



Manufactured Homes

Manufactured Homes, sometimes referred to as Mobile or Modular Homes, are an economical housing solution that appeals to many in today's real estate market. Manufactured Homes have evolved from trailers and are now longer, heavier and more rigidly constructed. They are seldom moved once placed on a property. As much planning should go into the installation of a Manufactured Home as would be needed for the location of a site-built home. In fact, additions and renovations to a Manufactured Home, such as decks or structural renovations, should be considered and executed as if the home was site-built.

Since the early 1990's, all Manufactured Homes produced in Canada have been required to carry a Canadian Standards Association Certification; either CSA Z240 for mobile homes, or CSA A277 for modular homes. The decal is usually found affixed to the cladding just to the left of the main entrance. When renovating the exterior of a Manufactured Home, do not remove or deface the CSA decal. Many Manufactured Homes were built before the adoption of this standard and will not have the important CSA decal. Without the decal the value of the structure is greatly diminished.

If you are moving a Manufactured Home into or within the Regional District, be aware that it must have a CSA decal to be approved as a dwelling unit. At such time that they are no longer lived in, the structure must be:

- demolished on-site and the debris removed (Permit required)
- moved to another location for disposal (Permit required), or
- the usage of the structure changed to other than a dwelling unit, such as a shop, storage, etc. (Permit required)

Owners of structures slated for demolition or removal from the District must pay all charges against the structure before a Permit will be issued.

Always be sure to contact the Regional District's Building Department prior to any construction, addition, alteration, etc., to ensure you have the required Permits.

A Guide for Manufactured Home Placement

This guide has been prepared to provide convenient information only. It is neither a bylaw nor a legal document. If any contradiction between this guide and the relevant Regional District Bylaws and/or applicable codes is found, such bylaws and/or codes shall be the legal authority.

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If you are moving a manufactured home into or within the Regional District, be aware that it must have a CSA decal to be approved as a dwelling unit and does require a Building Permit.

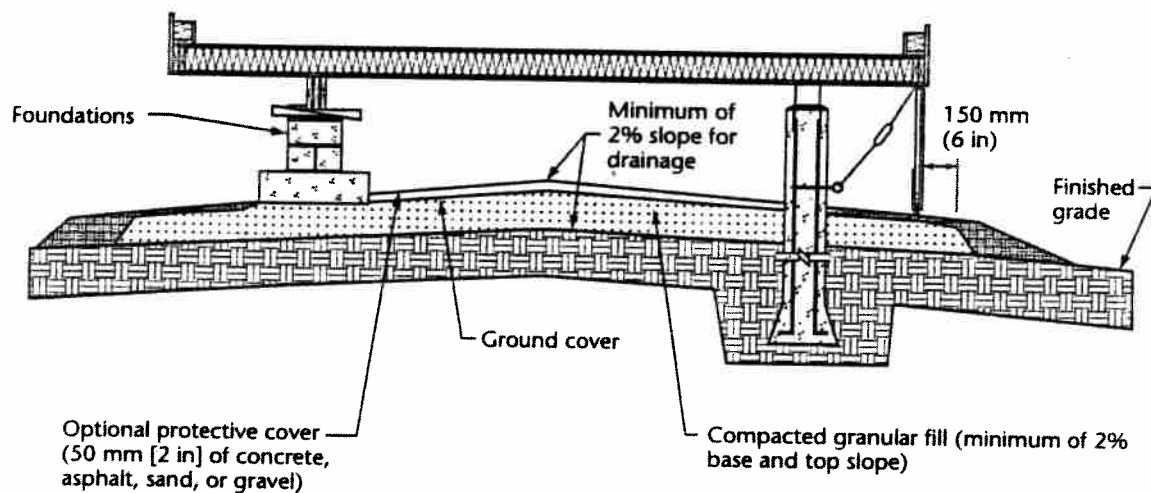
Procedure:

