It has certainly been an interesting year so far for our industry, with a lot of help and support from our members. Many companies are still working through the slow economic recovery while a renewed interest in the oil sands projects has given a much-needed boost to the Alberta market.

Despite these challenges, MBI has had many recent successes, including great turnout and feedback from World of Modular and the recent Modular Construction Summit in D.C. The staff continually monitors your feedback in order to make these shows as valuable as possible each year.

We have also had some key victories on the regulatory front, particularly regarding the new International Green Construction Code. MBI submitted 34 comments to help shape the code in a more “modular friendly” manner, 13 of which were approved. Critical importance to our fleet owners, MBI was able to add new language to the code clarifying that existing relocatable buildings will be treated the same as existing buildings when moved, rather than being treated as a “new” building. We have a lot more work to do on influencing this code but have a solid strategy and a great team in place working on this.

But one of my key areas of focus for the year is to encourage more members to take advantage of the high-quality training programs we offer. MBI has several more events this year including our popular Essentials of Modular Construction and Project Management training in Calgary, Alberta.

Rounding out the calendar of events will be our Green Building Conference in Phoenix, AZ November 3-4. This meeting is a must for everyone as more customers demand sustainability.

Finally, a series of low- and no-cost regional town halls ensure that an MBI event will soon be in your region.

I am proud of some of the accomplishments we have been able to achieve to date, such as partnering with the ICC on disaster relief efforts, and our Foundation’s work with McGraw-Hill Construction on the publication of a new report highlighting the advantages of modular construction. We know we have many more opportunities and challenges on the horizon and by continuing to work together as an industry I am confident we will achieve many more successes.

Thank you for the opportunity to serve as the board president.

Sincerely,
Mike Ridley
MBI President
UPCOMING EVENTS!

COMING TO CALGARY:  
YOUR MOST-REQUESTED TRAINING TOPICS

MBI is partnering with leading experts in modular construction, project management, and building information modeling to bring you an entirely new training program. Partner FMI Corporation has a time-tested reputation for management consulting, development, market research, and capital services for the construction industry. Likewise, our modular construction and BIM experts have a history of providing practical education, strategies, and techniques on design, construction, and facility management.

This 1.5 day program gives participants an opportunity to hone decision making skills, leadership ability, benchmark themselves, and most importantly think and act like true construction professionals. Choose from two courses: “Building Strong Project Management Skills” and “Essentials of Commercial Modular Construction.” We will help you understand core concepts and construction principles, develop the skills necessary to build effective teams and customer relationships, learn how to enhance company marketability and maximize profits, and identify specific improvements to make within personal areas of responsibility.

For course descriptions and to register, visit www.modular.org.

NEW! TOUR OF UK FACTORIES SET FOR OCTOBER

Modular construction in the UK is a well-accepted US$6.4 billion industry—one that is growing at more than 20% annually. In a land steeped in history and tradition, how do state-of-the-art manufacturers routinely build very tall, modern-looking modular buildings in dense urban areas? Join industry colleagues and friends for a new and unique tour of the best commercial modular buildings England has to offer.

On October 9, 10, 11 we will tour some of the most innovative modular factories in England, see first-hand high-rise modular buildings including the world’s tallest, and take in the sights and sounds of three important cities in English history: Bristol, Wolverhampton, and London. Our trip begins with a half-day conference featuring expert speakers on modular design, construction, and assembly. You will hear about advanced modular building techniques, use of automation in modular factories, opportunities to collaborate on industry efforts, and how the UK has positioned itself as a market leader in modular construction.

The registration fee of $2850 INCLUDES: conference attendance, factory tours, building tours, hotel accommodations, meals, guided ground transportation, taxes, service fees, and gratuities. Spouse/guest excursions are available.

Space is limited, so register early by visiting www.modular.org.

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- Self-Bridging Mate-Line™ decreases multi-unit setup time with a one-piece, one-step design — it’s a Mule-Hide exclusive that’s patent pending.

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Results of Recent IGCC Hearing

The International Green Construction Code (IGCC) hearing in Dallas in May resulted in some major wins for our industry. MBI submitted 34 comments and had 13 approved. Most importantly, MBI was able to get a definition of relocatable buildings included in the code and clarify that existing relocatable buildings are to be considered just like existing site built structures when they are relocated (not treated as “new” buildings).

MBI was also able to get several comments approved which favor the modular construction process including comments pertaining to “recyclability,” “deconstruction,” and waste minimization.

We were also able to get several key wins at the ICC administrative level and many new industry allies. Our members have never worked together so well to accomplish a common goal and we are very grateful to all of those involved. Following are details on how the code changes will affect the relocatable building division of our industry and current recommendations for issues that will affect the permanent modular construction division.

