

Sarah Smith

From: Jason Brown <jbrown@northlanderindustries.com>
Sent: July 25, 2018 4:18 PM
To: Sarah Smith
Subject: Northlander CSA definitions
Attachments: DEFINITIONS NORTHLANDER 2018.docx

Categories: SHu ZBL Public Open House Comments

Sarah,

Thank you for your quick reply on the registry office matter.

The attached is a condensed version of the CSA Standards . The industry wide definitions I had referred to by the CRVDA (Canadian Recreational Vehicle Dealers Association) deal with the R.V. products. Manufactured Housing (Modular) and Manufactured Housing (Mobile Home) references are from CSA standards and experiential standards common to municipalities throughout Ontario tested with the 54 years of local and provincial level building code rulings and acceptance.

We appreciate your consideration of this submission.

Regards

Jason Brown

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1.MANUFACTURED HOUSING: MODULAR HOME

CSA A277 Standard. Procedure for Certification of Prefabricated Buildings, Modules and Panels (“Modulars”)

The CSA A277 Standard is a factory certification procedure a plant must have in place to ensure that the products are built properly and in accordance with the relevant standards, OBC and other codes. The A277 Standard does not cover those portions of structures, components or services that are not factory-installed, nor subsequent transport and installation at the site.

Manufactured Home – a transportable, single or multiple section, dwelling that is ready for occupancy on completion of set-up in accordance with the manufacturer’s installation instructions. Note: set-up may include mating of multiple-section homes, painting, installation of floor finishes, cabinetry, final light fixtures, solid fuel-fired appliances, gas appliances and systems, chimneys and flues.

2.MANUFACTURED HOUSING: MOBILE HOME

CSA Z240 MH Standard. Manufactured Homes (mobile Homes & multiple-section Mobile home)

The CSA Z240 MH Series Standard (as may be amended from time to time) sets out requirements for the construction of manufactured homes specifically, related to structure, building envelope, plumbing, electrical and heating service, energy efficiency and vehicular requirements for running gear, in compliance with the Mobile Home Standard/Code.

Note: set-up may include mating of multiple-section homes.

3.RECREATIONAL VEHICLES: multiple formats (general)

RV’s shall mean a vehicle designed to provide temporary living, sleeping or eating accommodation for travel, vacation, seasonal camping or recreational use and designed to be driven, towed, transported or relocated from time to time whether or not the vehicle is jacked up or running gear is removed, and with a size as defined by the Canadian Standards Association (CSA) as amended from time to time. A recreational vehicle shall not be used as a principal residence for the occupant. A recreational vehicle shall include units further described as a motor home, travel trailer, fifth wheel trailer, truck camper, tent trailer, **park model trailer** and similar mobile vehicles but excludes a mobile home.

3.a Motor Home

A recreational vehicle that is self-propelled which includes vehicles describe as “Class A”, “Class C” and “Class B” and which is manufactured in accordance with CSA Z-240 RV series of standards (as may be amended from time to time).

3.b Travel Trailer

A recreational vehicle designed to be towed behind a motor vehicle by means of a bumper or frame hitch and which is manufactured in accordance with CSA Z-240 RV series of standards (as may be amended from time to time).

3.c Fifth Wheel Trailer

A recreational vehicle designed to be coupled to the towing vehicle by a fifth wheel –type coupler, through which a substantial portion of the trailer weight is supported by the tow vehicle and being manufactured in accordance with CSA Z-240 RV series of standards (as may be amended from time to time).

3.d Truck Camper

A recreational vehicle designed to be loaded on to and unloaded from the bed of a pick-up truck and being manufactured in accordance with CSA Z-240 RV series of standards (as may be amended from time to time).

3.e Tent Trailer

A recreational vehicle built on its own chassis, having a rigid or canvas top and sidewalls which may be folded or otherwise stowed for transit and designed to be towed behind a motor vehicle. This vehicle is manufactured in accordance with CSA Z-240 RV series of standards (as may be amended from time to time).

3.f PARK MODEL TRAILERS

CSA Z 241 PARK MODEL TRAILERS (as may be amended from time to time)

A recreational unit that meets the following criteria:

1. It is built on a single chassis mounted on wheels.
2. Designed to facilitate relocation from time to time.
3. It is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances.
4. When in set-up mode, park models have widths greater than 2.6m/8.53ft.
5. Removal of tires, rims and towing hitch does not restrict units from being relocatable at any time.
6. It has an area not exceeding 50.2 square metres/ 540 sf.
7. **ADDITIONS TO TRAILERS:** Additions (with chassis and running gear) joined on site to the primary trailer are permitted subject to the following:
 - a. It has an area not exceeding the area of the main unit up to a max. 50.2 square metres/ 540 sf. similar in construction and appearance to the primary unit.
 - b. Open walls, roofed, un-enclosed additions/sunrooms shall be permitted in addition to this total, but shall not be enclosed.
 - c. An enclosed habitable addition is defined as an addition with a roof and any material used to close in the addition against the elements, exclusive of screen material.
 - d. Enclosed or un-enclosed additions or sunrooms shall be prefabricated and designed by a manufacturer to ensure matters of code and safety are maintained.

End.