FACTORY BUILT STRUCTURES LISTING PROGRAM

Customer: Royal Summit Homes Ltd.
Class: Modular Homes
Location: Lloydminster, Alberta
Website: www.royalsummithomes.ca

Listing No. REC827-1
Project No. REC827-1, Edition 2

Effective Date: April 30, 2024
Last Revised Date: October 2, 2026
Expires: N/A

Standards: CSA A277 “Procedure for certification of prefabricated buildings, modules, and panels”,
National Building Code of Canada (Part 9),
National Building Code – Alberta Edition (Part 9),
National Plumbing Code of Canada, and
CSA C22.1 Canadian Electrical Code, Part 1

Note 1: Codes above as amended by the Provinces of Saskatchewan and Alberta.

Note 2: Unless otherwise specified, the Standards and Codes noted are the most current versions in effect.

Product: Modular Homes

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 and includes:
   a) Certification label serial number,
   b) “Modular Homes”
   c) QAI logo shown here:

2. The specification nameplate (item 1068, 8-1/2" x 14" size) is provided to the purchaser and includes:
    a) Manufacturer's name or trademark,
    b) Date of manufacture,
    c) Model name or project code,
    d) Foundation type (perimeter foundation wall or piers),
    e) Floor live load,
    f) Specified show load (1/50),
    g) Seismic response Sa(0.2),
    h) Hourly wind pressure (1/50),
    i) Building envelope effective thermal resistance,
    j) Windows/doors/skylights thermal characteristics,
    k) Outside design temperature (heat loss/heat gain),
    l) Factory installed appliances,
    m) Site installed components, assemblies, and systems,
    n) Electrical system voltage, frequency, and amperage

3. Other markings as required by the relevant Codes.

Note 3: The QAI labels 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 in one or two storey configurations. Modular homes under this scope have a building area not exceeding 600m^2.

Single family dwellings are designed and constructed within the limitations of Part 9 without fire or sound separations. This listing does not include multi-suite residential buildings requiring fire or sound separations or shared egress facilities, such as secondary suites, duplexes, row houses, townhouses, apartment buildings, hotels and motels, and/or any buildings designed with multiple major occupancies.

For a full list of structures covered under this occupancy class, 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. May contain engineered walls, roof trusses and floor systems.

Electrical:
120/240V, 60HZ, 200A, 1PH

Heating/Ventilation:
Electric baseboard heaters. Modules may be equipped with ducting for installation of a central forced air furnace or HRV on site. Modular homes may be equipped with air conditioning.

Plumbing:
Conventional drainage and venting systems up 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 site. These modules must include provisions for onsite interconnections, and connection to municipal services (water and sewer) and electrical power supply. QAI certification covers the construction of modular homes including any factory installed plumbing and electrical services, 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 the manufacturer's installation instructions and in compliance with the requirements of 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 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.

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