EASTERN
INTERLAKE
PLANNING DISTRICT

Serving the RM of Gimli, Municipality of Bifrost-Riverton, Town of Arborg and the Town of Winnipeg Beach

Relocating an Older Home or a New RTM

Guide to the regulations and construction requirements when applying for a building permit to relocate an Older Home or a New Ready-to-Move Home.

February 2024

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This booklet is merely a guide to help you meet the requirements of the Eastern Interlake Planning District (EIPD) when applying for a building permit to relocate a New RTM or an Older Home or Accessory Building.
This booklet does not cover all code requirements. Permits will only be approved if adherence is achieved to the Manitoba Building Code (MBC) and the local Municipal Zoning By-Law's (ZBL) and Building By-laws.

Documentation Required when Applying for a Building Permit to relocate a New RTM or an Older RTM

1. Completed electronic Building Permit Application submitted on Cloudpermit; link can be found on www.interlakeplanning.com
2. Surveyor's Building Location Certificate (BLC). See page 4 for detail.
3. Lot Grade Permit from the municipality (if applicable).
4. New RTM:
    - 1 PDF of the complete set of drawings (blue prints) consisting of floor plan, foundation plan, cross sections and elevations.
    - A copy of the Building Inspector's Report if the RTM is not built within the EIPD.

5. Older RTM:
    - A “Performance Agreement”. See page 4 for detail.
    - Engineered foundation drawing and detail of any structural renovations/new plumbing (drawings may be required, depending on scope of work)

Please note that the services of an Architect or Professional Engineer may be required when:

1. There are any variations from the minimum standards contained within the MBC.
2. Construction involves the use of certain structural components such as: steel beams, glulam beams, microlam beams, LVL beams, I-joist floors, suspended wood floors, tall walls (being walls that exceed 11 ft. 10 in.) and pre-cast concrete/wood/steel brackets.
3. Preserved wood foundations, wood grade beams, cast in place Timber frame construction, log construction, post and beam construction.
4. Where in the opinion of the Authority Having Jurisdiction the nature of the work is complex.

NOTE All foundations shall be designed and sealed by a structural Engineer

Limiting Distance & Openings:

The distance from the building to the property line places limitations on the area of unprotected openings (i.e.: windows, doors, vents, etc.) on exterior walls of the building and the area of glazed openings on the exterior walls of a single family dwelling with no dwelling unit above. Tables 9.10.14.4 and 9.10.15.4 of the MBC sets the percentage of openings allowed.

- At less than 1.2m (4 ft.) the percentage is 0%.
- At 1.2m (4 ft.) to 2 m (6.56 ft.) the maximum size and spacing of glazed and unprotected openings is strictly regulated.
- Over 2 m (6.56 ft.) the percentage of openings allowed increases with distance within the tables.

Performance Agreement for Relocation of an Older Home

In addition to all other requirements stated within this booklet, the following is also required when relocating an Older Home:

1. A Performance Bond with the municipality. A Performance Bond is the Municipality's protection if an owner fails to fulfill all the terms of a Building Permit and Contract entered into by all parties. Typically terms include, but are not limited to: upgrading the structure to meet current MBC requirements, landscaping, exterior finishing, etc.
2. A pre-inspection of the older home (fees applicable), conducted by the EIPD Building Inspector, if within our district (RM of Gimli, Municipality of Bifrost-Riverton, Town of Arborg, and Town of Winnipeg Beach). If the home is being moved-in from outside of our district, other means for an inspection will be required.
3. Completion of the "Moving in Older Homes Inspection Check Sheet". Note: if the pre-inspection is conducted by our Inspector he will complete this form.
4. Photo's which include: interior, exterior, underside/floor beams and attic area.
5. Written proposal of any planned changes/uipgrades
6. Completion of the Heating & Ventilation Requirements Sheet (provided by EIPD).
7. Payment for Report Fee

