

## **FACTORY BUILT STRUCTURES LISTING PROGRAM**

Customer: Primex Industries Inc. dba Befama Homes  
Class: Modular Homes  
Location: Richmond, BC, Canada  
Website: www.befamahomes.com

Listing No. REC741  
Project No. REC741-1, Edition 2

Effective Date: June 9, 2021

Last Revised Date: May 18, 2023  
Expires: <N/A>

Standards: CSA A277 "Procedure for certification of prefabricated buildings, modules, and panels"

With reference to:  
British Columbia Building Code,  
British Columbia Plumbing Code,  
CSA C22.1 Canadian Electrical Code, Part 1

*Note: Unless otherwise specified, the Standards/Codes noted 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, white lettering on black background with gold border, 3-1/2" diameter). Normally located in close proximity to the electrical panel or next to the main entrance to the unit.

- Certification label serial number
- QAI Certification logo with the "c" identifier
- "Modular Homes"

QAI Logo shown here:



The CSA A277 Specification Nameplate (item 1068, black lettering on white background, 8-1/2" x 11") is located on the inside of a kitchen cabinet door or the master bedroom closet 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)
- Building 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
- Code(s) and standard(s) with edition date or version in which the structures have been constructed to

Models / Ratings: **Homes:**

Single or Multi Family Dwellings classified under one major occupancy (Group C – Residential), constructed in single or multiple modules up to a maximum of 3 storey. Modular homes under this scope have a building area not exceeding 600m<sup>2</sup>.

Residential buildings are designed and constructed within the limitations of Part 4, Part 5, and Part 9 of the applicable Building Code. This listing includes multi-unit residential buildings requiring fire and sound separation, such as duplexes, row houses, and townhouses.

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 code.

**Structural:**

Engineered Steel Structure System

**Electrical Ratings:**

120/240V, 60Hz, 200A max, 1 Phase

**Heating/Ventilation:**

Units are equipped with electric heating system and heat recovery ventilator

**Plumbing:**

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

**Gas Systems:**

None

**Sprinkler System:**

This certification covers factory installed portions of the sprinkler system. The design of the sprinkler system must be completed by a professional engineer registered in the province in which the building is installed. Installation and commissioning of the sprinkler system must be completed on site by qualified technicians as per the requirement of the Authority Having Jurisdiction.

Notes: Modular Homes included in this listing are manufactured at a central facility and transported to the site. These modules must include provisions for on-site interconnections, connection to municipal services (water and sewage) and electrical power supply. QAI certification covers the construction of the modular homes including any factory installed plumbing and electrical services, appliances, equipment and fixtures. QAI certification does not cover shared egress paths and exits such as decking, stairs, guardrails, and exterior exit passageways. QAI certification 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 installed features. Site installation of products must be done according to the manufacturer's installation instructions and in compliance with the requirements set by the local 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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