

# Mobile Home Information Guide



This handout outlines the permitting and development regulations for mobile homes located in an existing mobile home park (Baranov, Casa Loma, Kopper King, Lobird, Benchmark, Northlands, Prospector, Takhini).

## Permitting:

**Authorizations:** Any proposed additions or renovations to a mobile home require a **letter of permission** from the land owner.

**Permit Requirements:** Any new additions to a mobile home require a **development permit** and a **building permit** prior to construction or placement of additions. Any renovations which alter the structural components of the mobile home require a building permit prior to construction.

**Permit Exemptions:** The following renovations do not require development or building permit approval:

- replacement of exterior siding
- replacement of windows and/or doors
- addition of exterior insulation
- interior renovations that do not alter the structural components of the mobile home

## Additions & Renovations:

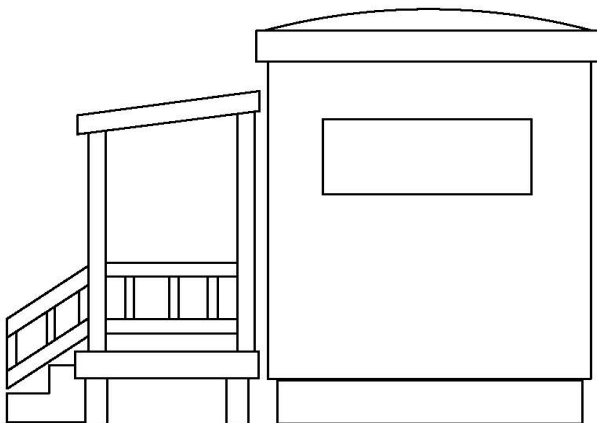
**Permitted Additions:** The following additions to a mobile home are permitted after owner authorization and permit approval has been granted:

- skirting (min 1.2 m removable panel)
- shelters against sun or rain
- vestibules or arctic entries (max 6 m<sup>2</sup>)
- carports
- decks, patios and landings
- unheated sun rooms

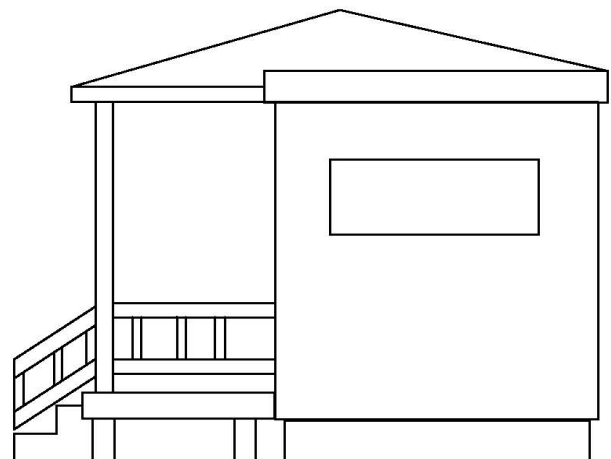
**Design Requirements:** Additions to a mobile home shall not exceed the floor area or height of the mobile home to which they are attached, and shall be constructed and finished in durable, weather-resistant materials similar to those used on the principal unit. Access / egress from the mobile home may not be restricted or diminished by any part of the addition.

Additions are required to be supported independently in a manner that will not affect the structural integrity of the original mobile home, and must be designed in a way that allow for the home to be detached and removed without disassembling the addition. No permanent foundations are permitted.

**Roof Replacements:** Roof replacements must be designed to be **independently supported by the mobile home** and may require engineered drawings for permit approval. Roof replacements may not exceed a 4/12 pitch.



✓ - Home and Addition Can Move Independently



✗ - Addition Tied To Home

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## Prohibitions & Non-Conformance:

**Prohibitions:** Any addition not specifically listed above will not be permitted (e.g., additional heated living areas). Any addition that results in the mobile home becoming a “fixture” (property that is permanently attached to land), versus a “chattel” (property that is movable), will not be permitted.

**Structures:** Any previously constructed additions to mobile homes which are now prohibited as per *Zoning Bylaw 2012-20* are considered **non-conforming structures**.

A non-conforming structure may continue to be used, but the structure may not be enlarged, added to, rebuilt, or structurally altered except to increase its conformity. Repairs, maintenance or installations that do not alter the size of the structure or involve the rearrangement or replacement of structural supporting elements are permitted.

**Land Uses:** Any mobile home located within a lot which is not zoned for that land use is a non-conforming land use. This includes the Kopper King Trailer Park and portions of the Casa Loma Trailer Park which are zoned *CH – Highway Commercial*.

Mobile homes which are considered existing non-conforming land use may be removed from an existing pad site, but shall not be replaced with another mobile home. Any subsequent use of the land or building or other structure must conform to the *Official Community Plan* and *Zoning Bylaw 2012-20*.

## Additional Information:

**Accessory Buildings:** For each mobile home unit, one detached accessory building may be installed, subject to building permit approval and the following conditions:

- shall not exceed 4 m in height or 12 m<sup>2</sup> in area
- shall not be located in the front yard
- shall not be located closer than 1 m from the mobile home

Accessory structures less than 10 m<sup>2</sup> are exempt from building permit requirements but must still meet the conditions stated above.

**Insulation Values:** All new mobile homes placed within the City will be required to meet the following minimum thermal insulation values:

- Walls including foundations above and below grade – RSI 4.9 (R28)
- Ceilings throughout – RSI 8.8 (R50)
- Floors above unheated spaces – RSI 4.9 (R28)
- Slabs on ground – RSI 1.8 (R10)
- Slabs on ground containing radiant heat – RSI 3.5 (R20)
- Concealed floor space or crawl space from grade – RSI 1.8 (R10)
- Doors excluding glazing shall have a minimum thermal resistance of RSI 2.1 (R 12)
- Windows and glazing shall have a minimum thermal resistance U value of 1.4W/m<sup>2</sup>•K (R 4.0)
- Insulation with a thermal resistance of not less RSI 1.8 (R10) shall be installed around the perimeter of a building extending not less than 600mm (2') from the building face immediately above or at footing level

This information is intended as a general guide only.

For questions, please contact *Planning and Building Services* at **(867) 668-8346** or email **planning.services@whitehorse.ca**.

Electronic copies of *Zoning Bylaw 2012-20* and *Building & Plumbing Bylaw 99-50* are available at **whitehorse.ca**.