



FACTORY BUILT STRUCTURES LISTING PROGRAM

Customer: Lake Shore Living Ltd.
Class: Engineered Structures
Location: East Lake Ainslie, Nova Scotia
Website: <https://lakeshoreliv.ca/>

Listing No. REC829-1
Project No. REC829-1, Edition 1
Effective Date: November 17, 2025
Last Revised Date: November 17, 2025
Expires: N/A

Standards: CSA A277-16 "Procedure for Factory Certification of Prefabricated Buildings, Modules, and Panels"

National Building Code of Canada (NBC), Parts 3, 4, 5 & 6

National Plumbing Code of Canada

CSA C22.1 Canadian Electrical Code, Part I, "Safety Standard for Electrical Installations"

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: Permanent Engineered Structures – Group C Residential

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 National Building Code of Canada. 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 sleeping accommodation such as houses, apartments, and dormitories. This listing does not include 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 the above Occupancy Class, please refer to Division B, Notes to Part 3, A-3.1.2.1.(1) Major Occupancy Classification in the National Building Code of Canada.

The design of each discipline: architectural, structural, mechanical, and electrical, requires review and approval by professionals registered in the province where the units are intended to be installed.

Structural:

Conventional Wood Frame Construction

Electrical Ratings:

120/208V, 60Hz, 3 Phase, 400A max.

**Heating/Ventilation:**

Systems may be equipped with heat pumps, baseboard heaters and energy recovery ventilators (electric only)

Plumbing:

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

Sprinkler and Fire Alarm Systems:

None

Gas Systems:

None

Notes: Structures included in this listing are manufactured at a central facility and transported to the site. These modules include provisions for on-site interconnections, connection to municipal services (water and sewage) and electrical power supply. QAI certification covers the construction of the structures including any factory installed plumbing and electrical services, 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 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.