IGCC Treatment of Existing Relocatable Buildings

**BEFORE:** Existing buildings were treated as “new” when relocated. MBI originally estimated the costs for renovations to the buildings at approximately $30,000 for an existing 24 x 64 classroom built to the 2003 IBC. This estimate was exclusive of HVAC upgrades and commissioning requirements, pushing this total estimated cost to $40,000 or similar to this.

**AFTER:** After MBI’s efforts during public comments for version 2.0 of the IGCC, existing relocatable buildings are now clearly identified in Chapter 10 and have to comply with section 1003.2, saving approximately $40,000 per building!

1. Non-functioning thermostats shall be repaired or replaced
2. Leaking air ducts shall be sealed with approved sealants. Although the presence of duct tape shall not be deemed to indicate noncompliance where a duct is not leaking, duct tape shall not be acceptable for repair of such leaks.
3. Outside air dampers, damper controls and linkages controlled by HVAC units shall be in good repair and adjustment
4. Hot water and steam leaks, defective steam traps and radiator valves shall not be permitted in any accessible piping
5. Leaking accessible chilled water lines and equipment shall be repaired or replaced

This applies to existing buildings only, newly constructed buildings still need to comply with all the requirements of the IGCC.

IGCC and Permanent Modular Construction

Where adopted, the IGCC has certain mandatory provisions, jurisdictional requirements and project electives. Each jurisdiction will set the number of project electives that are required to be met, from 1-14. An owner must select the appropriate number of electives from the list included in the green code. (Italicized language is new, stricken language is deleted).

**MBI Added:** New modular friendly project electives

508.3 Construction waste landfill maximum project elective. Projects seeking a construction waste landfill maximum project elective in accordance with Table 303.1 and Section 303.4 shall comply with Section 502.1 except not more than 4 pounds of construction waste, excluding hardscape, per square foot of building area shall be landfill. Construction waste shall be measured separately by building construction waste and hardscape waste.

508.5 Design for deconstruction and building reuse project elective. Projects seeking a design for deconstruction and building reuse project elective shall be designed for deconstruction of not less than 90 percent of the total components, assemblies, or modules to allow essentially the entire building to be reused. Design for deconstruction shall be documented on the building’s plans and construction documents.

**MBI Revised:** Certain sections to virtually ensure compliance based on current industry practices, or at least make it easier for modular to comply.

503.2.1 Used materials and components. Used materials and components shall comply with the provisions for such materials in accordance with the applicable code referenced in Section 102.4 and the applicable requirements of this code.

503.2.3 Recyclable building materials and building components. Building materials and building components shall be manufactured for recyclability with a minimum recovery rate of not less than 30 percent through reuse, recycling, and reprocessing.

1006.2 Deconstruction and Demolition. Where buildings, structures or portions thereof are deconstructed or demolished, a minimum of 50 percent of materials shall be deconstructed and diverted from landfills and incineration. Documentation of the total materials in buildings, structures and portions thereof to be deconstructed or demolished and materials to be diverted and evidence of diversion shall be provided. Material quantities shall be indicated and calculated by weight or volume, but not both. A Construction Material and Waste Management Plan shall be developed and implemented in accordance with Section 502.1 and shall indicate deconstruction procedures.

**THESE COMMENTS ARE NOT FINAL**, but recommendations for the Final Action Hearing in November. MBI has a team of consultants working on retaining these issues in the final action, as well as seeking additional relief for smaller buildings. MBI will continue to need to the support of our members in funding these efforts since the costs are not able to be covered fully by membership dues. Donations can be made by emailing tom@modular.org.

IGCC Adoption Updates

The State of Maryland will not adopt the IGCC until the final publication is available, anticipated to be March 2012. At that point, the state will adopt the green code as “voluntary.” Additionally, any relocatable unit labeled for Maryland prior to adoption of this code will continue to be allowed to be used in Maryland without being brought up to the new code.

The Phoenix green code became effective July 1, 2011. Based on version 2.0 of the IGCC, the code is adopted as an “optional code” unless specifically required through an ordinance of the City of Phoenix. The code can be reviewed here: www.ecodes.biz/ecodes_support/Free_Resources/Phoenix2006/Phoenix_Green/PHXGreen_main.html.

Additionally, the Oregon Reach Code became effective July 1, 2011. This code, available for jurisdictions desiring to go beyond the case code, can be viewed here: www.bcd.oregon.gov/committees/IReachcode/Oregon_Reach_Code.pdf.
MBI Partners with ICC on Disaster Relief

MBI teamed up with the ICC to assist local Building Officials and Fire Officials in tornado-stricken states that need temporary office spaces. MBI agreed to work with the ICC to donate up to 10,000 sq. ft. of office space rent free for 12 months.

Recent tornadoes in Alabama, Arkansas, Illinois, Kansas, Mississippi, Missouri, North Carolina, Ohio, Oklahoma, Tennessee, Texas and other states have left trails of death and destruction that have impacted building and fire departments. These affected jurisdictions face extraordinary challenges in the months ahead. Rebuilding safer and stronger communities requires permitting and inspection agencies to be fully functional to support the recovery and rebuilding efforts.

