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## **FACTORY CONSTRUCTED BUILDINGS AND STRUCTURES LISTING PROGRAM**

Customer: Ironwood Manufactured Homes Inc.  
Class: Modular Homes  
Location: Beardsley, New Brunswick

Listing No. REC705-2  
Project No. REC705-2, Edition 2  
Effective Date: June 12, 2018  
Last Revised Date: November 7, 2025  
Expires: N/A

Standards: CSA A277 "Procedure for Factory Certification of Buildings"

National Building Code of Canada (Part 9)

National Plumbing Code of Canada

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

Ontario Building Code (Part 9)

Ontario Building Code (Part 7 – Plumbing)

Ontario Electrical Safety Code

*Note 1: This listing includes the national codes referenced above as amended by Newfoundland & Labrador, New Brunswick, Nova Scotia, and Prince Edward Island. Jurisdictions may require structures to comply with provincial/municipal codes in lieu of the national building codes.*

*Note 2: Unless otherwise specified, the standards/code noted are the most current versions in effect.*



Product: Modular Homes

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

The QAI label (item 1067, black with gold, 3-1/2" diameter) is normally located in close proximity to the electrical panel and includes:

- Certification label serial number
- QAI certification logo with the "C" Identifier
- "Modular Homes"
- QAI logo shown here:



The specification nameplate (item 1068, 8-1/2" x 14" size) is in close proximity to 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)
- 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

***Note 3:*** The QAI label and specification nameplate are available from QAI and must be applied at the factory.



**Models:** Single and multi-family dwellings classified under one major occupancy (*Group C – Residential*), constructed in single or multiple modules up to a maximum of 3 storey configurations. Modular homes under this scope have a building area not exceeding 600m<sup>2</sup>.

Residential buildings are designed and constructed within the limitations of Part 9. This listing includes multi-residential buildings requiring vertical and horizontal fire and sound separations, such as duplexes, row houses, or townhouses.

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

**Structural:**

Conventional Wood Frame Construction within the limitations of Part 9 of the National Building Code and Ontario Building Code.

**Electrical Ratings:**

120/240V, 60Hz, 200A Max.

**Heating/Ventilation:**

Electric Baseboard Heaters. Modules may be equipped with central forced-air furnace and air conditioning.

**Plumbing:**

Conventional drainage and venting systems to a maximum of 240 hydraulic fixture units.

**Gas Systems:**

None

**Notes:** Modular Homes included in this listing are manufactured at a central facility and transported to the end site. These modules must include provisions for onsite interconnections, connection to municipal services (water and sewage) and electrical power supply. QAI certification covers the construction of the modular home 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 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](http://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](mailto:info@qai.org). Please include the listing number in the request.

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