



FACTORY BUILT STRUCTURES LISTING PROGRAM

Customer: Voce Developments Corp.
Class: Business Commercial Industrial Structures
Location: Saskatoon, SK
Website: <https://www.vocedevelopments.ca/>

Listing No. REC789-2
Project No. REC789-2, Edition 1
Effective Date: June 23, 2026
Last Revised June 23, 2026
Date:
Expires: N/A

Standards: CSA A277-16 "Procedure for certification of prefabricated buildings, modules, and panels"
National Building Code of Canada (Parts 4, 6 and 9)
National Building Code – Alberta Edition (Parts 4, 6 and 9)
BC Building Code (Parts 4, 6 and 9)
National Plumbing Code of Canada
BC Plumbing Code
CSA C22.1 Canadian Electrical Code, Part 1

Note 1: Unless otherwise specified, the Standards/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: 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. The QAI label (item 1096 – black lettering with silver background) is normally located in close proximity to the electrical panel and includes:
 - a) Certification label serial number
 - b) The wording "Business Commercial Industrial Structures"
 - c) QAI certification logo with the "C" Identifier
 - d) 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:
 - a) Manufacturer's Name and Address
 - b) Date of Manufacture
 - c) Model Serial Number of Product Code
 - d) Foundation Type (Perimeter Foundation Wall or Piers)
 - e) Floor Live Load
 - f) Specified Snow Load (1/50)
 - g) Seismic Response $S_a(0.2)$
 - h) Hourly Wind Pressure (1/50)
 - i) Building Envelope Effective Thermal Resistance
 - j) Windows/Doors/Skylights Thermal Characteristics
 - k) Outside Design Temperature (Heat Loss or Heat Gain)
 - l) Factory Installed Appliances
 - m) Site Installed Components, Assemblies and Systems
 - n) 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 in the factory.*

Models / Ratings: Factory built modular structures constructed in single modules in single storey configurations with a building area not exceeding 600 m². This listing includes structures intended to be used under a single Major Occupancy classified as Group F-3 – Low Hazard Industrial occupancy.

Structures under this listing typically include units used as washroom/ shower units or personal services and may incorporate barrier-free washroom facilities. This listing does not include structures with multiple Major Occupancies.

For a full list of structures covered under the above Occupancy Classification, please refer to Division B, Notes to Part 3, A-3.1.2.1.(1) Major Occupancy Classification in the applicable building code.

Structural:

Conventional wood frame construction with floor and roof truss layout involving professional design.

Electrical:

120/208V, 60Hz, 3PH, 250A maximum

Plumbing:

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



Heating/ Ventilation:

HVAC systems are designed to Part 6 and may include furnace, air conditioner and HRV.

Gas:

N/A

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 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 the 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.
