

## Cargo Containers

### Converted to Storage Buildings

A **cargo container unit** is a vehicle or intermodal container designed and constructed to contain or carry freight, including semi-trailers without running gear, railroad car units and shipping containers. Containers do not include mobile homes, manufactured homes, factory-built homes, travel trailers, commercial coaches or other metal storage boxes not built to International Standards Organization container specifications.

### Building Code Requirements

Cargo container units exceeding 120 square feet in floor area require a building permit.

The permit application shall include:

- Five (5) copies of a plot plan showing the location of the unit.
- Two (2) copies of either a foundation and/or anchorage system designed by an engineer, or minimum tie-down requirements submitted by the applicant (such as 'Minute-Man' auger anchors at each corner of each unit), depending on the criteria below. Minimum 3' deep anchors are required at each corner.

An engineered design for a foundation and anchorage system of the wall to the foundation must be provided when a converted cargo container unit meets **any** of the following criteria:

1. Exceeds 400 sq. ft. in floor area; or
2. Exceeds 10 feet in height; or
3. Is used for any purpose other than as a private storage building; or
4. Is accessed by the public; or
5. Must meet conditions attached to approval of a land use application.

The engineer must evaluate the container for compliance with minimum site-specific wind, snow, flood and seismic load requirements in the Larimer County Building Code, or the applicant may submit manufacturer's specifications confirming the unit meets these minimum requirements.



### Land Use Code Requirements

Semi trailers with attached running gear are considered vehicles, not buildings, and are subject to Land Use, not Building Code regulations.

Cargo containers used for a storage warehouse facility in the C-Commercial or I-Industrial Zoning District must first be approved through a land use application process (such as Site plan or Special Review) before a building permit can be issued. Land Use approval may not be required for cargo container building permits in all other zoning districts within Larimer County.

*Exception: Building Code regulations don't apply to cargo containers in the I-Industrial Zoning District classified by Planning staff as 'outdoor storage' instead of 'storage buildings.'*

**NOTE:** Cargo containers cannot be placed in Flood Hazard Areas and must meet Land Use Code setback requirements from property lines, roads, and waterways, whether or not a permit is required. Permit applications will be reviewed by Planning and Engineering staff as well as the Building Department.