1. The top soil and all organic material shall be removed from the site below the home location. The excavated area shall be filled with gravel or other suitable compacted, inorganic material to a level above the surrounding finished grade. The fill shall be sloped from the centre to the outside to prevent water accumulation under the manufactured home.
2. A suitable ground cover shall be placed over the entire area below the manufactured home such as 6 mil poly or type S roofing over a minimum 2" dry sand or gravel.
3. Where manufactured homes are designed to be supported along their longitudinal steel floor beams, such support shall be in accordance with the manufacturer's instructions. Where manufactured homes are designed to be supported by perimeter foundation walls, the foundation shall conform to the BC Building Code.
4. Manufactured homes must be tied down in a manner sufficient to maintain the structural integrity of the box between the main frame and the foundation.
5. The space below the manufactured home maybe enclosed with skirting. When enclosed, one or more access panels at least 500 x 700 mm (20 x 28 in) shall be provided for periodic inspection and maintenance purposes. The panels shall be located close to sewer and water connections. Clothes dryers and other appliances shall not be vented into the crawl space.
6. Ventilation shall be provided to the crawl space (1 square foot for each 500 square feet of floor area of the home, uniformly distributed).
7. Each manufactured home shall be provided with a cleanout on the sewer connection (cleanout best located outside) and an approved valve on the water service which shall be in the crawl space.
8. The sewer pipe above ground is to be supported every 6' with ¾" or ½" perforated strapping.
9. The water service pipe shall be enclosed in a heated crawl space, and be supported every 4' by ½" perforated strapping hangers.

Site preparation

A.1 General

A typical example of site preparation for concrete pile or surface pier foundation systems is shown in Figure A.1.



Notes:

- (1) The ground cover extends at least 150 mm (6 in) past the sides of the manufactured home.
- (2) The backfill base and ground cover are graded centre to outside or from side to side with a minimum slope of 2%.
- (3) The surrounding finished grade slopes away from the home.

Figure A.1
Site preparation
 (See Clauses 5.1.2 and A.1.)

