



# CAN/UL 2600:2020

## STANDARD FOR SAFETY

### Relocatable Buildings

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UL Standard for Safety for Relocatable Buildings, CAN/UL 2600

Third Edition, Dated November 8, 2019

### **Summary of Topics**

***This revision of CAN/UL 2600 dated December 21, 2020 is issued to limit floor load application to buildings used for offices; removal of anchorage requirements; limit step dimension exception to specific buildings; revisions to Annex E to reflect other changes, provide clarification, and correct information; and editorial corrections; [6.1.2](#), [6.2.4.1](#), [7.1](#), [7.3.1.1](#), [8.3.1](#), [8.3.2](#), [10.3.1](#), [11.2.1](#), [12.1.2](#), [E6](#), [Table E6](#), [Table E7](#), [Table E10](#), [E11](#), [Table E11](#), [Table E12.1](#), [Table E12.2](#), and [Table E15](#)***

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The new and revised requirements are substantially in accordance with Proposal(s) on this subject dated August 28, 2020.

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**NOVEMBER 8, 2019**  
(Title Page Reprinted: December 21, 2020)



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**CAN/UL 2600:2020**

**Standard for Relocatable Buildings**

First Edition – April, 2017  
Second Edition – September, 2018

**Third Edition**

**November 8, 2019**

This CAN/UL Safety Standard consists of the Third Edition including revisions through December 21, 2020.

This most recent edition of CAN/UL 2600 as a National Standard of Canada occurred on December 21, 2020.

This standard has been designated as a National Standard of Canada (NSC) on December 21, 2020.

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## Preface

This is the Third Edition of the CAN/UL 2600, Standard for Relocatable Buildings.

UL is accredited by the Standards Council of Canada (SCC) as a Standards Development Organization (SDO).

This Standard has been developed in compliance with the requirements of SCC for accreditation of a Standards Development Organization.

Annexes [A](#) and [B](#), identified as normative, forms a mandatory part of this Standard.

Annexes [C](#), [D](#), [E](#), and [F](#), identified as informative, are for informational purposes only.

This CAN/UL 2600 Standard is under continuous maintenance, whereby each revision is approved in compliance with the requirements of SCC for accreditation of a Standards Development Organization. In the event that no revisions are issued for a period of four years from the date of publication, action to revise, reaffirm, or withdraw the standard shall be initiated.

In Canada, there are two official languages, English and French. All safety warnings must be in French and English. Attention is drawn to the possibility that some Canadian authorities may require additional markings and/or installation instructions to be in both official languages.

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This Edition of the Standard has been formally approved by the STP on Relocatable Buildings, STP 2600.

This list represents the STP 2600 membership when the final text in this standard was balloted. Since that time, changes in the membership may have occurred.

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International Classification for Standards (ICS): 91.080.01; 91.120.01

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This Standard is intended to be used for conformity assessment.

The intended primary application of this standard is stated in its scope. It is important to note that it remains the responsibility of the user of the standard to judge its suitability for this particular application.

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## 1 Scope

1.1 This standard provides the requirements for relocatable buildings.

Note: See Section 4 Glossary, Annex C and Section D3.

1.2 This Standard applies to relocatable buildings where the major occupancy, as defined in the National Building Code of Canada, is:

- a) Group A, Division 2;
- b) Group C, except that the standard does not apply to buildings containing dwelling units;
- c) Group D, or
- d) Group F, Division 3.

Note: See Annex C.

1.3 This Standard applies to relocatable buildings without a basement or heated crawl space where the building area does not exceed the maximums specified in [Table 1.1](#).

Note: Buildings that exceed the building heights and building areas specified in [1.2](#) must comply with the building codes and regulations that apply at the building location.

**Table 1.1**  
**Maximum Building Area**

Sleeping Accommodation	Maximum Building Area, m <sup>2</sup>			
	Sprinklered	Not Sprinklered	Sprinklered	Not Sprinklered
	1-Storey		2-Storey	
No	2,400	1,200	1200	600
Yes	1,200	600	600	300

1.4 Buildings constructed in accordance with this standard are permitted to be of combustible construction or noncombustible construction, used singly or in combination.

1.5 This standard provides requirements that address:

- a) construction of the building modules including
  - i) structural design
  - ii) ceiling heights
  - iii) accessibility
  - iv) stairs, handrails and guards
  - v) means of egress;
  - vi) fire protection in and between buildings
  - vii) electrical

- viii) heating and ventilation;
  - ix) plumbing;
  - x) building envelope
  - xi) energy efficiency; and
- b) site considerations including
- i) site preparation
  - ii) egress routes
  - iii) spatial separation;
  - iv) fire fighting; and
- c) instructions and marking.

