



November 9, 2020

Construction Industry, Designers, Contractors and Suppliers providing services in Sooke

Advisory #12 – Tiny Homes on Wheels

The British Columbia Building Code 2018, (BCBC) which is adopted in Sooke, by the District of Sooke Building Bylaw, contains provisions that apply to the Tiny Homes on Wheels. We are alerting you to the need for building owners, as well as their designers, builders and material suppliers on their behalf, to comply with the requirements of the 2018 BCBC.

This enclosed Advisory #12 includes a summary of the significant 2018 BCBC provisions that apply regarding Tiny Homes on Wheels.

We hope that this advisory will help eliminate confusion regarding the Intent of what is required when applying the requirements for Tiny Homes on Wheels and will encourage conformance with the 2018 BCBC requirements. Please feel free to make copies of this advisory available to your customers as you see fit. Your assistance in achieving these goals will be greatly appreciated.

The BC Building, Plumbing and Fire Codes are available to read online at:

<https://www.bcpublications.ca/BCPublications/>

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Building Safety
District of Sooke
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Building Safety – Advisory #12

November 9, 2020

Advisory #12 – Tiny Homes on Wheels

Compliance with the Building Bylaw are addressed in this advisory.
The British Columbia Building Code 2018, (BCBC) which is adopted in Sooke, by the District of Sooke Building Bylaw.

Words in *italics* are defined in the 2018 BCBC.

Tiny Homes on Wheels

A Building Permit is required to be in place prior to and during the construction of a Tiny Home on Wheels and be inspected through-out its construction,
The plans are required to be designed, sealed, and dated by a Structural Engineer,
If there are any oil-fired appliances an Oil-Fired Appliance Permit is also required at the time of the construct of the Tiny Home on Wheels,

Tiny Home on Wheels must be registered with the Homeowners Protection Office (HPO)
<https://www.bchousing.org/licensing-consumer-services>

A Tiny Home on Wheels is required to meet all the requirements of Part 9 of the BC Building Code, including but not limited to the following:

Structural, Seismic Restraint, Wind and snow loads, Energy Efficiency Requirements as specified in the District of Sooke Building Bylaw, Ventilation, Heating, Fire and Life Safety, and the Forces that would be imposed during Transportation, etc.,

A Structural Engineer is required to be involved in the design, inspection and sign off a Tiny Home on Wheels,

The tires, axles, trailer deck, the securement of the of Tiny Home on Wheels to the trailer deck is also required to be designed, inspected, and signed off by a Structural Engineer,
A Structural Engineer and a Geotechnical Engineer are required to be involved in the design, inspection and sign off the tie downs and the foundation for a Tiny Home on Wheels,

A Building Permit is required to be in place prior to and during the construction of the foundation of the Tiny Home on Wheels and be inspected through-out its construction, and the wheels are required to be removed,

If there is an Oil Tank an Oil Tank Permit is required prior to the placement of the Oil Tank, (in conformance with CSA-B139 Installation Code for Oil Burning Equipment) being placed on the proposed property,

The sewage system and Potable Water are required to be approved by Vancouver Island Health Authority (VIHA) <https://www.islandhealth.ca/>

If there is any propane or gas appliances a Gas Permit is required through Technical Safety BC <https://www.technicalsaftybc.ca/>

An Electrical Permit is required through Technical Safety BC <https://www.technicalsaftybc.ca/>

To move a Tiny Home on Wheels on the road, it is also required to be registered with ICBC.