

Glen Elm Mobile Home Regulations

As of September, 2017 the City of Regina requires building permits in the Glen Elm Mobile Home Park. The City of Regina traffic department requires a permit to transport a mobile home on to site.

Mobile Homes are subject to the below regulations contained in *Regina Zoning Bylaw No. 19-19, The National Building Code of Canada 2015, The Uniform Building and Accessibility Standards Act and Regulations, Building Bylaw No. 2003-7*, and any other applicable City bylaws.

All mobile homes constructed off-site (i.e. factory-constructed building) shall bear the label of an accredited certification agency indicating that compliance with the National Building Code has been certified using the CSA A277 procedure (see NBC 2015, Division A, Appendix A-1.1.1.1.(2)). Evidence of this label shall be submitted with the building permit application. Mobile homes built after January 1, 2019 must also show conformance to the energy requirements of NBC 2015, Section 9.36. If the mobile home was constructed prior to this date, documentation must be provided to prove the date of construction in order to exempt the building from meeting energy requirements.

The *Building Bylaw No. 2003-7*, Subsection 2.5 requires that the foundations be designed by a professional engineer or architect registered in Saskatchewan (only residential detached accessory buildings, such as sheds or garages, are exempted in the Bylaw). The designer should also be aware that NBC 2015 does reference CSA Z240.10.1, "Site Preparation, Foundation, and Anchorage of Manufactured Homes" with regards to foundation design (see NBC 2015, Articles 9.15.1.3 and 9.23.6.3). Construction and placement of a mobile home on a basement is **prohibited**.

A building permit must be obtained from the City of Regina Building Standards Branch prior to the commencement of any work, demolition, or construction. See below for more information.

Regulations

Decks

Uncovered decks and patios less than 300mm (12") above grade do not require a building permit, all other decks require a permit. See the [Deck Permit Submission Package](#) on Regina.ca for more information.

Accessory Building

A permit is required for the construction of any accessory building larger than 10 m². The maximum height of an accessory building is 4.0 metres. The maximum area of a garage or shed is 75 m². See the [Garage/Accessory Building Submission Package](#) on Regina.ca for more information.

Addition

A permit is required for the construction of any addition onto a mobile home. Be advised, any addition is subject to the energy requirements of NBC, Section 9.36. See the [Addition/Single Family Permit Submission Package](#) on Regina.ca for more information.

Application Procedure

To apply for a building permit to move in a mobile home please see the Single-Family Dwelling Permit Submission Package on Regina.ca and include the following:

- 1. Building permit application form (signed by legal landowner)
- 2. Site plan (indicating where within the Glen Elm Mobile Park the mobile home is located)
- 3. Technical information on foundation, anchorage and utility connections
- 4. Floor plans complete with any related CSA and energy documents.

The application for building permit may be submitted to the Main Floor of City Hall, Monday to Friday between 8 a.m. and 4:45 p.m. or by submitting electronically to permits@regina.ca.

Other permits which may be required:

Electrical Permit: SaskPower: 1-888-757-6937

More Information

City of Regina
Planning & Development Services Department
Main Floor/9th Floor, City Hall
2476 Victoria Avenue
Regina, SK S4P 3C8
306-777-7000

Zoning Regulations - Planning Branch

Building Code Regulations - Building Standards Branch

This information sheet has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. Users are advised to contact the Development Services Department for assistance as the City of Regina accepts no responsibility for any consequences resulting from persons relying solely on this information.