



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

Customer: Guildcrest Building Corporation  
Class: Engineered Structures  
Location: Morewood, Ontario  
Website: [www.guildcrest.com](http://www.guildcrest.com)

Listing No. REC585-8  
Report No. REC585-8, Edition 1  
Effective Date: January 23, 2025  
Last Revised Date: January 23, 2025  
Expires: N/A

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

Parts 3 to 6 of Ontario Building Code 2012

Ontario Building Code 2012, Part 7 Plumbing

Ontario Electrical Safety Code (CSA C22.1 Canadian Electrical Code, Part I, "Safety Standard for Electrical Installations" with Ontario amendments)

*Note 1: Unless otherwise specified, the Standards and Codes noted are the most current versions in effect.*

*Note 2: Standards above as amended by local authorities. Jurisdictions may require structures to comply with provincial/municipal codes in lieu of the national building codes.*

Product: Factory Built Permanent Engineered Structures Groupe C

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

1. 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:



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 Systems Voltage, Frequency, and Amperage

3. Other Markings as required by the relevant codes.

Note 3: *The QAI label and specification nameplate are available from QAI and must be applied at the factory.*

Models / Ratings: Permanent Engineered Modular Structures designed and built in single or multiple modules under Parts 3, 4, 5 and 6 of the Ontario Building Code. These structures are intended to be used for a single Major Occupancy classified as: *Group C – Residential*.

Structures included in this listing typically include but are not limited to residential occupancy, and other buildings used for the sleeping accommodation as houses, apartments, and dormitories. This listing does not include hotels, motels, business/commercial/industrial units, assembly areas, detention centers, or any other occupancy that is not described in this listing.

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 Ontario Building Code.

The design of each discipline (architectural, structural, mechanical, electrical, natural gas, fire alarm and sprinkler system) requires review and approval by professionals registered in the province where the units are intended to be installed.

**Structural:**

Conventional Wood Frame Construction designed within the scope of Part 4 of the Ontario Building Code.

**Electrical Ratings:**

Up to a maximum of 120/208V, 60Hz, 100A, single-phase and/or 3-phase.

**Heating/Ventilation:**

Primary Electric Baseboard Units. Systems may be equipped with Air Conditioning.

**Plumbing:**

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

**Gas Systems:**

None



**Sprinkler and Fire Alarm Systems:**

This certification covers factory installed portions of the sprinkler and fire alarm systems. This certification does not cover completion of the sprinkler and fire alarm systems on site.

The design of the sprinkler and fire alarm systems must be designed by a professional engineer registered in the province in which the building is intended to be installed. Installation and commissioning of these systems must be completed on site by qualified technicians as per the requirements of the local authority having jurisdiction.

Notes: Structures 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 structures 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 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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