Every effort has been made to ensure the accuracy of the information contained in this brochure. However, in case of a discrepancy between this brochure and the respective By-laws, the applicable By-law will take precedence.

Please call for further information.

Carman-Dufferin Planning District

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Carman Dufferin Planning District

Mobile Homes

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Foundation

Anchorage Requirements

BUILDING PERMITS

WHAT IS REQUIRED FOR MOBILE OR RTM HOMES?

The Carman-Dufferin Planning District requires a Conditional Use Order, in all residential zones, before a ready to move (RTM) home is permitted.

In the Town of Carman, mobile homes

- are permitted only in a mobile home park (RMH) zone;
- shall be connected to the Town sewer and water system;

In the RM of Dufferin, mobile homes and RTM homes are permitted in all agricultural (AG and AR) zones. In a general development (GD) zone RTM homes are a permitted use; mobile homes must be located in a mobile home park or designated lot.

A Moving Permit is required whether the mobile home is new or relocated from an existing site, plus a Building Permit for the foundation is required to situate a mobile home in these areas.

HOW DO I KNOW IF MY MOBILE HOME IS CSA CERTIFIED?

All mobile homes in Manitoba are required to be CSA certified. New mobile homes come with this certification. However, if you are dealing with an older mobile home, it may not be certified.

A certification sticker can be found on all mobile homes that are CSA certified. This sticker can usually be found near the doorway or the electrical panel. If a mobile home is not certified, an inspection must be performed by the Office of the Fire Commissioner. Contact their Winnipeg office directly.

SKIRTING & VENTILATION

ARE THERE ANY REQUIREMENTS FOR THE SKIRTING AROUND A MOBILE HOME?

Skirting should be designed to accommodate a minimum of 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 square foot of unobstructed venting for each 500 square feet 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 20 x 28 inches shall be provided in the skirting for periodic inspections and maintenance of services. This panel should be located close to sewer and water connections.

WHAT ARE THE REQUIREMENTS FOR ANY ADDITIONS OR ACCESSORY STRUCTURES?

All additions, porches, garages and accessory structures shall be of an equivalent quality and appearance as the mobile home unit and shall complement the exterior. A building permit is required for any additions or accessory structures. There must be a minimum of 10 feet between any buildings and all distances from property lines must be observed for the affected zone. A site plan must accompany the building application.

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 18,500 pounds, 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.

In the Town of Carman mobile homes must be placed on a permanent foundation and anchored to said foundation in accordance with Mobile Home Structural Permits Regulation 96/87 R and amendments thereto; and have painted, durable skirting to screen the view of the foundation supports and under the carriage of the mobile home within sixty (60) days of location on the site.

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.

Typical Anchorage Systems

- Ground auger type anchor
- 'Duckbill' type anchor
- Concrete 'deadman'

READY TO MOVE (RTM) DWELLING

A method of constructing a dwelling unit whereby all of its component parts have been assembled in an off-site manufacturing facility and transported to a site where it is anchored to a permanent foundation.

Manufactured

- A single- or multiple-section single-family dwelling that is transportable, comprises not more than one storey, complies with the CSA Z240 MH Series of Standards at the time of manufacture, and is ready for occupancy once set-up, in accordance with manufacturer-recommended installation instructions, is complete.

Modular

- A complete dwelling built in a factory in one or more finished sections for transport to a site for installation.
- The structure has a frame to which wheels may be attached, which may move it upon a highway.
- Once the structure is in place the wheels are permanently detached and the structure is anchored to the foundation.

MOBILE HOME

- A portable dwelling that is designed for residential occupancy, built upon or having a frame or chassis to which wheels may be attached, which may move it upon a highway. The structure may be jacked up and/or skirted and must conform to the structural standards of *The Building and Mobile Homes Act*, Chapter B93, S.M. 2977 and amendments thereto.
- Once the structure is in place the wheels are detached but may be re-attached at a future time, if desired, in order to move it to another location.

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 then 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 be level above the surrounding finished grade.

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 6 inches 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 4 inches at the joints.

CLEARANCE

IS THERE A MINIMUM CLEARANCE REQUIRED UNDER THE MOBILE HOME?

Yes. A vertical clearance of at least 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 section (i.e. 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 12 inches.

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

FOUNDATIONS

DOES ONE ACCEPTABLE FOUNDATION SYSTEM EXIST FOR ALL MOBILE HOMES?

No. Depending on the soil type and ground conditions, a number of different systems can be incorporated.

Two of the more common foundation systems are the concrete block surface foundation and the wood crib surface foundation.

Concrete Block Surface Foundation

Concrete block foundation consists of a reinforced precast concrete slab placed on top of proper base. Concrete blocks (8 x 8 x 16 inches) are then placed on the concrete slab (may require more than 1 layer of blocks). Two layers of 16 x 16 x ¾ inch exterior plywood and/or 1½ inch solid lumber are placed on top of blocks. Hardwood wedges are then used for final adjustments.

Wood Crib Surface Foundation

Any wood crib piers that are used should consist of sound lumber placed so that adjacent layers are at right angles to each other, with each layer nailed securely to the layer beneath it.