



Mobile Home Park Guide

Permits Licence and Inspection Services

Mobile Home Parks

20338 65 Ave., Langley B.C. V2Y 3J1

Phone 604-533-6018

Building Permits

The owner of the mobile home is responsible to obtain all required permits and to call for the inspections for new units, replacement units, additions and alterations, canopies, decks, sheds, carports, garages and wood stoves. A contractor or agent can obtain the permit on behalf of the owner, but the ultimate responsibility lies with the owner of the mobile home. A Professional Engineer may be required to certify some projects. All work is to comply with the Township Mobile Home Park Bylaw, Building Bylaw and in some parks Development Permits.

Park Manager

The Park Manager's acceptance and signature must be on the building plans submitted for building permit application.

Drawings

A site plan to scale is required for all dwellings, additions, sheds, carports, garages, etc., showing the size of the existing building and proposed structure. Site plan to include distances to the neighboring units and structures, to the road in front of or adjacent to the unit and to park boundary if the unit is adjacent to the property line.

Structural drawings in sufficient detail to enable checking for compliance with the Building Code are required.

Mobile Homes and additions to be sited in accordance with the Mobile Home Park Bylaw:

- 15' from mobile and additions to any roadways within the park
- 25' from mobile and additions to mobile home park property lines
- 20' between mobiles
- 12' between a mobile and enclosed addition
- 12' between two enclosed additions
- 12' between mobile and open type addition
- 5' between mobile and an open carport
- 10' end to end separation between mobiles and additions

Enclosed additions shall not exceed 250 square feet in area.

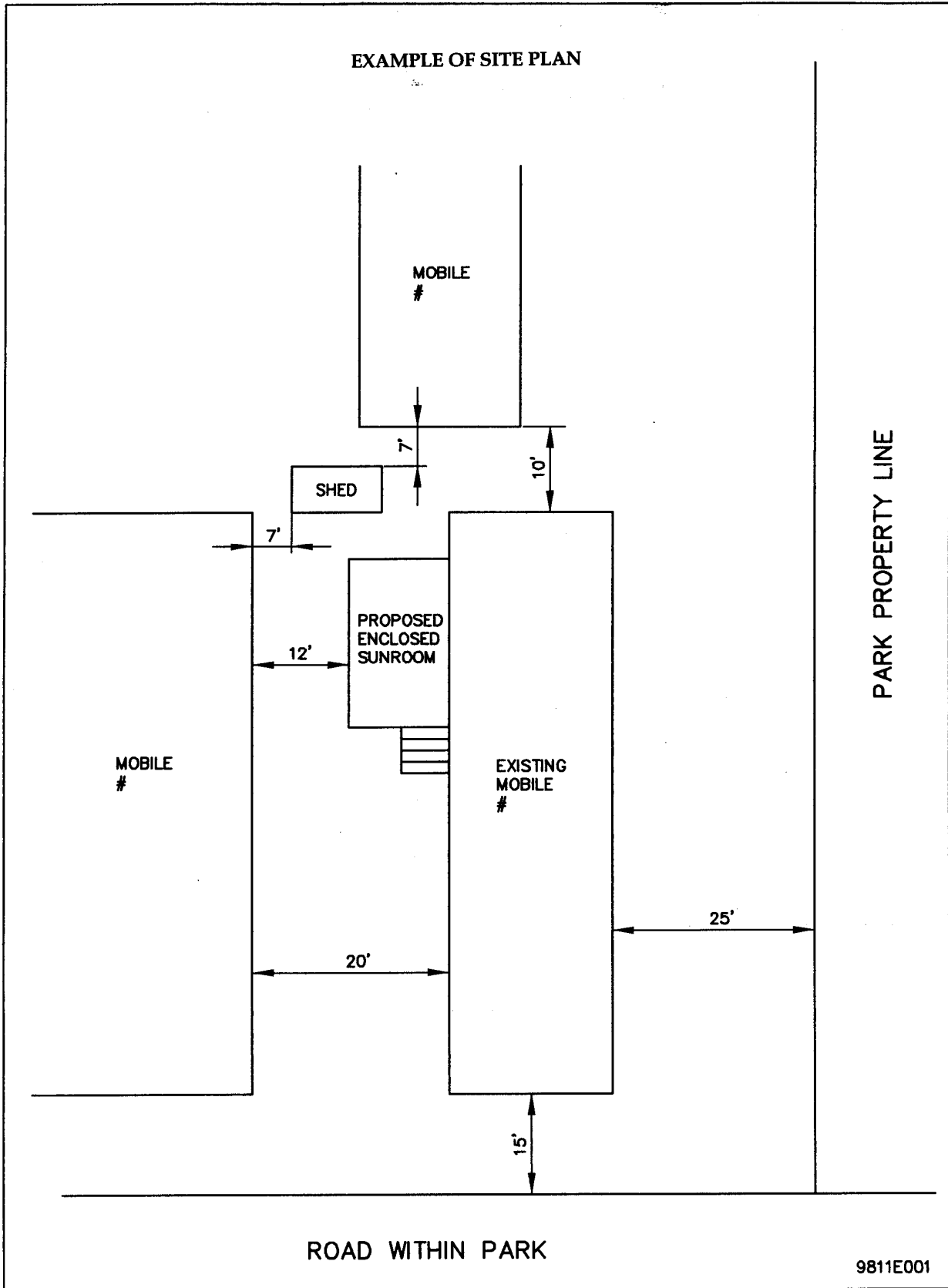
Garden Shed of standard construction must be at least 7' from a neighboring unit or addition. Any closer than 7' will require special construction for fire protection which will be calculated in accordance with the British Columbia Building Code. Garden Shed to be placed no closer than 15' from roadway within park and 25' from park property line.

