



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

Customer: #9253-8180 Québec Inc. / Fabrik Habitations Simplifiées  
Class: Engineered Structures  
Location: Saint-Joseph, Quebec  
Website: [www.fabrikhs.com](http://www.fabrikhs.com)

Product Site: REC652-5  
Project No. REC652-5, Edition 1

Effective Date: May 5, 2025  
Last Revised Date: May 5, 2025  
Expires: N/A

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

Quebec Construction Code, Chapter I – Building (NBC with Quebec amendments), Parts 3, 4, 5 & 6

CSA C22.10 Quebec Construction Code, Chapter V – Electricity (Canadian Electrical Code, Part I, "Safety Standard for Electrical Installations" with Quebec amendments)

National Plumbing Code of Canada

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

Note 2: Various provinces and territories have amendments to the national building code, jurisdictions may require structures to comply with provincial/municipal codes in lieu of the national building codes, the local AHJ should be consulted on the applicable requirements.

Product: Factory Built Engineered Structures Groupe C

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

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:** Engineered Modular Structures under Parts 3, 4, 5 and 6 of the NBC, intended to be used for a single Major Occupancy classified as **Group C - Residential**. Structures included in this listing are manufactured in single or multiple modules configurations.

Structures included in this listing typically include but are not limited to work camp dormitories and other buildings used for the sleeping accommodation as boarding houses and lodging houses, and similar temporary structures providing accommodation for sleeping quarters. This listing does not include apartments, duplexes, row houses, townhouses, hotels and motels, business/ commercial/ industrial units, assembly areas, 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 NBC or Quebec Construction Code, Chapter I – Building.

The design of each discipline: architectural, structural, mechanical, electrical, and fire alarm 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 Quebec Construction Code, Chapter I – Building.

**Electrical Ratings:**

Up to a maximum of 120/208, 60Hz, 400A, 3-phase systems.

**Heating and Ventilation:**

Primarily Electric Baseboard Heaters. Modules may be equipped with ducting for installation of a central forced air furnace on site. Modular units may be equipped with air conditioning (electric only).

**Plumbing:**



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

**Gas Systems:**

None

**Fire Alarm Systems:**

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

The design of the 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.

**Sprinkler Systems:**

None

**Notes:** Prefabricated 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 modular buildings 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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