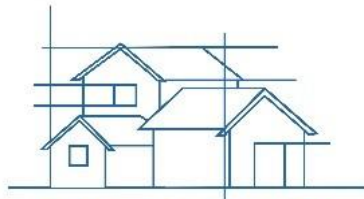
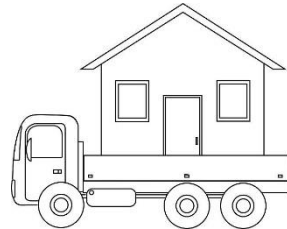
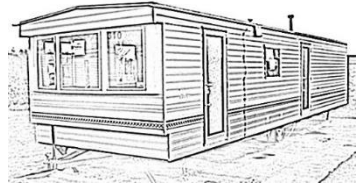
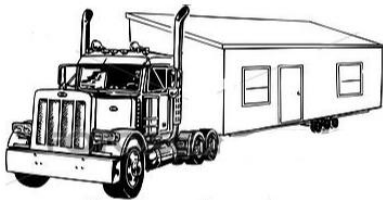
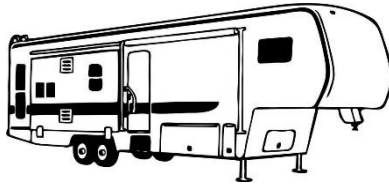


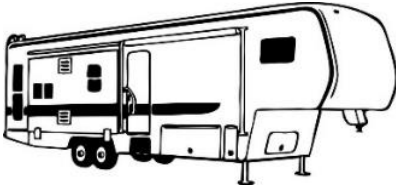
RECREATIONAL VEHICLE vs MOBILE HOME vs MODULAR HOME vs MANUFACTURED HOME vs TINY HOME



TANNER'S CROSSING
PLANNING DISTRICT

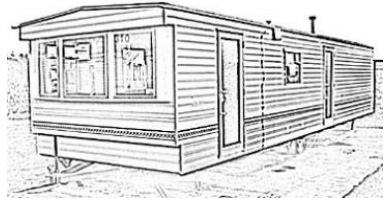
What is the difference between an RV (Recreational Vehicle), Mobile, Modular, Manufactured (RTM - Ready to Move) and a Tiny home?

RVs are a motorized wheeled vehicle used for camping or other recreational activities. Other names for RV's include camping

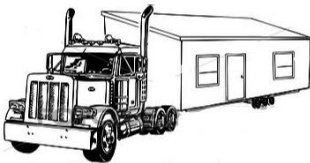


bus, motor home, camper, caravan, motorhome. This vehicle is for recreational activity and is equipped for camping-out while traveling.

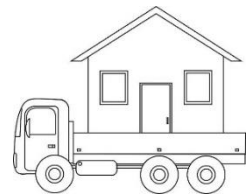
Mobile Homes are dwelling structures built on a steel chassis and fitted with wheels that is generally intended to be hauled to and placed on a permanent site. Another name for these dwellings is: house trailer.



Modular Homes have parts (modules) that are manufactured in a factory instead of being constructed completely on the home site. Those parts are then transported to the property and assembled there by a contractor. Modular homes are generally installed on permanent foundations, but some models may be eligible for placement on a “mobile home”-type foundation.



Manufactured Homes (RTM - Ready to Move) are built exactly like a home built on site, but in a different location. RTM homes are then transported to the intended site and anchored to a permanent foundation the same as a site-built home would be.



Tiny Home is generally defined as a small dwelling that typically measures less than 600 square feet. This architectural and social movement promotes a simpler lifestyle, focusing on minimalism and sustainability. Tiny houses can vary in style and design, often featuring efficient use of space and eco-friendly materials. The movement encourages individuals to downsize their living spaces and reduce their environmental footprint.



Understanding Mobile Homes

A mobile home (also known as a trailer, house trailer) is a prefabricated structure, built in a factory on a permanently attached chassis before being transported to site (either by being towed or on a trailer). Used as permanent homes, or for holidays or temporary accommodation, they are often permanently or semi-permanently left in one place, but can be moved, and may be required to move from time to time for legal reasons.

Mobile homes share the same historic origins as travel trailers, but today the two are very different in size and furnishings, with travel trailers being used primarily as temporary or vacation homes. Behind the cosmetic work fitted at installation to hide the base, there are strong trailer frames, axles, wheels, and tow-hitches.

A "mobile home" is a portable structure built on a chassis that is designed for use as a domestic residence and:

- a) is defined in the Canadian Standards Association (CSA) Z-240 MH standards as a "mobile home", a "multiple section mobile home", or a "swing out and expandable room section mobile home", and
- b) bears a CSA seal attesting that the structure complies with the codes and standards at the time of construction.