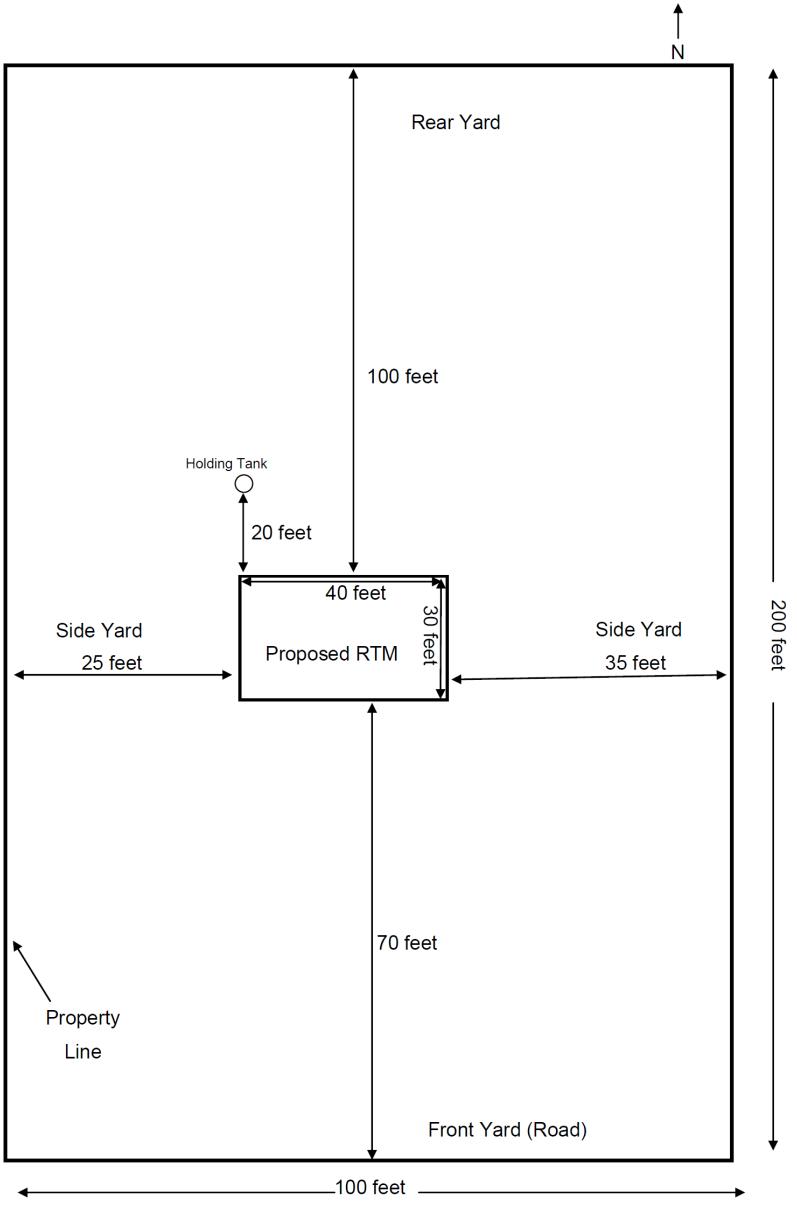
Once all the above information has been provided, the EIPD office will submit a report to Council for their decision on a Performance Bond/ Agreement. Only with Council's approval and a signed Agreement can our office issue approval of the Building Permit Application, thus your right to proceed.

What information should be indicated on the Surveyor's Building Location Certificate (BLC)?

1. Property legal description, street name, lot number and dimensions.
2. Distances from all buildings to property lines and all buildings to buildings.
3. Projections and dimensions of any eaves, alcoves, canopies, wing walls, steps, landings, decks, etc.
4. The dimensions and locations of all approaches/driveways.
5. Vehicle parking area (if applicable under the local Zoning By-Laws).
6. Location of accessory structures (sheds, detached garage, etc).
7. Location of downspouts (DP) and sump-pump discharge (SPD).
8. Location of wells, holding tanks and septic fields (if applicable).
9. Any other items deemed necessary by the approving authority.

FIGURE 1 - SAMPLE BLC

Note that a typical BLC prepared by a Certified Land Surveyor will have quite a bit more detail - below is merely a sample.

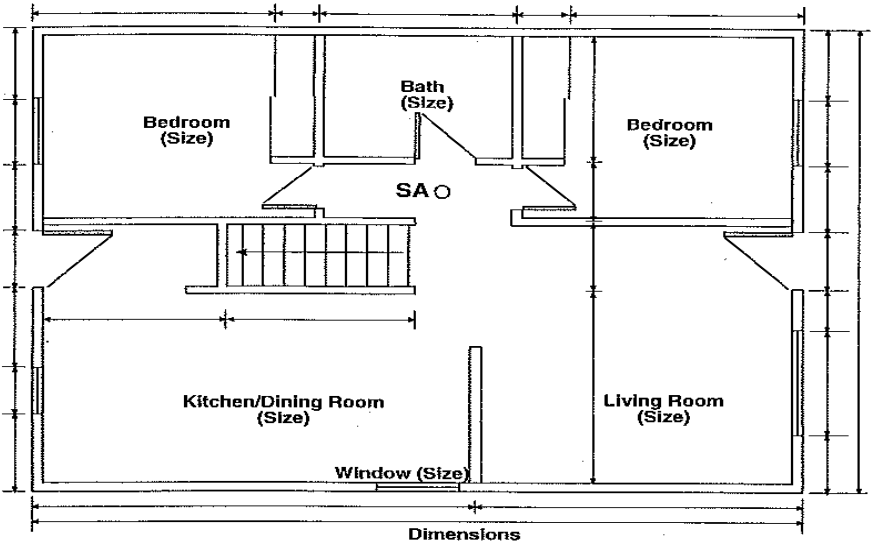


What is required to be shown on the floor plan?

