

SITE ASSEMBLED & FACTORY-BUILT HOMES (DIVISION B 9.1.1.9.)

GENERAL INFORMATION BULLETIN - 2024 ONTARIO BUILDING CODE

The items listed below are general information regarding Site assembled/Factory built homes (i.e. Modular homes) and include highlights related to the changes made with the introduction of the 2024 Ontario Building Code. This document is meant for reference purposes only and may be paraphrased.

WHAT ARE THEY?

Site assembled & factory-built buildings, can otherwise be known as pre-fabricated or modular buildings, refer to buildings that are constructed partially or completely off-site in a manufacturing facility, then transported to a property and assembled. These can be used for residential, commercial, or industrial purposes. This handout addresses factory-built buildings for use as a residential dwelling but does not include tiny homes (up to 400 square feet).

WHERE CAN THEY BE BUILT?

In the Town of Fort Erie, factory-built buildings homes are permitted in any zone that permits dwelling units, including accessory dwellings. The zoning setbacks, lot coverage and parking provisions outlined in the Town's Zoning Bylaw for each zone are applicable for factory-built homes. Additional approvals may be required through the Niagara Peninsula Conservation Authority (NPCA), Niagara Region (i.e. septic and entrance approvals), Niagara Parks Commission (NPC), and Ministry of Transportation (MTO) depending on the property. The Town's Zoning Technician shall be contacted for preliminary consultations.

WHAT ARE THE BUILDING PERMIT REQUIREMENTS?

A building permit application is required for a factory-built home through the Town of Fort Erie Building Department. Applications are subject to Ontario Building Code requirements, including but not limited to, climatic data (snow & rain loading), seismic, limiting distance, exposed building faces, radon mitigation, and firefighting access, similar to any other new home construction.

The following documentation is required to support the building permit application:

- Building Permit Application and Schedule 1 Form
- Construction drawings*(see note below)
- A Site-Grading Plan by a Professional Engineer or Ontario Land Surveyor.
- An Entrance Permit Application

- A Utility Meter Application (if on Municipal Services (water / sewer), otherwise a separate Septic Permit is required through the Niagara Region), and
- Documentation from the CSA accredited manufacturer/ factory confirming construction to CAN/CSA standards A277 (Procedure for Factory Certification of Buildings), OR CAN/CSA standard Z240.2.1 (Structural Requirements for Manufactured Homes) if the building is constructed in sections not wider than 4.88m. This documentation would include the following:
 - Certification of the factory of where home was constructed.
 - Certification of the built product matching the factories accreditations and limitations.
 - Building / module instruction & specification sheets indicating design parameters such as structural considerations (live & dead loads), climatic (snow & rain loads), including list of components / systems to be completed on site. Also note applicable codes and standards design is assuming.
 - Any site-specific factors and other Building Code requirements.
 - Details of anchorage and any separate connections, skirting, and/or continuity of fire separations including fire blocking that may be required for on-site installation.
 - Note that each module must have compliance markings visible.

*The required construction drawings shall clearly indicate which parts of the house are being completed and certified in the factory, and which parts will be constructed or completed on-site. The portions of a factory-built home constructed and certified in the accredited factory are deemed to comply with the Building Code and are not subject to local municipal inspections, whereas the portions of a building constructed on site, such as the foundation, service connections, and their connections to the pre-fab section(s) would be inspected by the Town of Fort Erie Building Department. If homes or home modules are not certified or built in a certified factory, please consult the Building Department prior to committing to the project.

Any further questions please contact the Town of Fort Erie Building Department.