Understanding Modular Homes

The term modular simply describes a method of constructing a home in large sections, away from the home site, in a manufacturing facility. The type of housing constructed is determined by the building code to which it complies and definitively described using the following common housing configurations: Single detached or multi-family, single level, or multi-storey. The term modular does not describe a type of home, just as the term site-built does not describe a type of home. They both describe alternative construction methods. Therefore, type of homes commonly described as a single family, townhome, duplex, two-storey, etc. can be site-built, modular built, or built using a combination of both construction methods.

A "modular home" is a factory-built house that is designed and intended for use as a domestic residence and:

- a) is constructed by assembling manufactured three-dimensional modular units, each with three walls and a roof/ceiling, which are each at least one room or living area, and
- b) bears a CSA seal attesting that the house complies with the A-277 standards.



Understanding Manufactured (RTM) Homes

A "ready-to-move home" is a house that is fully constructed and assembled by the seller prior to sale that:

- a) is a single structure designed for use with a permanent foundation as a domestic residence; and
- b) is entirely constructed away from the site on which it will be affixed to the permanent foundation.

Please note: A ready-to-move home that is constructed away from the installation site will still qualify for the reduced tax rate where finishing activities like painting and attaching cabinets or interior trim are completed at the installation site.

Understanding Tiny Homes

Tiny homes are compact living spaces, typically ranging from 100 to 600 square feet, designed for efficient use of space and often emphasizing sustainability and minimalism. They offer a lifestyle that focuses on living small to enjoy a bigger life, with benefits such as financial freedom, lower utility costs, and increased mobility due to many being built on trailers.

Key aspects of tiny homes include:

- **Compact Size:** Tiny homes are usually under 600 square feet, making them ideal for those looking to downsize.
- **Eco-Friendly:** They often have a smaller environmental impact, using less energy and producing a lower carbon footprint.
- **Customization:** Tiny homes can be tailored to individual needs, with options for storage, layouts, and features.
- **Legal Considerations:** The legality of tiny homes varies by location, with some areas having specific regulations and zoning laws.

Overall, tiny homes represent a modern approach to living that combines practicality with a desire for a simpler, more sustainable lifestyle.

Certification

What kind of certification do I need for a mobile home bought or sold in Manitoba?

New homes built in Canada come with a Canadian Standards Association (CSA) certification from the factory. All mobile homes require certification: CSA Z240.

All modular homes in Manitoba are required to be certified when bought or sold.

New homes built in Canada come with a Canadian Standards Association (CSA) certification from the factory. Figure 1 is an example of this certification which will be affixed next to the main door, in the kitchen sink cabinet or near the electrical panel.

CSA Z240 Certification



Second-hand mobile homes may or may not be certified. If it is certified, it will have a CSA or Manitoba Labour and Immigration sticker close to the main door, in the kitchen sink cabinet or near the electrical panel that bears evidence of inspection. Figure 2 is an example of the Manitoba Labour and Immigration certification label.

Second-hand mobile homes that are not certified or where the certification label cannot be found **CAN NO LONGER BE RECERTIFIED**. In order to move, permit or alter a mobile

home which no longer possesses a valid CSA or MB Labour & Immigration label, the mobile home must be upgraded to meet the minimum requirements of the current MB Building Code in most or all areas regarding dwelling units as determined by the Authority Having Jurisdiction.

Immigration Certification

Manitoba Labour Office of the Fire Commissioner	Travail Manitoba Bureau du Commissaire aux incendies	
STANDARDS DE NORMES	S 1943	
MOBILE HOME RECREATIONAL VEHICLE	MAISON MOBILE VEHICULE DE PLAISANCE	
DATE	____/____/____	
SERIAL NO. N° DE SERIE	_____	
MANUFACTURER FABRICANT	_____	
AUTHORIZED AGENT AGENT AGREÉ	_____	

Building Permits

Are building permits required for RV's, mobile, modular and manufactured homes?

Building Permits are NOT required for RVs. However, a building permit is required if a mobile, modular, tiny or manufactured home is placed on a site or if it is relocated from an existing site.

A temporary dwelling placement permit is also required for a mobile home to be placed on a property on a temporary basis for use as a dwelling for a pre-determined amount of time. (Ex. While another building/home is being built). The temporary permit is issued for a 6-month period at which time a review will be required for extension of the temporary permit.

Contact Us

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