



BuildTECH Bulletin – Manufactured Home Definitions

“Mobile Home” is a portable structure built on a metal chassis that:

- Is defined in the Canadian Standards Association (CSA) Z240 MH standards as a “mobile home”, a “multiple section mobile home”, or a “swing out and expandable room section mobile home”, and
- Bears a CSA seal attesting that the structure complies with the Z240 standards.
- Mobile home are also constructed with a deformation resistant frame which allows them to be placed on surface riding foundation such as wood cribbing.
- Some municipalities will not accept mobile unit builders than the mid 1990’s because of lower grade construction and safety standard (i.e. flammable interior wall boarding).

“Modular Home” is a factory built house that is designed and intended for use as a domestic residence and:

- Is constructed in climate controlled factories usually an assembly line by assembling manufactured three-dimensional modular units, each with four walls and a roof/ceiling, that are each at least one room or living area, and
- Bears a CSA seal attesting that the house complies with the A-277 standards
- Modular homes are designed to be placed on basements or crawlspaces that follow the prescriptive requirements of Part 9 of the National Building Code. Some Modular homes are designed with a deformation resistant frame which allows the house to rest on the same surface foundation a mobile home permits.

“Ready-to-Move”/RTM or “stick-built home” is a house that is fully assembled by the builder off site in a yard or facility that:

- Is a single structure designed for to be placed on basements or crawlspaces that follow the prescriptive requirements of Part 9 of the Nation Building Code, and
- Is entirely constructed away from the site on which it will be affixed to the permanent foundation.
- Some RTM builders are certified to produce CSA-277 compliant products but many utilize area building officials to inspect.
- RTM homes that are not constructed in a certified and audited CSA-277 facility are required to be inspected by a Saskatchewan Class 1 (or higher) Building Official at the framing stage, and prior to drywall stage with documented inspection reports available to the municipality prior to issuing a building permit.
- RTM homes not constructed in a CSA-277 facility, and that have not been inspected at required stages will not be permitted.