

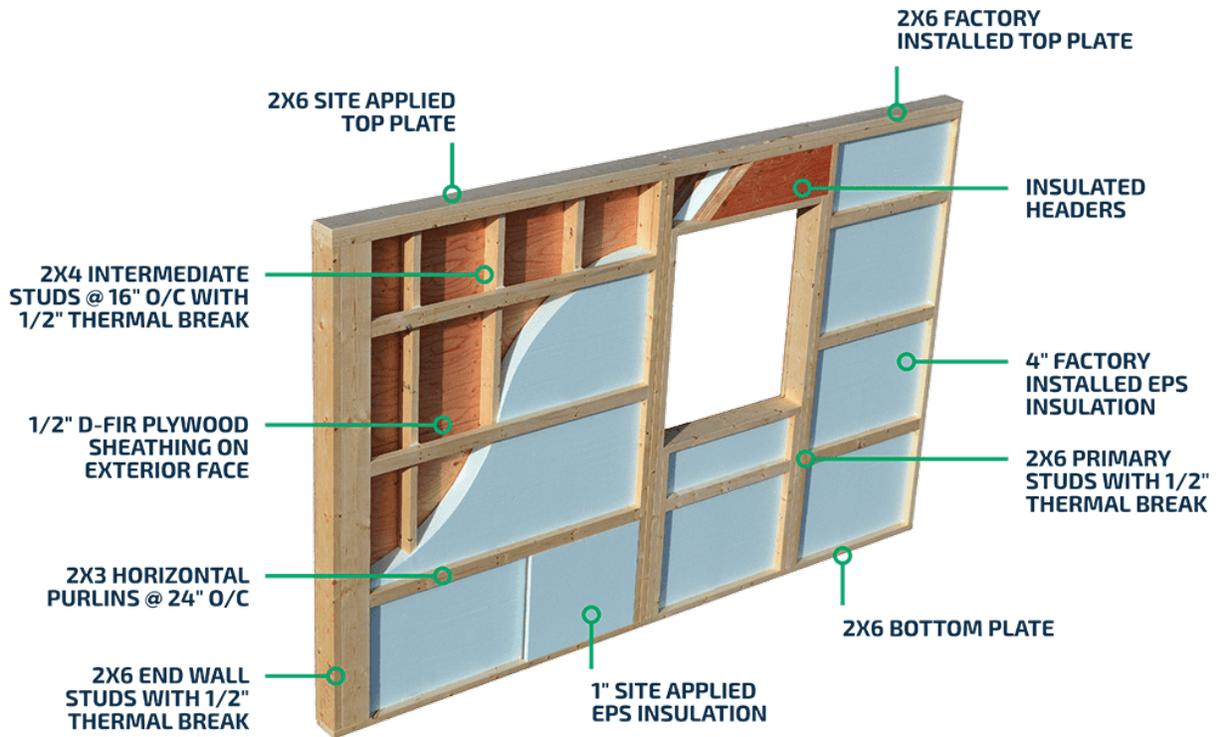
Pre-Manufactured Steel Structures:



Premanufactured steel structures are a popular and affordable option for use as an accessory building. However; they do not meet the BC Building Code which means that you'll need to supplement your application with Structural Engineering. Before assuming that the engineering stamp that comes on the drawing is sufficient for your Building Permit application, it's important to understand how the District must legally administer the engineering associated with these structures. Engineering Services in BC consists of two parts; **Design** and **Review**. Typically, most prefabricated structures are **designed** elsewhere in Canada or the United States, but the sale doesn't include **review** services, nor does it include the **design** or **review** of the required foundation. Once you receive your stamped **design** drawings, it is your responsibility to seek a local Engineer to provide the **review** services once the structure is assembled, as well as to provide **design** and **review** services for the foundation. Ensure that your Engineer refers to Section 9 of the [Ministry of Housings Guide to Letters of Assurance](#) as to make sure that you have all the necessary drawings and letters of assurance when applying for a permit to erect a prefabricated steel structure.

Pre-Manufactured Wood Homes (Pacific 'Pac' Homes)

2X6 R22 PACIFIC SMARTWALL®



"Pac Homes" are a popular and quick way to construct an efficient home. However; as many of their components and parts come pre-assembled or covered, it is a policy of the CVRD that all Pacific Home applications be supplemented with Structural Engineering. Please provide 2 sets of sealed drawings and a Schedule B.

“Moved-in” or “Recycled Dwellings”



“Moved-in” or “Recycled” dwellings are a cost-effective way to repurpose or save an old home that would otherwise be destroyed. Most recycled homes are exempt from the BC Housing New Home Warranty program provided there are no substantial additions or expansions of the existing unit. It is typical however to provide a new foundation, basement and deck and to perform miscellaneous repairs as required as a result of the move. A typical Building Permit application that includes a complete set of drawings must be provided. In addition, your application must be supplemented by a Hazardous Materials Clearance Letter as well as a sealed report from a Structural Engineer certifying that the dwelling will perform in its new location. For example; moving a house from Osoyoos to Youbou would see the roof take on a dramatically different snow load. If the Engineer makes recommendations for improvements, or if the complexity of the dwelling warrants it – your application may need to include sealed structural drawings and a Schedule B from a professional engineer.

Note: Any structure that is “moved in” for the purposes of being used as a dwelling unit must have functioned previously as a dwelling unit. Moving an Accessory Building in to be used as a dwelling will require a more comprehensive review.

Modular or Manufactured Homes



Modular Homes are cost effective homes recognized through the Building Code by bearing the standards CSA Z240 MH or CSA A277. Speak to your Building Inspector regarding the difference between an A277 and a Z240 and how they are to be installed on the property. Modular Homes are exempt from the BC Housing New Home Warranty Program and are a popular choice as a “second dwelling” where Zoning permits.

A typical Building Permit application is required to site them on your property.

“Tiny Homes”



A structure on a chassis as shown above is not recognized by the Province or BC Building Code as an acceptable dwelling. The unit shown above was built to a CSA Z240 RV “**Recreational Vehicle**” standard which means it is subject to the *Motor Vehicle Act*. It may be used for intermittent camping at an approved camp site, but it is not designed for permanent human habitation. Placing this structure on your land for the purpose of using it as a year-round dwelling will be a violation of your local Zoning Bylaw and the BC Building Code.