



Terms & Definitions

Mobile Home:

- A mobile home is a factory-built movable or portable dwelling **built on a steel chassis** (Deformation Resistant) with highway-grade wheels for pulling to its permanent site. It can connect to utilities, is designed without a foundation, and is intended for year-round living.
- In Canada, it should bear a **Canadian Standards Association (CSA)** seal attesting that the structure complies with **Z240 MH standards**.
- Some municipalities will not accept mobile units older than the mid-1990's because of lower grade of construction and fire safety issues (e.g. flammable interior wall boarding).
- Mobile homes are also called *manufactured homes*.

Modular Home:

- A modular home is a factory-built home that is constructed of pre-made parts and **unit modules (sections)** in climate controlled factories and then **transported on a flatbed truck** to the building site. Unlike mobile homes, a modular home does not rest on a steel chassis and is often designed to be placed on a perimeter foundation (basement) requiring engineer-stamped foundation designs.
- **In Canada, it should bear a CSA A-277 seal** attesting that the house complies with NBC standards.
- Modular homes are also called *prefabricated homes*.

Ready-to-Move (RTM) Home:

- A RTM home, or "stick-built home", is a house that is fully constructed by the seller away from the permanent site prior to sale. Industry standards generally refer to homes that are built 24' or wider and that need to be **moved in one piece** and placed on a perimeter foundation as RTM.
- Some RTM manufacturers are certified to construct CSA A-277 compliant homes, but many utilize area building inspectors to inspect.
- Since RTM homes are moved in one piece, they are also referred to as *single-unit modular homes*.

Pole Building:

- Pole building design, or pole framing, is a simple building method that uses large poles (or squared off posts) as vertical structural members and strong "girts" parallel to the floor at right angles to the posts as the principle structural skeleton.
- These are popular because they are less expensive to build but they were traditionally meant for agricultural purposes, such as machinery storage sheds or barns.

Accessory Building:

- Accessory buildings are **detached structures, such as large sheds, playhouses, storage buildings** and other similar residential structures. A detached garage, boathouse or pole building could also be considered an accessory building, but PBI lists these separately.
- Legally, most accessory buildings are not permitted to be used as sleeping quarters or living space and cannot be used to store commercial vehicles.
- Generally, they cannot exceed a certain size, and placement on the property is based on the municipal zoning bylaws.

Post-Move (Building Moved In):

- When a person wants to move a building into the municipality from another location, a **Pre-Move** inspection is required. (Please see the PBI document, "Pre-Move Inspection Process" for detailed steps about the pre-move and post-move inspection requirements.) If the pre-move inspection deems the building structurally movable, then the municipal Council will determine if they will approve or reject the building based on photos and other criteria provided in the pre-move report.
- If the Council approves the building relocation, then a Post-Move inspection is required. This entails three inspections and follows the regular building permit application process.