

Planning and Development Services Advisory

Manufactured Homes & Modular Buildings

The purpose of this advisory is to identify the differences of a typical site constructed building from one that is manufactured off-site and transported for installation. Typical manufactured/modular building applications include ready to move (RTM) homes, trailers, sea-can or shipping containers, portable classrooms and any other pre-manufactured building or addition.

The City of Regina requires building and development permits in all cases except where:

- Accessory buildings are less than 10m² in area and the building does not constitute a hazard.
- Sea-can/shipping containers are used for temporary cold storage (such as loading and unloading items into or from a container or for short-term storage during an active building permit). Using a sea-can as a shed or for storage requires a building permit. For more information, please see the advisory published by the provincial Building and Technical Standards Branch [here](#).
- A temporary building is to be used in connection with construction work and located on the construction site; but shall be removed immediately upon completion of the work—Bylaw 2023-59, Section 19(6). Typical examples include: site construction offices, washrooms, etc.

Manufactured/modular buildings checklist:

*Note: the following checklist is not a comprehensive list for all building and development permit application requirements. It is a guide used to detail the additional information required for modular buildings. Please see our [website](#) for full requirements based on your proposed project.

- Modular building drawing package (including connections and anchorage)
 - Architectural drawing set designed to 9.23 for Part 9 buildings (of the National Building Code of Canada; NBC); or
 - Architectural drawing set designed to Part 3 or components exceeding Part 9, shall be designed and sealed by a design professional licensed in Saskatchewan
- Site specific foundation drawings (including cribbing)
 - All foundations, including cribbing, shall require structural designs sealed by a design professional licensed in Saskatchewan (except where permitted by the Building Bylaw 2023-59 Subsection 36(2))
- CAN/CSA A-277 Certificate of Compliance (see NBC A-1.1.1.1.(2) for additional information)
 - Provide certificate for components that were constructed off site and cannot be inspected; note: a certificate may not be required if building components are assembled on site and can be inspected by the City (as with some sea-can conversions)
 - Shall have an expiration date which is not before the modular building construction
- Barrier free requirements
 - As required by the Construction Codes Act and Section 3.8 of the NBC
- Energy efficiency requirements
 - All applicable forms and drawings as required as per proposed [scope](#)
- Over-dimensional move [permit](#)
 - Ensure the proper authorities are notified and have approved the proposed move

For more information on land use or occupancy please submit a [service request](#).