1. The size and types of rooms.
2. Location and size of windows, doors, closets, etc. Note: Windows are not permitted in walls that are located less than 1.2 m (4 ft.) from the property line. Replacement windows to be a minimum of dual pane with low e coating. The installation of windows, doors and skylights to conform to CAN/CSA - A440.4. Windows, doors and skylights must be sealed to air barriers and vapour barriers.
3. If there is a fireplace/woodstove, indicate type and location.
4. Size of beam/lintel in wall openings, if required.
5. Location of wired-in smoke alarms (SA). Note: The MBC requires smoke alarms to be installed on each level including basements and on any storey with sleeping rooms, in each sleeping room and in a location between the remainder of the storey and the sleeping rooms, e.g. hallway.
6. Location of carbon monoxide (CO) detectors, if there is a fuel fired appliance or attached garage.

NOTE: Each bedroom that does not have a door leading directly outdoor must have at least one outside window which provides an unobstructed opening of not less than 0.35 sq. m. (3.77 sq. ft.) in area and no dimensions less than 380 mm (15 in.). The hardware or sash must not have to be removed and the sash must not have to be supported.

FIGURE 2 - TYPICAL FLOOR PLAN



What information is required for the foundation plan?
A typical house foundation plan and details are shown in FIGURES 3, 4, and 5.

Do these plans need to be engineered?
YES! All foundations for dwellings shall be designed and sealed by a structural Engineer.

What are the requirements for bedroom windows in basements?

Purpose: Windows must furnish occupants with natural light, provide an exit in an emergency from the bedroom area and supply natural ventilation.

Ability to open: Each bedroom must have at least one outside window. This window must be openable from the inside without the use of tools or special knowledge (except where a door provides direct access to the exterior).

Unobstructed area when open: The window must provide an unobstructed opening with a minimum area of 0.35 sq. m. (3.77 sq. ft.) with no dimension less than 380 mm (15 in.).

NOTE: Although the minimum dimensions required for height and width are 380 mm (15 in.), a window that is 380 mm by 380 mm (15 in. by 15 in.) would not comply with the minimum area requirements. See FIGURE 7.

Window opening into a window-well: Where a window required for a bedroom opens into a window-well, a clearance of at least 760 mm (30 in.) must be provided in front of the window. Where the sash swings toward the window-well, the operation of the sash must not reduce the clearance in a manner that would restrict escape in an emergency.

MBC REQUIREMENTS TO RELOCATE OLDER BUILDINGS

The MBC Article 2.1.7.4(1) Moving a Building states that the code applies to the whole or any part of a building that is moved to a new location. This clause implies that even though the building was constructed under an earlier code, and therefore may not conform to current code requirements, it should be made to conform to the current code.

There are obvious areas where the relocated building must conform to current requirements, such as the new foundation, basement columns, and any new central heating system and ventilation system. However it would be unrealistic to require all aspects of the house to conform to new requirements.

As a generalization, only those structural elements that show signs of distress must be strengthened. A general inspection should be made of those elements that can be easily seen, such as the roof rafters, roof sheathing, and the first floor joists. Those showing significant decay or structural damage must be reinforced. Since the interior has structural functions, it should be repaired as necessary to perform its functions.

When a building has been able to withstand snow, wind and occupancy loads for a significant time without distress, there is little reason to suspect it will not continue to do so. It can be considered to meet the structural requirements of the MBC under the general provisions of Article 2.5.1.3. Where Structural Distress is Indicated, the appropriate parts must be reinforced.

The building should also be inspected for signs of water entry into the structure, either as a result of condensation, or rain or snow melt leakage. Telltale signs such as water stains, decay, or softening or sagging of interior finish should be investigated further to determine reasonable corrective action. Visual examination of the condition of the roofing, flashing and cladding, including caulking should be undertaken and corrective action taken as necessary.

The obvious sources of potential fire, such as the electrical system, fireplace or wood stove, chimney, cooking range and heating system, should be inspected for general safety (including required clearances) and take appropriate action when indicated.

Conclusion: It is obvious that an older house cannot be made to conform to each MBC Article that may have changed since the house was first built. The house must be evaluated in terms of its performance in resisting occupancy loads and loads due to wind and snow.

Of particular importance, however are potential sources of fire such as the electrical, heating and cooking facilities, including venting and clearances. Probably the most significant factor in the deterioration of a building is the presence of moisture in the structure either as a result of rainwater or snow melt leakage or from condensation. If this is prevented, buildings in most cases will last indefinitely if they are structurally adequate to begin with.

