

No. B14-09
December 19, 2014

Transition Provisions for CAN/CSA A277 Factory Built Buildings

This bulletin clarifies how to apply the BC Building Code (BCBC) to factory built buildings that are certified to **CAN/CSA A277 “Procedure for Factory Certification of Buildings”** during transition periods in conjunction with BCBC amendments.¹

When the BCBC is amended to include new requirements, the previous requirements may be used for buildings for which permits were applied for prior to the effective date of the Minister’s Order. For example, the new energy efficiency requirements (9.36) apply to Part 9 buildings for which permits were applied for on or after December 19th, 2014. However, for factory certified buildings constructed before the effective date but moved to a building site afterwards the following action is recommended:²

- Manufacturers of factory built buildings under CAN/CSA A277 should mark the specific start date of construction on the Home Specifications Name Plate. This is the date on which actual construction of the building’s floor begins.
- The date marked on this name plate can be used by the authority having jurisdiction to determine the date of construction as the nearest equivalent to a building permit for factory built buildings.

The **Home Specifications Name Plate** identifies the date that the building was registered as a CAN/CSA A277 building. As such, it is a reasonable and practical date from which to determine the applicable BCBC requirements.³

Subsequently, actual building permits may be obtained for foundation and site work. This work and the transition provisions would be evaluated independently. For example, a factory built building could meet the BCBC requirements in effect prior to December 19th, 2014 but the foundation could be required to meet the requirements in effect after December 19th, 2014.

¹ Factory built housing and components that comply with **CAN/CSA Z240 “MH Series”** are regulated otherwise and are unaffected by the transitional provisions of the BC Building Code.

² These recommendations were developed by the Building and Safety Standards Branch in conjunction with the Manufactured Housing Association of British Columbia.

³ Some BCBC requirements (snow loads, insulation, etc.) vary based on location. This applies to site built buildings as well as CAN/CSA A277 buildings.