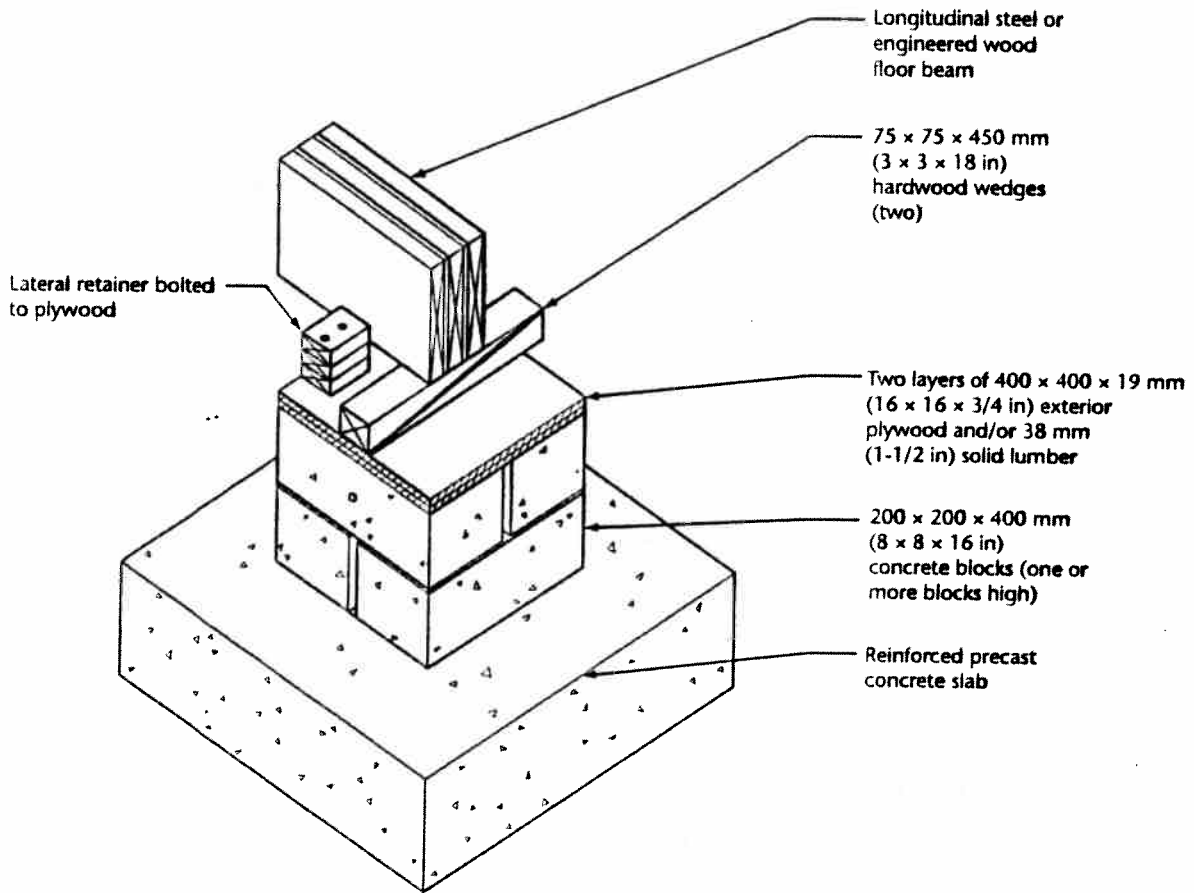


Figure B.4
Concrete block surface foundation system
(See Clause B.6.)

