



Building Permit Guidelines for

Manufactured Homes

In the Regional District of Fraser Fort George

Prior to moving a manufactured home into the Regional District of Fraser Fort George, please reference this booklet for requirements and other useful information contained in this brochure.

- Snow load **MUST** meet or exceed 4.3 kpa ground snow load
- Must be BC Registered
- Must display the CSA Z240 certification. Manufactured homes used as residences on all properties within the Regional District of Fraser Fort George must bear a valid CSA certification decal, to be approved for use as a dwelling unit. The decal is usually found affixed to the cladding just to the left of the main entrance.
- All manufactured homes produced in Canada are required to carry a Canadian Standards Association Certification; either CSA Z240 for mobile homes, or CSA A277 for modular homes. When making non-structural changes to the exterior of a manufactured home, do not remove or deface the CSA decal.

This guide has been prepared to provide convenient information to assist owners in obtaining building permits for the placement of manufactured homes. It is not a legal document nor is it intended to replace current bylaws and legislation or relieve the owner from complying with all applicable regulations and standards.

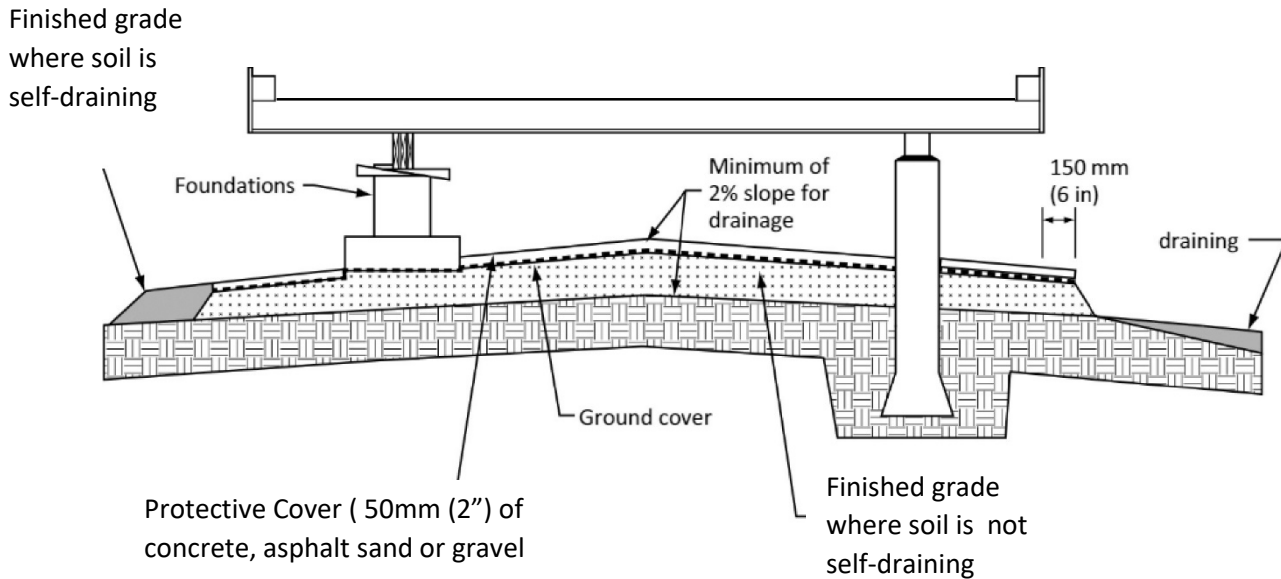
PLACEMENT PROCEDURES

- Remove topsoil from the site below the proposed manufactured home location. All concrete footings are to be placed on undisturbed soil, or with the approval of the building inspector, on machine compacted granular fill. The fill must be sloped from the center to the outside to prevent water accumulation under the manufactured home. (See attached site preparation example).
- When granular fill is used beneath footings, the building inspector may require certification of such compacting by a professional engineer.
- Permanent foundations are required to support all manufactured homes. Foundations shall be constructed in accordance with manufacturer's instructions, CSA standards, and the BC Building Code (see attached examples). Other foundation designs may require the services of a professional engineer.
- A suitable ground cover shall be placed over the entire area below the manufactured home. The provisions of the BC Building Code apply to the crawlspaces beneath manufactured homes.
- All concrete is to have a minimum compressive strength of 15 MPa after 28 days
- Foundation support points shall be located in accordance with the manufacturer's instructions
- Foundations shall provide a vertical clearance of not less than 300mm (12in) between the top of the highest finished ground level under the building and the bottom of the floor joists
- The top of all concrete and block columns must be level.
- Where a manufactured home is comprised of more than one section, the sections shall be joined so that the integrity of the air and vapor barriers, external cladding and structure is maintained at the interface.
- Manufactured homes must be tied down in a manner sufficient to maintain the structural integrity of the box between main frame and foundation. (See attached examples)
- Skirting shall be installed promptly and must be corrosion resistant or pressure treated when in contact with the ground (See attached examples).
- The crawl space shall be ventilated (1 square foot for each 500 square feet of floor area, evenly distributed).
- Landings, stairs and guardrails must be provided at ALL exterior doors in accordance with BC Building Code requirements.
- Perimeter drainage to be directed to a location approved by the building inspector.
- All plumbing work to be completed in accordance with the BC Plumbing Code.

Site Preparation

B.1 General

A typical example of site preparation for concrete pile or surface pier foundation system is shown in figure B.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 center to outside or from side to side with a minimum slope of 2%.*
- 3) *The surrounding finished grade slopes away from the building.*

8.1 Water velocity in flood zones

Riverine flood zones are typically divided into floodway and flood fringe areas. Flood fringe areas are generally defined as areas where flood water velocity does not exceed 1 m/s (3.2 ft / s).

Figure C.2
Reinforced concrete pile designed to resist uplift
 (See Clauses 6.6.3 and C.8.)

