

## **FACTORY BUILT STRUCTURES LISTING PROGRAM**

Customer: Northgate Industries Ltd.  
Class: Modular Homes – Group C, Residential  
Location: Edmonton, AB  
Website: [www.northgateindustries.com](http://www.northgateindustries.com)

Listing No. REC696-8  
Project No. REC696-8, Edition 2  
Effective Date: August 27, 2021  
Last Revised June 13, 2022  
Date:  
Expires: N/A

Standards: CSA A277-16 “Procedure for certification of prefabricated buildings, modules, and panels”,  
Alberta Building Code (Part 9),  
National Building Code of Canada 2015 (Part 9),  
National Plumbing Code of Canada 2015,  
CSA C22.1:18 Canadian Electrical Code, Part 1 (24<sup>th</sup> Edition),  
CSA B149.1 “Natural Gas and Propane Installation Code”, and  
CSA B139 “Installation code for oil-burning appliances”.

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

Product: Modular Homes, Group C - Residential

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

1. The QAI label (item 1067, black with gold, 3-1/2” in diameter) is normally located in close proximity to the electrical panel and includes:
  - Certification label with serial number
  - QAI certification logo with the ‘c’ identifier
  - “Modular Homes”
  - QAI logo shown here:



2. The Specification Nameplate (item 1068, white with black, 8-1/2" x 14") is located on the inside of the kitchen cabinet door under the sink and includes:
- Manufacturer's Name and Address,
  - Date of Manufacture,
  - Product Serial Number or Product Code,
  - Foundation Type
  - Floor Live Load,
  - Specified Snow Load (1/50),
  - Seismic Response Sa(0.2),
  - Hourly Wind Pressure (1/50),
  - Building Envelope Effective Thermal Resistance,
  - Windows/Doors/Skylights Thermal Characteristics,
  - Outside Design Temperature (Heat Loss/Heat Gain),
  - Factory Installed Appliances,
  - Site Installed Components, Assemblies, and Systems,
  - Electrical System Voltage, Frequency, and Amperage

Other markings as required by the relevant Codes.

**Note: The QAI Label and Specification Nameplate are available from QAI and must be applied at the Factory.**

Models / Ratings: **Homes are:**

Factory Built Modular Homes under one major occupancy (Group C – Residential), constructed in single or multiple modules in single storey configuration. Modular homes under this scope have a building area not exceeding 600m<sup>2</sup>, and may contain multiple dwelling units that are designed and constructed within the limitations of Part 9 and contain vertical fire and sound separations between units. This listing does not include hotels, motels, and buildings with multiple major occupancies.

**Structural:**

Conventional Wood Frame Construction designed in Part 9 or Part 4 by a Registered Professional Engineer. May contain roof truss system designed in Part 4 by a Registered Professional Engineer.

**Electrical:**

120/240V, 1PH, 60Hz, 125A maximum.

**Heating/Ventilation:**

Units may be equipped with forced air furnaces or baseboard heaters and Heat Recovery Ventilators installed in each dwelling unit. Units may be electric, oil or gas fired.

**Plumbing:**

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

**Gas:**

Units may be equipped with natural gas fired equipment.

**Oil:**

Units may be equipped with a direct vent oil fired furnace

Notes: Modular Homes included in this listing are manufactured at a central facility and transported to site. These modular homes, when completely assembled on site, are equipped with normal facilities for connection to municipal water, sewage, gas, and electrical services. QAI certification covers the construction of the homes 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, to other modules and for site mounting features.

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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