

# NORTHERN ROCKIES REGIONAL DISTRICT

## TOWN OF FORT NELSON

### GUIDELINES FOR MANUFACTURED HOME INSTALLATION

#### ON A MUNICIPAL LOT

A Building Permit is required to set up a Manufactured home within the Town of Fort Nelson and the Northern Rockies Regional District rural land use area.

Manufactured Homes set up as a residence on any property zoned for a dwelling must be certified by Canadian Standards Association to the CSA Z240 MH Series M86 Standard for Mobile Homes or CSA-A-277-90 for modular homes. Manufactured Homes are required to be set on a permanent foundation which meets the 1998 BC Building Code and also must comply to the CSA Z240.10.1-94 standards for the site preparations, foundation, ventilation, access and anchorage of Manufactured Homes.

Modular homes, in particular used homes or those purchased from a dealer in northern Alberta, are required to comply to the current B.C. Building Code. Some of the criteria to be aware of and can be found on the Modular Home Specification Nameplate:

The province of destination for the unit is to be British Columbia

The insulation values shall be a minimum of:

Ceiling	R44
Walls	R22
Floors	R28

Within the boundary of the Town of Fort Nelson, the Town of Fort Nelson Building Bylaw 507 and Zoning Bylaw 571 is applicable. Within the boundary of the Northern Rockies Regional District rural land use area the Northern Rockies Regional District Building Bylaw 400 and Rural Land Use Bylaw 105 is applicable.

#### Additions, Sundecks and Porches

A building permit is required for the installation of or building of additions, sundecks or porches and must be inspected to ascertain that they are conforming both to the B.C. Building Code and municipal bylaws.

## **BUILDING PERMIT APPLICATION GUIDE**

Applications for a Building Permit must be accompanied by two complete sets of accurately dimensioned drawings of the proposed location of the Manufactured Home and the following documents:

Name, address and telephone number of the property owner and contractor.

Accurate legal description of the property.

Accurate site plan drawn to scale showing the position and dimensions of the proposed Manufactured Home to each lot line. Setback requirements are to be measured from building structure. Show the location of all other structures on the property.

Make, model and Provincial Manufactured Home Registry number of the Manufactured Home.

Accurate foundation plans, drawn to scale.

All plumbing work to be done in conformance with the British Columbia Plumbing Code, current edition.

When the manufactured home is set up on a Town Rural Residential R-4 zoned lot and is not serviced by the Town sewage system, or, on a Northern Rockies Regional District lot an authorization to locate the method of sewage disposal is required from the Environmental Health Officer, 774 7092.

In the Northern Rockies Regional District, the Ministry of Transportation and Highways requires an access permit be applied for the culvert location at the highway entrance to a property. The building permit applicant is to supply a copy of this access permit.

Landings and stairs are required at all the exits doors prior to final inspection.

## **ZONING REQUIREMENTS**

### Northern Rockies Regional District

Residential and Commercial Industrial	Single and Double wide units are both permitted.
Highway Commercial and Industrial (Secondary Use Only).	Single and Double wide units are both permitted

Town of Fort Nelson

R1, R1A, R-5                      Modular Homes only are permitted - Minimum width shall be 5.6m (18'-5")  
 Double wide units only are permitted.  
 Midtown Subdivision (R1) requires a crawl space or a full basement foundation beneath the double wide unit.

R3, R4, C4, Industrial            Manufactured Home  
 Single and Double wide units are both permitted.

**Building Setbacks - Town**

	Town Zoning Bylaw R-1 Principal	Town Zoning Bylaw R-1A & R-5 Principal	Town Zoning Bylaw R-3 Principal	Town Zoning Bylaw R-4 Principal	Town Zoning Bylaw C-4 Accessory	Town Zoning Bylaw Ind. Accessory
Front Yard	7.6m(25ft)	4.6m(15ft)	7.6m(25ft)	7.6m(25ft)	7.6m(25ft)	1.5m(5ft)
Front Yard on Flanking Street	3.0m(10ft)	3.0m(10ft)	7.6m(25ft)	7.6m(25ft)	7.6m(25ft)	4.6m(15ft)
Side Yard	1.5m(5ft)	1.5m(5ft)	1.5m(5ft)	3.0m(10ft)	7.6m(25ft)	1.5m(5ft)
Rear Yard	7.0m(23ft)	7.0m(23ft)	5.0m(16.5ft )	7.6m(25ft)	7.6m(25ft)	4.6m(15ft)

