

A Word on Manufactured Homes & Silver Labels

Manufactured homes and buildings are constructed in a factory environment by workers who are not regulated by Technical Safety BC. The manufacturing facility becomes certified by certification or inspection bodies and units are built to the CAN/CSA Z240 standard. These units may include:

- Manufactured homes
- Modular homes
- Office trailers and jobsite construction trailers
- Modular apartment buildings
- Concession stands and trailers
- Temporary shelter and hygiene facilities





The *Safety Standards Act*, the Safety Standards General Regulation and the Electrical Safety Regulations apply to all jurisdictions in BC.

Electrical Safety Regulation Section 21

- Requires all electrical equipment to bear evidence of approval
- Prohibits “offering for sale, selling, or disposing of unapproved electrical equipment”

**** It is the responsibility of the owner and seller to ensure the manufactured home bears an approval mark.***

Evidence of approval:

<p>Approval labels which include a certification mark indicating approval to CAN/CSA Z240.</p> <p>Three examples are shown to the right.</p>	
<p>“Electrical Features Only Approved for BC” label.</p> <p>Silver Label examples are shown to the right.</p>	<div style="display: flex; align-items: flex-start;"> <div style="flex: 1;">  </div> <div style="flex: 1; padding-left: 10px;"> <p>Required Information:</p> <ul style="list-style-type: none"> • Make of the home • Model of the home • Serial number of the home </div> <div style="flex: 1;">  </div> </div>
<p>A label of a recognized certification agency or inspection body.</p> <p>The A277 standard was developed to address modular homes. The CSA A277 label is shown to the right.</p>	<div style="display: flex; align-items: flex-start;">  <div style="flex: 1; padding-left: 10px;"> <p>See Information Bulletin https://www.technicalsafetybc.ca/alerts/approved-certification-marks-electrical-products at https://www.technicalsafetybc.ca/ for a complete list of recognized labels.</p> </div> </div>

Checklist for Mobile, Modular, Manufactured Homes

The following pages have been provided to assist realtors in British Columbia when they are considering offering for sale a mobile, modular or manufactured home.

New mobile homes must conform to certification standards and **are required to bear a label (mark) as evidence of conforming to the applicable standard.**

Prior to listing a **new** mobile home or factory-built structure for sale:
Does it bear an approval label (mark)? Yes No

When a new mobile home is missing the approval mark, the owner or vendor of that unit must apply to the certification agency for special inspection and labelling. Applications for Technical Safety BC's approval of new commercially-produced mobile homes will not be accepted.

Applications for a BC silver label permit may be accepted under special circumstances where the Safety Officer is satisfied that the owner or manufacturer is able to demonstrate that no approval is possible through an accredited certification or inspection body, the units are not commercially produced, and an installation permit is obtained complete with the normal inspection procedure. Applications must provide evidence that the unit meets the requirements of the Z240 MH Series of standards as well as the requirements of Section 70 of the BC Electrical Code.

Prior to listing a **used** mobile home or factory-built structure for sale:

1. Does it bear a valid approval label (mark)?

Yes If you answered **yes**, the home may be offered for sale.

No If you answered **no**, the home may **not** be offered for sale and **BC approval is required (Silver Label).**

2. Have any additions or alterations been made to the electrical system?

Yes If you answered **yes**, please see #3.

No If you answered **no**, and there is a valid approval label attached to the home, and there have not been any additions or alterations to the electrical system, the home may be offered for sale.

3. Is the owner able to provide evidence that electrical work performed for additions or alterations made to the electrical system have been authorized under an electrical installation permit?

Yes If you answered **yes** and there is a valid approval label attached to the home, plus evidence that an electrical installation permit was obtained for additions or alterations to the electrical system, the home may be offered for sale.

No If you answered **no**, please read the following information.

When any additions, alterations, or outbuildings have been wired without an electrical permit:

When additions, alterations or outbuildings to an approved manufactured home have been wired without an electrical installation permit, the existing original approval of the unit may still be deemed as valid.

