

GUIDE TO PLACING MOBILE HOMES

1. The Planning Department must approve the use of a mobile home on the property.
2. Mobile homes must be certified to the CSA-Z240 'Mobile Homes' standard. Mobile homes without certification are **not** permitted.
3. Mobile homes to be used as a second dwelling shall have a covenant registered on title that restricts the mobile home to the approved Zoning Bylaw use.
4. To apply for a building permit to place a mobile home on a property the following information shall be submitted to the building department:
 - A. The manufactured home checklist (see attached) with the following information:

▪ Manufacturer	▪ CSA Z240 Certification
▪ Date of Manufacture	▪ Registration number
▪ Model	▪ Serial number
▪ Size	
 - B. Two sets of drawings, to scale, which include:
 - (a) Site Plan including:
 - all covenants, easements, right-of-ways, septic systems, water courses and ponds.
 - retaining walls and if they're over 1m in height must have a B1/B2 and signed/sealed drawings from an engineer.
 - all other buildings on the property.
 - any decks, stairs, and additions on the mobile home.
 - setbacks from the property lines, other buildings, and watercourses to the mobile home.
 - (b) Floor plan of mobile home with landings or decks & stairs shown at each exterior door (include dimensions of mobile home and landings and/or decks plus room locations).
 - (c) Foundation plan including construction and placement of piers and type of tie downs.
 - (d) Exterior Elevations (exterior view of the building).
 - (e) Full construction drawings for any decks, carports or rooms (site plan, floor plan, cross section & elevation drawings).
 - (f) All floor and roof assemblies of permitted additions (rooms, decks, carports, etc) must be independently supported and must not add any structural load to the mobile home.
 - C. A copy of the property title to confirm ownership. The District can provide this for a \$10.50 fee.
 - D. Copies of all easement, right-of-way, or covenant documents noted on property title. The District can provide this for a fee of \$25.75 for the first document and \$10.50 for all subsequent documents.
 - E. A letter of agency from the owner of the property to anyone else applying for or picking up the building permit.
 - F. The owner's undertaking form filled out by the agent or owner.
 - G. A non-refundable deposit of \$200.00 will be required at the time of application for single family dwelling permits.
 - H. Where Municipal sewer is not available; authorization, in the form of a Record of Sewerage approved by Fraser Health, for the septic system is required.
 - I. Where Municipal water is not available, written confirmation that an adequate supply of potable water is available on site is required. The form is available from the Inspection Services Department.

Site Preparation

The following requirements for site preparation must be met:

- top soil and organic matter must be removed.
- base to be graded from the center to the outside at a 2% minimum.
- Inorganic compactable granular material (gravel, sand, etc.) shall be used as fill. Fill shall also be graded at a 2% slope away from the center of the mobile home.
- one of the following ground covers shall be installed under the mobile home:
 1. 2" cement concrete
 2. 2" asphaltic concrete
 3. 6 mil polyethylene sheet vapour barrier
- the ground cover shall extend to 6" beyond the face of the trailer.
- minimum 24" clearance between the bottom of the joists and ground cover.

Foundation

Footings shall be:

- 4" thick un-reinforced concrete,
- or 3½" pressure treated wood certified for below ground installation,
- or reinforced concrete footing

Piers shall be:

- 8"x8"x16" concrete masonry units placed with hollow cores in vertical position (see attached).
- wood crib consisting of sound lumber with every course at right angles to the last and each layer securely fastened to the layer beneath.
- reinforced concrete at least 8" Ø or at least 8" in dimension if squared.
- a minimum 8' o.c. unless otherwise specified by manufacturer.

Anchorage

Three pairs of tie downs are required for a single wide mobile home and six pairs for double wide mobile homes, and shall be installed at each end and the mid point of the chassis beam. Tie downs are to consist of a ½" turnbuckle and ½" steel cable or 5/16" chain (all corrosion resistant) and are to be secured to the chassis beams and to stable inground anchorage.