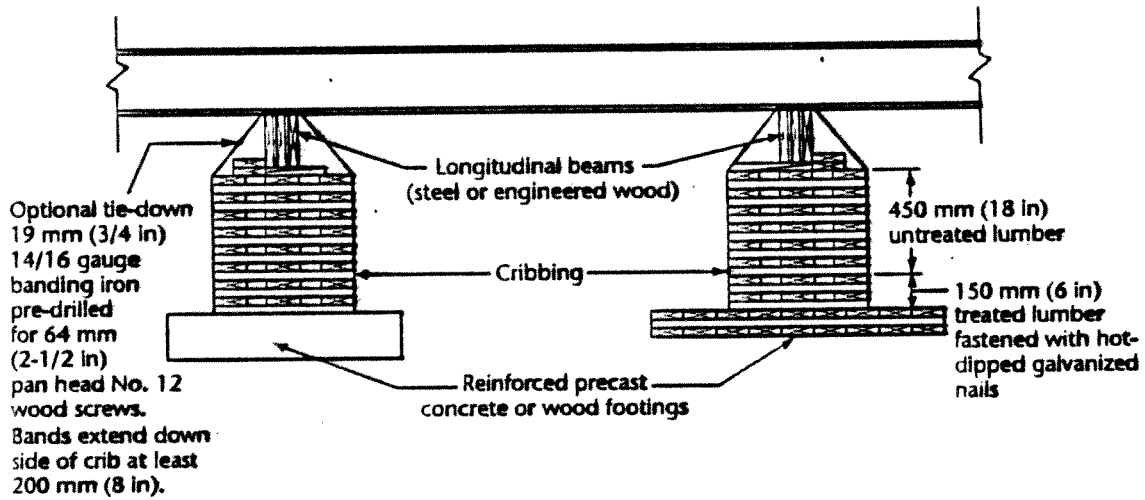
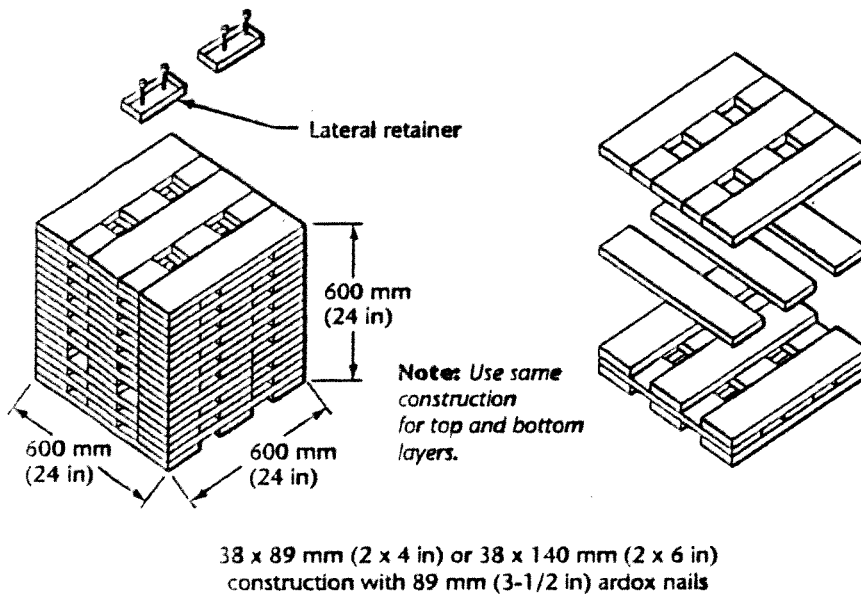
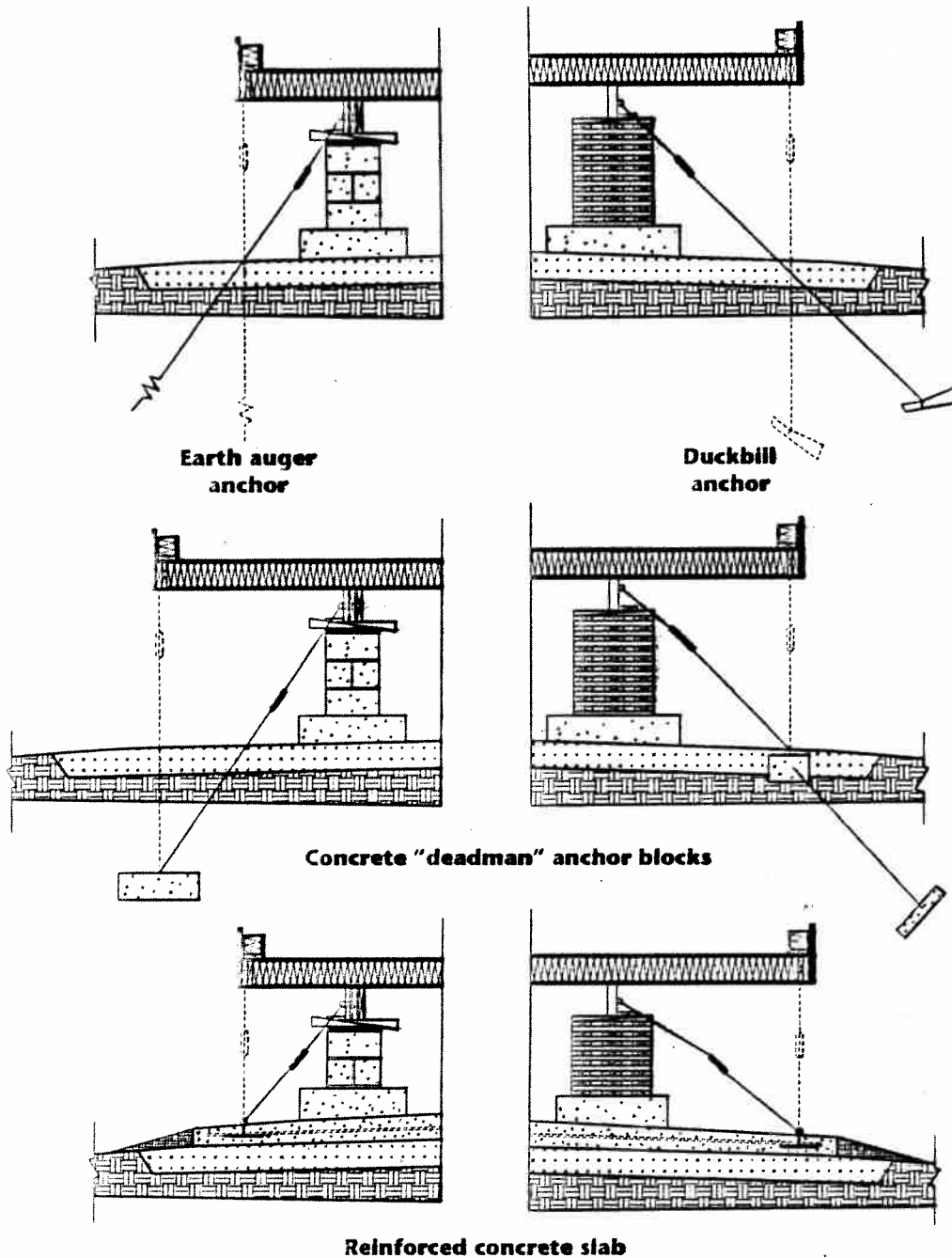


Figure B.5
Wood-crib pier foundation
(See Clauses 6.4.2, 6.4.6, and B.6.)





Notes:

- (1) Diagonal tie-downs are effective in limiting lateral sliding on foundation piers.
- (2) Vertical tie-downs directly connected to the wall studs provide the most effective resistance to uplift and overturning forces and should be considered for use at high-wind-load sites, particularly on the prevailing windward sides of an installation.

Figure C.4
Typical anchorage system arrangements
(See Clause C.3.)