MANUFACTURED HOMES:

Building Permit Guidelines

Building Permit Application Requirements:

The RDCK requires the following documentation to be submitted prior to reviewing an application for the placement of a manufactured home. Only completed application packages will be accepted.

- Completed building permit application form.

- Manufactured home details including:
  - Make
  - Model
  - CSA registration number (Z240)
  - Year of construction
  - Provincial Manufactured Home Registry number.
  - Maximum Ground Snowload requirement

- Site plan of the property detailing all required information, including but not limited to the location of any existing structures on the property and proposed location of the new manufactured home with distances from all property lines.

- A copy of the property title search accompanied by referenced covenants dated within 30 days of permit application (our offices can complete these searches for an additional fee).

- Copies of approvals including, without limitation, highway access permits when required by the Ministry of Transportation and Infrastructure, record of sewerage system stamped as received by Interior Health, and manufactured home park approvals if placement is within a manufactured home park.

- A floor plan and cross-section detail of the foundation and anchorage for the manufactured home (see site preparation, foundation, and anchorage of manufactured homes document attached) or a foundation design that complies with the BC Building Code if the manufactured home is to be installed on a basement.

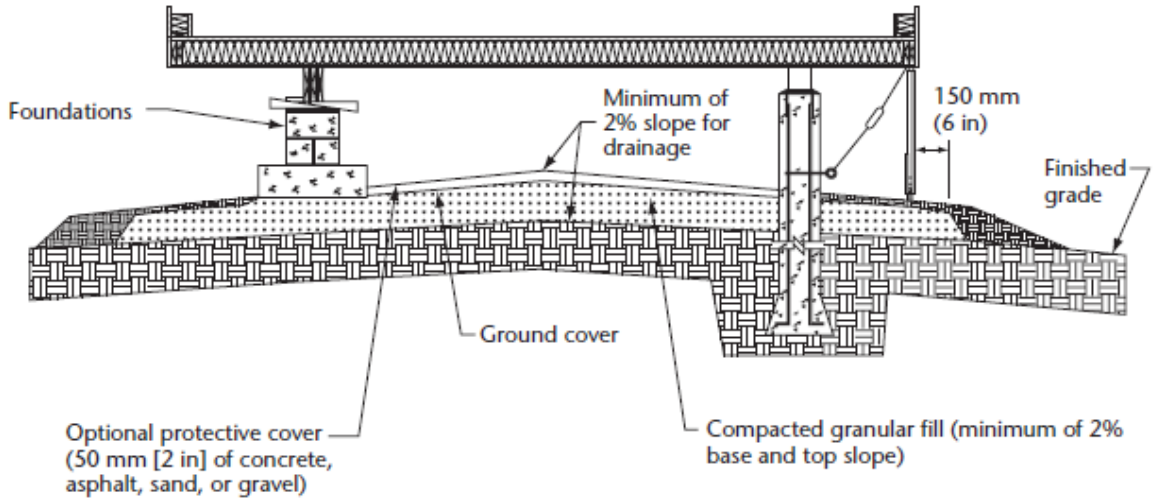
- To successfully close a manufactured home permit, stairs which comply with the requirements outlined in the BC Building Code are required to be installed at the time of final inspection (see stair details attached).

Updated: October 2021

Site Preparation, Foundation, and Anchorage of Manufactured Homes

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

5.2 Clearance:

5.2.1

Except as specified in Clause 5.2.2, a vertical clearance of at least 600 mm (24 in) shall be maintained between the top of the finished grade under the home and the bottom of the floor joists.

5.2.2

For homes that incorporate a lowered section (e.g., a sunken living room) or are 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 in).

Sufficient vertical clearance shall be provided to allow ready access for servicing and replacement of heating, plumbing, and other equipment located under the home.

