



## What are Modular Homes?

A modular home is constructed by combining different sections or **modules**, which are built offsite. These modules are built to conform with Part 9 of the Ontario Building Code or CSA A277 Certification. Modules are then transported to site and connected to a foundation. Any remaining electrical, plumbing or HVAC work is then completed.

Please note, for all new detached additional residential units, the Builder must have a current TARION license.

## Building Permit Requirements

### Prefabricated Modular Home

Constructed off-site and designed to Part 9 of the Ontario Building Code.

Permit for off-site construction, the following must be submitted:

1. [Apply for a Permit to Construct or Demolish](#) (10 business day review period for single dwelling unit or 15 business day review period for multiple dwelling units).
2. Permit fee paid at permit submission, \$13.61/m<sup>2</sup> for 2024 applications.
3. [Schedule 1: Designer Information Form](#) completed by:
  - A qualified designer, minimum “House” BCIN qualification required (designer declaration required on all drawings),
  - The registered homeowner, or
  - Architect or engineer (form not required when all drawings are stamped).
4. Letter of Authorization from owner
  - Required if the applicant is not the same as the property owner.
5. Construction drawings (single line drawings not acceptable, drawn to scale):
  - Proposed floor plans:
    - o Wall, floor, and roof construction, fire separations (required if setback from property line is less than 1.2 m), window and door sizes/locations, room names, plumbing locations for kitchen, bathroom and laundry, ceiling heights (overall, under beams and ducts), smoke/CO alarm locations, egress/exits, supply/return heating outlets, etc.
  - Building Elevations

**\*\*\* Inspections to be completed in Municipality where modular components are constructed.**



Permit for on-site installation, the following must be submitted:

1. [Apply for a Permit to Construct or Demolish](#) (10 business day review period).
2. Permit fee paid at permit submission, minimum \$250.80 for 2024 applications.
3. [Schedule 1: Designer Information Form](#) completed by:
  - A qualified designer, minimum “House” BCIN qualification required (designer declaration required on all drawings),
  - The registered homeowner, or
  - Architect or engineer (form not required when all drawings are stamped).
4. Letter of Authorization from owner
  - Required if the applicant is not the same as the property owner.
5. Plot Plan, Site Plan or Survey (drawn to scale) that clearly shows the following:
  - Location of existing/proposed buildings.
  - All setbacks of new building.
  - Lot coverage.
6. Construction drawings (single line drawings not acceptable, drawn to scale):
  - Foundation plan
  - Proposed floor plans:
    - o Wall, floor, and roof construction, fire separations (required if setback from property line is less than 1.2 m), window and door sizes/locations, room names, plumbing locations for kitchen, bathroom and laundry, ceiling heights (overall, under beams and ducts), smoke/CO alarm locations, egress/exits, supply/return heating outlets, etc.
  - Elevations with spatial separation calculations.



### **CSA A277 Modular Home**

CSA A277 is a standard that addresses the design and construction of factory-built homes. To ensure that the factory-built home complies with the requirements specified in CSA A277, an accredited certification body oversees the in-plant quality process, including inspections in the factory for conformance to the OBC.

**The CSA A277 label with a unique certificate number and supporting manufacturing documents verifies that the design and construction of a building, or part of a building, comply with the CSA A277 standard.**

The following must be submitted:

1. [Apply for a Permit to Construct or Demolish](#) (10 business day review period. If it contains more than one dwelling unit it would be 15 days.).
2. Permit fee paid at permit submission, \$13.61/m<sup>2</sup> for 2024 applications.
3. [Schedule 1: Designer Information Form](#) completed by:
  - A qualified designer, minimum “House” BCIN qualification required (designer declaration required on all drawings),
  - The registered homeowner, or
  - Architect or engineer (form not required when all drawings are stamped).
4. Letter of Authorization from owner
  - Required if the applicant is not the same as the property owner.
5. Plot Plan, Site Plan or Survey (drawn to scale) that clearly shows the following:
  - Location of existing/proposed buildings.
  - All setbacks of new building.
  - Lot coverage.
6. Construction drawings (single line drawings not acceptable, drawn to scale):
  - Proposed floor plans:
    - o Wall construction, fire separations (if applicable), window and door sizes and locations, room names, plumbing locations for kitchen, bathroom and laundry, ceiling heights (overall, under beams and ducts), egress/exits, etc.
    - o Show accessory structure framing, plumbing, heating, etc. (if applicable).
  - Elevations



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### **Additional Resources**

[How to apply for a building permit](#)

[Building a modular house | ontario.ca](#)

### **Additional Requirements**

- An Electrical Safety Authority (ESA) permit is required when electrical work is being completed.
- A landing is required at the principal entrance to the secondary dwelling if the distance from the door sill to grade is over 200mm.
- Any decks, porches, covered areas and front steps must comply with the OBC and shown on the permit submission.
- Ministry of Transportation permit may be required.