

Manufactured Home Definitions

- **“Mobile Home”** is a portable structure built on a metal chassis that:
 - Is defined in the Canadian Standards Association (CSA) Z240 MH standards as a “mobile home”, a “multiple section mobile home”, or a “swing out and expandable room section mobile home”, and
 - Bears a CSA seal attesting that the structure complies with the Z240 standards.
 - Mobile home are also constructed with a deformation resistant frame which allows them to be placed on surface riding foundation such as wood cribbing.
 - Some municipalities will not accept mobile unit builders than the mid 1990’s because of lower grade construction and safety standard (i.e. flammable interior wall boarding).

- **“Modular Home”** is a factory built house that is designed and intended for use as a domestic residence and:
 - Is constructed in climate controlled factories usually an assembly line by assembling manufactured three-dimensional modular units, each with four walls and a roof/ceiling, that are each at least one room or living area, and
 - Bears a CSA seal attesting that the house complies with the A-277 standards
 - Modular homes are designed to be placed on basements or crawlspaces that follow the prescriptive requirements of Part 9 of the National Building Code. Some Modular homes are designed with a deformation resistant frame which allows the house to rest on the same surface foundation a mobile home permits.

- **“Ready-to-Move”/RTM** or “stick-built home” is a house that is fully assembled by the seller prior to sale that:
 - Is a single structure designed for to be placed on basements or crawlspaces that follow the prescriptive requirements of Part 9 of the Nation Building Code, and
 - Is entirely constructed away from the site on which it will be affixed to the permanent foundation.
 - Some RTM produces are certified to produce CSA-277 compliant products but many utilize area building officials to inspect.