



City and Borough of Sitka

PUBLIC SERVICES
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City and Borough of Sitka Building Department Storage Vans and Building Code Applicability Policy #03-05

Effective Date: August 29, 2003, major update January 22, 2004

Purpose: To clarify how building codes apply to storage vans and van structures.

Policy: Storage vans and van structures will be classed in the occupancy class 'U', provided that they:

1. Are used for passive storage of non-hazardous materials.
2. Do not have electrical wiring or plumbing, except that wiring for lighting only which is enclosed in conduit is permitted. No receptacles allowed inside vans.

This policy includes storage vans connected or covered with a roof if:

3. the total footprint of the structure does not exceed 3,000 square feet
4. the total enclosed and covered volume does not exceed 54,000 cubic feet
5. at least two sides remain open, *and*
6. all parts of the van/roof structure are at least 20 feet from adjacent structures.

This policy applies whether the storage van is rented as commercial storage space or is simply private storage on a non-commercial lot.

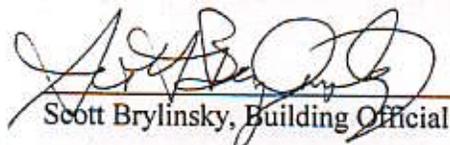
A storage van structure that exceeds the limitations specified in this policy shall be classed in the occupancy class other than Group U that it most nearly resembles. This policy does not address zoning requirements, such as setbacks. Questions on zoning should be addressed to the Planning Director.

Definitions:

Building codes - Any of the codes adopted by the City and Borough of Sitka to regulate building safety including but not limited to the International Building Code, International Fire Code, International Mechanical Code, Uniform Plumbing Code, National Electric Code, and the local sprinkler ordinance.

Non-hazardous materials - Materials which, in the judgment of the Building Official, do not carry an unusual risk of fire, explosion or chemical hazard.

Approved:


Scott Brylinsky, Building Official

1-22-04
Date