

FACTORY BUILT STRUCTURES LISTING PROGRAM

Customer: Triple M Housing Ltd.
Class: Modular Homes
Location: Lethbridge, Alberta
Website: www.triplemhousing.com

Listing No. REC579-1
Project No. REC579-1, Edition 8
Effective Date: September 27, 2010
Last Revised Date: January 19, 2026
Expires: N/A

Standards: CSA A277-16 "Procedure for Factory Certification of Prefabricated Buildings, Modules, and Panels"
CSA C22.1 "Canadian Electrical Safety Code, Part 1, Safety Standard for Electrical Installations"
Ontario Electrical Safety Code (CSA C22.1 Canadian Electrical Code, Part I, "Safety Standard for Electrical Installations" with Ontario amendments)
National Building Code, Part 9
National Building Code – Alberta Edition, Part 9
British Columbia Building Code, Part 9
Ontario Building Code, Parts 9 and 12
National Plumbing Code
British Columbia Plumbing Code
Ontario Building Code, Part 7 Plumbing

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

Product: Modular Homes, Group C Occupancy

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

1. The QAI label (item 1067, black with gold, 3-1/2" diameter) is normally located in close proximity to the electrical panel.
 - a) Certification label serial number
 - b) The wording "Modular Homes"
 - c) QAI logo shown here:



2. The specification nameplate (item 1068, 8-1/2" x 14" in size) is located in close proximity to the electrical panel and includes:
 - a) Manufacturer's Name and Address
 - b) Date of Manufacture
 - c) Model Serial Number or Product Code
 - d) Foundation Type (Perimeter Foundation Wall or Piers)
 - e) Floor live Load
 - f) Specified Snow Load (1/50)
 - g) Seismic Response Sa(0.2)
 - h) Hourly Wind Pressure (1/50)
 - i) Envelope Effective Thermal Resistance
 - j) Windows/Doors/Skylights Thermal Characteristics
 - k) Outside Design Temperature (Heat Loss or Heat Gain)
 - l) Factory Installed Appliances
 - m) Site Installed Components, Assemblies, and Systems
 - n) Electrical Systems Voltage, Frequency, and Amperage

3. Other Markings as required by the relevant codes.

Note 2: The QAI label and specification nameplate are available from QAI and must be applied at the factory.

Models / Ratings: The scope of modular homes covered in this listing include:

Homes:

Single family 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. Multi-residential dwelling units are designed and constructed within the limitations of Part 9 with vertical and horizontal fire and sound separations. Modular homes under this scope have a building area not exceeding 600m².

This listing does not include commercial/industrial units, apartment buildings, hotels, motels, panelized homes/buildings, and/or buildings with multiple major occupancies.

For a full list of structures covered under Group C occupancy please refer to Division B, 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.

Electrical Ratings:

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

Heating/Ventilation:

Modules may be equipped with central forced-air gas furnaces. Units may be electric, natural gas, or propane fired. Modular homes may be equipped with air conditioning.

Plumbing:

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

Gas:

None

Notes: Modular Homes included in this listing are manufactured at a central facility and transported to the site. These modular homes, 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 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.
