FACTORY CONSTRUCTED BUILDINGS AND STRUCTURES LISTING PROGRAM

Customer: Maisons MCG Inc.
Class: Business Commercial Industrial Structures
Location: Saint-Joseph, Quebec
Website: www.maisons-mcg.ca

Product Site: REC699-3
Project No. REC699-3, Edition 2

Effective Date: May 23, 2024
Last Revised Date: October 14, 2026
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), Part 9

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 Business Commercial Industrial Structures

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 1096 – 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 (Heal 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: Structures are used for single Major Occupancy classified as *Group D – Business and Personal Services occupancy*, constructed in single or multiple modules up to a maximum of 2 storey configurations not exceeding 600m^2. This listing does not include structures with multiple Major Occupancies.

Structures under this listing typically include units used as business offices, medical offices, or for other similar personal services. This listing does not include modular or manufactured (mobile) homes, hotels, motels, schools, portable classrooms or any other structure outside the scope of part 9 of QCC-B.

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 Quebec Construction Code, Chapter I – Building.

Vehicular lighting and brake lighting systems must be provided by the transport company and be in compliance with the requirements of the Authority Having Jurisdiction.

Structural:
Conventional Wood Frame Construction within the limitations of Part 9 of the Quebec Construction Code, Chapter I – Building.

Electrical Ratings:
Up to a maximum of 120/208V, 60Hz, 600Amp and/or 120/240V, 60Hz, 225A.

Heating/Ventilation:
Primarily central forced air furnaces and air conditioning. Units may be electric and oil fired. The Listing does not include the installation of oil-fired furnace. Systems may be equipped with electrical baseboard heaters.

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 completion of the and 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: 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, 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 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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