Seasonally and Intermittently Occupied Building

The MBC does not provide separate requirements which would apply to seasonally or intermittently occupied buildings (cottages).

The trend is for use of summer cottages over an extended time of year and for the installation of modern appliances. With the greater use of "cottages" through the winter months, and the increasing installation of modern conveniences in these buildings, the MBC requires that all new dwellings comply with the Code.

Without compromising the basic health and safety provisions, various requirements in Part 9 of the Code recognize that leniency may be appropriate in some circumstances though the number and extent of possible exceptions is reduced.

Thermal Insulation, Air Barrier and Vapour Barriers

It is well known that deterioration caused by condensation occurs even when buildings are occupied intermittently during the heating season, such as on weekends or short holidays.

The Code specifies that insulation is to be installed in walls, ceilings and floors which separate heated space from unheated space. Cottages intended for use only in the summer, which therefore have no space heating appliances, would not be required to be insulated. The Code requires the installation of air barrier and vapour barriers only where insulation is installed. Dwellings with no heating system would thus be exempt from these requirements.

Plumbing and Electrical Facilities
Plumbing fixtures are required only where a piped water supply is available and electrical facilities only where electrical services are available.

Interior Wall and Ceiling Finishes
The Code requires that the exposed surfaces of walls and ceilings are required to have a flame spread rating not greater than 150. Interior finishes can be omitted if the exposed framing and sheathing has flame-spread rating of 150 or less, except for floors and walls in kitchens, bathrooms, and laundries and common walls in multiple-dwelling buildings.

Is it essential to adequately ventilate a house?
Yes, it is important to have a properly designed heating, ventilating and air conditioning (HVAC) system to control condensation and maintain proper indoor air quality (IAQ). The MBC sets the minimum requirements of room ventilation and exhaust requirements.

This system design should be done by a HRAI Certified Designer, Professional Engineer or other designer with formal training in residential HVAC design.

Your mechanical contractor is required to submit a ventilation design summary sheet to the Eastern Interlake Planning District office prior to installation. The ventilation design summary sheets are available at the office.

Mechanical Ventilation System Options
There are essentially two mechanical ventilation system options for housing.

Option One: Consists of a number of alternatives which are prescribed in the MBC.

Option Two: Involves competent mechanical design and installation in accordance with the requirements of CAN / CSA - F326, Residential Mechanical Ventilation Systems, but must include a Heat Recovery Ventilation unit (HRV).

The MBC requires the installation of an HRV with a minimum of 55% sensible heat recovery efficiency as per prescribed test methods.

HRV's are a packaged type of ventilation system which is engineered to recover some of the heat from the air being exhausted from the house, and transfer this heat to the incoming outdoor air. Installation costs are higher, but in the long term HRV's are a cost-effective alternative, whose energy savings may offset their higher initial cost.

HRV's also have the advantage of tempering the incoming air such that the need for preheating incoming air is reduced. Properly installed, HRV's deliver a balanced flow of supply air, neither pressurizing nor depressurizing the house. This makes them ideally suited for installation in homes with spillage-susceptible combustion appliances such as fireplaces and wood stoves.

The MBC also requires a 94% AFUE rated fuel furnace if a fuel furnace is installed.

Attached Garages
If the home includes an attached garage, the garage must be brought up to code with respect to life safety issues:
1) Wall between garage and living quarters must have a 45 minute fire rating to underside of rood sheathing, with a self closing, weather stripped door.
2) Heat detector must be installed.

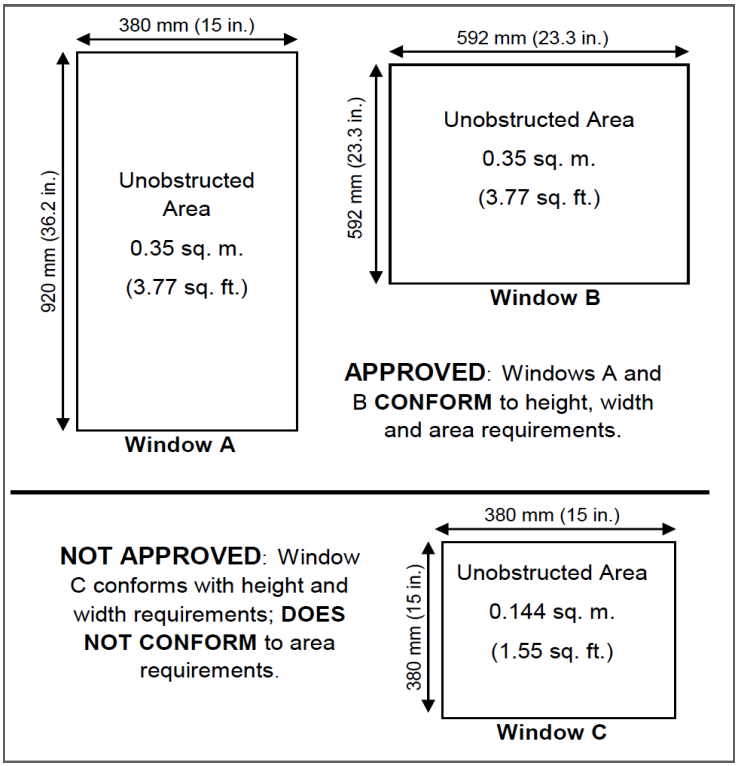
Smoke Alarms:
Smoke alarms are to be installed in each bedroom and in a location between the sleeping rooms and the remainder of the storey. In addition, if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway.

