

## MANUFACTURED HOMES IN THE RDBN



### General Requirements for Manufactured Homes

Manufactured homes shall conform in all respects to the CAN/CSA-Z240 MH Series of Standards and shall be complete structurally with the entire plumbing, electrical, and heating services installed.

The following information shall be marked in English in a permanent and readily visible manner in the interior of the manufactured home:

- manufacturer's name and address;
- model;
- serial number;
- year of manufacture;
- gross vehicle weight rating (GVWR);
- ground snow load and roof design snow load;
- design wind pressures without anchorage; and
- CSA Number.

Instructions shall be provided with each manufactured home in English indicating:

1. the maximum pier loading and spacing;
2. printed anchorage instructions specifying the location and required capacity of the anchorage devices; and
3. in the case of a manufactured home made up of more than one section, the method of maintaining the integrity of the vapour barrier at the joints between each section.

### Site preparation

Site preparation, foundation and anchorage of manufactured homes shall comply with the CSA-Z240.10.1-08 Standard and the BC Building Code, specifically Section 9.12, Excavation and Section 9.18, Crawl Spaces.

1. The top-soil and all organic material shall be removed from the site below the manufactured home location.
2. The base of the excavated site area shall be graded from the center to the outside, or from side to side and filled with gravel or other suitable granular inorganic material to a level above the surrounding finished grade.

3. A CGSB 6-mil poly ground cover sheet shall be placed over the entire area below the manufactured home and shall extend 6 inches beyond the perimeter and any joints must be overlapped at least 4 inches and be weighted down.

### Clearance

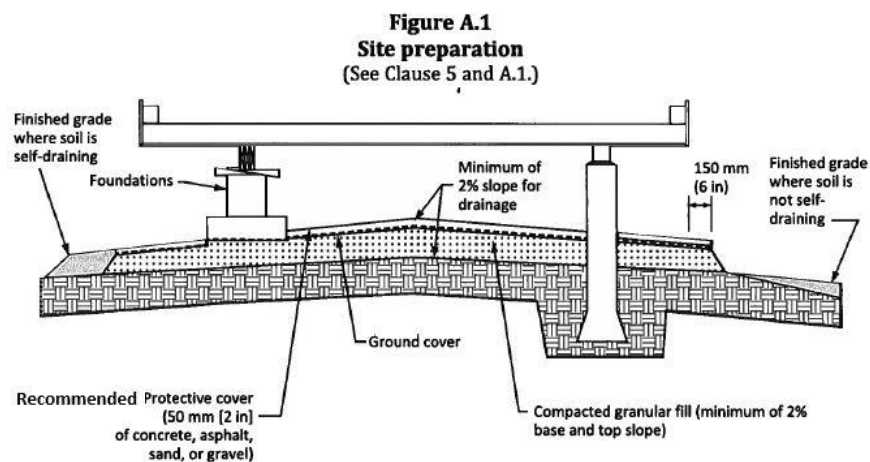
1. A vertical clearance of at least 600 mm (24") shall be maintained between the top of the finished grade under the home and the bottom of the floor joists.
2. Where the home is installed on a sloping site, the vertical clearance between the top of the finished grade and the bottom of the joists of the lowest section shall be at least 300 mm (12").

### Foundation

Foundations are to be designed in accordance to the requirements of Section 4 of CSA-Z240.10. and:

1. If supported on longitudinal floor beams, foundation units shall be located in accordance with the manufacturer's instructions.
2. If designed to be supported by perimeter foundation walls, the foundation shall conform to the requirements of the BC Building Code.
3. Pile foundations or reinforced concrete slab-on-ground foundations shall be designed for existing soil conditions by a designer competent in such design.

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



**Notes:**

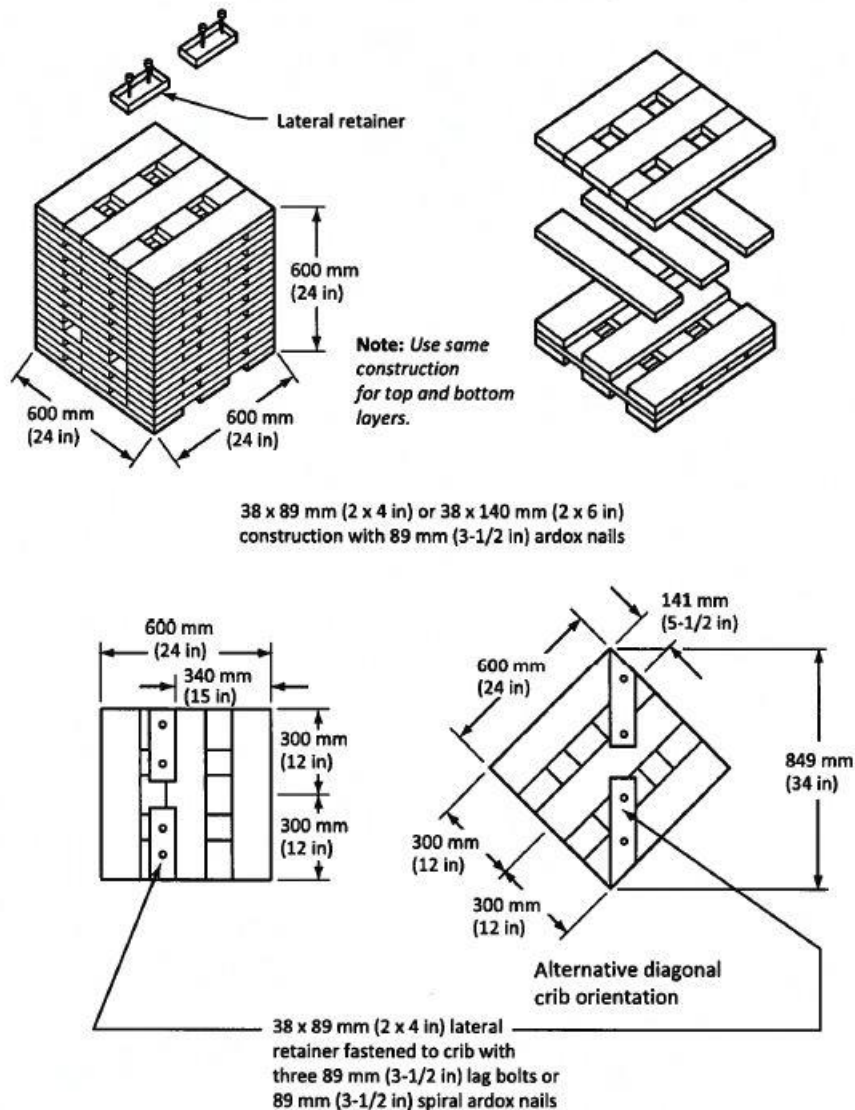
- 1) The ground cover extends at least 150 mm (6 in) past the sides of the building and is covered by material to hold down and protect.
- 2) The backfill base and ground cover are graded centre to outside or from side to side with a minimum slope of 2%.
- 3) The surrounding finished grade slopes away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

