

## **FACTORY BUILT STRUCTURES LISTING PROGRAM**

Customer: Northgate Industries Ltd.  
Class: Business Commercial Industrial Structures  
Location: Edmonton, AB  
Website: [www.northgateindustries.com](http://www.northgateindustries.com)

Listing No. REC696  
Project No. REC696-4, Edition 6  
Effective Date: April 26, 2019  
Last Revised July 29, 2022  
Date:  
Expires: N/A

Standards: CSA A277-16 "Procedure for certification of prefabricated buildings, modules, and panels",  
CSA C22.1:18 Canadian Electrical Code, Part 1 (24<sup>th</sup> Edition),  
BC Building Code (Part 9),  
BC Plumbing Code,  
National Building Code 2015 (Part 9),  
National Plumbing Code 2015,  
Ontario Building Code (Part 9),  
Ontario Plumbing Code,  
Ontario Electrical Safety Code,  
Alberta Building Code (Part 9), and  
CSA B149.1 "Natural gas and propane installation code"  
CSA B139 "Installation code for oil-burning equipment"

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

Product: Business Commercial Industrial Structures

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

1. The Specification Nameplate (item 1068, white with black, 8-1/2" x 14") is normally 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 Sa(0.2),
  - Hourly Wind Pressure (1/50),

- Building Envelope Thermal Effectiveness,
  - Windows/Doors/Skylights Thermal Resistance,
  - Outside Design Temperature (Heat Loss/Heat Gain),
  - Factory Installed Appliances,
  - Site Installed Components, Assemblies, and Systems, and
  - Electrical System Voltage, Frequency and Amperage
2. QAI Label with the 'c' identifier (item 1096 – black lettering with silver background) is normally located in close proximity to the electrical panel.

QAI Logo shown here:



Other markings as required by the relevant Codes.

The QAI Label and Specification Nameplate are available from QAI and must be applied at the factory.

Models / Ratings: **Structures are:**  
Factory Built Modular Structures constructed in single or multiple modules in single storey configurations with a building area not exceeding 600m<sup>2</sup>. This listing includes structures intended to be used under a single Major Occupancy classified as Group D – Business and Personal Services.

**Structural:**

Conventional wood frame construction within the limitations of Part 9 of the applicable Building Codes. May include Part 4 Structural Design.

**Electrical:**

120/208V, 3PH, 60Hz, 200A max.

**Plumbing:**

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

**Heating/Ventilation:**

Exterior wall mounted HVAC system and/or central forced air furnaces. Units may be equipped with baseboard heaters. Appliances and equipment may be electric, LPG or natural gas.

**Gas:**

Units may contain natural gas or LPG fired appliances and equipment

**Oil:**

Units may be equipped with a direct oil fired furnace.

Notes: Modular buildings included in this listing are manufactured at a central facility and transported to site. These modular buildings, when completely assembled on site, are equipped with normal facilities for connection to water, sewer, natural gas/LPG, and electrical services. QAI certification covers the construction of the structures and any factory installed plumbing, gas and electrical services and is intended to obviate the necessity of further inspection by the local regulatory authorities except for site connections to services or other modules and for site mounting features.

Interconnection of modules and connection to services must be finished on site as specified in the building, plumbing, gas and electrical permits and are subject to inspection by the local Authorities Having Jurisdiction.

Structures shall be installed under permit in accordance with the Codes enforced by the 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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