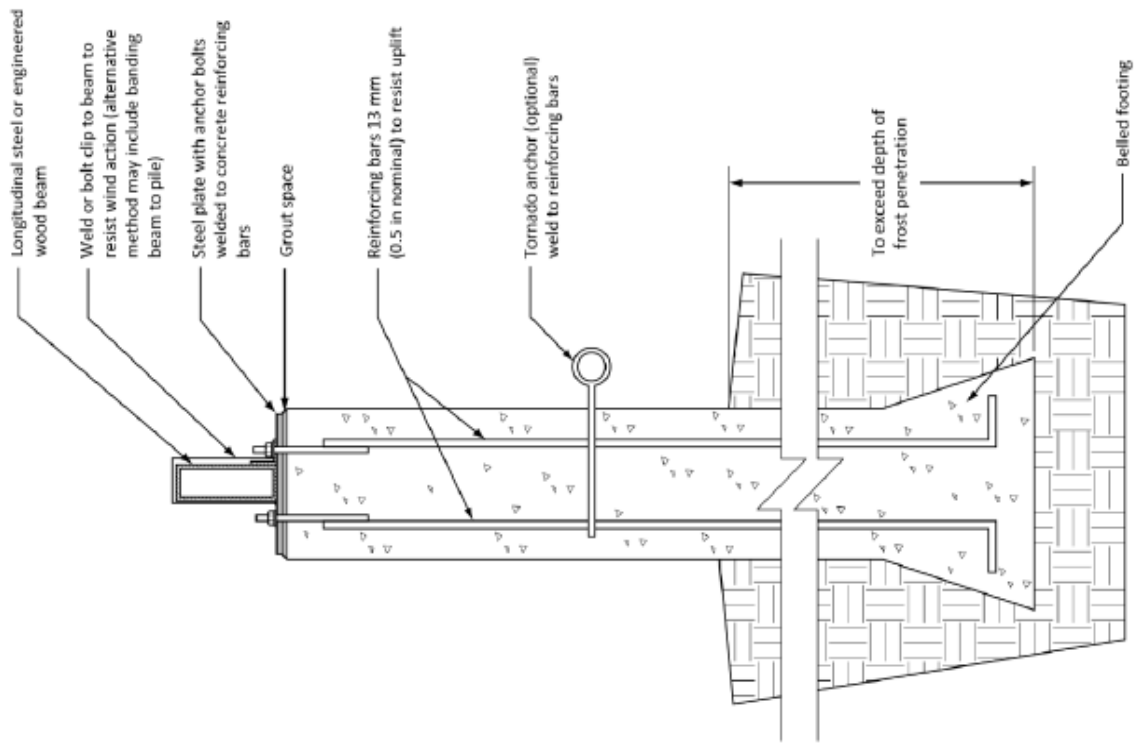
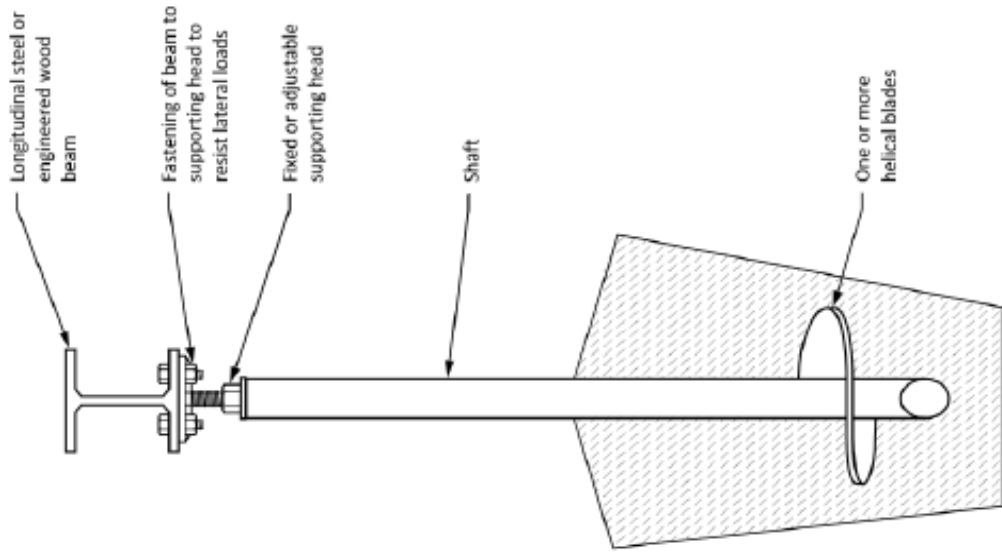


Figure C.3
Screw pile
 (See Clauses 6.6.3 and C.8.)



Note: Fastening to wood beams will be with mechanical fasteners. Fastening to steel beams may be with mechanical fasteners or welded connections.

Figure C.4
Concrete block surface foundation system
 (See Clauses 6.6.2.1, 6.6.3, 6.6.5.1, and C.8.)

