

Oct 3, 2008

PUBLIC SAFETY NOTICE

SaskPower Gas Inspections has concerns about the installation of gas fired appliances in factory built homes. Factory built homes are divided into two categories:

1. Manufactured or mobile homes
2. Modular or RTM homes

1) Manufactured or mobile homes are typically certified or conform to the CSA Z 240 standard.

These structures are required to have all gas fired appliances installed in accordance with Z 240-4.1.

Effectively the Z 240 requires complete separation of the combustion process from the living space of the structure. This means gas appliances are either direct vent or installed in an enclosure communicating with the outside and isolated from the living space (Isolated from the living space means an air tight seal so interior door access is not permitted, A sealed panel is required.)

Gas fired ranges are the only exception to the requirement to have the combustion process separate from the living space.

Furnaces and water heaters certified for use in Z 240 structures are labelled:

- “mfd.home (mobile home)”
- “manufactured (mobile) home”
- “mfd. (mobile home)”
- “manufactured home”
- “mfd.home”

2) Modular or RTM homes follow the national building code and the CSA B149.1-05 Natural Gas and Propane Installation code. In some cases, the gas appliances are installed on site by a local contractor and as such that work is permitted and inspected on site.

If the gas appliances are installed at the factory, then the Can/CSA–A–277 certification covers the installation of hidden or closed in gas components. The CSA B149.1 code must be followed for factory installed gas installations. (If the RTM home is not certified through the A -277 standard then the inspection of the gas appliance will be in accordance with the B149.1 code which may mean opening walls to hidden spaces to ensure combustion venting and gas piping conform to the B149.1)

Areas of concern:

Some modular or RTM structures come with furnaces certified for mobile or manufactured homes. These furnaces typically do not have return air ducting. Usually the central hallway serves as the return air path.

Because of the method of handling return air, any other gas appliance installed must have its combustion process separate from the living space.

So a water heater must be of the direct vent type or installed in an enclosed space communicating with the outside (this means an air tight seal between the water heater enclosure and the living space) .

Another point, the CSA B149.1 natural gas and propane installation codes prohibits

- room heaters in bathrooms unless of the direct vent type
- water heater in bathrooms, bedrooms, or any enclosure where sleeping accommodation is provided unless of the direct vent type.

Finally all gas appliances must be certified for Canada.

CERTIFICATION LOGOS

THE FOLLOWING LOGOS INDICATE CERTIFICATION FOR CANADA.

