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

Customer: Grandeur Housing Ltd.  
Class: Modular Homes  
Location: Winkler, Manitoba  
Website: [www.grandeurhousing.com](http://www.grandeurhousing.com)

Listing No. REC573-1  
Project No. REC573-1, Edition 12  
Effective Date: May 17, 2010  
Last Revised March 21, 2025  
Date:  
Expires: <N/A>

Standards: CSA A277-16 "Procedure for Certification of Prefabricated Buildings, Modules, and Panels"  
National Building Code of Canada (Part 9)  
British Columbia Building Code (Part 9)  
National Building Code – Alberta Edition (Part 9)  
Ontario Building Code (Part 9)  
CSA 22.1 "Canadian Electrical Safety Code, Part I, Safety Standard for Electrical Installations"  
Ontario Electrical Safety Code (Part 1)  
National Plumbing Code of Canada  
British Columbia Plumbing Code  
Ontario Building Code (Part 7 - Plumbing)

*Note 1: Codes above as amended by the Province of Manitoba and Saskatchewan.*

*Note 2: Unless otherwise specified, the Standards and Codes 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.

The specification nameplate (item 1068, 8-1/2" x 14" in 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
- 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: The scope of homes covered in this listing include:

**Homes:**

Single family and multi-family dwellings classified under *Group C Residential Occupancy* 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>. Multi-residential buildings are designed and constructed within the limitations of Part 9 with vertical and horizontal fire and sound separations. This listing does not include commercial/industrial units, apartment buildings, hotels, motels, panelized homes/buildings, or detention facilities.

**Structural:**

Conventional Wood Frame Construction within the limitations of Part 9 of the applicable building code.

**Electrical Ratings:**

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



**Heating/Ventilation:**

Factory-Built Fireplaces; and/or Fireplace inserts/Heart-Mounted Stoves; and/or

Central forced air furnaces. Units may be electric, natural gas, or LPG fired. Systems may be equipped with air conditioning.

**Plumbing:**

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

These modular structures are residential dwellings manufactured at a central facility and transported to the dwelling site. These units, when completely assembled on site, are equipped with normal facilities for connection to municipal water, sewage, electrical or gas services. QAI certification covers the construction of the structure 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 to other modules and for site mounting features.

**Gas Systems:**

None.

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