



# Mid-West Planning District

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## MOVING IN A MANUFACTURED HOMES (MOBILE & MODULAR)

The information in this document pertains specifically to factory built (manufactured) dwellings.

### ***Permitting requirement and application of the zoning by-law:***

Permit requirements for these types of developments are as per standard administration policies of the planning district. The development will be subject to the application of the applicable zoning by-law. Permits are required to be applied for regarding the relocation, foundation construction and renovation of the building. For all developments in the Mid-West Planning District, a Development Permit is required to be applied for and validated prior to any construction starting. A completed site plan is required to be submitted with every application.

***Requirement of the Planning District:*** Regardless of how or where a building is constructed, the Planning District where the building will be located has a mandate to confirm that the building is built to code requirements. A certification label, indicating compliance with Canadian Standards Association (CSA) standards, is the building inspector's assurance that the factory-constructed parts of the building (which may result in concealed areas) meet local requirements.

### ***Application of the Municipalities Building By-law:***

The following provisions typically are applicable to all new dwellings being moved into the Planning District.

1. Mobile Homes shall comply with the requirements of the Code. It is the requirement of the applicant to provide documentation attesting that the manufactured home has been built in accordance with the provisions of the Manitoba Building and Plumbing Codes.
2. In respect to a Mobile Home, the following documentation may be required to be submitted with the application sought to be located within the area of jurisdiction of the Planning District.
  - (a) the submission of a complete set of plans and specifications;
  - (b) the seal of an Engineer licensed in the Province of Manitoba in respect to all building components requiring professional certification;
  - (c) submission of copies of any or all permits (certifications) taken out for the manufactured home in the location of its construction together with a copy of any or all inspection reports;
  - (d) such inspections or certifications as the authority having jurisdiction may deem necessary in order to ensure compliance with the Code and this by-law.

***Required documentation:*** When a manufactured home is being moved in, copies of any certifications (to CSA standards) are also required to be submitted which attests to the standard the home was built and certified to. In some cases an inspection of the manufactured home will be required. Other information may be required and is to be supplied with the application at the discretion of the Building Official.

In all cases, details of the site work to be done to the building being moved in is to be provided. All site work is to be done under the authority of a Building Permit issued from this office.

Regarding the installation of the electrical systems, copies of the issued Electrical Permit or a Certificate of Approval may be required. If the electrical system has been altered from the original configuration the applicant may be required to obtain an "Application for Special Acceptance of Unapproved Electrical Equipment" from Manitoba Labour (OFC) prior to the issuance of a permit. The applicant should also contact Manitoba Hydro for information on connecting the building to their electrical grid.

### ***What about older building being moved into urban areas?***

Buildings over 25 years old and Mobile/Modular Homes over 15 years of age or older of which are proposed to be moved into an Urban or GD area require approval from the local Council. Pictures of the exterior (all four sides) of the dwelling, and of the interior rooms and of any exposed structural elements are to be submitted to the building official, along with information as to where the dwelling is to be located. An on-site inspection at the cost of the applicant may also be required.