



BUILDING STANDARDS ADVISORY

Factory-Built Houses	Approved by <i>Margaret Kuzylek</i>	Advisory Number A-1 1 of 1
	Effective Date September 1996	NBC 1995 References(s) 2.1.4.

Compliance with *The Uniform Building and Accessibility Standards Act* (the UBAS Act) and regulations is addressed in this advisory. NBC 1995 means the National Building Code of Canada 1995 as adopted by regulations under the UBAS Act. Words in italics, other than Act titles, are defined in the NBC 1995.

Factory-built houses, also called manufactured homes, are *dwelling units* that are built either wholly or in part at an off-site location. Factory-built houses include mobile homes. Mobile homes can be described as single or multiple modules that are or may be equipped with running gear and are intended for relocation.

All factory-built houses, including mobile homes, are required to comply with the NBC 1995.

2.1.4.1.1) This Code applies both to site assembled and factory-made buildings. (See Appendix A.)

Inspection of a completed factory-built house is difficult because a significant amount of the construction is covered. Compliance with the NBC 1995 should be confirmed, by a CSA-A277 certification of compliance with the NBC 1995 or other procedure acceptable to a local authority. CSA-A277 sets criteria for a certification program, but does not set construction standards. Certification of compliance with the NBC 1995 using the CSA-A277 procedure provides some assurance that factory-built construction does not need to be inspected again on-site. This assurance applies only to the off-site construction and does not alleviate the need to inspect any site assembled elements of the *building*, such as the *foundation*.

When factory-built houses are placed on basements, care must be taken to ensure that the *foundation* construction is suitable and that the placement method does not damage the *foundation*. This is especially important in the case of preserved (or permanent) wood *foundations* (PWFs). **The PWF must be designed to accommodate placement of the manufactured home and the PWF cannot be backfilled until the main floor framing is in place.**

If a mobile home will not be placed on a basement, a local authority may consider allowing its placement if it complies with the CSA-Z240 series. The NBC 1995 Appendix note describes the relationship between the NBC requirements and CSA construction standards that apply to factory-built houses. Compliance with the CSA-Z240 series does not assure that all requirements of the NBC 1995 have been met in the off-site construction. If a local authority is willing to consider this alternative, the building owner should be required to provide evidence acceptable to the local authority that the off-site construction complies with the CSA-Z240 series and the local authority must be satisfied that this compliance provides for the safety of the occupants. The CSA-Z240 series standards that are of particular concern are:

CAN/CSA-Z240.2.1	“Structural Requirements for Mobile Homes”
CAN/CSA-Z240.8.1	“Windows for Use in Mobile Homes”
CAN/CSA-Z240.9.1	“Requirements for Load Calculations and Duct Design for Heating and Cooling of Mobile Homes”
CAN/CSA-Z240.10.1	“Recommended Practice for the Site Preparation, Foundation, and Anchorage of Mobile Homes”

Previously located factory-built houses that are being relocated should be fully inspected. The local authority should be satisfied that the building met the applicable requirements when constructed and that the building adequately provides for safety of the occupants.