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### Mobile homes

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# NATIONAL RESEARCH COUNCIL OF CANADA

## DIVISION OF BUILDING RESEARCH

No.

302

# TECHNICAL NOTE

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CHECKED BY

APPROVED BY RFL

DATE February 1960

PREPARED FOR The Associate Committee on the National Building Code

SUBJECT

MOBILE HOMES

During discussions between the staff of the Central Mortgage and Housing Corporation and the Division of Building Research the question was raised as to whether or not mobile homes are expected to meet the same standards as permanent homes in Canada.

In the United States the following interesting facts have come to light:

- a) ten per cent of all homes constructed in the United States in 1958 were mobile homes (trailers);
- b) the average duration of occupancy in any one place for a mobile home is 20 months; and
- c) the average duration of occupancy in a permanent home in the United States is 26 months.

The building officials of thirty Canadian cities, ranging from Halifax in the East to Vancouver in the West, were asked to reply to the following questions:

- 1) Do you know if the construction and design of mobile homes is regulated, and if so, by whom?
- 2) Do you know of any difficulties that have been experienced with mobile homes from the points of view of structural stability, health, or fire hazard?
- 3) Should mobile homes be treated as houses or not?

The conclusions drawn from the replies received from most of the cities canvassed can be summarized as follows:

1) There are no regulations in the provinces or municipalities of Canada to cover the design and construction of mobile homes. Most cities canvassed have by-laws regulating trailer parks with emphasis on sanitation and health, i.e., adequate toilet and plumbing facilities. A few cities prohibit trailer camps and mobile homes, which are being used as dwellings within the municipal limits.

Mobile homes constructed in Canada must conform to CSA standards for electrical appliances but apart from this there are no regulations in Canada controlling trailer and mobile home construction.

2) Except for one or two cities which reported that fires had been experienced in mobile homes, there appear to be no major problems with regard to difficulties arising from structural failures, or from fire or health hazards. Most building officials voiced some concern over the gas fuel method of heating and for cooking.

3) The majority opinion was to the effect that mobile homes should not be classified as houses since they do not meet the minimum requirements for houses under the terms of the NBC or the local building by-laws. One or two cities do allow mobile homes as permanent residences if they are placed on suitable foundations.