B.6 Foundation systems

Typical foundation systems (surface systems and/or systems with footings below frost level):

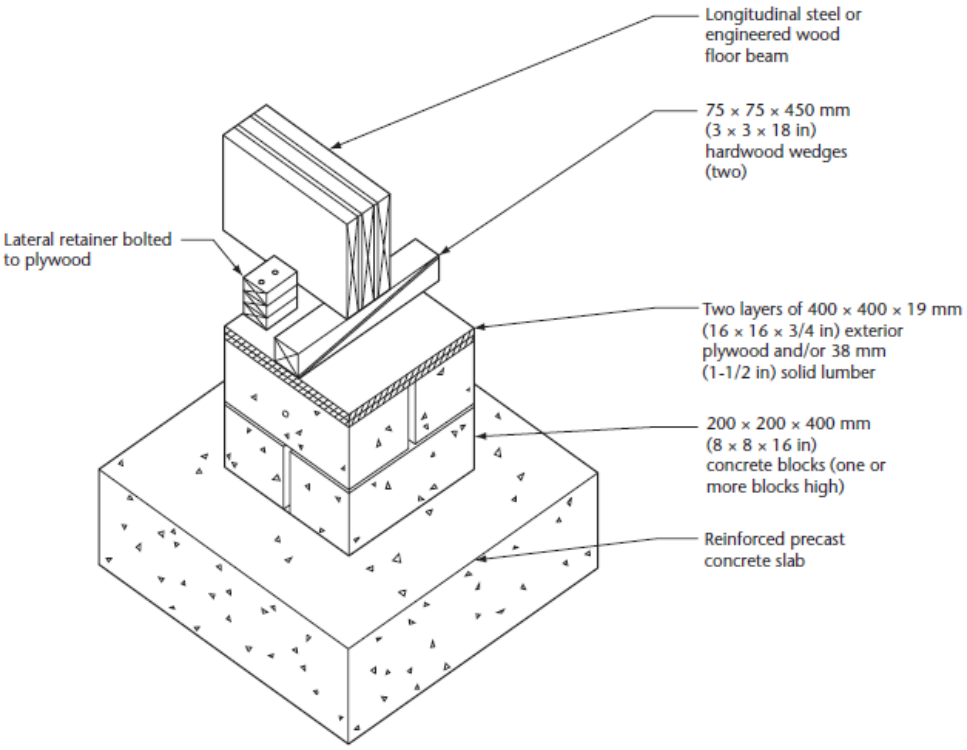


Figure B.4
Concrete block surface foundation system

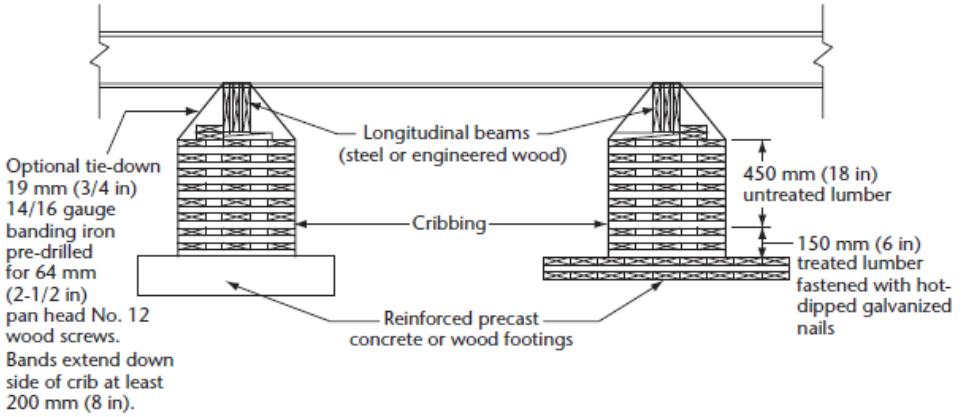
