

BUILDING RELOCATION

Requirements to re-locate an existing Residence



TANNER'S CROSSING
PLANNING DISTRICT

General

The relocation of existing residences within the Tanner's Crossing Planning District or into the Tanner's Crossing Planning District from another area may be allowed under specific situations and with the understanding that, wherever reasonable, the existing building will be brought up to current Building, Plumbing and Electrical Codes and that it will be installed on an adequate foundation. Typically, the newer the residence that is being relocated, a lesser number of upgrades and/or renovations will be required. In most cases, the Tanner's Crossing Planning District Development Officer/Building Official will inspect the building for suitability as part of the permit process or may require that it is inspected by a Third Party or other agency.

Structural

No matter the age of the residence, the structure must be in good condition with no obvious signs of structural deformation or water ingress, mold or rot.



If the Development

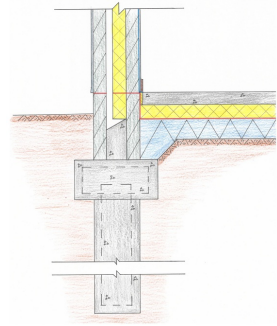
Officer/Building Official views the building and has concerns, they may require that the building be inspected by a structural engineer and that a report be included as part of the permit application. If during the relocation move, installation on the foundation or during renovations any structural deficit is identified, it will be the full responsibility of the applicant to address and rectify such deficit. In general, single-storey bungalow style homes with a straightforward design will present the least challenges for repairs.

Depending on the applicant's plans for the building and the state and quality of the existing finish, if the intent is to completely strip the interior finish and expose all framework, it will be much easier and effective to identify any items that may need to be upgraded. Alternatively, if the interior is in

reasonable condition and no major changes are planned – provided there are no obvious signs of structural deficit noted – it will be assumed that the structure is adequate. If major renovations or additions are planned that may impose additional loading on the existing structure, some exposure of existing walls may be required. The roof finish – including all flashings, vents and penetrations – will need to be in good condition and deemed to have a number of years of life expectancy remaining or they will be required to be repaired and/or replaced. The same will apply to the exterior wall and gable finishes. Steps and stairways will need to be compliant with the current edition of the Manitoba Building Code. If pre-existing stairs are too narrow, steep or have incorrect or uneven rise and run, they will need to be modified and/or replaced to become code compliant. Adequate headroom will also be required above all stairways.

Foundation

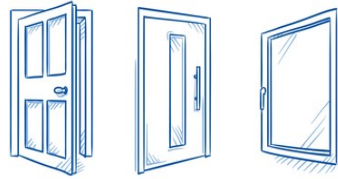
Any relocated residence is required to be installed on an adequate foundation. This is permitted to be constructed as a crawlspace, full basement, concrete slab on grade or pile support construction. In most cases within our jurisdiction, the Tanner's Crossing Planning District requires that the foundation be designed and that a stamped engineered foundation drawing be supplied as part of the permit process. Also required will be a future basement layout (if applicable) so that window, plumbing and mechanical areas can be established.



Note: The design of the foundation will need to be specific to the residence being relocated and any specific bearing or point loads will need to be identified and included in the engineered plan.

Doors and Windows

Depending on the condition and type of existing windows, some or all of them may be acceptable as they are, but it is very possible that at least some of these items will need to be changed or upgraded.

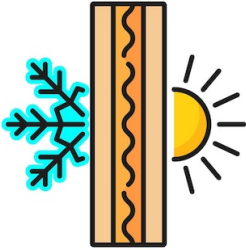


- Entry doors will need to be of the insulated type with adequate weather-stripping. The main and additional entry doors are required to be 32” in width and all entry doors are required to have a deadbolt lock and either a window, sidelight or door peep. A door between the residence and an attached garage is required to be a minimum of 32” in width, be insulated, tight-fitting, weather-stripped and have a self closing device.
- All windows must be at least dual pane sealed units with argon gas and one low E coating. Providing they are in reasonable condition, existing tri-pane units may be acceptable. All hardware and catches must be operating and any built-in weather stripping needs to be in good condition. All new windows installed must be in compliance with Part 9.36 of the Manitoba Building Code.
- At least one window serving each bedroom is required to meet the current egress requirements of the Manitoba Building Code. An awning window is not acceptable as the primary egress window in a bedroom. If the bedroom is served by a door that has direct access to the exterior of the home, an egress window is not required.

Insulation and Energy Efficiency

All efforts must be made to upgrade the insulation in the existing residence to reflect modern energy efficiency

requirements and plumbing and electrical fixtures also need to conserve water, hydro and natural gas where applicable.



