

Inspection and Technical Services

Factory-constructed Buildings under the Manitoba Building Code

ITS 23-001

The purpose of this bulletin is to clarify Manitoba Building Code application for factory constructed buildings in Manitoba.

“Land authorities” for the purpose of this document includes municipalities, planning districts, provincial parks and land regulated by Indigenous Reconciliation and Northern Relations (IRNR).

Manitoba Building Code application to factory-constructed buildings

Factory-constructed buildings, including manufactured homes, are buildings which contain an occupancy under the Manitoba Building Code (MBC). As such, Sentence 1.1.1.1 (2) of Division A of the MBC establishes that the code “applies to both site-built and factory-constructed *buildings*”.

Determining compliance

The National Building Code applies the same requirements to site-built and factory-constructed buildings. However, it can often be difficult to determine whether a factory-constructed building complies with the Code once it has been delivered to the construction site because many of the wall, roof and floor assemblies are closed in and so their components cannot be inspected. CSA A277, “Procedure for certification of prefabricated buildings, modules, and panels” was developed to address this problem with regard to residential, commercial and industrial buildings. This standard describes a procedure whereby an independent certification agency can review the quality control procedures of a factory and make periodic unannounced inspections of its products. The standard is not a building code, only a procedure for certifying compliance of factory-constructed components with a building code or other standard. If a factory-constructed building bears the label of an accredited certification agency indicating that compliance with the National Building Code has been certified using the CSA A277 procedure, the accepting authority will have some assurance that the concealed components do not require re-inspection on site.

Inspection and Technical Services interpretation is that factory-constructed buildings built to the CSA Z240 MH Series “Manufactured homes”, which are built in facilities certified to the CSA A277 standard, meet the intent of the MBC and may be accepted by the Authority Having Jurisdiction (AHJ) for the Manitoba Building Code (the land authority). Where certification materials are unavailable or have become voided due to alteration, the land authority may require further documentation to ensure compliance with the MBC.

As the MBC applies equally to site-built and factory-constructed buildings, a permit may be required when erecting or moving a factory-constructed building within the boundaries of the land authority as well as to ensure compliance if any alterations or repairs are done, just as would be the case with any other building.

Please enquire with the land authority for any permit requirements and supporting manufacturer's, engineering or other documentation.

Electrical Requirements

The City of Winnipeg enforces the Manitoba Electrical Code within its boundaries and Manitoba Hydro enforces the Manitoba Electrical Code outside of the City of Winnipeg. Please enquire with the AHJ for the Manitoba Electrical Code within your jurisdiction for electrical permitting requirements. Inspection and Technical Services does not issue electrical permits or labels for buildings that are to be hooked up to an electrical utility.

Further information

- Please contact the Building Code Section of Inspection and Technical Services at 204-945-3373 with any questions or for clarifications regarding this bulletin.
- Please contact your local AHJ for questions regarding permitting and zoning requirements.
- Refer to ITS 22-011 for additional information on the Roles and Responsibilities within the Buildings and Mobile Homes Act.