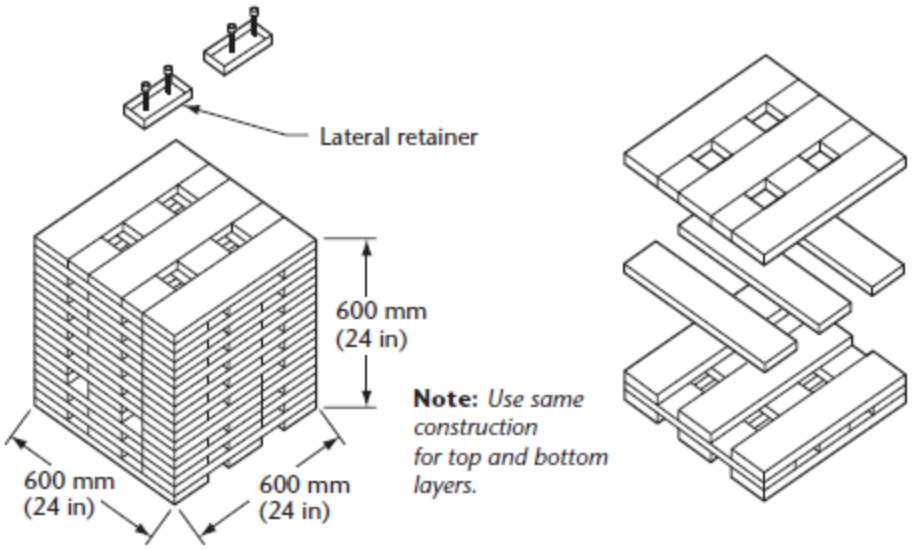
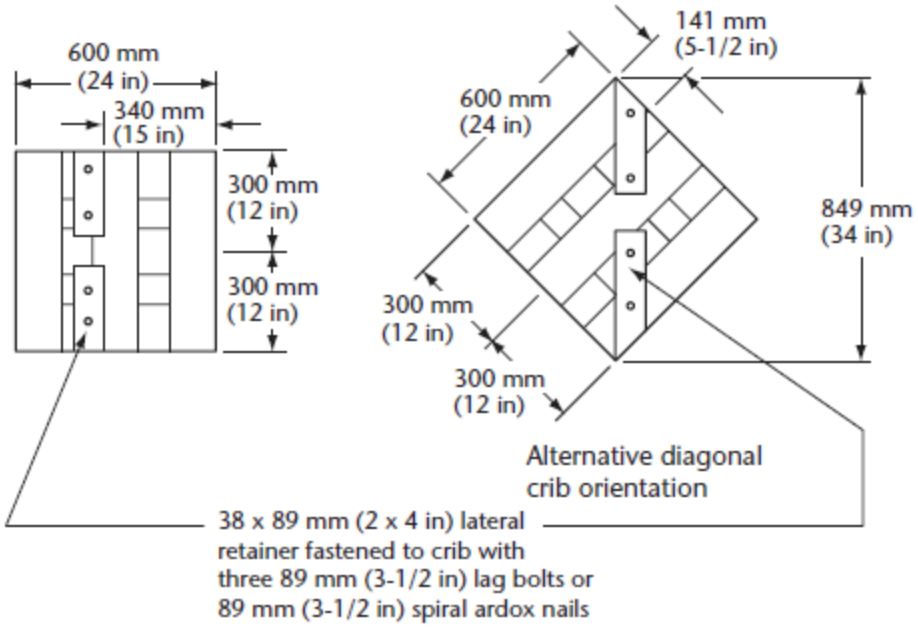


Figure B.5
Wood-crib pier foundation



38 x 89 mm (2 x 4 in) or 38 x 140 mm (2 x 6 in) construction with 89 mm (3-1/2 in) ardox nails



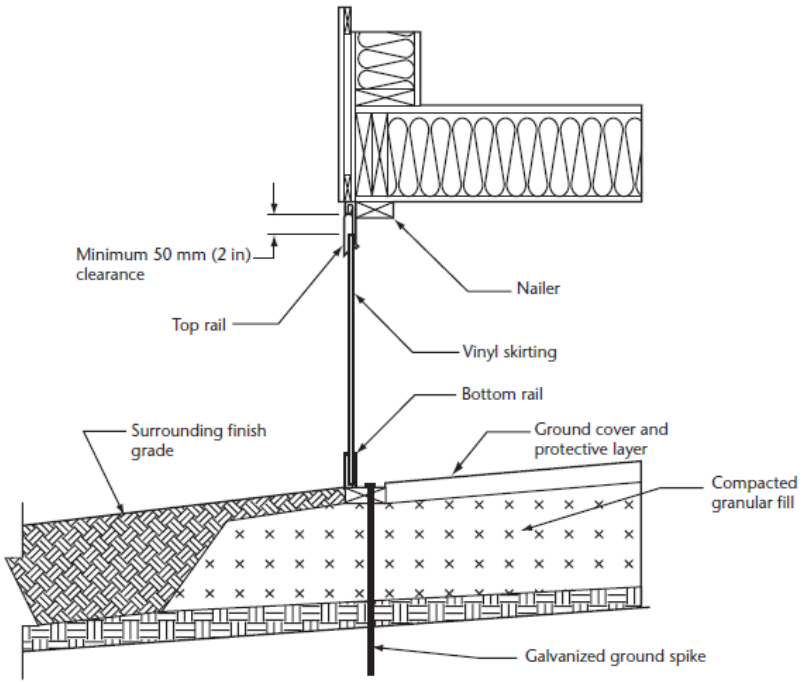
Wood-crib construction

Figure B.5 (Concluded)

Skirting

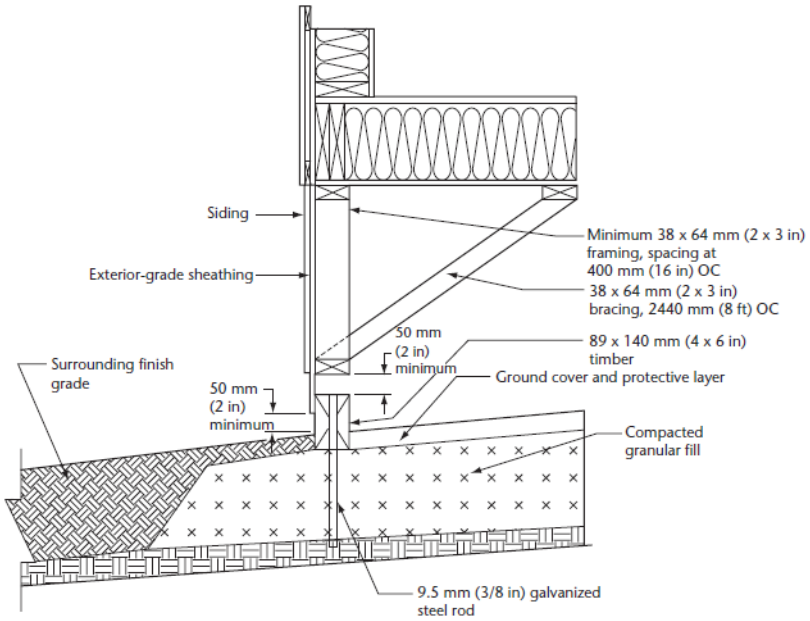
General

Skirting helps keep debris from accumulating under a home and should be used. Skirting also helps prevent penetration of cold air; however, it should not be considered adequate protection for exposed waterlines.



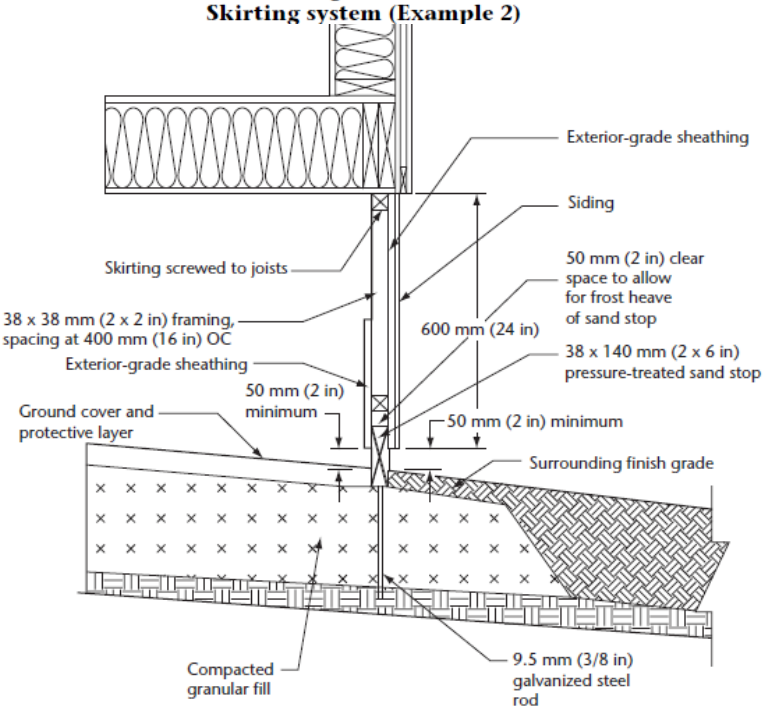
Note: *Movement should be provided for in soils susceptible to frost heave.*

Figure E.1
Skirting system (Example 1)



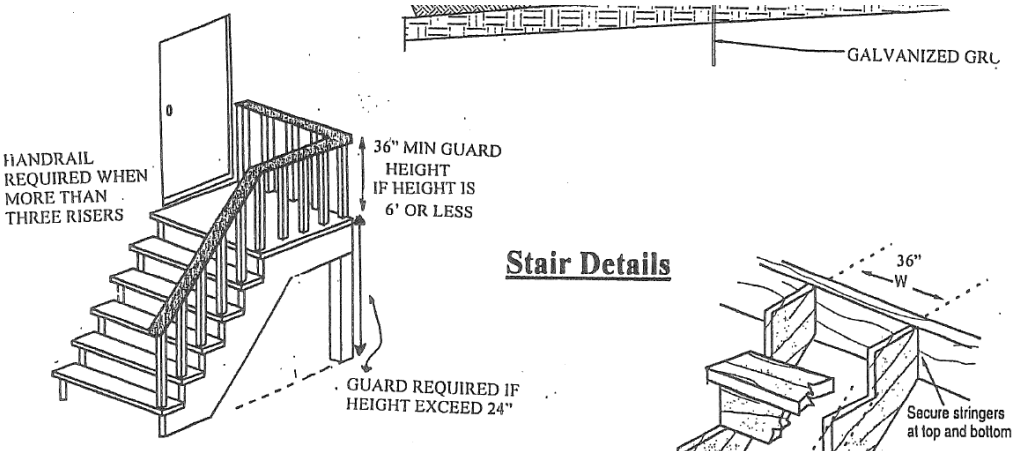
Notes:
(1) *Movement should be provided for in soils susceptible to frost heave.*
(2) *Wood in contact with the ground should be treated with a pressure preservative.*

Figure E.2
Skirting system (Example 2)

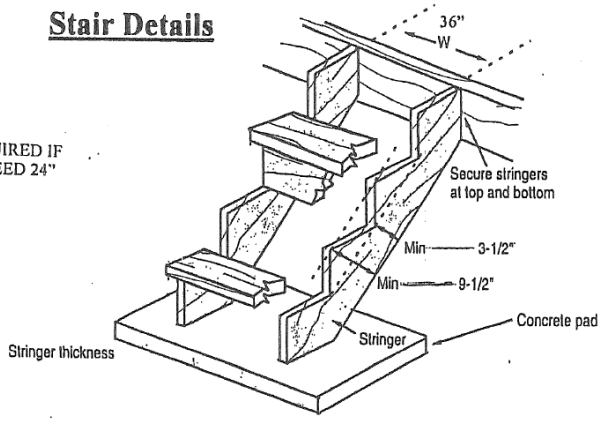


Notes:
(1) *Movement should be provided for in soils susceptible to frost heave.*
(2) *Wood in contact with the ground should be treated with a pressure preservative.*

Figure E.3
Skirting (Example 3)



Stair Details



Exterior wood steps shall not be in direct contact with the ground unless treated to prevent decay.