Exterior wall insulation will need to be a nominal R20/R22. If the construction of the home is fairly recent (20 years +/-) it may already contain 2x6 construction and have R20 insulation, however; if the framing is installed at 16" o.c., additional insulation (either interior or exterior) may be required to ensure compliance with section 9.36 of the Manitoba

Building Code. If the home is older, its exterior walls will likely be of 2x4 construction. In these circumstances, if major interior renovations are planned and the exterior wall studding will be exposed, they can be built out to a nominal 2" x 6" and either new R22 batts installed, or additional insulation added over the existing insulation. If the interior finish is planned to remain mainly in place, then in most cases (assuming the home is not too old) the exterior walls will be considered as having an existing R12 insulation and additional rigid insulation can be added to the exterior to bring the total value up to a nominal R-22. Please note that a section of the interior finish may need to be removed to determine the actual insulation value and vapor barrier status. This type of renovation will normally require the removal of the existing siding, building out the window and door openings, and either the reinstallation of the existing siding (if it can be re-used) or the installation of a new exterior finish. It is assumed that once the existing exterior siding is removed, the structure will be examined for any deterioration and if found, will be rectified. If the home is older and it is determined that there is actually very little or no insulation in the existing exterior walls, but the interior of the home is in good condition and there are no plans to do major interior renovations, then it may be possible to remove

the exterior sheathing and re-insulate from the exterior with a combination of batts, rigid insulation, spray foam or one of a number of blow-in type products within the stud spaces.

Attic insulation will need to be a nominal R50 or greater. Depending on the age of the home, there may already be some attic insulation in place and the addition of batts or blow-in products can effectively bring the majority of the building up to R50 (or more). In older homes that have conventionally framed roof systems, and even in some older truss rafter roof systems, the area of the roof near the eaves may not allow for the installation of R50. In some cases, additional rigid insulation may be required to be installed under the ceiling finish in these areas to limit heat loss and the possibility of ice damming at the eaves.

Foundation/basement insulation will need to be a minimum of R-22 and it is assumed that this requirement will be addressed in the foundation design. R22 insulation is also required in the existing joist end cavities.

Sloped ceilings (vaulted/cathedral/etc.) will require a minimum of R28.5 Effective Thermal Resistance Rating in accordance with Part 9.36 of the Manitoba Building Code. Depending on the actual roof construction involved, this may require the installation of nominal insulation in excess of R32. In some cases, this may involve adding additional insulation to the underside of the ceiling finish or removal of the existing ceiling finish and building down the framing members to allow for R28.5+ effective insulation.

Note: Effective April 1, 2016 under Part 9.36 of the Manitoba Building Code, nominal or prescribed minimum insulation values have been replaced by Minimum Thermal Resistance Ratings of assemblies. This means that, depending on the actual type of construction and materials used throughout the entirety of the assembly, the actual nominal insulation value required may be considerably in excess of the listed Thermal Resistance Value.

In all cases, adequate ventilation must be provided to the attic and sloped ceiling space(s) to allow for the removal of moist air from the attic area. This can be accomplished by the installation of vented exterior soffits, insulation stops, air chutes (common on sloped ceilings), gable vents, roof/ridge vents or combination thereof. Attic access will need to be installed if not already in place, and existing access is required to be enlarged if applicable to meet the minimum dimension requirements of the current Manitoba Building Code.

All toilets will be required to be max. 6 litre or dual flush models.

Furnaces, heating appliances, fans etc. must be in good condition and older models may need to be replaced with more energy efficient units.

Life Safety Requirements

The safety of occupants and visitors to the residence are of great importance and all attempts must be made to minimize hazards and provide adequate means of egress from the building.



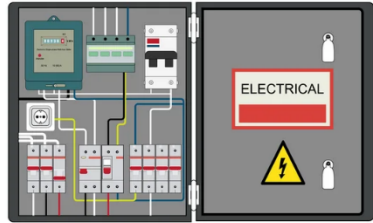
- As previously mentioned, all exterior doors require a deadbolt and window or door peep. Doors between the residence and an attached garage are required to be tight fitting, weather-stripped and contain a self-closing device.
- If an attached garage is moved with the residence or one is constructed on-site, then a full height fire-rated separation must be installed between the residence and the garage, or the garage must be enclosed in a rated membrane (typically 5/8 type X drywall).
- As previously mentioned, all bedrooms (including any new bedrooms in a basement) must have either a door leading directly to the exterior of the home or must have

- windows that are compliant with current egress codes.
- All steps, stairways, decks and landings (interior or exterior) must be designed to be compliant with the current Building Codes for width, rise, run and headroom, as well as for installation heights and continuity of guards and handrails.
 - Lighting is to be provided to all rooms including a basement. Lighting is to be installed at all exterior entryways in such a manner that steps, landings and doorways are sufficiently illuminated.
 - Lighting with three-way switching is required at stairways and hallways.
 - Interconnected smoke detectors are required in all bedrooms and the remainder of each storey of the building. If the home contains any risks of carbon monoxide such as fuel-fired appliances or an attached garage, CO detectors (or combination smoke/CO detectors) are also required. An interconnected heat detector will also be required in any attached garage.
 - If there is an existing solid fuel burning appliance (wood burning fireplace/stove, pellet stove, etc.), the installation will need to be inspected by a WETT certified installer and a report submitted to the Tanner's Crossing Planning District. If the unit is non-compliant and cannot be modified or upgraded to become compliant, it will need to be removed. If a new solid fuel burning appliance is planned, it will need to be a certified unit and will need to be installed by a WETT certified installer. In all cases an interconnected CO detector must be installed in the room containing the solid fuel appliance.