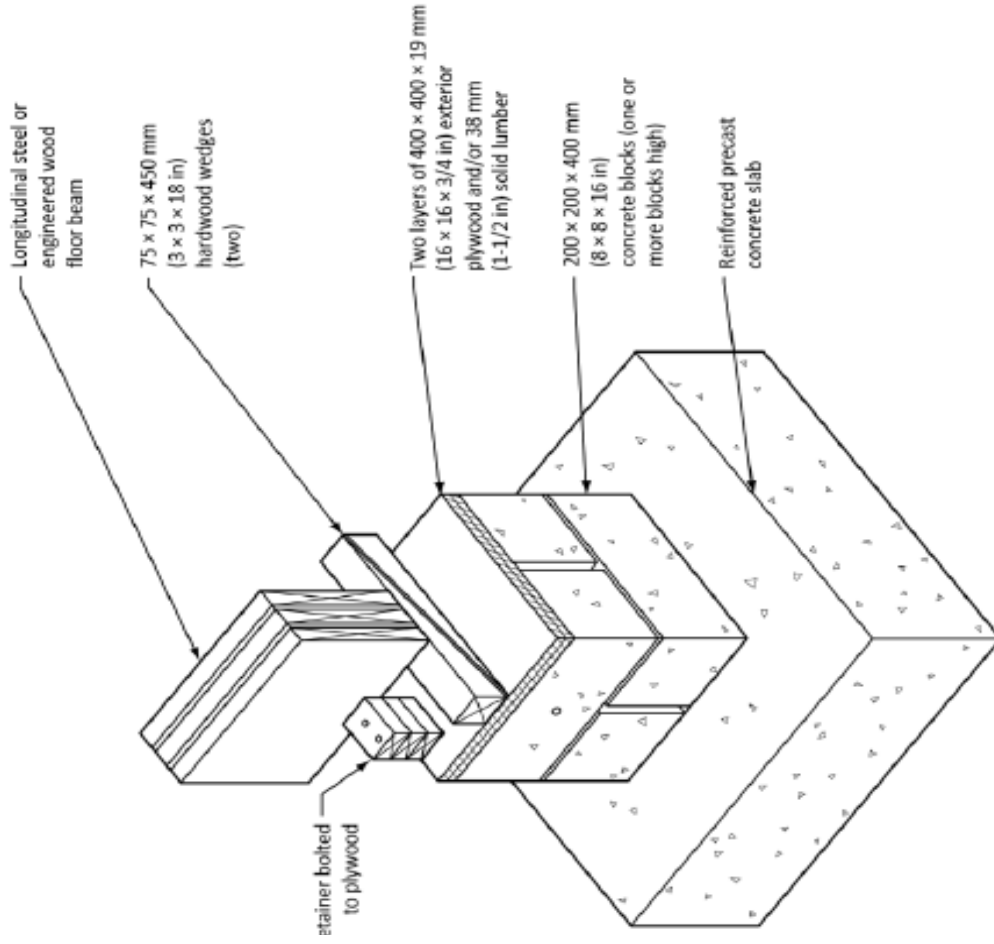


Figure C.7
Wood-crib construction
 (See Clauses 6.6.3 and C.8.)