Building Officials and other responders are critical to the well-being and safety of our communities and it is important that these officials be on their feet to help. Many of these individuals have suffered their own personal losses but are putting their professional responsibilities ahead of themselves. Joining the search for survivors, ensuring the remaining buildings are safe for occupancy and doing what they have been trained to do every day on their jobs. If you are interested in donating, contact tom@modular.org.

MBI Partnering with BD+C for GREENBUILD

MBI has formed a partnership with Building Design + Construction (BD+C) to recommend MBI members to provide modular buildings to display at Greenbuild. At this year’s Greenbuild Show in Toronto, BD+C will be partnering with NRB, Inc. to present the GreenZone Modular High-Performance Medical Facility which will be positioned and viewed from the Convention Center parking Lot next to the main entrance to the convention center and the South Hall.

MBI will be next to BD+C’s booth.

NEW CEO SPOTLIGHT

MBI Board President Mike Ridley was recently appointed the new president of WEQ Britco LP. Previously, the Executive Vice President of Britco, Mike was promoted to the position after co-founders and owners of the company, Rick McClymont and David Taft, agreed to a $93-million sale of the company to Vancouver-based WesternOne Equity Income Fund on June 1, 2011.

WesternOne owns and invests in businesses in the construction and infrastructure services sectors, located primarily in the western Canadian provinces of British Columbia, Alberta and Saskatchewan.

Mike Ridley has been with Britco since 1997 so this promotion in many ways represents a continuity of the values and vision that has made Britco the leader in the design and manufacture of modular buildings that it is today. Prior to joining Britco, Mike had ten years of experience in the leasing industry. Mike also serves as a director on the Board of the Independent Contractors and Business Association in Vancouver and is a graduate of the University of Toronto.

With two large manufacturing facilities located in Agassiz and Penticton British Columbia, Britco is the largest modular manufacturer in the Pacific Northwest. Britco also has the largest lease fleet of temporary offices, construction site trailers and storage containers in BC. Employing approximately 300 people and ranked among British Columbia’s top-ten construction related companies, Britco is headquartered in Langley with branch offices in Nanaimo and Kelowna and sales offices in Calgary and Edmonton.

MEMBER NEWS

MBI Mourns Loss of Jack Toboll

John (Jack) Toboll, MBI Hall of Fame inductee in 2003, passed away peacefully in his sleep June 1. He was born in 1938 in Baltimore, Maryland He received his education in Baltimore and served in the United States Navy from 1955-1957. He relocated the family to Sioux Falls, SD in 1975 to start his own business; known then as Sioux Falls Structures. Jack worked in the modular building industry until the year 2000. After he retired from his career in building, he has worked the past 10 years at United Rentals in Sioux Falls. Jack was a member of Hope Lutheran Church, active in the community and known to everyone as a hero; a cornerstone to his family and community. His days were spent helping anyone he possibly could, including family, friends and neighbors.

Jack is survived by his wife, Lois Toboll and his three children.

Sea Box Opens New Office

Sea Box held a dedication ceremony of its corporate office and its 3rd Annual Product Expo last month in Cinnamonson, New Jersey. The ceremony was to celebrate the expansion of Sea Box’s 378,000 square-foot facility located on 51 acres. Over 300 people were in attendance. New Jersey Lieutenant Governor Kim Guadagno was the guest speaker as well as other state and local politicians. Many representatives of the U.S. Military were present, as well as many customers, vendors, a number of New Jersey supportive businesses and local community leaders and organizations. On display were over 50 products. Sea Box is a small business specializing in new design, modification and manufacture of ISO shipping containers and modular buildings for commercial and military applications. Sea Box is highly experienced in designing, manufacturing and custom modifying all types of ISO cargo containers, modular buildings and flat-racks. These containers are modified into personnel shelters, power generating stations, large computer data centers, emergency interim housing and modular building solutions, mobile latrine-toilet-shower shelters, Coast Guard approved berthing vans, portable laboratories and workshops.

At this ceremony, Sea Box also unveiled its 6-1/2 acre 2 Megawatt solar array on the roof of the new manufacturing building. This installation is one of the largest rooftop solar arrays in New Jersey.

Kimberly Pate Promoted to OEM Sales Manager at Marvair

Kimberly C. Pate has been promoted to the position of OEM Sales Manager for Marvair. Kim will be responsible for sales to all of Marvair’s telecommunications and modular OEM’s, the company’s largest customer base, in the US and Canada. She will work from of the company’s headquarters in Cordele, Georgia.

Marvair, a division of Airxcel®, Inc., is a diversified manufacturer of heating, ventilation and air conditioning products for telecommunication enclosures, school classrooms, commercial modular structures and marine applications.

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Also includes meals, guided ground transportation, taxes, service fees, gratuities. Spouse/guest excursions are available.

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