Electrical

The existing electrical service and wiring will need to be inspected by Manitoba Hydro or a qualified electrician for compliance with the current electrical code. If the building is fairly recent, it is likely that very few items will require

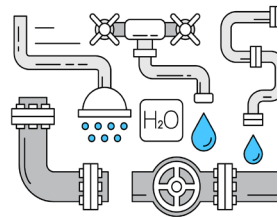
upgrading. If the residence is older, there may be a considerable amount of electrical upgrades/replacement to be completed. With the number of modern appliances, electrical demand is greater than ever and it is likely that additional receptacles and circuits will be required. Ground fault outlets will be required in bathrooms, kitchens, on the exterior and any other location in proximity to plumbing fixtures or water sources. If planned to be re-used – the existing furnace, air conditioner, pump, water heater and any other appliance should be inspected and repaired/replaced if necessary. If the units are old or otherwise not energy efficient, they should be replaced with more energy efficient units.



Exhaust fans, ceiling fans and light fixtures should also be inspected and replaced by more energy efficient units if required. The Development Officer/Building Official may request a report from Hydro or a qualified electrician on the status of the existing electrical system. It is assumed that the electrical contractor will obtain a permit from MB Hydro and that all new and modified installations will be inspected.

Plumbing & Mechanical

The existing drain, venting and potable water system is to be inspected by a qualified plumbing contractor and modifications or repairs are to be completed if needed. It is assumed that all drain and vent systems in any new basement or crawlspace will be new and will be inspected during installation following the issuance of a Plumbing Permit obtained from the Tanner's Crossing Planning District.



Max. 6 litre or dual flush toilets will be required in all bathrooms and if existing taps or shower fixtures are to be replaced, low flow units will need to be installed in their place.

Shut-off valves are required to be installed at all toilet, sink, vanity and main water supply locations.

At least one frost-free exterior water tap is required.

Adequate laundry facilities will need to be installed including direct dryer venting and dryer hood.

The existing heating system is to be inspected and modified where required to ensure even heating throughout the home. If existing furnace and air conditioning units are to be re-used, they should be inspected and maintenance performed if required. If new appliances are installed, they will need to be correctly sized to the residence.

An HRV system will be required to supply fresh, preheated air to the bedroom and living areas and to exhaust stale moist air from all bathrooms, laundry and kitchen areas. If the home has or is planned to have a forced air heating system then the HRV fresh air supply can be connected to the cold air return on the furnace. However, if electric baseboard or boiler/radiator is the main heat source, a separate ducting system will be required to supply fresh air to the bedroom and living areas. Each HRV system will need to be sized to the area of the residence and will require a central control and individual controls or switches in the bath, kitchen and laundry areas.

Note: The mechanical contractor is required to balance the HRV once installation is complete and will also be required to interconnect the controls with the furnace if one is used. Unless the HRV exhaust can be increased from the kitchen area via a dedicated control, a supplemental kitchen exhaust is required directly venting to the exterior. This can be a wall or ceiling unit and can duct directly through the wall, through

the roof or down through the floor and out through the joist cavity. Insulated ducting and exhaust hood is required.

Although not required, supplemental fans can be installed in bathroom areas or existing fans can remain as long as they have been correctly installed and meet current code requirements.

Conclusion

When relocating an existing residence either within or into the area covered by the Tanner's Crossing Planning District, the design and age of the home you wish to move can greatly influence what will be required and the cost of the necessary renovations to bring the residence into compliance with current codes. If you are seriously considering relocating a specific home to this area, it is strongly suggested that you contact the Development Oficer/Building Official to discuss your plans with them. It may be possible that they can view the home and directly advise you on what will be required to make the home compliant so that you can then factor the necessary renovations into your project cost. If the home is located within the boundaries of the Tanner's Crossing Planning District, hourly inspection rates apply as set out by the TCPD fee schedule. If inspected outside of the boundaries, the hourly rate and mileage rates will apply. In certain situations or locations, the relocation of a used home may not be allowed or may require special approval from the appropriate Municipal Council. In some newer developments, the Developer may have restrictions or bans on the relocation of a used home or, if allowed, may have specific design or size requirements as part of a Development Agreement that may need to be followed. In all cases, the more information that can be provided to the Development Oficer/Building Official regarding the residence, the easier it will be to determine if the residence can be relocated and what upgrades will be required.

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