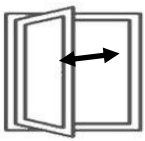
Carbon Monoxide Alarms:
Carbon monoxide alarms conforming to CAN/CSA-6.19 "Residential Carbon Monoxide Alarming Devices," shall be mechanically fixed on or near the ceiling in each room which contains a fuel burning appliance. In addition, a home that has an attached garage requires a carbon monoxide alarm.
.
All Alarms
All installed detectors (smoke, CO2 & heat) must be interconnected, to trigger all units, when one has been activated.

Bedroom Windows

Older homes whose bedroom windows do not meet current egress requirements shall have bedroom windows replaced with ones that do meet egress requirements. Egress is required to provide an unobstructed opening of not less than .35 sq m (3.77 sq ft) with no dimension less than 380 mm (15 in.)

FIGURE 7 - BEDROOM WINDOW EGRESS

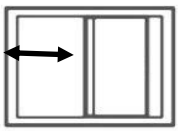




CASEMENT

Unobstructed area when in **open position** must be no less than 15”

SLIDER



HORIZONTAL SLIDER

BUILT-UP FLOOR BEAM SPANS
Supporting **ONE** Floor in Houses

Douglas Fir - Larch Grade No. 1 & 2

Size of Beam	Supported Joist Length					Size of Beam	Supported Joist Length				
	8 ft.	10 ft.	12 ft.	14 ft.	16 ft.		2.4m	3.0m	3.6m	4.2m	4.8m
	ft.-in.	ft.-in.	ft.-in.	ft.-in.	ft.-in.		m	m	m	m	m
3-2X8	9-9	8-8	7-11	7-4	6-11	3-38X184	2.97	2.65	2.42	2.24	2.10
4-2X8	11-3	10-1	9-2	8-6	7-11	4-38X184	3.42	3.06	2.80	2.59	2.42
3-2X10	11-11	10-8	9-8	9-0	8-5	3-38X235	3.63	3.24	2.96	2.74	2.56
4-2X10	13-9	12-3	11-2	10-5	9-9	4-38X235	4.19	3.75	3.42	3.17	2.96
3-2X12	13-10	12-4	11-3	10-5	9-9	3-38X286	4.21	3.76	3.44	3.18	2.98
4-2X12	15-11	14-3	12-11	12-1	11-3	4-38X286	4.86	4.35	3.97	3.67	3.44

Spruce - Pine - Fir Grade No. 1 & 2

Size of Beam	Supported Joist Length					Size of Beam	Supported Joist Length				
	8 ft.	10 ft.	12 ft.	14 ft.	16 ft.		2.4m	3.0m	3.6m	4.2m	4.8m
	ft.-in.	ft.-in.	ft.-in.	ft.-in.	ft.-in.		m	m	m	m	m
3-2X8	10-1	9-4	8-7	8-0	7-6	3-38X184	3.07	2.85	2.63	2.44	2.28
4-2X8	11-1	10-4	9-2	9-3	8-8	4-38X184	3.38	3.14	2.95	2.80	2.63
3-2X10	12-11	11-7	10-6	9-9	9-2	3-38X235	3.92	3.52	3.22	2.98	2.79
4-2X10	14-2	13-2	12-1	11-3	10-7	4-38X235	4.32	4.01	3.71	3.44	3.22
3-2X12	15-0	13-5	12-2	11-4	10-8	3-38X286	4.57	4.09	3.73	3.46	3.23
4-2X12	17-3	15-6	14-1	13-1	12-3	4-38X286	5.25	4.72	4.31	3.99	3.73
1	2	3	4	5	6	7	8	9	10	11	12