Note: See Annex [C](#).

## 2 Units of Measurement

2.1 Only metric SI units of measurement are used in this Standard. If a value for measurement is followed by a value in other units in parentheses, the second value may be approximate. The first stated value is the requirement.

## 3 Reference Publications

3.1 References to codes or standards appearing in the requirements of this standard shall be interpreted as referring to the latest edition, except that when the latest edition of a standard is not applicable, the edition identified in this clause or elsewhere in the standard shall be used.

### ASHRAE

ANSI/ASHRAE 62, Ventilation for Acceptable Indoor Air Quality

### CSA

CSA A277, Procedure for certification of prefabricated buildings, modules, and panels

CSA B66, Design, material, and manufacturing requirements for prefabricated septic tanks and sewage holding tanks

CSA Z240.10.1, Site Preparation, Foundation and Installation of Buildings

### NFPA

NFPA 13, Standard for Installation of Sprinkler Systems

NFPA 13R, Standard for Installation of Sprinkler Systems in Residential Occupancies

NFPA 96, Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations

### ULC Standards

CAN/ULC-S524, Standard for Installation of Fire Alarm Systems

### National Research Council of Canada

National Building Code of Canada

National Fire Code of Canada

National Energy Code of Canada for Buildings

## 4 Glossary

4.1 Words and phrases used in this Standard that are not included in the definitions below shall have

a) the meanings specified in the National Building Code of Canada; or

b) where such words or phrases are not defined in the National Building Code of Canada, the meanings that are commonly assigned to them in the context in which they are used, taking into account the specialized use of terms by the various trades and professions to which the terminology applies.

4.2 **APPLIANCE** – a device to convert electrical energy or fuel into thermal energy and includes all components, controls, wiring and piping required to be part of the device by the applicable standard referred to in this Standard.

4.3 **BUILDING CLUSTER** – a group of one storey relocatable buildings where the sum of the building areas and the space between the buildings is not greater than 1200 m<sup>2</sup> and where the limiting distance between buildings within the cluster may be reduced provided other requirements are met.

4.4 **EGRESS ROUTE** – a continuous path of travel provided for the escape of persons from any exterior door of a relocatable building in a building cluster, or contained open space in a building cluster, to an open public thoroughfare, or an exterior open space protected from fire exposure from the building cluster and having access to an open public thoroughfare.

4.5 **MODULE** – a relocatable unit constructed in a factory that, when installed on site forms all or part of a building.

4.6 **MODIFIED RELOCATABLE MODULE** – a relocatable module that has been subject to any change to structural, architectural, electrical, mechanical, plumbing, gas or HVAC assemblies or systems, or any change to the use and/or occupancy of a module.

Note: See [22.2.2.3](#) and [C22.2.2.3](#).

4.7 **PUBLIC USE** – useable by the general public.

Note: See Annex [C](#).

4.8 **RAPID DEPLOYMENT** – refers to a one-storey relocatable building that is not for public use, is designed and constructed for rapid removal, relocation and re-installation, and is used in any one location for not longer than 90 days.

Note: See Annex [C](#).

4.9 **RELOCATABLE BUILDING** – a building that is constructed of one or more modules that are designed and constructed to be readily transported, installed, connected together, disconnected and uninstalled without damage numerous times over their service lives. Modules may be transported on their own running gear or on separate transport equipment.

4.10 **WSRB (wheeled or skidded relocatable building)** – a relocatable building that is a single module and constructed with running gear or on skids.

## 5 General Requirements

### 5.1 Compliance

5.1.1 Except as specifically provided in this Standard, relocatable buildings shall comply with

- a) the National Building Code of Canada (NBC), and
- b) the energy efficiency requirements provided in
  - i) as applicable considering building size and occupancy, the 2017 National Energy Code for Buildings, or
  - ii) the 2015 National Building Code Section 9.36, Energy Efficiency, regardless of building size and occupancy.

Note 1: The standard provides requirements that are in addition to the requirements of the referenced Codes and exceptions to those requirements. See Annex C for explanations of differences.

Note 2: See [C5.1](#) and Annex [C20](#) Energy Efficiency.

Note 3: As relocatable buildings do not contain dwelling units, sound transmission requirements in the National Building Code of Canada do not apply.

5.1.2 Relocatable buildings within the application of Part 9 of the National Building Code of Canada shall not be required to comply with NBC Subsection 9.10.21, Fire Protection for Construction Camps.

### 5.2 Building Occupancy and Use

5.2.1 Except as provided in [5.2.2](#), relocatable buildings containing sleeping accommodation shall not contain spaces for other uses.

5.2.2 Relocatable buildings containing sleeping accommodation are permitted to include spaces for other uses provided each of those spaces does not exceed 100 m<sup>2</sup> in area. (See also [12.1.2.1](#).)

