

PROPOSED CHANGE: Factory-Constructed Buildings

CHANGE NUMBER: 2018-BCBC-06-Factory-Constructed Buildings

CODE REFERENCE: 2015 National Building Code of Canada - Division A – A-1.1.1.1.(2)

DESCRIPTION OF THE PROPOSED AMENDMENT:

It is proposed to re-insert the portion of this appendix note related to factory-constructed buildings conforming to CSA A277 “Procedure for Factory Certification of Buildings” as amended.

PROBLEM/BACKGROUND:

The British Columbia Building Code (BCBC) is based substantially on the model National Building Code of Canada (NBC). The NBC is updated about every five years and British Columbia adopts most of the NBC requirements into the next edition of the BCBC. The 2018 BCBC will be based on the 2015 NBC with some changes specific to British Columbia.

The portion of the appendix related to CSA A277 “Procedure for Factory Certification of Buildings” was deleted when the previous exemption for these buildings was removed from the 2012 BCBC. This has caused some confusion on enforcement practices related to these buildings.

The code language shown below is the proposed final code language that will appear in the 2018 BCBC. Comments submitted should focus on the changes noted. Changes from the 2012 BCBC to the 2015 NBC are not identified.

2018 PROPOSED BRITISH COLUMBIA CODE LANGUAGE (~~Deleted text~~ / Added text):

A-1.1.1.1.(3) Factory-Constructed Buildings. The British Columbia Building Code applies the same requirements to site-built and factory-constructed buildings. However, it can often be difficult to determine whether a factory-constructed building complies with the Code once it has been delivered to the construction site because many of the wall, roof and floor assemblies are closed in and so their components cannot be inspected. CSA A277, “Procedure for Factory Certification of Buildings,” was developed to address this problem with regard to residential, commercial and industrial buildings. This standard describes a procedure whereby an independent certification agency can review the quality control procedures of a factory and make periodic unannounced inspections of its products. The standard is not a building code, only a procedure for certifying compliance of factory-constructed components with a building code or other standard. If a factory-constructed building bears the label of an accredited certification agency indicating that compliance with the British Columbia Building Code has been certified using the CSA A277 procedure, the accepting authority will have some assurance that the concealed components do not require re-inspection on site.

On the other hand, portions of the CSA-Z240 series of standards on mobile homes do resemble a building code. These portions contain requirements in many of the areas where the British Columbia Building Code also has requirements and frequently the requirements are different. Other portions of the Z240 standards deal with special requirements for mobile homes related to the fact that these houses are intended to be periodically moved over roads. The British Columbia Building Code considers mobile homes certified to the Z240 standard as acceptable housing and they are permitted under Clause 1.1.1.1.(2)(g).

The British Columbia Building Code also references CSA Z240.10.1, "Site Preparation, Foundation, and Anchorage of Manufactured Homes," which is not actually part of the CSA Z240 MH Series. This standard contains requirements for surface foundations where buildings—not just houses—comply with the deformation resistance test provided in CSA Z240.2.1, "Structural Requirements for Manufactured Homes."

RATIONALE FOR CHANGE:

To recognize the benefits of the CSA A277 factory certification procedure and provide guidance on building code enforcement related to factory-constructed buildings.

JUSTIFICATION/EXPLANATION:

The portion of the appendix related to CSA A277 "Procedure for Factory Certification of Buildings" is proposed to be re-inserted in order to clarify that, in some instances, inspection of factory-constructed building components need not be conducted on site. The authority having jurisdiction may use this information to guide their onsite enforcement regime. This aligns with the direction provided by the Building and Safety Standards Branch in Bulletin B15-01.