## Footings

1. When supported on pier foundations, the piers shall bear on footings designed to carry all design live loads and dead loads without excessive soil settlement or failure of the footing.
2. Concrete footings beneath piers shall be at least 100 mm (6") thick and shall not project beyond the pier by a distance greater than their thickness. For example, a 12" diameter column would require a minimum 20" diameter footing.
3. Wood footings beneath piers shall be at least 89 mm (3.5") thick and pressure treated.

## Pier and Pile Foundations

1. The height of wood-crib piers above footings shall not exceed their horizontal dimension measured at right angles to the length of the manufactured home.



2. Blocking or another form of lateral restraint shall be provided at the top of each pier on the exterior side of the longitudinal beams to prevent lateral sliding of the longitudinal beams.
3. Concrete masonry piers shall be constructed with 200 mm (8") minimum concrete masonry units placed with their hollow cores in the vertical position.
4. Wood crib piers shall be supported on concrete or wood footings constructed for the first 150 mm (6") of pressure treated wood.
5. Reinforced concrete piles shall be at least 200 mm (8") in diameter, and be frost protected a minimum of 1219 mm (4').

### **Skirting**

Skirting, where installed, shall conform to the following:

1. Skirting, where installed, shall be designed to accommodate at least 50 mm (2") vertical movement of the soil surface due to frost action.
2. Skirting, where installed and in contact with the ground, shall be corrosion resistant or wood must be pressure treated.
3. The exterior surface of the skirting assembly shall be painted or otherwise made resistant to the weather.

### **Ventilation of Crawl Space**

1. Year-round ventilation of the crawl space shall be provided.
2. Crawl space ventilation shall be provided by installing screened louvres or grilles of at least 0.1 square meter (3.9 square inches) of unobstructed venting for every 50 square meters (164 square feet) of floor area of the home and must be uniformly spaced on opposite sides of the home, as per CSA Z240 9.2.1 and BCBC 9.18.3.1
3. Appliances or clothes dryers shall not be vented into the crawl space.
4. An access panel of not less than 500 x 700 mm (20" x 28") shall be provided in the skirting and shall be located close to the sewer and water connections.

### **Smoke Alarms**

1. Sufficient smoke alarms shall be installed so that there is at least one smoke alarm on each floor level and each bedroom is protected by a smoke alarm inside the bedroom and another in the hallway outside of the bedroom.

2. Where more than one smoke alarm is required in a dwelling unit, the smoke alarms shall be wired or wirelessly connected so that the activation of one alarm will cause all alarms within the dwelling unit to sound.
3. Smoke alarms must have battery backup.

### **Solid Fuel-Fired Appliances**

1. All solid fuel-burning appliances shall be installed in accordance with the installation instructions that are supplied with each appliance, and also in accordance with CSA Standard CAN/CSA-B365.
2. If a solid fuel-burning appliance is installed in a mobile home, carbon monoxide detectors must be installed inside of each bedroom or outside each bedroom, within 5 meters of each bedroom door, measured following corridors and doorways.

### **Plumbing**

1. A plumbing system in a mobile home shall be complete in every detail, including a potable water supply system and a drain, waste, and vent (DWV) system.
2. A mobile home shall be equipped with at least a kitchen sink, lavatory, water closet, a bathtub or shower enclosure, and a properly connected service water heater.

### **Furnaces**

Furnaces shall be certified for use in mobile homes.

### **Water Heaters**

Water Heaters shall be certified for use in mobile homes.

### **Bathrooms**

Bathrooms are to have an exhaust fan vented to the exterior.

### **Landings**

Landings shall be provided at all entrances to the mobile home.

### **Stairs**

Handrails and guards must be provided to all exterior landings and stairs.

Any questions regarding mobile home permitting or other requirements may be addressed to the RDBN Building Inspectors at [planning@rdbn.bc.ca](mailto:planning@rdbn.bc.ca) or by phone at 250-692-3195.