## 6 Structural Design

### 6.1 Compliance

6.1.1 Except as provided in [6.2.3](#), [6.2.4](#) and [7.2.2](#) structural design of relocatable buildings shall be in accordance with NBC Part 4, Structural Design.

6.1.2 Structural design shall take into account:

- a) effects of forces due to transportation and installation due to frequent relocation; and
- b) climatic and seismic loads at the installation location.

Note: See Annex C.

### 6.2 Design Loads

Note: While the installation location for a relocatable module may not be known at the time the module is constructed, modules delivered to a particular site must comply with the design loads at that site.

## 6.2.1 Snow Loads

6.2.1.1 Specified snow load shall be the greater of:

- a) the specified snow load at the installation site; or
- b) 2 kPa.

Note: See Annex [C](#).

## 6.2.2 Wind Loads

6.2.2.1 Specified wind load shall be based on the greater of:

- a) the reference velocity pressure at the installation site; or
- b) a reference velocity pressure not less than 0.7 kPa.

Note: See Annex [C](#).

## 6.2.3 Earthquake Loads

6.2.3.1 Single-module wood frame buildings within the application of Part 9 shall be designed for earthquake in accordance with:

- a) NBC Part 4; or
- b) NBC 2015 Part 9 requirements for buildings subject to high earthquake loads.

Note: NBC Part 9 requirements for high seismic forces apply where the seismic spectral response acceleration,  $S_a(0.2)$ , is greater than 0.70 but not more than 1.8. See also Annex [C](#).

## 6.2.4 Floor Loads

6.2.4.1 Relocatable buildings need not have a specified uniformly distributed live floor load greater than 2.4 kPa provided these are:

- a) single module constructed with running gear,
- b) not more than 4.88 m (16 ft) wide, and
- c) used for offices.

## 7 Site Preparation, Foundations and Anchorage

### 7.1 Site Preparation

Note: See [F5.2](#) on removal of vegetation around buildings with sleeping accommodation.

7.1.1 Site preparation shall comply with accepted good practice considering building occupancy, duration of use and site properties.

### 7.2 Foundations

Note: See Annex [C](#).

7.2.1 Foundations of relocatable buildings, regardless of building area, need not comply with the NBC provided the building complies with [7.2.2](#) and:

- a) is installed on foundations constructed in accordance with CSA Z240.10.1 “Site Preparation, Foundation and Installation of Buildings”;
- b) is a single module constructed with running gear; or
- c) is a rapid deployment building constructed with skids or placed on a gravel pad or rig mat.

Note: See Annex [C](#).

7.2.2 Buildings installed as described in [7.2.1](#) shall:

- a) be one-storey in building height,
- b) not be constructed with masonry, heavy roofing such as concrete or clay roof tile, or concrete floor topping;
- c) have a maximum specified uniformly distributed design live load on the floor of 2.4 kPa (50 lb/ft<sup>2</sup>), and
- d) be
  - i) installed on rock or soil that is not moisture-susceptible, or
  - ii) in conformance with the requirements for deformation resistance provided in CSA Z240.2.1 “Technical Requirements for Manufactured Homes ” in CSA Z240 MH Series, “Manufactured Homes”.

Note: See [21.1.2](#) on junctions between modules installed on ground susceptible to moisture movement.

## 7.3 Anchorage

### 7.3.1 Means for Tie-Down

#### 7.3.1.1 Deleted

## 8 Crawl Spaces

### 8.1 Compliance

8.1.1 Except as provided in [8.2](#) and [8.3](#), crawl spaces for relocatable buildings, regardless of building area or occupancy, shall comply with NBC Part 9, Section 9.18, Crawl Spaces.

Note: See Annex [C](#).

### 8.2 Access Openings and Ventilation

8.2.1 The requirements for access openings and ventilation provided in NBC Part 9, Section 9.18, shall apply only where a crawlspace is skirted.

Note: See Annex [C](#).

### 8.3 Ground Cover

8.3.1 Ground cover shall not be required under rapid deployment relocatable buildings constructed with skids or placed on a gravel pad or rig matt.

Note: See Section [F3](#).

8.3.2 Ground cover shall not be required to be installed in crawl spaces for relocatable buildings where the net free ventilation area is not less than 0.2 m<sup>2</sup> for every 50 m<sup>2</sup> of floor area.

Note: See Section [F3](#).

## 9 Barrier-Free Design and Ceiling Height

### 9.1 Barrier-Free Design

9.1.1 Relocatable buildings need not comply with barrier-free or other accessibility requirements unless the building is for public use.

Note: See Annex [C](#).

