

Informative Bulletin: Manufactured Homes Provincial Jurisdiction

Manufactured Homes: As defined by the Province of Manitoba, manufactured homes include homes built to CSA Z240 MH Series “Manufactured Homes”, Mobile Homes, Ready to move homes (RTM) and Modular Homes. The term “Manufactured Homes” does not apply to recreational vehicles covered by Z240 RV Series. **Manitoba Hydro currently does not allow non-licensed homeowners to complete work on mobile and modular homes as defined below under a MB Hydro Self Wire permit. The work stated below shall be done by an electrician who is licensed to work in Manitoba under a commercial permit.**

Definitions:

1. **Mobile Home:** These are structures towable on their own chassis manufactured in a certified facility. These homes are certified and labeled to the CSA Z240 MH Standard by an organization accredited by the Standards Council of Canada or a previously recognized CSA Standard.
2. **Modular homes:** These are structures that can be placed on a permanent foundation, or a foundation conforming to CSA Z240 and are manufactured in a certified facility. These can consist of one or more modules to be assembled on site and are certified and labeled to the CSA A277 by an organization accredited by the Standards Council of Canada.
3. **Ready To Move Homes (RTM):** These are structures that are built off-site to the building code and are placed on permanent foundation. These homes are inspected and labeled by MB Hydro for rough-in and final electrical inspection. Building permits are separate.

Common scenarios/processes: Below are common scenarios that a customer may encounter when purchasing, modifying or moving a “Manufactured Home” and require electrical service.

**** Note:** If a building official requires the manufactured home to be energized prior to signing off on the “building official letter” please see alternate process at the end of the document

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Mobile and Modular Homes:

A **New** Mobile or Modular home **moved** to a new site **waiting connection**. Proper label, no visual damage:

- Electrician must apply for a permit for the service and schedule inspection accordingly.
- Electrician must provide signed letter from Building inspector confirming the home adheres to the local by-laws and regulations and has proper permits if required. The letter is to be attached to the permit through the ePermit Portal. (*"building official letter"*)
- Electrician to provide signed letter from the owner acknowledging that they (owner) are aware that it is their duty to reach out to the local building official for building permits and occupancy requirements as well as local bylaws and regulations. (*"Owner responsibility letter"*)
- Electrician must apply for additional permits as required for any modifications that are done to the certified structure.

A **New** Mobile or Modular home **moved** to a new site **waiting connection**. Proper label, **damage during transit** visible:

- Electrician must apply for a permit for the service and schedule inspection accordingly.
- Electrician must complete MB Hydro checklist, fix any deficiencies under permit and attach the checklist to the permit through the ePermit Portal once completed. (*"MB Hydro manufactured Home checklist"*)
- Electrician must provide signed letter from Building inspector confirming the home adheres to the local by-laws and regulations and has proper permits if required. The letter is to be attached to the permit through the ePermit Portal. (*"building official letter"*)
- Electrician to provide signed letter from the owner acknowledging that they (owner) are aware that it is their duty to reach out to the local building official for building permits and occupancy requirements as well as local bylaws and regulations. (*"Owner responsibility letter"*)
- Electrician must apply for additional permits as required for any modifications that are done to the certified structure.

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A **Used** Mobile or Modular home **moved** to site **waiting connection** or a **used** Mobile Home **currently not connected** (label or not – we don't know if there has been work done previously):

- Electrician must apply for a permit for the service and a permit for a safety inspection. Schedule inspection accordingly.
- Electrician must complete MB Hydro checklist and attach the checklist to the permit through the ePermit Portal once completed. (*"manufactured Home checklist"*)
- Electrician must add safety inspection and checklist deficiencies to a permit, correct noted deficiencies and schedule inspection accordingly.
- Electrician must provide signed letter from Building inspector confirming the home adheres to the local by-laws and regulations and has proper permits if required. The letter is to be attached to the permit through the ePermit Portal. (*building official letter"*)
- Electrician to provide signed letter from the owner acknowledging that they (owner) are aware that it is their duty to reach out to the local building official for building permits and occupancy requirements as well as local bylaws and regulations. (*"Owner responsibility letter"*)
- Electrician must apply for additional permits as required for any modifications that are done to the certified structure.

An **Occupied** Mobile or Modular home that had been **damaged** (example: fire, flood, wind. May be labeled or not- we don't know if there has been work done previously):

- Electrician must apply for a permit for a safety inspection, schedule inspection accordingly.
- Electrician must complete MB Hydro checklist and attach the checklist to the permit through the ePermit Portal once completed. (*"manufactured Home checklist"*)
- Electrician must add safety inspection and checklist deficiencies to permit, correct noted deficiencies and schedule inspection accordingly.
- Electrician must apply for additional permits as required for any modifications that are done to the certified structure.

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An **Occupied** Mobile or Modular Homes that is **connected** and being **modified, altered or renovated**:

- Electrician must apply for a permit for the scope of work and schedule inspection accordingly.
- Electrician to provide signed letter from the owner acknowledging that they (owner) are aware that it is their duty to reach out to the local building official for building permits and occupancy requirements as well as local bylaws and regulations. (*“Owner responsibility letter”*)
- If the inspector notices any fire/shock hazard, it will be addressed the same as any other home.

Ready to Move Homes:

Inspected by MB Hydro

- Once energized, these homes are treated like conventional buildings.
- They require electrical permits and inspection for electrical connection and any additional electrical work intended to be performed outside the factory.
- Any electrical work done at the facility and concealed by building finishes must bear evidence of a rough wiring approval sticker from Manitoba Hydro or another Electrical Authority recognized by Manitoba Hydro.
- Electrician must provide signed letter from Building inspector confirming the home adheres to the local by-laws and regulations. The letter is to be attached to the permit through the ePermit Portal (*“building official letter”*)
- Prior to energizing, the electrician to provide signed letter from the owner acknowledging that they (owner) are aware that it is their duty to reach out to the local building official for building permits and occupancy requirements as well as local bylaws and regulations. (*“Owner responsibility letter”*)
- Manitoba Hydro reserves the right to request that testing and documentation be submitted by an electrician confirming that the electrical wiring is compliant with the Manitoba Electrical Code prior to connection. (*“manufactured Home checklist”*)
- Any future electrical modifications or upgrades would require a permit and inspection similar to other homes.
- MB Hydro will issue electrical permits and provide staged inspections.

Available in accessible formats upon request.

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Alternate Building Official Process:

There are some situations where the building official may require the manufactured home to be energized prior to signing off on the “building official letter”. For these situations, the following process shall be acceptable:

- Follow the same process that applies above with following changes.
- Building official to request in writing (to the local inspector) that the service be energized to complete their required inspections.
- Once the inspection is completed, Electrician must provide signed letter from Building inspector confirming the home adheres to the local by-laws and regulations. The letter is to be attached to the permit through the ePermit Portal (“*building official letter*”)
- If the building inspection can not be completed due to non compliance, building official is to notify MB Hydro that the installation is not safe and to disconnect service for safety.

Note:

- Owner letter is required prior to energizing
- Manitoba Hydro reserve to right to disconnect the electrical service if the manufactured home does not adhere to the local bylaws and regulations and/or the building official letter is not signed within 30 days.

Resources:

links to SCC : <https://scc-ccn.ca/>

link to acceptable certification labels:

https://www.gov.mb.ca/asset_library/en/labour/docs/its/its_21_037_recognized_certification_inspection_bodies_for_electrical_equipment.pdf

Link to Provincial Bulletin “Manufactured Homes”:

https://www.gov.mb.ca/asset_library/en/labour/docs/its/its-25-007-manufactured-homes-and-the-mbc.pdf

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