

SITE PREP AHEAD OF DELIVERY



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HOMES

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RESPONSIBILITIES

This guide is helpful for first time home owners or those that need reminders on where responsibilities lie when it comes to site preparation ahead of delivery. Check out pg. 2 for further breakdowns and pg. 3 for a standard checklist you can cross-reference ahead of your Discovery Homes modular unit delivery.

Please stay informed on whether more steps beyond this checklist need to be taken to ensure a smooth transition.

YOUR ROLE

As the future owner of the modular build, these are the core responsibilities expected of you for the site preparation.

- Foundation construction (slab, screw piles, crawl space);
- Utility hook ups and connections (water, sewer, electric, gas);
- Road access is prepped and cleared for delivery;
- Local permits and inspection

OUR ROLE

As the modular builder, Discovery Homes is expected to provide key support for the following:

- Foundation design specifications and decisions;
- Recommend vetted local contractors;
- Confirmation of crane services with transport;
- Final connection supervision;
- Post-installation inspection.

SUMMARY

The customer is responsible for handling all site preparation tasks, including but not limited to foundation construction and completion, utility connections, road access is clear for delivery, local permits and inspections.

Discovery Homes is responsible for supporting the customer through the site preparation decision making process. This includes foundation design specifications, recommending local contractors, coordination of crane services, final connection supervision, and post-installation inspection.

Discovery Homes will ensure open lines of communication and speak transparently to the requirements the future owner is expected to perform.



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Still unsure? Sign up for the next Discovery Homes webinar to learn more about:

- Modular home construction and design;
- Benefits of modular living for new buyers;
- Q&A session to address your questions, and more!

Email info@discoveryhomes.ca or call 1-780-870-0524 for more information on how to register.

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OUTLINES & DETAIL

PERMITS AND INSPECTIONS:

OWNERS MUST OBTAIN ALL BUILDING AND DEVELOPMENT PERMITS—THE MUNICIPALITY AND TECHNICAL SAFETY AUTHORITIES (TSASK IN SASKATCHEWAN) REQUIRE COMPLIANCE WITH LOCAL, PROVINCIAL, AND FEDERAL REGULATIONS, AS WELL AS CONSTRUCTION INSPECTIONS BEFORE AND AFTER RTM PLACEMENT.

SITE PLANNING:

OWNERS ARE RESPONSIBLE FOR ACCURATE SITE PLANS, INCLUDING SURVEYOR CERTIFICATES OR REAL PROPERTY REPORTS THAT INDICATE POSITION, DISTANCES, AND PROPER ORIENTATION OF THE HOUSE ON THE LOT RELATIVE TO BOUNDARIES AND EXISTING STRUCTURES

FOUNDATION AND GRADING:

EXCAVATION, FOUNDATION CONSTRUCTION, AND BACKFILL MUST BE COMPLETED BEFORE DELIVERY. FOUNDATIONS MAY BE CRAWLSPACE OR FULL BASEMENT, BUILT TO NATIONAL BUILDING CODE SPECIFICATIONS. THE SITE MUST HAVE PROPER DRAINAGE—MINIMUM 2% SLOPE FROM CENTER OUT—TO PREVENT WATER POOLING BENEATH THE HOME. FINISHED GRADE UNDER THE HOME MUST BE ELEVATED ABOVE SURROUNDING GRADE, WITH COMPACTED GRANULAR BACKFILL IF REQUIRED

GROUND COVER AND CLEARANCE:

PLACE A COMPLIANT GROUND COVER (SUCH AS POLY OR GRAVEL) UNDER THE HOME, EXTENDING 6" BEYOND THE PERIMETER, TO MANAGE MOISTURE. THERE MUST BE VERTICAL CLEARANCE OF AT LEAST 24" BETWEEN GRADE AND THE UNDERSIDE OF FLOOR JOISTS, OR 12" AT LOWERED SECTIONS, TO ALLOW FOR EQUIPMENT SERVICING

UTILITY PREPARATION:

ARRANGE FOR ROUGH-IN PLUMBING AND ELECTRICAL BELOW THE FOUNDATION BEFORE DELIVERY, INCLUDING WATER AND SEWER OR SEPTIC SYSTEMS. POST-DELIVERY, OWNERS MUST CONNECT SERVICES SUCH AS HVAC, ELECTRICAL PANEL TO CIRCUITS, AND FINISH REQUIRED MECHANICAL INSTALLATIONS.

ACCESS FOR DELIVERY:

ENSURE CLEAR ACCESS ROUTES FOR WIDE-LOAD HOME TRANSPORT; CONSULT WITH BUILDERS AND GENERAL CONTRACTORS TO AVOID OBSTRUCTIONS THAT MAY HAMPER RTM PLACEMENT

CHECK OUT PG. 3 FOR A STANDARD CHECKLIST YOU CAN REFERENCE AND FOLLOW ALONG WITH!



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CHECKLIST



1. Secure necessary permits.

- a. Make sure permits abide by municipal or local bylaws.
 - i. *Alberta*: Make sure permits abide by the Alberta Building Code.
 - ii. *Saskatchewan*: Make sure permits abide by the National Building Code.

2. Engage surveyor for property report.

3. Excavate and grade site with proper slope.

4. Construct code-compliant foundation / backfill.

- a. Slab on grade, screw piles.
 - i. Installation must be consistent with National Building Code requirements.

5. Install ground cover / moisture barrier.

6. Prepare all utility rough-in's and hook ups for electrical, gas, and plumbing.

- a. *Alberta*: Must comply with Alberta safety authority regulations.
- b. *Saskatchewan*: Must comply with and be overseen by the Saskatchewan Technical Safety Authority.

7. Maintain clear road or path access for transport truck delivery.

8. Submit all documentation for approval to the appropriate sources.

- a. Many municipal approvals will require inspection reports before occupancy.

- ☐ **Secure necessary permits.**
- ☐ **Engage surveyor for property report.**
- ☐ **Excavate and grade site with proper slope.**
- ☐ **Construct code-compliant foundation / backfill.**
- ☐ **Install ground cover / moisture barrier.**
- ☐ **Prepare all utility rough-in's and hook ups for electrical, gas, plumbing.**
- ☐ **Maintain clear road or path access for transport truck delivery.**
- ☐ **Submit all documentation for approval to the appropriate sources.**

CHECK OUT PG. 2 IF YOU NEED A REFRESHER ON WHAT EACH TASK ENTAILS AND HOW YOU CAN STAY SITE PREPARED!



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