

Subject: Mobile Home Fire Safety Hazard Inspection

Applicant to complete appropriate form and submit inspection fee of \$400 + GST. The payment shall be in the form of a Certified Cheque or Money Order made payable to the Minister of Finance. The ***Fire Safety Inspection application*** complete with payment can be sent to:

Eastern Manitoba

**Office of the Fire Commissioner
508 – 401 York Avenue
Winnipeg MB R3C 0P8**

or

Western / Northern Manitoba

**Office of the Fire Commissioner
1601 Van Horne Avenue East
Brandon MB R7A 7K2**

The following life safety items shall be addressed at a minimum:

Exiting:

1. Safe exiting; i.e. stairs and landings that do not create a potential hazard to the user.
2. All exit doors shall be equipped with stairs, landings, handrails and guardrails that meet the Manitoba Building Code if set up on site.
3. Installation of guards and railings on the decks/landings shall be no less than 900 mm (35") in height where the walking surface served by the guard is not more than 1800 mm (6ft) above the finished grade. If the walking surface served by the guard and rail is more than 1800 mm (6ft) above the finished grade, the guard and rail height shall be 1070 mm (42"). Any openings in the guards and rails shall be designed to prevent climbing and the passage of a spherical object having a diameter of 100 mm (4").
4. If the deck is less than 24" in height from above grade, a guard is not required.
5. Every bedroom shall have one outside window that is openable from the inside without the use of keys, tools or special knowledge and without the removal of sashes or hardware. The bedroom windows shall provide an unobstructed opening with areas not less than 0.35m² (3.77 ft²) and with no dimension less than 380 mm (15"). **Provide documentation on the dimensions and type of window opening.**

Early Warning and Suppression:

1. The installation of carbon monoxide alarm (hard wired or battery operated) to provide early warning to evacuate the residence in case an accumulation of

carbon monoxide. This should be installed in the hallway proximal to the bedrooms.

2. A carbon monoxide alarm conforming to CAN/CSA-6.19 shall be installed in every building that contains a residential occupancy and which also contains:
 - a) A fuel burning appliance;
 - b) A storage garage;
 - c) Shall be mechanically fixed at a height recommended by the manufacturer;
 - d) Shall be installed in each bedroom; or
 - e) Outside each bedroom, within 5m of each bedroom door, measured following corridors and doorways.
3. A 5 pound ABC type certified fire extinguisher (CSA or ULC approved) shall be installed in the hallway that serves the bedroom compartment.
4. Installation of electrically hardwired smoke alarms (complete with battery backup) or battery operated, equipped with a 10 year lithium battery, shall be installed in each bedroom and hallway addressing those bedrooms within 5 metres of the bedroom door. If alarms are to be hard wired and more than one alarm is installed, they shall be interconnected so when one is activated, they all sound.

Electrical:

1. Any electrical wiring being completed must be completed by a qualified journeyman electrician. Once the electrical work is complete an ITSM Electrical Inspector must be called to inspect prior to the walls being closed in. **A special electrical acceptance shall be applied to the unit for a fee of \$180. Applications complete with payment MUST be sent to**

**Manitoba Office of the Fire Commissioner
ITSM – Electrical Section
500 – 401 York Avenue
Winnipeg MB R3C 0P8**
2. When any major electrical work is completed as part of a renovation, all smoke alarms and carbon monoxide alarms shall be hard wired and interconnected and shall be installed by a qualified journeyman electrician.
3. All exterior plugs shall be protected with (GFCI) ground fault circuit interrupters complete with a weatherproof cover.
4. All bathroom plugs shall be protected with (GFCI) ground fault circuit interrupters as per the most recent edition of the Manitoba Electrical Code.

Solid Fuel Burning Appliances:

1. Design and installation of solid fuel burning appliances, including the requirements for combustion air, shall conform to CAN/CSA-B365-M. The appliance shall be labelled from the manufacturer "for use in a mobile home". The installation of a hardwired carbon monoxide detector conforming to CAN/CSA-6.19 shall be installed on or near the ceiling in the room in which the appliance has been installed. A hardwired detector is only required if any electrical upgrades are to be done under a new electrical permit issued by Manitoba Hydro. A plug-in style carbon monoxide detector will meet the requirement if no electrical permit is required.

Notes:

1. **When the above safety items are deemed satisfactorily upgraded, the OFC will apply a Fire Safety inspection label to the building/mobile home.**
2. **The Fire Safety label does not include the approval of the electrical installation or any electrical components of the building/mobile home.**