BUILT-UP FLOOR BEAM SPANS
Supporting **TWO** Floors in Houses

Douglas Fir - Larch Grade No. 1 & 2

Size of Beam	Supported Joist Length					Size of Beam	Supported Joist Length				
	8 ft.	10 ft.	12 ft.	14 ft.	16 ft.		2.4m	3.0m	3.6m	4.2m	4.8m
	ft.-in.	ft.-in.	ft.-in.	ft.-in.	ft.-in.		m	m	m	m	m
3-2X8	7-3	6-6	5-11	5-6	5-3	3-38X184	2.22	1.99	1.81	1.68	1.57
4-2X8	8-5	7-6	6-10	6-4	5-11	4-38X184	2.56	2.29	2.09	1.94	1.81
3-2X10	8-11	8-0	7-3	6-9	6-4	3-38X235	2.72	2.43	2.22	2.05	1.92
4-2X10	10-4	9-2	8-5	7-9	7-3	4-38X235	3.14	2.80	2.56	2.37	2.22
3-2X12	10-4	9-3	8-5	7-10	7-4	3-38X286	3.15	2.82	2.57	2.38	2.23
4-2X12	11-11	10-8	9-9	9-0	8-5	4-38X286	3.64	3.25	2.97	2.75	2.57

Spruce - Pine - Fir Grade No. 1 & 2

Size of Beam	Supported Joist Length					Size of Beam	Supported Joist Length				
	8 ft.	10 ft.	12 ft.	14 ft.	16 ft.		2.4m	3.0m	3.6m	4.2m	4.8m
	ft.-in.	ft.-in.	ft.-in.	ft.-in.	ft.-in.		m	m	m	m	m
3-2X8	7-11	7-1	6-6	6-0	5-7	3-38X184	2.41	2.16	1.97	1.82	1.71
4-2X8	9-2	8-2	7-5	7-0	6-6	4-38X184	2.79	2.49	2.27	2.11	1.97
3-2X10	9-8	8-8	8-0	7-4	6-10	3-38X235	2.95	2.64	2.41	2.23	2.09
4-2X10	11-2	10-0	9-1	8-5	7-11	4-38X235	3.41	3.05	2.78	2.57	2.41
3-2X12	11-3	10-0	9-2	8-6	7-11	3-38X286	3.42	3.06	2.79	2.59	2.42
4-2X12	13-0	11-7	10-7	9-10	9-2	4-38X286	3.95	3.53	3.23	2.99	2.79
1	2	3	4	5	6	7	8	9	10	11	12

FLOOR JOIST SPANS

Commercial Designation	Grade	Member Size (in.)	Joist Spacing With Strapping			Joist Spacing With Bridging			Joist Spacing With Strapping & Bridging		
			12 in	16 in	24 in	12 in	16 in	24 in	12 in	16 in	24 in
			ft-in	ft-in	ft-in	ft-in	ft-in	ft-in	ft-in	ft-in	ft-in
Douglas Fir - Larch	No. 1 and No. 2	2x4	6-7	6-0	5-5	6-10	6-3	5-5	6-10	6-3	5-5
		2x6	10-1	9-6	8-7	10-9	9-10	8-7	10-9	9-10	8-7
		2x8	12-2	11-7	11-0	13-1	12-4	11-3	13-9	12-9	11-3
		2x10	14-4	13-8	13-0	15-3	14-4	13-6	15-10	14-9	13-9
		2x12	16-4	15-7	14-10	17-3	16-2	15-3	17-10	16-7	15-6
		(mm)	300	400	600	300	400	600	300	400	600
			m	m	m	m	m	m	m	m	m
		38x89	2.00	1.85	1.66	2.09	1.90	1.66	2.09	1.90	1.66
		38x140	3.09	2.91	2.62	3.29	2.99	2.62	3.29	2.99	2.62
		38x184	3.71	3.53	3.36	4.00	3.76	3.44	4.19	3.90	3.44
		38x235	4.38	4.16	3.96	4.66	4.38	4.11	4.84	4.51	4.20
		38x286	4.99	4.75	4.52	5.26	4.94	4.65	5.43	5.06	4.72
Spruce - Pine - Fir	No. 1 and No. 2	(in.)	12 in	16 in	24 in	12 in	16 in	24 in	12 in	16 in	24 in
			ft-in	ft-in	ft-in	ft-in	ft-in	ft-in	ft-in	ft-in	ft-in
		2x4	6-1	5-8	5-2	6-6	5-11	5-2	6-6	5-11	5-2
		2x6	9-7	8-10	8-2	10-4	9-4	8-2	10-4	9-4	8-2
		2x8	11-7	11-0	10-6	12-6	11-9	10-9	13-1	12-2	10-9
		2x10	13-8	13-0	12-4	14-7	13-8	12-10	15-1	14-1	13-1
		2x12	15-7	14-10	14-1	16-5	15-5	14-6	17-0	15-10	14-9
		(mm)	300	400	600	300	400	600	300	400	600
			m	m	m	m	m	m	m	m	m
		38x89	1.86	1.72	1.58	1.99	1.81	1.58	1.99	1.81	1.58
		38x140	2.92	2.71	2.49	3.14	2.85	2.49	3.14	2.85	2.49
		38x184	3.54	3.36	3.20	3.81	3.58	3.27	3.99	3.72	3.27
		38x235	4.17	3.96	3.77	4.44	4.17	3.92	4.60	4.29	4.00
		38x286	4.75	4.52	4.30	5.01	4.71	4.42	5.17	4.82	4.49
Column 1	2	3	4	5	6	7	8	9	10	11	12

