



FACTORY BUILT STRUCTURES LISTING PROGRAM

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

Listing No. REC829-2
Project No. REC829-2, Edition 2
Effective Date: December 10, 2025
Last Revised September 3, 2026
Date:
Expires: N/A

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

National Building Code of Canada (NBC), Part 9

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: Factory Built Modular Homes

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

1. QAI label with 'C' identifier (item 1067 – black with gold, 3-1/2" diameter) 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: Single and multi-family dwellings classified under one major occupancy (*Group C – Residential*), constructed as a single module, up to 1-storey configuration. Modular buildings under this scope have a building area not exceeding 600m².

This certification applies to the construction of single or multi-family residential buildings that have no shared egress facilities, no dwelling units above or below them, no shared service space such as attics, service shafts, service rooms, nor shared HVAC systems. Fire separations do not include closures or service penetrations requiring Fire Stop assemblies.

This listing does not include multi-unit residential buildings which require horizontal fire and sound separations, apartment buildings, hotels and motels, and/or any buildings designed with multiple major occupancies.

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.

**Structural:**

Conventional Wood Frame Construction within the limitations of Part 9 of the National Building Code of Canada

Electrical Ratings:

120/240V, 60Hz, 1 Phase, 200A max.

Heating/Ventilation:

Systems may be equipped with heat pumps, baseboard heaters and energy recovery ventilators (electric only). Systems serve a single dwelling unit only.

Plumbing:

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

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.