Board of Variance

In older parks it may not be possible to meet the requirements of the bylaw, in which case an application to the Board of Variance may be necessary before a permit can be issued.

The staff of the Building Department will be pleased to assist you and provide guides for Building Permit Applications, Board of Variance and details concerning stairs, guards and handrails.

EXAMPLE OF SITE PLAN



9811E001

ALUMINUM COVERS FOR DECKS, PATIOS, CARPORTS AND MANUFACTURED SUNROOM INSTALLATIONS

The purpose of this bulletin is to inform suppliers, contractors and homeowners that building permits are required for all Aluminum Patio Covers or Carports whether they are attached to mobile homes or single family dwellings or whether they are detached structures. It also provides information as to the documentation that is required when making the building permit application.

In recent months it has come to our attention that Aluminum Patio Covers and Carports have been installed without building permits being applied for or issued. We then have had to deal with the homeowners to bring the structures into compliance with the current edition of the BC Building Code and Township Bylaws. There are a number of issues that arise when these structures are installed without first checking with our office.

1. Please note that building permits are required for all structures prior to construction. In order to apply for a building permit, two sets of construction drawings are required, including a site plan indicating the distance of the structure from property lines and adjacent buildings or structures. In the case of Mobile Home Parks or Townhouse Complexes a letter is required from the Park Manager or the Strata Council approving the construction of the cover.
2. The construction drawings for the cover or carport must be signed and sealed by a Professional Engineer. As these structures are constructed of aluminum, they cannot be checked under Part 9 of the BC Building Code. Because they fall under Part 4 of the BC Building Code, the structure is to be designed and certified by a Professional Engineer. The Engineer's Letters of Assurance from the current edition of the BC Building Code needs to be submitted at the time of the permit application.
3. The permit will list all the necessary inspections required during the course of construction. At the time of or prior to, the Final Inspection, the Professional Engineer's C-B Letter of Assurance must be provided to the Building Official.

The zoning in which the property is situated will determine the requirements that will apply to the permit application such as setbacks to property lines, lot coverage, etc.

It is very important if you are a supplier, contractor or purchaser of these structures that you check with the Building Department of the Township of Langley for all applicable requirements before starting the work.

If you have any questions this information, please contact the Building Department at 604-533-6018.