



FACTORY CONSTRUCTED BUILDINGS AND STRUCTURES LISTING PROGRAM

Customer: Modulable Inc.
Class: Business Commercial Industrial Structures
Location: Riviere-Rouge, Quebec

Product Site: REC800-3
Project No. REC800-3, Edition 1

Effective Date: July 22, 2024
Last Revised Date: July 22, 2024
Expires: N/A

Standards: CSA A277 "Procedure for Factory Certification of Prefabricated Buildings, Modules, and Panels"

Ontario Building Code 2012, Part 9 Housing and small buildings

Ontario Building Code 2012, Part 7 Plumbing

Ontario Electrical Safety Code (CSA C22.1 Canadian Electrical Code, Part I, "Safety Standard for Electrical Installations" with Ontario amendments)

CSA B149.1 "Natural Gas and Propane Installation Code"

Note 1: Unless otherwise specified, the Standards and Codes noted are the most current versions in effect.

Note 2: Various provinces and territories have amendments to the national building code, jurisdictions may require structures to comply with provincial/municipal codes in lieu of the national building codes, the local AHJ should be consulted on the applicable requirements.

Product: Factory Built Business Commercial Industrial Structures

Markings: Products are labelled and marked in a permanent manner where it is readily visible after installation with the following information:

1. QAI label with 'C' identifier (item 1096 – black lettering with silver background) is normally located in close proximity to the electrical panel.

QAI logo shown here:



2. The specification nameplate (item 1068, 8-1/2" x 14" size) is located 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

3. Other Markings as required by the relevant codes.

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

Models / Ratings: Structures are used for single Major Occupancy classified as *Group D – Business and Personal Services occupancy*, constructed in single or multiple modules in single storey configurations not exceeding 600m². This listing does not include structures with multiple Major Occupancies.

Structures under this listing typically include units used as business offices or for other similar personal services. This listing does not include residential or industrial buildings, stores, hotels, motels, schools, portable classrooms or any other structure outside the scope of part 9 of OBC.

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 OBC.

Structural:

Conventional Wood Frame Construction within the limitations of Part 9 of OBC.

Electrical Ratings:

Up to a maximum of 120/240V, 60Hz, 100A.

Heating/Ventilation:

Exterior wall mounted forced air furnaces and air conditioning. Systems may be equipped with electrical baseboard heaters.

Plumbing:

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

Gas Systems:

Modules may be equipped with Natural Gas-Fired Equipment.

Notes: Prefabricated structures 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), electrical



power and natural gas supply. QAI certification covers the construction of the modular buildings including any factory installed plumbing, electrical and natural gas 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 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.