**Building Setbacks - Northern Rockies Regional District**

	Rural Land Use Bylaw Residential Principal	Rural Land Use Bylaw Commercial Industrial Principal	Rural Land Use Bylaw Highway Commercial Accessory	Rural Land Use Bylaw Industrial Accessory
Front Yard	7.6m(25ft)	7.6m(25ft)	7.6m(25ft)	7.6m(25ft)
Front Yard on Flanking Street	7.6m(25ft)	7.6m(25ft)	4.5m(15ft)	4.5m(15ft)
Side Yard	4.5m(15ft)	4.5m(15ft)	4.5m(15ft)	4.5m(15ft)
Rear Yard	7.6m(25ft)	7.6m(25ft)	4.5m(15ft)	4.5m(15ft)

The following is meant as a guide to assist the owner or contractor in the requirements of the CSA Standards for site preparation and setting up of a Manufactured Home. These Guidelines do not relieve the owner from ensuring compliance with the standards and all other applicable regulations.

## SPECIFICATIONS

### Preparing the Site

- The top soil and all organic matter shall be removed from the site below the home location.
- The base of the excavated site area shall be graded from the centre to the outside, or from side to side, with a minimum slope of 2% to prevent water accumulation under the home, and filled with gravel or other suitable granular inorganic material to a level above the surrounding finished grade.
- A ground cover (6 mil), shall be placed over the entire area below the manufactured home and shall extend 150 mm (6 inches) beyond the perimeter to prevent upward migration of moisture into the space beneath the home. Where the ground cover is not in one piece, it shall be overlapped at least 100 mm (4 inches) at the joint.

### Skirting

- Skirting shall be designed to accommodate a minimum of 50 mm (2 inches) vertical movement of the soil surface due to frost action without transferring loads from the ground.
- Elements of skirting assemblies in contact with the ground shall be corrosive resistant or pressure-preservative treated and end cuts of wood members shall be brush or dip treated.
- The exterior surface of skirting assemblies shall be painted or otherwise made resistant to weather.

### Clearance

- A vertical clearance of at least 600 mm (24 inches) shall be maintained between the top of the finished grade under the manufactured home and at the bottom of the floor joists, except where there is a lowered section (ie. sunken living room) the vertical clearance of at least 300 mm (12 inches) shall be maintained.

### Foundations

- Permanent foundations are required to support all manufactured homes on a property lot. The foundations may be one of the following:
  - Concrete pile foundation - see attached Town/NRRD Detail S2000-400 series
  - Pier and slab foundation - see attached Town/NRRD Detail S2000-500 series

Concrete Pier foundation - see attached Town/NRRD Detail S2000-600 series

Screw Pile Foundation - see attached Town/NRRD Detail S2000-700 series

- Manufactured homes may also be set on a crawl space of full basement
- Provide torque data sheet for structural steel piles after installation and prior to final inspection.
- Provide lateral and uplift protection of the unit supported the piles. Weld, or secure in another manner, the support frame of the unit to the steel piles.

#### Pier Foundations

- The height of piers above footings shall not exceed their horizontal dimension measured at right angles to the length of the mobile home, ie, a height to base ratio of 1.0.
- The height to base ratio may be increased where engineering calculations show that a particular design solution will result in a stable pier system.
- Blocking or another form of lateral restraint shall be provided at the top of each pier, on the exterior side of the longitudinal beams. to prevent lateral sliding of the longitudinal beams.

#### Ventilation of Crawl Space

- When skirting is used, year-round ventilation of the crawl space shall be provided.
- Crawl space ventilation shall be provided by the installation of screened louvres or grilles of at least 1 m<sup>2</sup> of unobstructed venting for each 500 m<sup>2</sup> (1 sq ft for each 500 sq ft) of floor area of the home. Ventilation grilles shall be uniformly spaced on opposite sides of the home and kept free from obstructions such as snow buildup.
- Appliances and clothes dryers shall not be vented into the crawl space.