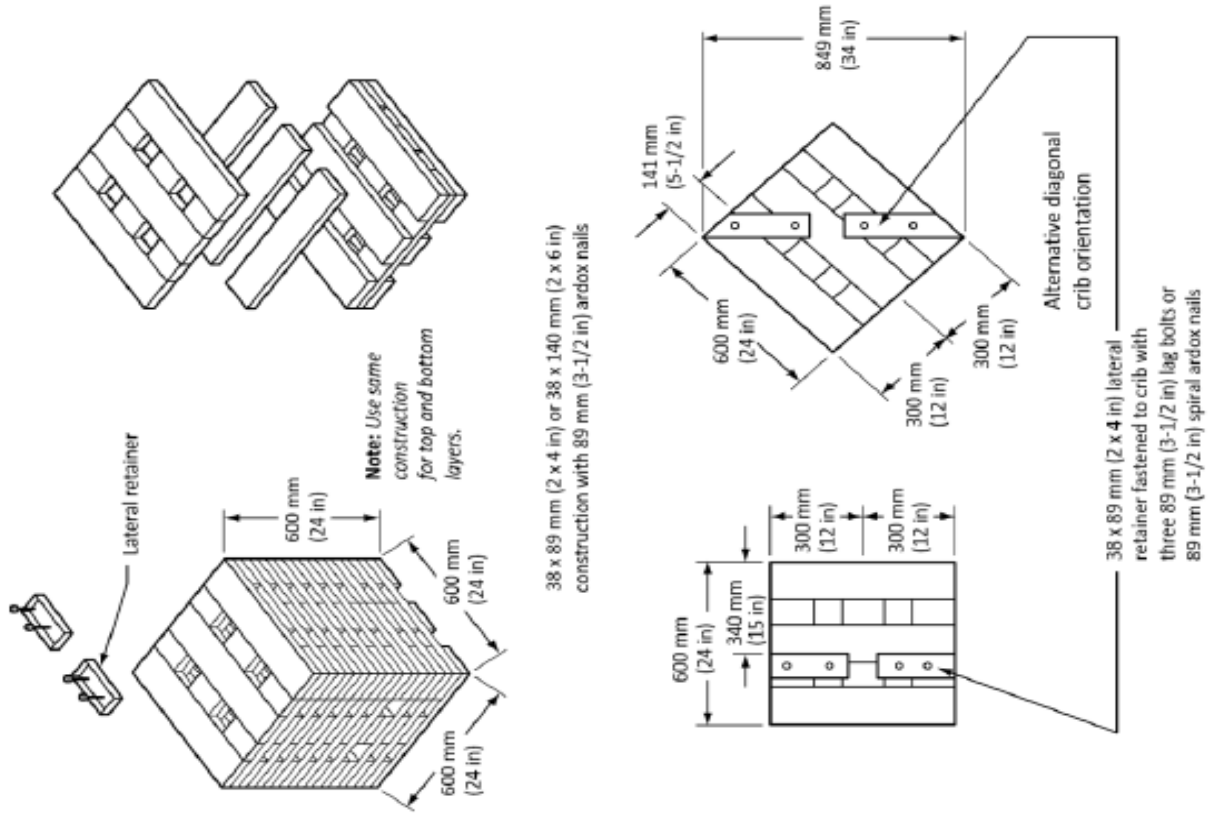
