



HAMPTON

PLANNING, ENGINEERING & DEVELOPMENT DEPARTMENT

Policy Title:	Manufactured Building Policy	By-Law Ref.:	Building By-Law
Policy No.	2024 – 02 – MBP	Supersedes:	N/A
Effective Date:	April 21, 2026	Council Date:	

Purpose

1. The purpose of this policy is to prescribe:
 - a) Minimum standards and requirements to establish a manufactured building within Hampton, as it relates to Building By-Law HAM-2024-19, for the:
 - a. Construction of mini homes and mobile homes which includes site preparation, clearance, foundation, anchorage, access, and finishes.
 - b. Safety and occupancy of a modular, mobile and/or mini home.

Definitions

2. **Mini Home** means a detached, single dwelling unit having a width of 5.5 m or less that is designed to be transported and placed on a permanent foundation or similar support system. It does not include modular homes.
3. **Mobile Home** means a transportable, single-section, one-storey dwelling unit that is ready for occupancy on completion of set-up in accordance with the manufacturer's installation instructions, which may include a transportable mini home, tiny-home and/or cottage like trailer, but does not include recreational trailers or motor homes.
4. **Modular Home** means two or more factory constructed sections transported and assembled on site that contain one or more rooms.
5. **Pier Foundation** means a series of vertical pillars, blocks, and/or slab that transfer the building load to the surface soils.
6. **Pile Foundation** means a series of slender columns or long cylinders made of materials such as timber, steel, or reinforced concrete driven into the ground to carry a vertical load.
7. **Crawl Space** is a narrow gap between the underside of a dwelling and the ground that provides enough elevation for a person to crawl around.

Building Permit

8. In addition to the information provided in the Building Permit application, the owner shall provide the following:
 - a. Mini Homes:



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- i. Manufacturer’s Information (name, address, model, etc.)
 - ii. Serial number and Year of manufacture,
 - iii. Floor joist and roof truss design
 - iv. Foundation and anchorage design
 - v. Any additional information required by the Building Inspector, and
 - vi. For mobile homes, the following additional information shall be provided:
 - i. Gross vehicle weight rating (GVWR)
 - ii. Copy of the application to Service New Brunswick
9. Mobile homes shall be complete structurally with the entire plumbing, electrical, and heating services installed.
10. Mobile and/or mini homes located on leased property shall provide Hampton with a copy of the agreement with the landowner as part of the record information, prior to occupancy.

Construction Standards for mini homes

11. Site preparation, foundation, and anchorage of mini homes shall comply with the code, as defined in the Building By-Law, specifically Section 9.12, Excavation, and Section 9.18, Crawl Spaces.
12. Site preparation for pier and/or pile foundations shall conform with the following:
- a. The topsoil and all organic material shall be removed from the site below the mobile or mini home location.
 - b. The base of the excavated site area shall be graded from the center to the outside, or from side to side and filled with gravel or other suitable granular inorganic material to a level above the surrounding finished grade.
 - c. A CGSB 6-mil poly ground cover sheet shall be placed over the entire area below the mobile home and shall extend 6 inches beyond the perimeter and any joints must be overlapped by at least 4 inches and be weighed down



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13. Foundations shall conform to the requirements of the code, as defined in the Building By-Law, if designed as a perimeter wall and/or column foundation support. If alternative foundation supports are provided, such as:
 - a. Pier foundations, the piers shall be designed by a qualified professional to carry all design live loads and dead loads without excessive soil settlement or failure of the footing.
 - b. Pile foundations, the pile shall be designed by a qualified professional for existing soil conditions and frost penetration.

14. A vertical clearance of at least 600 mm (24") shall be maintained between the top of the finished grade under the home and the bottom of the floor joists

15. Foundation anchorage shall be specified by a qualified professional and installed in accordance with the manufacturer's instructions.

16. Ground anchors, where required by a qualified professional, shall be constructed of materials resistant to corrosion and decay, and shall be installed at a depth sufficient to preclude movement due to frost action and to develop the required pullout resistance.

17. Exterior finishing where skirting is installed, shall conform to the following:
 - a. Designed to accommodate at least 50 mm (2") vertical movement of the soil surface due to frost action.
 - b. Where installed and in contact with the ground shall be corrosion resistant or if wood, must be pressure treated.
 - c. The exterior surface shall be painted or otherwise made resistant to the weather.

18. Year-round ventilation of the crawl space shall be provided and meet the requirements of the code, which include the following:
 - a. Crawl space ventilation shall be provided by installing screened louvres or grilles of at least 1 ft² of unobstructed venting for every 50 ft² of floor area of the home and must be uniformly spaced on opposite sides of the home.
 - b. Appliances or clothes dryers shall not be vented into the crawl space.
 - c. An access panel of not less than 500 x 700 mm (20" x 28") shall be provided in the skirting and shall be located close to the sewer and water connections.



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Requirements for Safety and Occupancy

19. Sufficient smoke alarms shall be installed in accordance with the code, which includes the following:
 - a. At least one smoke alarm on each floor level and each bedroom either inside the bedroom or within 5 m of the bedroom door, measured following corridors and doorways.
 - b. Smoke alarms shall be installed by permanent connections to an electrical circuit and shall have no disconnect switch between the overcurrent device and the smoke alarm.
 - c. Where more than one smoke alarm is required in a dwelling unit, the smoke alarms shall be wired so that the activation of one alarm will cause all alarms within the dwelling unit to sound.
20. Bedroom windows shall meet the requirements of the code for egress.
21. Bathrooms are to have an operable window, or an exhaust fan vented to the exterior.
22. All solid fuel-burning appliances shall be installed in accordance with the installation instructions that are supplied with each appliance, and WETT certified.
23. Landings shall be provided at all entrances and include handrails/guards as per the code.
24. A plumbing system in a mobile home shall be complete in every detail, including a potable water supply system and a drain, waste, and vent (DWV) system.
25. A mobile home shall be equipped with at least a kitchen sink, lavatory, water closet, a bathtub or shower enclosure, and a properly connected service water heater.
26. Information provided under section 8(a) herein shall be marked in English in a permanent and readily visible manner in the interior of the mobile home or mini (modular) home
27. Fully enclosing an attached accessory structure shall be permitted for mini homes subject to the following requirements:
 - a. The size does not exceed the mini home width and 50% of the length,
 - b. The use is not intended for housekeeping amenities such as cooking, eating, living/sleeping, laundry, lavatory, utility and sanitary facilities,
 - c. The exterior is finished with siding and skirting consistent with the mini home, and
 - d. The space is accessible from the exterior ground level.