### 9.2 Ceiling Heights

9.2.1 Except as permitted by [9.2.2](#), clear ceiling height shall be not less than 2.1 m.

9.2.2 In modules specifically produced to be transported by air plane, the clear ceiling height need not comply with [9.2.1](#) provided it is

- a) not less than 2 m over at least 90% of the floor area; and
- b) not less than 1.9 m over the remaining floor area.

## 10 Stairs, Ramps, Handrails and Guards

### 10.1 Application

10.1.1 This Section applies to relocatable buildings that are not for public use.

### 10.2 Minimum Number of Risers

10.2.1 A single riser is permitted at raised floors constructed to allow for the installation of building services in laundry rooms and washrooms.

10.2.2 Where a stair has less than three risers and serves a floor that is accessible to persons other than service personnel, the floor shall be a contrasting colour or have a distinctive pattern to demarcate the leading edge.

### 10.3 Step Dimensions

10.3.1 Steps shall have a maximum rise and minimum run of 200 mm where the stairs:

- a) are exterior stairs and serve
  - i) a rapid deployment building,

- ii) a single-module building constructed on a chassis with running gear, or
- b) are interior stairs serving raised floors constructed to allow for the installation of building services in laundry rooms and washrooms.

## 10.4 Ramps

10.4.1 Interior ramps shall have a slope of not more than 1 in 6.

Note: Where a ramp has a slope greater than 1 in 8 and serves as an access to exit, the NBC specifies a minimum width for doorways and corridors of not less than 6.1 mm per person.

10.4.2 Where multi-module relocatable buildings are installed on surface foundations on moisture-susceptible soil, ramps or metal sills shall be installed in all locations where connections between modules occur.

10.4.3 Surfaces of interior ramps shall have either a colour contrast or a distinctive pattern to demarcate the beginning and end of a ramp.

## 10.5 Landings

Note: See Annex C.

## 10.6 Guards

10.6.1 Openings in guards shall comply with the requirements for guards in buildings of industrial occupancy.

## 11 Means of Egress

### 11.1 Walkways as Means of Egress

11.1.1 Subsection [11.1](#) applies to walkways that provide a required means of egress.

Note: See Annex C.

11.1.2 Walkways shall be enclosed or roofed.

11.1.3 Except as provided in [11.1.5](#), walkways shall be designed to serve no other purpose other than to facilitate the movement of persons to and from adjoining buildings.

11.1.4 Storage rooms, washrooms, toilet rooms, laundry rooms and similar ancillary rooms shall not open directly into a walkway.

11.1.5 Service rooms containing space heating equipment shall not open directly into an enclosed walkway except where:

- a) the equipment serves only the walkway and the room is separated from the walkway by construction having a 45 min fire resistance rating;
- b) openings in the service room fire separation are protected by closures; and
- c) the room is equipped with a heat detector where the adjoining buildings are required to be protected by a fire alarm system.

Note: See Annex [C](#).

## 11.2 Travel Distance

11.2.1 Exits shall be located so that the travel distance from any part of the relocatable building to at least one exit is not more than

a) where the building is not sprinklered

i) 25 m if the building is not a multi-module rapid deployment building constructed in accordance with the exceptions provided in [12.1.2.3](#) or [13.3.1](#); or

ii) 15 m if the building is a multi-module rapid deployment building constructed in accordance with the exceptions provided in [12.1.2.3](#) or [13.3.1](#); or

b) 40 m if the building is sprinklered.

Note: See [13.5](#) for criteria for egress routes from buildings in building clusters.

## 11.3 Number of Exits

11.3.1 Except as permitted by [11.3.2](#), every floor area shall be served by not less than 2 exits.

11.3.2 A floor area, with an occupant load not greater than 60, is permitted to be served by one exit provided:

a) for unsprinklered buildings less than 80 m<sup>2</sup> (860 sq. ft.) in building area, the travel distance from any point in the floor area to the exit is not more than

i) 15 m where there are no sleeping rooms; or

ii) 10 m with sleeping rooms, or

b) for sprinklered buildings, the travel distance from any point in the floor area to the exit is not more than 25 m and the building area is not more than

i) 200 m<sup>2</sup> where there are no sleeping rooms; or

ii) 150 m<sup>2</sup> where there are sleeping rooms.

Note 1: A connection to a walkway cannot be the only exit for a floor space of a building.

Note 2: Occupant load should be posted as part of factory construction.

## 11.4 Doors and Hardware

### 11.4.1 Service and Janitor Room Doors

11.4.1.1 Doors to service rooms and janitor rooms need not open inward:

a) from a corridor required for egress, and may obstruct required egress width, or

b) from a room or space of assembly occupancy.

Note: See Annex [C](#).