

REGIONAL DISTRICT OF NANAIMO

**COMMITTEE OF THE WHOLE
TUESDAY, FEBRUARY 13, 2007**

A D D E N D U M

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DEVELOPMENT SERVICES

BUILDING & BYLAW SERVICES

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Building Regulation and Fees Amendment Bylaw No. 1250.01 - Moved On Buildings.



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CHAIR	BOARD
Addendum	

MEMORANDUM

TO: Paul Thorkelsson
General Manager, Development Services

DATE: February 6, 2007

FROM: Herman Koolman
Manager, Building & Bylaw Services

SUBJECT: Proposed Changes to Building Bylaw 1250, Section 18 – Moved on Buildings

PURPOSE

To eliminate age restriction on mobile homes within building inspection areas within the Regional District of Nanaimo (RDN) and to harmonize the standard with the “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”.

BACKGROUND

The current Moved on Building guideline exempts all mobile homes from this section of the bylaw provided that it complies with CAN/CSA Z240 MH Series M86.

The CAN/CSA Z240 is the standard of construction. MH Series M86 references to the 1986 version of this Standard. The M86 Standard implies that any mobile home constructed prior to 1986 cannot be placed in any area serviced by building inspections.

Land Use Bylaw No.500 and the last two versions of the building code references the CAN/CSA Z240 standard but do not reference the MH Series M86 standard. This means that mobile homes older than 1986 are restricted by the Moved on Building guideline in building inspection areas but may be placed in non-inspection areas.

When applying for a building permit for a mobile home, if it is certified to CAN/CSA Z240, the Building & Bylaw Services Department does not review the construction of the mobile. The Building & Bylaw Services Department will only deal with the foundation or tie-down system.

Local mobile home retailers and the provincial and national associations of Mobile Home Manufacturers have voiced their concerns over this Standard. They advise that there were no major changes to the CSA Standard in 1986 and that setting an age standard is resulting in an inappropriate reduction in the value of mobile homes constructed prior to 1986.

ALTERNATIVES

1. Adopt the proposed changes.
2. Do not alter the existing bylaw.

FINANCIAL IMPLICATIONS

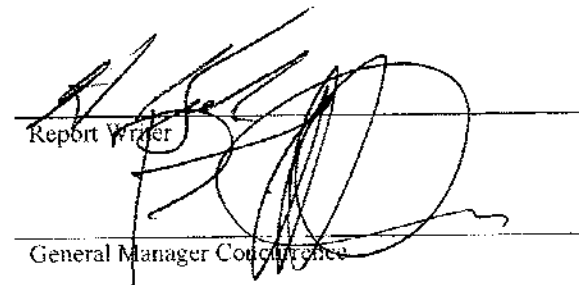
1. There are no financial implications to the proposed bylaw changes.

CONCLUSION

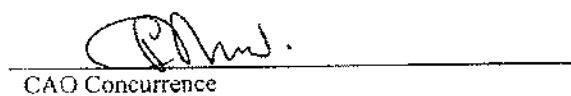
By eliminating the M86 Standards from the Moved on Building policy, we are assisting owners of mobile homes constructed prior to 1986 in the locating of their home within the RDN. Mobile homes should be viewed as a form of affordable housing and are in many cases starter-level homes.

RECOMMENDATION

1. That "Regional District of Nanaimo Building Regulation and Fees Bylaw Amendment Bylaw No. 1250.02, 2007," be introduced and read three times.
2. That "Regional District of Nanaimo Building Regulation and Fees Bylaw Amendment Bylaw No. 1250.02, 2007," be adopted.


Report Writer

General Manager Concurrence


CAO Concurrence

COMMENTS:
devsvs/reports/2007/fe Proposed Changes to Building Bylaw 1250.02, Section 18 - Moved on Buildings CrW Report

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1250.02

**A BYLAW TO AMEND REGIONAL DISTRICT OF NANAIMO BUILDING
REGULATION AND FEES BYLAW NO. 1250.01**

The Board of the Regional District of Nanaimo, in open meeting assembled, enacts as follows:

- A. "Regional District of Nanaimo Building Regulation and Fees Bylaw Amendment Bylaw No. 1250.01," **Section 18** is hereby amended by deleting the second paragraph under (2) (c) and replacing it with the following paragraph:

except that these provisions do not apply to a certified factory built house that meets or exceeds the CAN/CSA-Z240 MH Series Standard and the CSA A-277-M1990.

- B. This Bylaw may be cited as "Regional District of Nanaimo Building Regulation and Fees Bylaw Amendment Bylaw No. 1250.02, 2007."

Introduced and read three times this 27th day of February 2007.

Adopted this 27th day of February 2007.

Chairperson

Senior Manager Corporate Administration