

CSA#s and manufactured homes

October 30, 2007

As of Oct 1, 2007, per the new *Rules of Cooperation* (see below), you can no longer list a manufactured home that doesn't have a CSA# or BC Electrical Inspection label #.

The BC Safety Authority calls it a 'silver label.' Here's what they recommend members have their clients do:

1. Use the Yellow Pages to find an electrical contractor that specializes in residential or manufactured homes (ads often indicate the contractor's specialty). A short **list of electrical contractors** who will inspect manufactured homes in the Fraser Valley can be found on the MLS® and Business Tools page on REALTOR Link, under the section called 'Business Tools - Fraser Valley'.
2. Have the contractor inspect the existing system and make any modifications necessary to meet today's standards.
3. Have the contractor contact one of 12 BC Electrical Safety Officers in the Fraser Valley to come, approve the work and affix the 'silver label.'

What manufactured homes likely don't have a label? Those built in the '70s or older or more recent units that have been renovated/added onto and the label removed or covered up. The labels could be anywhere: front of home, back, side of front door, inside electrical panel, inside kitchen cupboard, on the home's skirting, etc. There is no standard place where the labels are affixed.

Rules of Cooperation

3.30 Manufactured Homes

Listing contracts covering manufactured homes shall be accepted by the MLS® on the following basis:

(a) where the manufactured home is registered in the Manufactured Home Registry for British Columbia and where the manufactured home is situated in a recognized manufactured home park, affixed to a designated "pad" and the right to use that "pad" is transferable to a buyer upon entering into a satisfactory rental agreement with the operator of the manufactured home park; (NOTE: Such listing contracts must state the amount of pad rental and the Manufactured Home Registry number); or

(b) where the manufactured home is affixed to land which is owned by the seller, other than land in a manufactured home park, and is duly registered in the Land Title Office and where both the land and the manufactured home thereon are included for sale in the listing; or

(c) where the manufactured home is affixed to land which is leased by the seller, other than land in a manufactured home park, and is registered in the Manufactured Home Registry for British Columbia and affords the right to a buyer to continue to reside at that location upon assuming the balance of the current lease and/or options or entering into a satisfactory lease agreement with the owner of the property (NOTE: Such listing contracts must include the Manufactured Home Registry number); and

(d) listings will not be accepted on manufactured homes without both the MHR number and a CSA or BC Electrical Inspection Label number.