fault-line?

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- What are the soil conditions? Is the soil compacted?

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- Will trees, telephone lines, gates, ditches or fences create a delivery and installation obstacle?

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- Is the site level or will you grade to make the site level?

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- Will you require an upgraded snow load or wind load?

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- Will the building be skirted? Set close to or at ground level?

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- Is there sufficient space for parking?

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- Has your building department approved the plans for the site and the building?

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- Have underground obstacles been identified?

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## Considering Modular Buildings for Your Space Needs?

### Permits for Your Project:

What types of plans or permits are required by your city or county to add a modular building?

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Will you be using the services of an architect or engineer?

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Are fire sprinkler or smoke detection systems required by the local fire marshal?

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Will you need to submit an application for waste or water separately?

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Will you be required to provide a blocking pattern for the installation of your building?

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### Budgeting For Your Project:

Has a budget been established? What is your budget for the project? What is your monthly budget for a lease project? Upfront costs for installation and other?

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What is your funding source?

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Will you also need to include funds for an architect, engineer, construction manager, inspector, city or county permits, surveys, and other items?

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Don't forget to include the costs for utilities and their connection: (water, electrical, phone, data, security and fire, etc.)

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Have you thought of the insurance requirements?

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What type of transaction works best for you? Lease, Purchase, Installment Option?

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For a purchase, what are your financing options?

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### Ancillary Items:

Will you need or be required to have:

- |   |  |
|---|--|
| <input type="checkbox"/> Sprinkler systems          | <input type="checkbox"/> Fire rating         |
| <input type="checkbox"/> Alarm systems              | <input type="checkbox"/> Furniture           |
| <input type="checkbox"/> Security doors and windows | <input type="checkbox"/> Data requirements   |
| <input type="checkbox"/> Seismic restraints         | <input type="checkbox"/> Prevailing wages    |
| <input type="checkbox"/> Ramps                      | <input type="checkbox"/> Decks or breezeways |
| <input type="checkbox"/> Awning                     | <input type="checkbox"/> Unionized labor     |

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## **Considering Modular Buildings for Your Space Needs?**

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### **Timing**

What is your occupancy date? (Average allowance of 2-4 weeks for large stock product and 8-10 weeks for custom products)

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What is your schedule for the construction and delivery of the building(s)?

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### **Specifications for Your Owned Modular Building:**

How will the building fit the environment?

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Will you require single story or multiple stories?

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When buying a building what kind of a roofline would fit your design? Monoslope, Dualslope, Parapet, Mansard?

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What colors should the exterior be finished in?

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Will there be signage required on the site or in the building?

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When buying a building how many windows would you like the building to have and where should they be placed?

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When buying a building what kind of interior finishes would you like? Paneling, drywall, tile, wood finish, etc?

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What type of floor covering will be needed? Will it vary based on use of space?

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