



FACTORY CONSTRUCTED BUILDINGS AND STRUCTURES LISTING PROGRAM

Customer: Garden Loft Construction Ltd.
Class: Modular Homes
Location: Calgary, AB
Website: <https://www.gardenloft.ca/>

Listing No. REC803-1
Project No. REC803-1, Edition 2

Effective Date: November 20, 2024
Last Revised Date: February 20, 2026
Expires: <N/A>

Standards: CSA A277 "Procedure for certification of prefabricated buildings, modules, and panels"

With reference to:

National Building Code – Alberta Edition, Part 9

Ontario Building Code 2012, Part 9

National Plumbing Code

Ontario Building Code 2012, Part 7 Plumbing

CSA C22.1 Canadian Electrical Code, Part I, "Safety Standard for Electrical Installations"

Ontario Electrical Safety Code 2021

Note: Unless otherwise specified, the Standards/Codes noted are the most current versions in effect.

Product: Modular Home

Markings: All markings must be permanent and visible after installation.

The QAI label (item 1067, white lettering on black background with gold border, 3-1/2" diameter). Normally located in close proximity to the electrical panel.

- Certification label serial number
- QAI Certification logo with the "c" identifier
- "Modular Homes"

QAI Logo shown here:



The CSA A277 Specification Nameplate (item 1068, black lettering on white background, 8-1/2" x 14") is normally located near the electrical panel and includes:

- Manufacturer's name and address
- Date of manufacture
- Model Serial Number or Product Code
- Foundation Type (perimeter foundation wall or piers)
- Floor Live Load
- Specified Snow Load (1/50)
- Seismic Response S_a (0.2)
- Hourly Wind Pressure (1/50)
- Building Envelope Effective Thermal Resistance
- Windows/Doors/Skylights Thermal Characteristics
- Outside Design Temperature (Heat Loss or Heat Gain)
- Factory Installed Appliances
- Site Installed Components, Assemblies, and Systems
- Electrical Systems Voltage, Frequency, and Amperage
- Code(s) and standard(s) with edition date or version in which the structures have been constructed to

Models / Ratings: **Homes:**

Single Family Dwellings classified under one major occupancy (Group C – Residential), constructed in single or multiple modules up to a maximum of 1 storey. Modular homes under this scope have a building area not exceeding 600m².

Residential buildings are designed and constructed within the limitations of Part 9 of the applicable Building Code without vertical / horizontal fire and sound separations. This listing does not include multi-unit residential buildings requiring fire and sound separation or shared egress facilities, such as duplexes, row houses, townhouses, hotels and motels, and/or any buildings designed with multiple major occupancies.

For a full list of structures covered under Group C occupancy, please refer to Division B, Notes to Part 3, A-3.1.2.1.(1) Major Occupancy Classification in the applicable building code.

Structural:

Conventional wood-frame construction designed within the limitations of Part 9. May include structural framing, roof and floor trusses systems designed in accordance with Part 4 by Professional Engineer.



Electrical Ratings:

120/240V, 60Hz, 125A max, 1 Phase

Heating/Ventilation:

Units are equipped with electric heating system and energy recovery ventilator

Plumbing:

Conventional drain and vent system to a maximum of 240 hydraulic fixture units.

Gas Systems:

None

Sprinkler System:

None

Notes: Modular Homes included in this listing are manufactured at a central facility and transported to the site. These modules must include provisions for on-site interconnections, connection to municipal services (water and sewage) and electrical power supply. QAI certification covers the construction of the modular homes including any factory installed plumbing and electrical services, appliances, equipment and fixtures. QAI certification is intended to obviate the necessity of further inspection by the local regulatory authorities except for site connections to services or to other modules and for site installed features. Site installation of products must be done according to the manufacturer's installation instructions and in compliance with the requirements set by the local Authority Having Jurisdiction.

The materials, products or systems listed herein have been qualified to bear the QAI Listing Mark under the conditions stated with each Listing. Only those products bearing the QAI Listing Mark are considered to be listed by QAI. No warrantee is expressed or implied, and no guarantee is provided that any jurisdictional authority will accept the Listing found herein. The appropriate authorities should be contacted regarding the acceptability of any given Listing. Visit the QAI Online Listing Directory located at www.qai.org for the most up to date version of this Listing and to validate that this QAI Listing is active. Questions regarding this listing may be directed to info@qai.org. Please include the listing number in the request.
