

Construction Trailers, Modular Office Trailers and Mobile Sales Offices



Construction Trailer: a trailer or other unit utilized and occupied solely by those individuals actively and directly working on the building project. A Construction Trailer is therefore *not* required to be to meet NC State Building Code [Accessibility Criteria](#).



Modular Office Trailer: provides space that may at times be occupied by individuals who are not directly working on the project. It may be used both as an [office and for site meetings](#) (involving for instance architects, engineers, corporate representatives, clerical staff, or other project stakeholders). A Modular Office Trailer is therefore required to meet NC State Building Code [Accessibility Criteria](#).



A Mobile Sales/ Leasing Office: provides space occupied as both an [employee work area](#) and potentially [accessed by the public](#). A Mobile Sales/ Leasing Office is therefore required to meet NC State Building Code [Accessibility Criteria](#).

1. All 3 structure types require [zoning authorization](#) from the appropriate jurisdiction for the project ([Mooresville](#), [Troutman](#), [Statesville](#) or [Iredell County](#)).
2. All 3 structure types are [required to be permitted](#) by [Iredell County Building Standards](#).
3. When electrical service is anticipated as part of the set-up of the unit, a formally [assigned address](#) is required as a condition by the utility in order to energize, for billing, and provide power to the structure.
Note: Construction Trailers are limited to [Saw Service](#) only.
4. Fire Marshal with jurisdiction must also authorize permit issuance ([Mooresville](#), [Statesville](#) or [Iredell County](#)).

Also, for a Modular Office Trailer or Mobile Sales Office conditions include:

5. Construction Documents must be [submitted for review](#) to Iredell County Building Standards.
6. Construction Documents are to include a [site plan](#) with lot lines and [setbacks](#) with dimensions indicated.
7. Include the manufacturer's [set-up plan](#) for the specific unit.
8. [Demonstrate accessibility from grade](#) to and into the office area; typically via a ramp (provide engineered design of the ramp or manufacturer's specifications for a pre-engineered ramp).
9. Indicate on the site plan the location of [accessible parking](#) and the [accessible route](#) from that parking to the ramp or landing at the entry to the unit.
10. Indicate on the site plan the location of relevant site utilities to serve the unit; e.g. plumbing & electrical; and/ or, site elements considered important for context; e.g. existing septic/ well location, easements, etc.
11. When a toilet room is included in the unit, verification of a [portable septic tank](#) and a copy of a vendor agreement for ongoing service of the tank are required.
12. Permit fees are addressed in the [Iredell County Building Permit Fee Schedule](#).

If you have any questions, comment, or require additional clarification please contact Tracee Stikeleather (704-928-2021 - extension 2021 tracee.stikeleather@co.iredell.nc.us), or Barbara Jones (704-928-2016 - extension 3116 barbara.jones@co.iredell.nc.us).