

Inspection and Technical Services

Tiny Homes

ITS 22-017

This bulletin is being issued to clarify the requirements for “tiny homes” in Manitoba.

What is considered to be a tiny home?

A tiny home is a small, private, self contained dwelling unit that is intended for year-round use and built in accordance with the Manitoba Building Code.

What is not considered a tiny home?

- Apartments attached to other dwelling units.

- A dwelling unit set on a trailer chassis with wheels and not fitted on a foundation.
 - Due to the impermanence of these units, they are not subject to the Manitoba Building Code and would, in most circumstances, be classified as recreational vehicles or as a trailers.
 - Recreational vehicles are not intended for year round use and are only certified as temporary living quarters.
 - Recreational vehicles must bear a label indicating that they possess the applicable CSA recreational vehicle certification. Please be advised that Inspection and Technical Services cannot issue a label certifying these units to the applicable CSA standard or certifying that the dwelling unit meets the requirements of the Manitoba Electrical Code.

The Manitoba Building Code

The Manitoba Building Code regulates the construction of all buildings in Manitoba including tiny homes. Tiny homes are required to abide by all building code regulations.

The Manitoba Building Code contains requirements for tiny homes built on-site, and those that are factory built and shipped to the site for fitting on a foundation. In both cases, the Authority Having Jurisdiction (AHJ) should be contacted to determine the local zoning and permitting requirements for the proposed location of the tiny home.

The AHJ is responsible for enforcing the Manitoba Building Code and any by-laws within their jurisdiction.

On-site construction

Following approval of the required construction permits, a building inspector will conduct the inspections required by the AHJ during the construction of the tiny home to ensure compliance with the Manitoba Building Code.

Ready-made

For a tiny home built off site, the AHJ may ensure compliance with the Manitoba Building Code by relying on the assurances of a professional designer or by relying on certification procedures and documentation obtained through the CSA A277 Procedure for Factory Certification of Buildings.

The CSA A277 Procedure for Factory Certification of Buildings requires that the builder's factory is certified by one of the following: The Canadian Standards Association (CSA), Intertek, or Quality Auditing Institute. A tiny home built to these standards will have a label on the inside of the electrical panel door indicating which certification it complies with.

Contact your AHJ regarding the requirements in your jurisdiction.

Further information

- Please contact the Building Code Section of Inspection and Technical Services at 204-945-3373 with any questions or for clarifications regarding this bulletin.
- Please contact your local AHJ for questions regarding permitting and zoning requirements.
- Refer to ITS 22-011 for additional information on the Roles and Responsibilities within the Buildings and Mobile Homes Act.