Once the following steps are completed, the home may be offered for sale.

The Owner or their agent must hire a licensed electrical contractor to:

1. *Obtain an installation permit.*
2. *Provide a description of work that clearly outlines the additional or altered electrical wiring to be surveyed and corrected as necessary.*
3. *Survey the wiring involved in the additions, alterations and outbuildings; the contractor shall perform all wiring corrections as necessary for compliance with the BC Electrical Code (BCEC) ensuring attention to Section 70 of the BCEC.*
4. *An electrical contractor may return all or part of the installation to its original state.*
5. *Submit an Electrical Contractor Authorization and Declaration Form to Technical Safety BC confirming the installation is adequate for the purpose and in good order in accordance with Rule 2-300(1) and provide the owner with a copy of the declaration form. A detailed list confirming work performed should accompany this declaration.*

Note:

A Used Mobile Home Inspection Report is not required under these circumstances.

The following information is provided to assist realtors in recognizing additions and alterations to the electrical system.

What to look for in additions:

- Lights or receptacles in an addition requires a permit
 - ✓ Additional area has wiring added to original electrical system
- Lights or receptacles in an outbuilding requires a permit
 - ✓ Wiring has been provided for outbuilding(s)
- Hood fan or hood fan/microwave combo added over range requires a permit
- Built in air conditioner requires a permit
 - ✓ Look for dedicated breaker in the panel
- Built in dishwasher added to the electrical system requires a permit
 - ✓ Look for dedicated breaker in the panel
- Circuit added for microwave oven requires a permit
 - ✓ Look for dedicated breaker in the panel
- Any wiring added to the original electrical system requires a permit

What to look for in **alterations**:

- Changes to original wiring possibly due to removal or addition of walls
- A newer vanity light in the bathroom which no longer incorporates a vanity receptacle
- Changes to the type of heat (e.g. baseboard heaters or electric furnace in place of oil furnace)
- Service upgrade

Examples of when the services of a licensed electrical contractor are required:

- there is no visible mark of approval
- the electrical panel and circuits are not clearly identified
- the owner cannot provide evidence that electrical work performed on the home has been authorized under an electrical installation permit
- extension cords are used for supplying electricity to permanently installed electrical equipment
(For example: sheds, dishwashers, hot water tanks)
- there are more reasons to call a licensed electrical contractor than can be listed here

If you are not sure, call a licensed electrical contractor to survey the installation and confirm whether a permit is required.