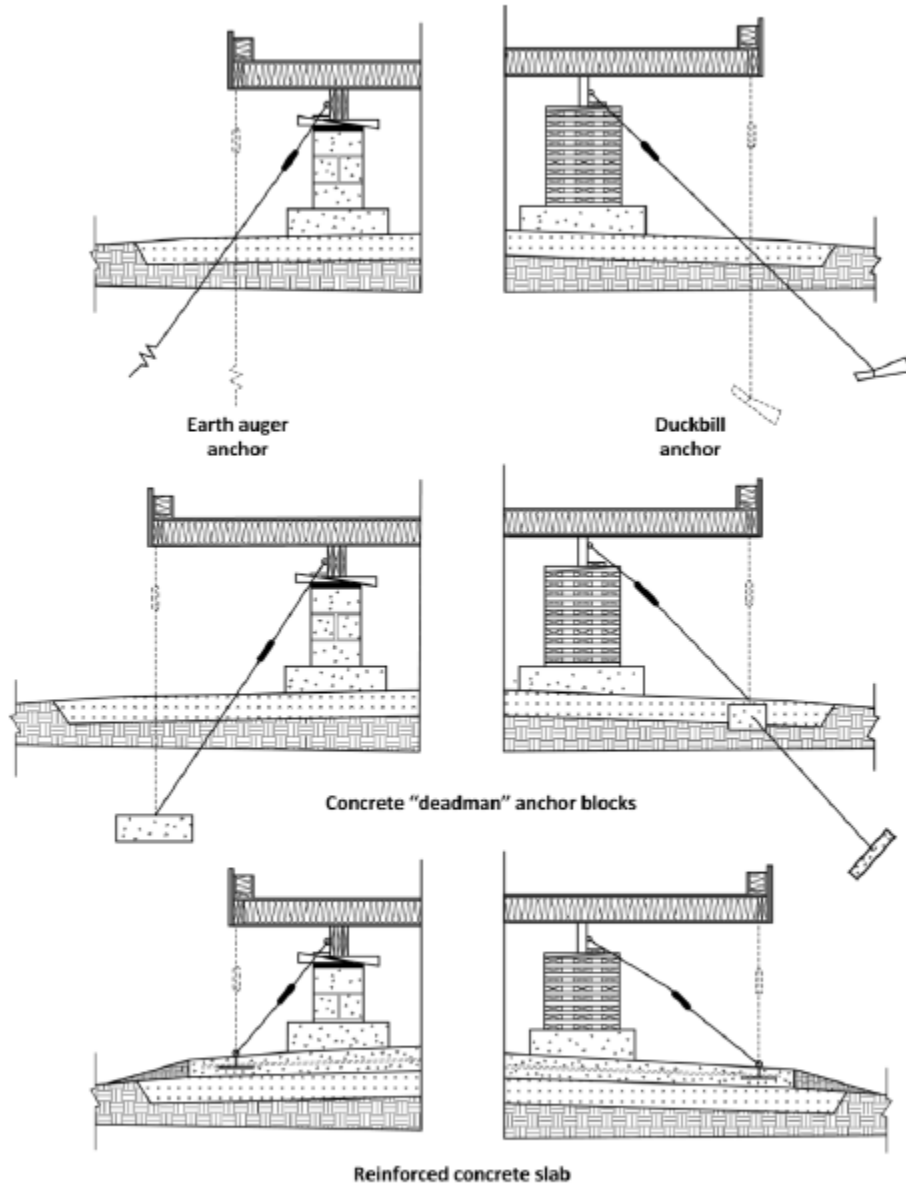


