

**TOWN OF FORT NELSON
FORT NELSON-LIARD REGIONAL DISTRICT
POLICY & PROCEDURE MANUAL**

3020-02 - MOBILE HOME PARK FOUNDATIONS

Background/History

Several years ago, all trailer court owners were invited to speak to the Town Council and Regional Board regarding the British Columbia Building Code's requirement of all mobile homes to be placed on foundations. The trailer court owners were concerned due to the economic factors involved in any foundation changes for mobile homes located on the parks. They also wanted to be given the opportunity to offer proof that over the past several decades there had never been any damage associated with placing the trailers on gravel pads in the Town of Fort Nelson. After meeting with the delegation and upon legal advice obtained from Lidstone, Young and Anderson the Council/Board adopted the following resolution:

Policy/Objective

WHEREAS the British Columbia Building Code requires that footings be provided under the walls of mobile homes;

AND WHEREAS the Code does not require that a mobile home be placed on a specific type of foundation;

AND WHEREAS the historical placement of mobile homes, in mobile home parks, on granular pads has not resulted in any reported instances or damage and that method of placement has shown satisfactory results under local conditions for several decades;

Policy Section: 30	Development & Planning Policies
Subject: 3020-02	Mobile Home Park Foundations
Prepared By: Debbie Walker	Approved by Mgmt Team: 04/24/97
By Administrator:	By Council/Board: Oct 27, 1997
Revision Date: March 06, 1997	Page 1 of 2 Pages

Implementation

The Municipal Government hereby resolves that the Town shall not:

- 1. issue permits for mobile home foundations;**
- 2. require mobile home foundations; or**
- 3. enforce the Building Regulations of the British Columbia Building Code so as to require mobile home foundations within any mobile home park;**
- 4. inspect mobile home installations.**

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