

FACTORY BUILT STRUCTURES LISTING PROGRAM

Customer: Modus Structures Inc.
Class: Permanent Engineered Structures
Location: Crossfield, Alberta, Canada
Website: www.modusinc.ca

Listing No. REC623-7
Report No. REC623-7, Edition 2

Effective Date: January 12, 2018
Last Revised Date: February 1, 2021
Expires: N/A

Standards: CSA A277 "Procedure for certification of prefabricated buildings, modules, and panels",
National Building Code of Canada (Parts 3,4,5,6),
National Plumbing Code of Canada,
Alberta Building Code (Parts 3,4,5,6),
BC Building Code (Parts 3,4,5,6),
BC Plumbing Code,
CSA C22.1 Canadian Electrical Code, Part 1

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

Product: Factory Built Permanent Engineered Modular Structures, Group C - Residential

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

1. The Specification Nameplate (item 1068, white with black, 8-1/2" x 14") 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/Heat Gain)
 - Factory Installed Appliances
 - Site Installed Components, Assemblies, and Systems
 - Electrical System Voltage, Frequency, Amperage
2. QAI Label with 'c' identifier (item 1097 – black lettering with silver background) is normally located in close proximity to the electrical panel.

QAI Logo shown here:



Models / Ratings: Permanent Engineered Modular Structures built under Parts 3,4,5, and 6 of the National Building Code of Canada, the Alberta Building Code, and the BC Building Code. These permanent modular structures are intended to be used under a single Major Occupancy classified as Group C – Residential. Structures included in this listing are manufactured in single or multiple modules up to a maximum of 3-storey configurations.

For a full list of structures covered under the above Occupancy Classification, please refer to Division B, Notes to Part 3, A-3.1.2.1.(1) Major Occupancy Classification in the National Building Code of Canada.

The design of each discipline: architectural, structural, mechanical, and electrical require review and approval by registered professionals licensed to practice in the province where the units are destined to be installed.

Structural:

Option 1:

Steel stud wall and open web steel joist construction.

Option 2:

Conventional wood framed walls and floor systems designed in Part 4 by P.Eng. Floor systems may be dimension lumber, engineered wood joists or Structurally Insulated Panels built by Modus Structures Inc. under QAI Listing B-1038-1. Any Structural Insulated Panels outside of the Scope of Modus' Listing B-1038-1 must be designed and accepted by a Professional Engineer licensed to practice in the province where the building is intended to be installed.

Electrical System:

120/240V, 60Hz, 1PH, 100A max. **or** 120/208V, 60Hz, 3PH, 200A

Plumbing System:

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

Heating/Ventilation System:

Units may be equipped with central gas furnaces and electric air conditioning units. Units may be equipped with Electrical Radiant Panels, Baseboard Heaters, Electrical Force Flow Heaters, Heat Recovery Ventilators and Roof-Top Air Conditioning units.

Gas System:

None

Sprinkler and Fire Alarm System:

The certification covers factory installed portions of the Fire Alarm and Sprinkler Systems. The fire alarm and sprinkler system must be designed by a professional engineer licensed in the province in which the building is destined to be located. Installation and commissioning of the fire alarm and sprinkler system must be completed on site by qualified technicians as per the requirements of the local Authority Having Jurisdiction.

Structures included in this listing are permanent engineered structures manufactured at a central facility and transported to the site location. These modules, when completely assembled on site, are equipped with normal facilities for connection to municipal water, gas, and electrical services. QAI certification covers the construction of the modules and any factory installed electrical, plumbing, and gas services, and is intended to obviate the necessity of further inspections 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.