CEILING JOIST SPANS

Commercial Designation	Grade	Member Size (in.)	Rafter Spacing			Member Size (mm)	Rafter Spacing		
			12 in	16 in	24 in		300mm	400mm	600mm
			ft-in	ft-in	ft-in		m	m	m
Douglas Fir Larch	No. 1 and No. 2	2x4	10-8	9-8	8-9	38x89	3.27	2.97	2.59
		2x6	16-9	15-3	13-4	38x140	5.14	4.67	4.08
		2x8	22-1	20-1	17-6	38x184	6.76	6.14	5.36
		2x10	28-2	25-7	22-4	38x235	8.63	7.84	6.85
Spruce Pine Fir	No. 1 and No. 2	2x4	10-2	9-3	8-1	38x89	3.11	2.83	2.47
		2x6	16-0	14-6	12-8	38x140	4.90	4.45	3.89
		2x8	21-0	19-1	16-8	38x184	6.44	5.85	5.11
		2x10	26-10	24-5	21-3	38x235	8.22	7.47	6.52
Column 1	2	3	4	5	6	7	8	9	10

ROOF RAFTER SPANS
Rafter not supporting ceiling
(Design Roof Snow Loads for 2 kPa (41.8 psf)

Commercial Designation	Grade	Member Size (in.)	Rafter Spacing			Member Size (mm)	Rafter Spacing		
			12 in	16 in	24 in		300mm	400mm	600mm
			ft-in	ft-in	ft-in		m	m	m
Douglas Fir Larch	No. 1 and No. 2	2x4	8-6	7-9	6-9	38x89	2.59	2.36	2.06
		2x6	13-5	11-10	8-8	38x140	4.08	3.60	2.94
		2x8	16-7	14-5	11-9	38x184	5.06	4.38	3.58
		2x10	20-4	17-7	14-4	38x235	6.19	5.36	4.38
Spruce Pine Fir	No. 1 and No. 2	2x4	8-5	7-7	6-8	38x89	2.47	2.24	1.96
		2x6	12-9	11-7	10-1	38x140	3.89	3.53	3.08
		2x8	16-9	15-3	12-9	38x184	5.11	4.64	3.89
		2x10	21-5	19-1	15-6	38x235	6.52	5.82	4.75
Column 1	2	3	4	5	6	7	8	9	10

ROOF JOIST SPANS
(Design Roof Snow Loads for 2 kPa (41.8 psf)

Commercial Designation	Grade	Member Size (in.)	Rafter Spacing			Member Size (mm)	Rafter Spacing		
			12 in	16 in	24 in		300mm	400mm	600mm
			ft-in	ft-in	ft-in		m	m	m
Douglas Fir Larch	No. 1 and No. 2	2x4	6-9	6-2	5-4	38x89	2.06	1.87	1.63
		2x6	10-8	9-8	8-5	38x140	3.24	2.94	2.57
		2x8	14-0	12-8	11-1	38x184	4.26	3.87	3.38
		2x10	17-10	16-2	13-10	38x235	5.44	4.94	4.22
Spruce Pine Fir	No. 1 and No. 2	2x4	6-5	5-10	5-1	38x89	1.96	1.78	1.56
		2x6	10-1	9-2	8-0	38x140	3.08	2.80	2.45
		2x8	13-4	12-1	10-7	38x184	4.05	3.68	3.22
		2x10	17-0	15-5	13-6	38x235	5.18	4.70	4.11
Column 1	2	3	4	5	6	7	8	9	10

MODULAR HOME

An RTM can also include a Modular Home or sometimes know as a Factory-Built Home. A modular home is a building assembly or system of building sub-assemblies manufactured in its entirety, or in substantial part, off-site and transported to the point of use for installation on-site (with or without other specified components) as a finished building or as part of a finished building in accordance with applicable CSA standards. "Finished" means fully enclosed on the exterior and interior but need not include interior taping, painting, installation of cabinets, floor coverings, fixtures, heating/ventilating systems, and exterior finishes.

