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

Customer: Pierson Construction Ltd.  
Class: Modular Homes  
Location: Bashaw, AB

Listing No. REC788-1  
Report No. REC788-1, Edition 1

Effective Date: January 11, 2023  
Last Revised Date: January 11, 2023  
Expires: N/A

Standards: CSA A277 "Procedure for Factory Certification of Prefabricated Buildings, Modules, and Panels"

National Building Code of Canada, Part 9

National Plumbing Code of Canada

National Building Code of Canada – Alberta Edition, Part 9

CSA C22.1-18 Canadian Electrical Code, Part 1 (24th Edition) "Safety Standard for Electrical Installations"

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

Product: Modular Homes

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

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

QAI logo shown here:





2. The specification nameplate (item 1068, 8-1/2" x 14" 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 system voltage, frequency, and amperage
3. 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:** Single family dwellings classified under one major occupancy (Group C – Residential), constructed in single or multiple modules, single storey configuration. 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 9 without fire and sound separations. This listing does not include multi-residential buildings requiring fire and sound separation or shared egress facilities, hotels and motels, and/or any buildings designed with multiple major occupancies.

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

**Structural:**

Conventional Wood Frame Construction within the limitations of Part 9 of the National Building Code of Canada

**Electrical Ratings:**

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

**Heating/Ventilation:**

The listing does not include the installation of heating equipment (propane furnace installed on-site).

**Plumbing:**

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



**Gas Systems:**

None

Notes: Modular Homes included in this listing are manufactured at a central facility and transported to the site. These modules must include provisions for onsite interconnections, connection to municipal services (water and sewage) and electrical power. QAI certification covers the construction of the modular homes including any factory installed plumbing, electrical appliances, equipment and fixtures. 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 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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