Skirting and Ventilation

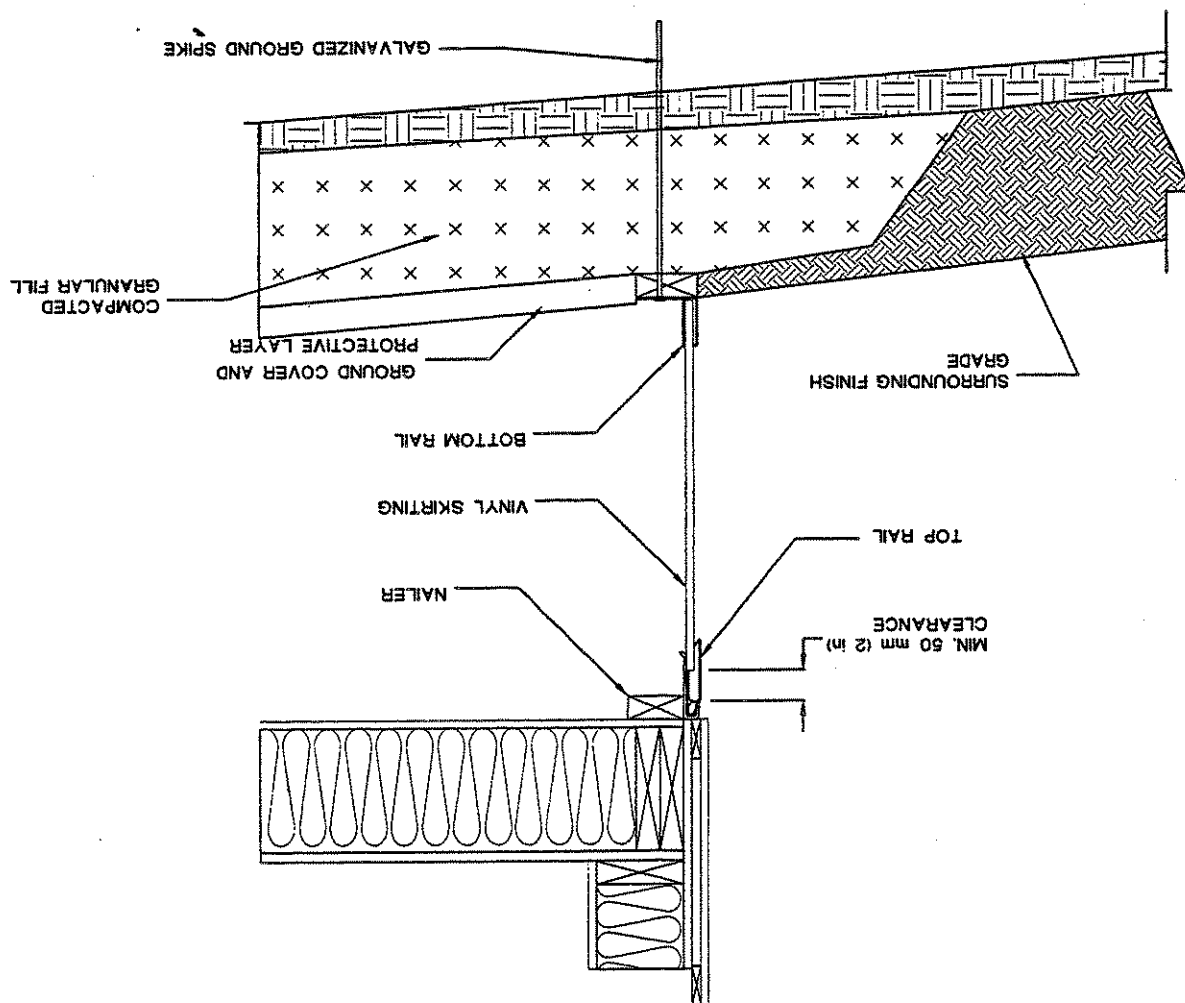
- Mobile homes shall be skirted with skirting designed to accommodate 2" of vertical movement. (see attached)
- Cross ventilation shall be provided in the crawl space by four vents uniformly spaced on opposite sides of the home and kept free from obstructions.

Other Government Agencies:

Gas Inspector (Compressed Gas and Natural Gas) 604-851-7013
Electrical Inspector 604-851-7012
Upper Fraser Valley Health Unit 604-814-5500

Figure E1
Skirting Detail
(See Clause 7.)