Figure D.1
Typical anchorage system arrangements
(See Clause D.3.)



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 up lift and overturning forces and should be considered for use at high-wind load sites, particularly on the prevailing windward sides of an installation

INSPECTION REQUIREMENTS FOR MANUFACTURED HOMES

Footing/Foundation:

Foundation layout drawing to be supplied by Manufacture Home Supplier.

- Concrete Pier Footings required on all Pier Foundations and both the footing and pier must be inspected prior to pouring concrete
- Wood Cribbing Foundation must be constructed and installed in accordance with CSA Z240
- Metal foundations require Engineering, and the Engineer must provide Letters of Assurance (Schedule B and C-B for the project)

Occupancy/Final:

Sewerage and Potable Water – Prior to Occupancy

- Final Certificate of Sewerage
- Proof of Potable Water

Plumbing Services:

- 4" Building Sewer
- ¾" Water Service
- Protection from freezing

Foundation System Complete

- Anchored to foundation
- Poly ground cover under home and sloped to prevent water pooling under home

Skirting Installed

- Ventilation of Crawl Space
- Access Door

Landings/Decks - Stairs at every Exterior Door

- Landing
- Access stairs (complete with handrails and guardrails)

Final Grade to Property

- Slope away from mobile home

Drawings used in this guide are with permission of the Canadian Standards Association



PERMIT APPLICATION CHECKLIST

Only complete application will be accepted for processing, please ensure you have all supporting documentation before applying for your permit.

- Building permit application
- Appointment of Agent for contractor and installer (for each party involved)
- Site plan showing the location and dimensions of the proposed manufactured home, the distance from any other structures and setbacks from property lines
- The floor plan of the home showing bedrooms and dimensions
- Make and model, CSA registration number, climatic data (snow load Information)
- Foundation plans drawn to scale (1/4" to 1')
- If screw piles are being used for the foundation a Schedule 'B' is required (completed from a BC registered professional)
- Initial proof of sewage filed with Northern Health Authority (if not already on record)
- Title search (no more than 3 months old)

Before Occupancy can be granted the following Documents are required but not limited to ;

- Schedule C-B (if screw piles were used as foundation)
- Proof of potable Water
- Final Electrical declaration
- Final Gas Declaration
- Final proof of sewage approved from Northern Health Authority
- Addressing sign posted

Model: _____	Snow load: _____ kpa
Size: _____	BC Reg#: _____
CSA Reg#: _____	Other: _____

Notes:
