

Mobile/Modular Homes

Permits, Certification, Site Preparation,
Clearances, Foundations and
Anchorage Requirements for
Mobile Homes



Neepawa & Area Planning District

Note

This booklet provides a general overview of requirements for mobile homes. If you have questions or concerns not covered in this booklet, please contact Neepawa & Area Planning District. See back of booklet for contact information.

Building Permits

Are building permits required for mobile homes?

Yes, a building permit is needed if a new mobile home is placed on a site or if it is relocated from an existing site.

Certification

What kind of certification do I need for a mobile home bought or sold in Manitoba?

All mobile homes in Manitoba are required to be certified when bought or sold.

New homes built in Canada come with a Canadian Standards Association (CSA) certification from the factory. Figure 1 is an example of this certification which will be affixed next to the main door or the electrical panel.

FIGURE 1
Sample CSA Z240 certification



Second-hand mobile homes may or may not be certified. If it is certified, it will have a CSA or Manitoba Labour and Immigration sticker close to the main door or on the electrical panel that bears evidence of inspection. Figure 2 is an example of the Manitoba Labour and Immigration certification.

Second-hand mobile homes that are not certified must be subject to a life-safety inspection by Manitoba Labour and Immigration prior to occupancy. Once they are certified, a Manitoba Labour and Immigration sticker will be affixed.

FIGURE 2: Manitoba Labour and Immigration certification



What kind of certification do I need for a mobile home imported into Manitoba from the United States?

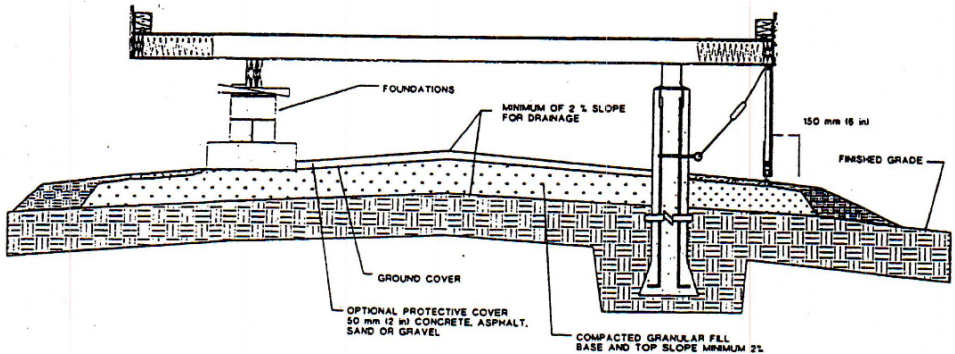
New or second-hand mobile homes that are purchased and imported into Canada from the United States must have a life-safety inspection completed by Manitoba Labour and Immigration.

Site Preparation

What steps must be taken during site preparation for a mobile home?

As a first step, all topsoil and organic material must be removed from the site below the mobile home location. The base of the excavated site area should be graded from the center to the outside or from side to side with a minimum slope of 2% to prevent water accumulation under the home. The area should then be filled with gravel or other suitable granular inorganic material to a level above the surrounding finished grade. See Figure 3 for more details.

FIGURE 3



All backfill in the area of footings for surface foundations should be compacted. This fill should be similarly graded with a minimum slope of 2%.

A ground cover shall be placed over the entire area below the mobile home and shall extend 150mm (6 in.) beyond the perimeter to prevent upward movement of moisture into the space beneath the home. If the ground cover cannot be one piece, the sections must be overlapped at least 100mm (4 in.) at the joints.

Ground Clearances

Is there a minimum clearance required under a mobile home?

Yes, there is a minimum clearance required under a mobile home. A vertical clearance of at least 600 mm (24 inches) shall be maintained between the top of the finished grade under the home and the bottom of the floor joists. In homes that incorporate a lowered floor area (ie. sunken living room) or 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 lowered section shall be at least 300mm (12 in.)

In all cases, sufficient vertical clearance shall be provided to allow accessible access for servicing and replacement of heating, plumbing and other equipment located under the home.

Foundations

Is there one acceptable foundation system for all mobile homes?

No there is not one generic foundation system for all mobile homes. A number of different systems can be incorporated into the foundation systems for mobile homes depending on the soil type and ground conditions.

Two or more common foundation systems are the concrete block surface foundation and the wood crib surface foundation. See Figures 4 and 5.

FIGURE 4
Concrete Block Surface Foundation

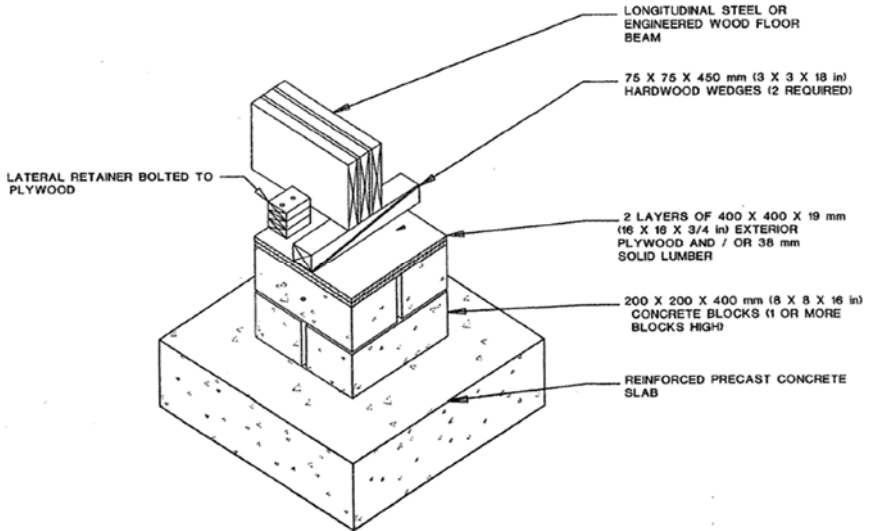
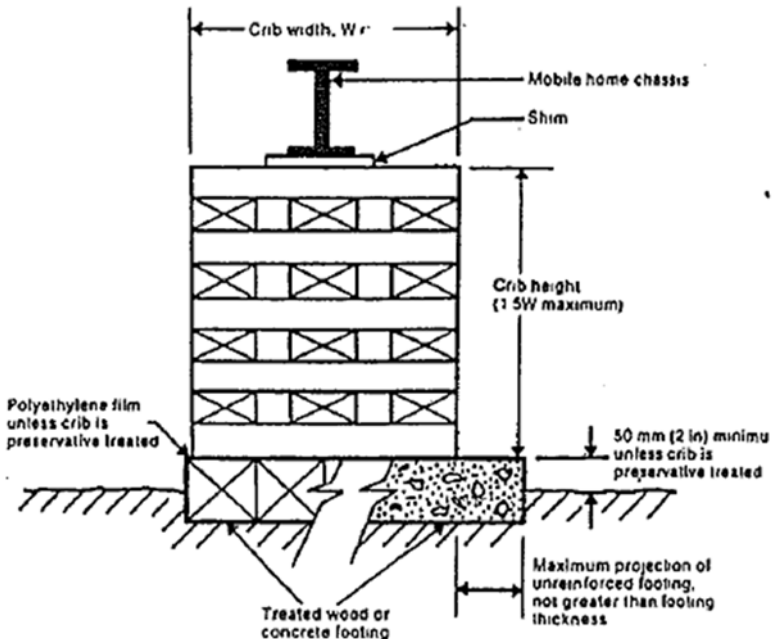


FIGURE 5
Wood Crib Surface Foundation



Skirting and Ventilation

Are there any requirements for the skirting around a mobile home?

Skirting should be designed to accommodate a minimum of 50 mm (2 inches) vertical movement of the soil surface due to frost action. Any part of the skirting in contact with the ground should be corrosion resistant or pressure-preservative treated. Cut ends of wood members should be brush or dip treated in accordance with the instructions of the preservative manufacturer. The exterior surface of mobile home skirting should also be painted or otherwise made resistant to the weather.

What type of ventilation is required?

When skirting is used, it must allow for year-round ventilation. This can be accomplished by installing screened louvres or grilles of at least 1 m² of unobstructed venting for each 500 m² (1 sq. ft. for each 500 sq. ft.) of floor area of the mobile home. These grilles should be uniformly spaced on each side of the mobile home.

At least one access panel of not less than 500 x 700 mm (20 x 28 in.) shall be provided in the skirting for periodic inspections and maintenance of services. This panel should be located close to sewer and water connections.

Anchorage

Does my mobile home require an anchoring system?

Depending on the size of the mobile home, it may or may not require an anchoring system. Single-wide mobile homes having a gross weight of at least 8400kg (18,500 lbs.) do not normally require additional anchorage beyond that sufficient to maintain the structural integrity of the box between the main structure frame and the foundation. NOTE: This could be subject to local Building By-Law.

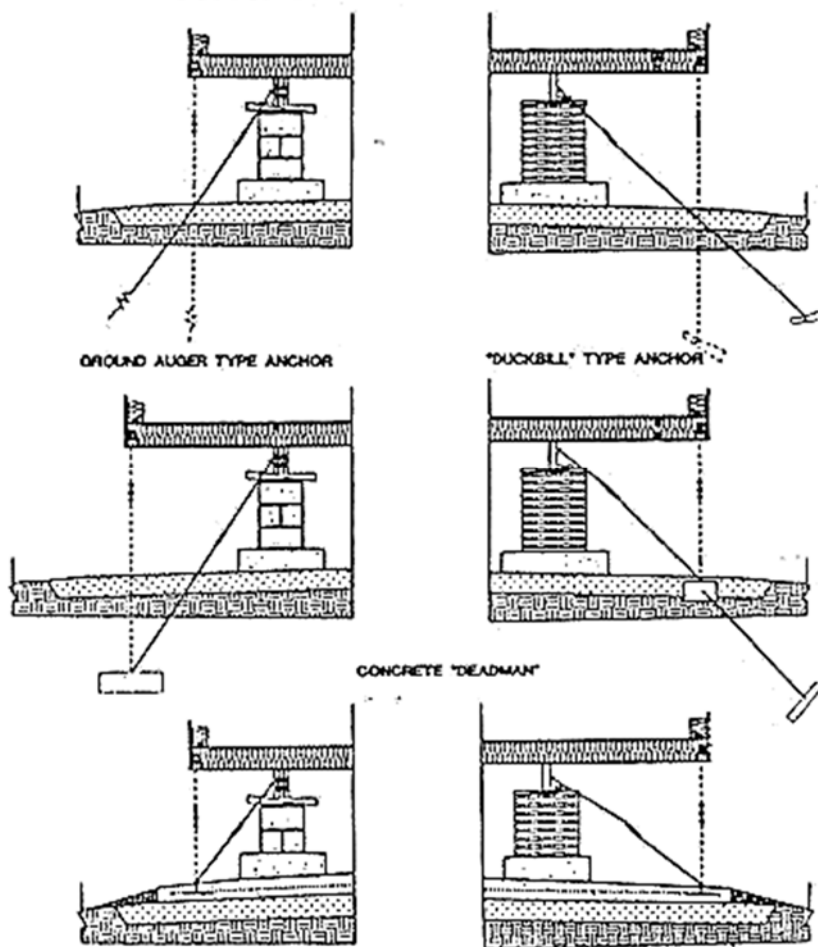
Are there any design requirements for anchorage systems?

Where ground anchors are used to resist wind forces, they should be at a sufficient depth to be free of movement from frost action. If the foundation units move upward as a result of frost action, and the ground anchors resist this movement, damage to the mobile home will likely occur. Therefore, it is extremely important that a means of adjusting the anchor cable tension be provided.

Refer to Figure 6 for illustrations of typical anchoring systems.

FIGURE 6

TYPICAL ANCHORAGE SYSTEMS



Contact Us

Neepawa & Area Planning District

Box 1720
275 Hamilton St.
Neepawa, MB R0J 1H0

Phone: 204.476-3277
Fax: 204-476-7624
Email: jeff@neepawaareaplanning.com
www.neepawaareaplanning.com

Or contact the member jurisdictions of Neepawa &
Area Planning District:

Town of Neepawa

275 Hamilton St
Neepawa, MB R0J 1h0
Phone: 204-476-7600

Rural Municipality of Rosedale

282 Hamilton St
Neepawa, MB R0J 1H0
Phone: 204-476-5414

Municipality of Glenella-Lansdowne

50 Main St South
Glenella, Manitoba, R0J 0V0
Phone: 204-352-4281