

**APPROVAL OF MANUFACTURED HOMES AND FACTORY-BUILT STRUCTURES
(RELOCATABLE AND NON-RELOCATABLE)****Date of Issue: Aug 5, 2022****Information Bulletin No: IB-EL 2015-02****REVISION: 03**

This bulletin provides guidance on the application of Electrical Safety Regulation, section 21.

Overview

- An approval (silver) label will only be applied where no other approval process is available.
- An approval (silver) label will only be applied under a permit.

Electrical Safety Regulation (ESR) 21 requires all **new** factory-built structures or manufactured homes to display an approval mark from an accredited certification agency prior to sale. When a label is not present, ESR 21(d) allows for **used** manufactured homes and used factory-built structures to display an approval label provided by the appropriate provincial safety manager, this is often referred to as a silver label, where a recognized mark/label is present Technical Safety BC will not apply a silver label.

The authority having jurisdiction may set requirements for equipment that it deems “approved” as noted in the BC Electrical Code definition part (b) below. If alterations have been made, these structures result in a blend of CSA Part I and Part II standards and are deemed acceptable with supporting evidence. Supporting evidence may include the existing label and a copy of the permit for additional work.

Scope

This bulletin only applies to factory-built structures and manufactured homes that are designed to be connected to an external electrical supply. This bulletin does not apply to recreational vehicles. Please see the Electrical Directive: Recreational Vehicles [D-EL 2015-01](#) for related information.

Definitions**Approved** (as applied to electrical equipment)

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- equipment that has been certified by a certification organization accredited by the Standards Council of Canada in accordance with the requirements of
 - CSA standards; or
 - other recognized documents, where such CSA standards do not exist or are not applicable; or
- equipment that conforms to the requirements of the regulatory authority (see Appendix B).

Approval label (as used in this bulletin) a certification mark or label applied by an accredited certification body, or a silver label.

Commercially Produced – a structure produced with the emphasis on salability or profit.

Factory-built re-locatable and non-relocatable structures – see BC Electrical code, rule 70-000 scope.

Manufactured home – a transportable, single- or multiple-section, one-story dwelling ready for occupancy on completion of set-up in accordance with the manufacturer's instructions. This includes mobile homes.

Relocatable structure – A structure that is towable on their own chassis, for use without permanent foundations and having provisions for connecting to utilities.

Silver label (as used in this bulletin) – an approval label provided by Technical Safety BC, under a silver label permit and in accordance with section 21(1)(d) of the Electrical Safety Regulation.

Note:

Any certification mark or approval label provided for mobile homes or factory-built structures only applies to the unit itself and does not cover any consumer plug-in equipment, additions, out-buildings, or any permits required to provide power to the unit at an installation site.

- *Used structures that have had the electrical installation removed or rendered permanently inoperable are not required to bear an approval label prior to sale.*

New manufactured homes

- New manufactured homes must conform to certification standards and are required to bear a label (mark) as evidence of conforming to the applicable standard.
- When a new manufactured home is missing the approval mark, the owner or vendor of that unit must apply to the certification agency for special inspection and labelling. Applications for Technical Safety BC approval of new commercially produced manufactured homes will not be accepted.

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- **Used manufactured homes**
- Used manufactured homes (whether de-registered with the BC Manufactured Home Registry or not) may only be offered for sale in BC when they bear an approval label.
- A new approval label is required where wiring of a used manufactured home has been completely removed and new wiring has been installed under a permit.
- Alterations, including additional wiring to an approved unit must be done under a permit and a new approval label is not required.
- When a manufactured home has had additions or outbuildings installed and wired without an electrical installation permit, an electrical contractor must obtain an installation permit, survey the work and submit a declaration confirming that the electrical installation is adequate for the purpose and in good order, in accordance with rule 2-300.
- Alternate documentation, such as a letter from the manufacturer indicating that the unit was originally approved, cannot be accepted in place of an approval label. However, if original documentation exists (for example, a specification sheet with CSA number) and there have been no unpermitted alterations to the unit, a silver label may be applied by a safety officer upon notification of an inspection request under a silver label permit and confirmation that the installation is in good order in accordance with rule 2-300. A Used Mobile Home Inspection Report is not required under these circumstances.
- For Technical Safety BC silver label approval, where no evidence of current or previous approval is provided, a licensed electrical contractor must:
 - Obtain a silver label permit.
 - Survey the electrical installation and bring it into compliance using the [Used Mobile Home Inspection Report Form, no. 1143](#).
 - When filling the form, indicate survey results and identify all work performed to achieve compliance.
 - Submit [FRM-0206 Electrical Contractor Authorization and Declaration Form](#) confirming that the installation is adequate for the purpose and in good order, in accordance with rule 2-300.
 - Technical Safety BC will apply the silver label to the electrical panel cover once the installation is accepted.
- **New factory-built structures**
- New commercially built structures are required to bear an acceptable approval label.
- When a new commercially built structure does not bear an approval label, the owner or vendor of that unit must apply to a certification agency for special inspection and labelling.

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- **Used factory-built structures**
- Used factory-built structures (mobile commercial and industrial structures including but not limited to mobile concession stands, kiosks, and construction trailers) may only be offered for sale in the province of BC if they bear an approval mark and that the wiring has not been altered.
- For Technical Safety BC approval, where no evidence of current or previous approval is provided, a licensed electrical contractor must:
 - Obtain a silver label permit.
 - Survey the electrical installation confirming that it is adequate for the purpose and in good order in accordance with rule 2-300.
 - Submit [FRM-0206 Electrical Contractor Authorization and Declaration Form](#) confirming that the installation is in compliance, listing the work completed to gain compliance. Technical Safety BC will apply the silver label once the installation has been accepted.
- Factory-built structures other than mobile homes do not require service equipment when installed in accordance with rule 70-110 2) of the BC Electrical Code.

Exceptions

Notwithstanding items number 3-13 above, an electrical contractor may apply for a silver label permit if they can demonstrate the following:

- a. No approval is possible through an accredited certification or inspection body,
- b. The safety officer is satisfied that units are not commercially produced, and
- c. A permit is obtained, and the normal inspection procedure is followed.

Upon acceptance, a Technical Safety BC silver label will be applied to the electrical panel cover.

Provincial Safety Manager

References:

Directive - D-EL 2015-01
Safety Standards Act
Electrical Safety Regulation
B.C. Electrical Code
CAN/CSA-Z240 - MH Series-92

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