



## **FACTORY BUILT STRUCTURES LISTING PROGRAM**

Customer: Dwelltech Industries Ltd.  
Class: Modular Homes  
Location: Maple Ridge, BC  
Website: <https://dwelltechindustries.com/>

Listing No. REC633-4  
Project No. REC633-5, Edition 1

Effective Date: May 31, 2023  
Last Revised April 19, 2024  
Date:  
Expires: <N/A>

Standards: CSA A277 "Procedure for certification of prefabricated buildings, modules, and panels",  
BC Building Code (Part 9),  
BC Plumbing Code  
CSA C22.1 "Canadian Electrical Code, Part 1

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

Product: Modular Home

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

The QAI label (item 1067 – Modular Homes Compliance Label) is normally located in close proximity to the electrical panel.



The Specification Nameplate (item 1068, white with black, 8-1/2" x 14") is normally located in a prominent place inside the unit 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 Sa(0.2),
- Hourly Wind Pressure (1/50)



- Building 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, and
- Electrical System Voltage, Frequency, and Amperage

**Models / Ratings:** Single Family Dwellings classified under major occupancy Group C – Residential, constructed in single or multiple modules up to a maximum of 1 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 without vertical fire and sound separations. This listing does not include multi-unit residential buildings requiring fire and sound separation or shared egress facilities, such as duplexes, row houses, townhouses, hotels and motels, and/or any buildings designed 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 code.

**Structural:**

Integrated steel and wood structural elements designed in Part 4 of the BC Building Code by Registered Professionals.

**Electrical:**

120/240V, 60Hz, 1PH, 125A

**Plumbing:**

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

**Heating/Ventilation:**

Units are equipped with wall mounted heaters and an HRV unit(s).

**Gas:**

None

**Sprinkler System:**

None



**Notes:** The modular homes included in this listing are manufactured at a central facility and transported to the site. These units, when installed 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 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.

\*\*\*