For the manufactures of these homes, CSA Standard A277-01 describes an approved in-factory certification procedure to insure inspections for compliance to building codes and other codes as the various components and sub-assemblies are installed. The certification procedure set forth by CSA-A277-01 provides a means of verifying that the factory built portion of the house, including the structural, plumbing, heating/ventilation and electrical systems have been designed and built to meet or exceed the requirements of the Manitoba Building Code for houses.

The portion of the house to be completed on site is subject to inspection by the appropriate local inspectors. On site inspections include foundation and connection of the home to the foundation, the "stitching" together of multiple-unit structures, the site installation of water, sewage and electrical services, and their connection to the factory installed portions of these services.

Additional Approval process required for Modular Homes:
Please note that some of the Municipalities within the EIPD require Conditional Use approval prior to being granted an approved relocation permit from our office. This is an additional application that is subject to a Public Hearing and Council's approval or denial. Therefore, it is extremely important to pre-plan your project accordingly. You need to contact the EIPD office to arrange for this extra application prior to actually purchasing the Modular Home as there is a risk that Council may reject your application thus you would not be permitted to relocate this home to your desired location.

The manufacture should provide the home owner with appropriate drawings to submit to the EIPD as part of the permit application for the relocation of the modular home.

Certification Label

Modular homes shall be marked in the interior with the following information, as applicable, in a permanent and visible manner:

a) manufacturer's name and address;
b) model;
c) serial number;
d) year manufactured;
e) ground snow load and roof design snow load;
f) thermal resistance of insulation and the outside design temperature used in heat loss calculation;
g) list of the appliances that have been factory-installed in the unit, showing make, model, and type of energy used (e.g. oil, gas, electric wood);
h) complete electrical rating; and
i) building code(s) met by the model.

Who enforces all of these requirements?

The Eastern Interlake Planning District is responsible for monitoring construction for compliance with the Building Code and By-Laws. This monitoring is carried out by means of a permit approval process and site inspections.

The ultimate responsibility for compliance rests with the owner and contractor.

Is there any way that compliance with a certain aspect of the Building Code can be waived?

The Eastern Interlake Planning District does not have the authority to waive the requirements but it does have the authority to accept equivalents which meet the intent of the Building Code. If you feel you can satisfy a Building Code requirement by using an equivalent building material or construction method, contact the Building Inspector.

The Following Inspections are Required

1) Footing forming/Piles/Piers/Thickened edge slab steel and forming - house and attached garage
2) Basement wall & grade beam steel and forming/PWF framing
3) Drain tile and damp proofing prior to backfill
4) Basement floor drain tile, plumbing, sump, granular fill and soil gas barrier
5) Basement insulation and vapor barrier
6) Final Inspection of dwelling before occupancy

The Contractor and owner are co-responsible for notifying the E.I.P.D. office when the site is ready for inspection.

******Permit card must be posted to avoid a fine ******

Other Contacts:

The approval of a permit from our office does not relieve an applicant from meeting additional regulations or restrictions from other Government Bodies or agencies. Therefore please contact the following departments as required.

- If you intend to alter or change the way surface water is dispersed or drains from your property or if you intend to fill in wet land, contact your local Conservation Office and your Municipal office.
- If you need to know the current elevation of your land in order to meet Zoning By-law construction elevations, contact Water Stewardship Hydrologic Forecasting and Water Management.
- If you own property adjacent to a Provincial Road or Highway, contact Manitoba, Infrastructure and Transportation.
- If you have questions regarding Septic Fields and Holding Tanks, contact the Department of Environment.
- If you have questions regarding Wells or Provincial Drainage Systems, contact Water Stewardship.
- Before you dig or if you require an electrical permit, contact Manitoba Hydro.

- If you have questions regarding Sub-Divisions in our District, contact the Department of Municipal Government, c/o the Community & Regional Planning Branch in Selkirk, MB.
- If you require information about Public Reserve, Culvert/ Driveway Installations, Sewer and Water Hook-up, Lot grade permits (lot grade applicable in the RM of Gimli and Town of Winnipeg Beach) contact your Local Municipal Office at:

RM of Gimli: 204-642-6650 *gimli@rmgimli.com*
Municipality of Bifrost-Riverton: 204-376-2391 *bifrost@mts.net*
Town of Arborg: 204-376-2647 *townofarborg@mts.net*
Town of Winnipeg Beach: 204-389-2698 *info@winnipegbeach.ca*

Reader's Notes:

EASTERN INTERLAKE PLANNING DISTRICT

Box 1758
62 Second Avenue
Gimli, Manitoba R0C 1B0
Phone: 204-642-5478
Fax: 204-642-4061
Email: eipd@mymts.net
Web: www.interlakeplanning.com