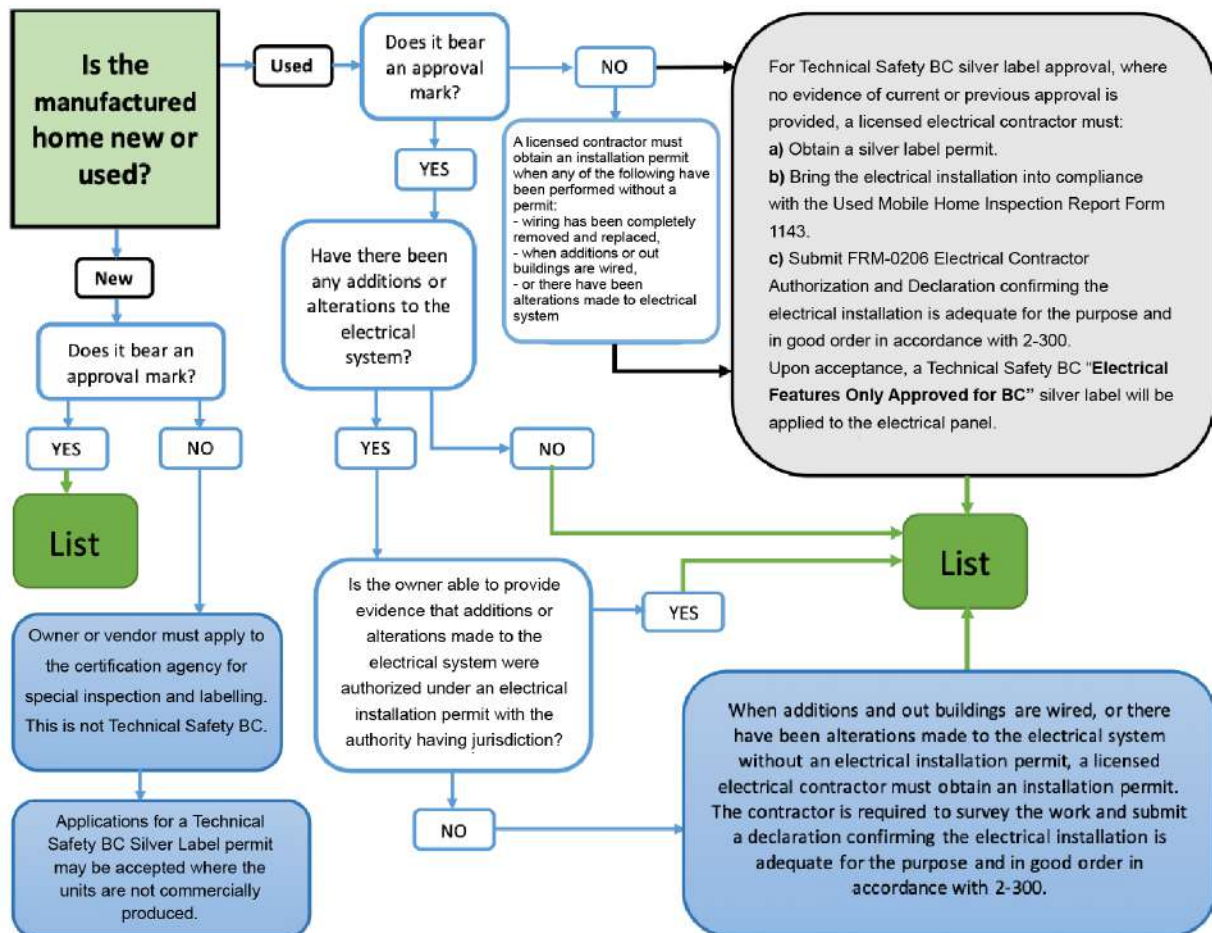
Alternate documentation, such as a letter from the manufacturer indicating that the unit was originally approved and attached to the manufactured home cannot be accepted in place of an approval label.

However, if original documentation exists, such as a specification sheet with CSA number, and there have been no unpermitted alterations to the unit, an “Electrical Features Only Approved for BC” silver label may be applied by an electrical safety officer. An inspection request should be made under a Silver Label permit and a declaration must confirm that the installation is in good order in accordance with Information Bulletin no: IB-EL 2015-02. Once completed, the home may be offered for sale.

Note:

A Used Mobile Home Inspection Report is not required under these circumstances.

The following flow chart has been developed to assist realtors in British Columbia when they are considering offering for sale a mobile, modular or manufactured home.



Remember:

Electrical Safety Regulation Section 21 requires all electrical equipment to bear evidence of approval and Prohibits "offering for sale, selling, or disposing of unapproved electrical equipment".

Additional Links and Resources

BC Registry Services

<http://www.bcregistryservices.gov.bc.ca/bcreg/mhrpg/faq.page>

Technical Safety BC

<https://www.technicalsaftybc.ca>

<https://www.technicalsaftybc.ca/alerts/approved-certification-marks-electrical-products>

(September 29, 2020)

<https://www.technicalsaftybc.ca/alerts/information-bulletin-approval-manufactured-homes-and-factory-built-structures>

(June 24, 2020)

This Bulletin does not apply to Recreational Vehicles.

Please see Electrical Directive: Recreational Vehicles D-EL 2015-01 for related information.

If you have questions about Manufactured Homes and Silver Labels,
please call Technical Safety BC's Contact Centre at: 1 866 566 7233