Note: Provision for movement should be provided in soils susceptible to frost heave.



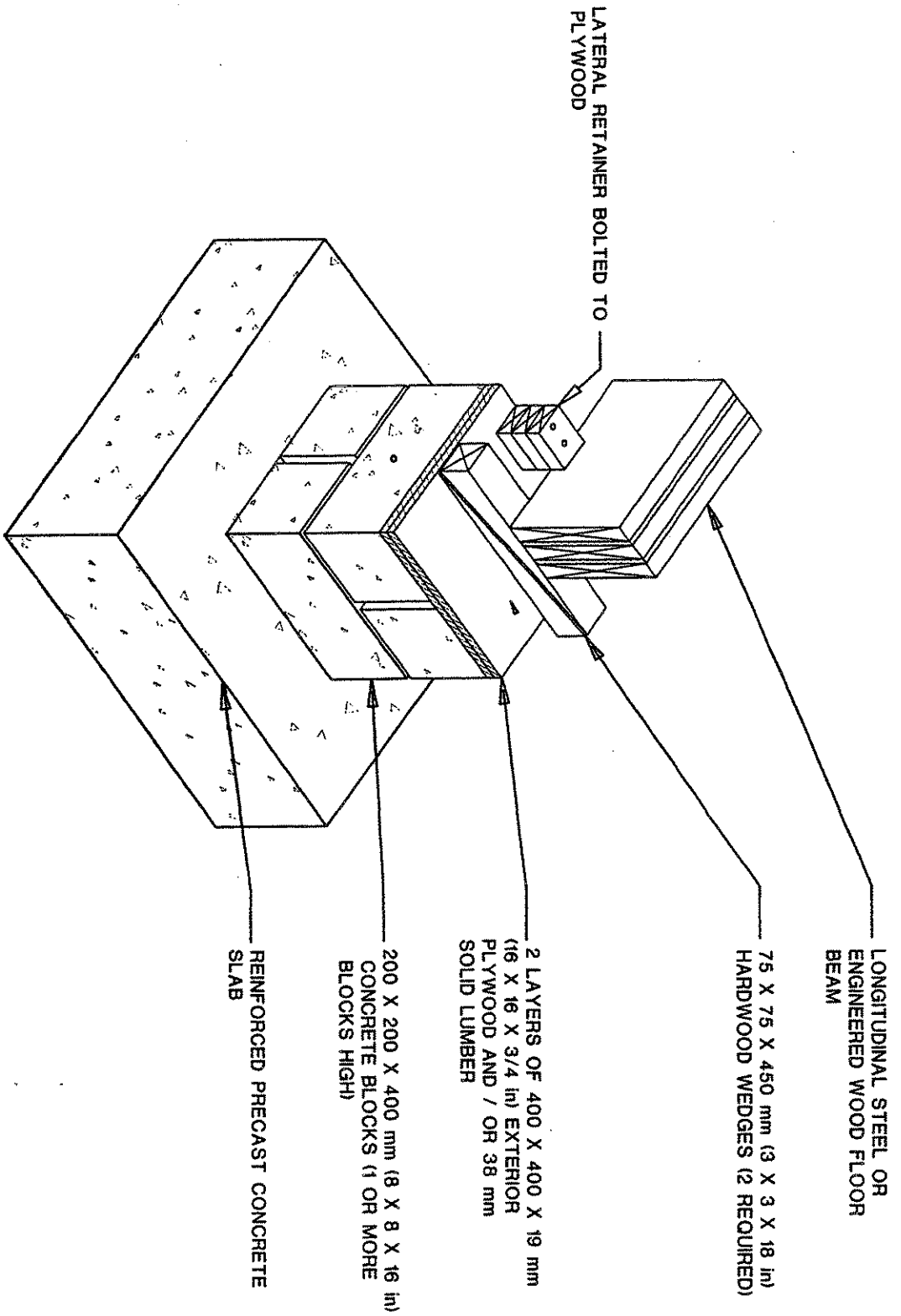


Figure B5
Concrete Block Surface Foundation System