

# **Code & Compliance Essentials for Modular Housing**

Presentation to the Building Officials Association of BC

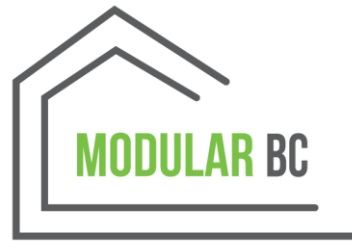
11:15 am, Tuesday, May 26, 2026

## Code & Compliance Essentials for Modular Housing

### What to Cover?

1. Modular BC Overview
2. BCBC & NMBC Codes Overview as Pertains to Modular Housing
3. CSA A277 Standard Review and Role of Specification Sheet
4. CSA Z240MH Update and CSDS Policy on Code Compliance
5. Review of MHABC/Modular BC Permitting Checklists
6. CSA Z250,251 & 252
7. Wrap up and Takeaways

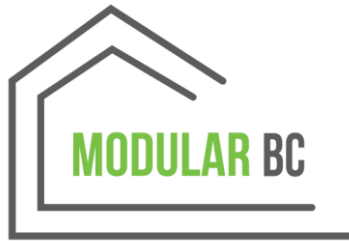
## **Code & Compliance Essentials for Modular Housing**



# **The Future is Modular**

**More Homes – More Jobs – Build BC**

## Code & Compliance Essentials for Modular Housing

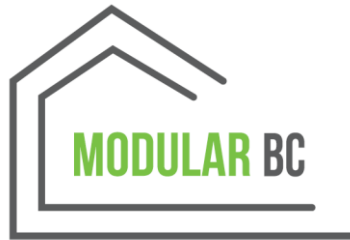


### Modular BC's Goal

**Increase Factory Housing in British Columbia from 4.5% to 25% in 5 YEARS**

- **More Homes - Faster - Sustainable – Affordable**
- **Reduced Emissions and Waste**
- **More manufacturing Jobs in Communities Across the Province**
- **Focus on BC Resources - More lumber**
- **A Made in BC Industry – Innovation and Investment**
  
- **Mayors Task Force – Conduit to Municipalities**

## Code & Compliance Essentials for Modular Housing



### MODULAR BC - Mission Statement

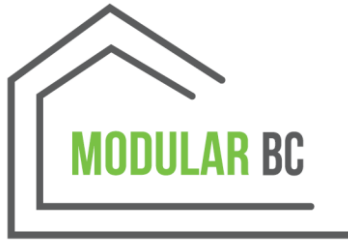
Modular BC is an independent non-profit organization with the mission of expanding the overall factory-built modular home industry within British Columbia. This initiative will create more affordable housing quicker and create more jobs in all communities across British Columbia.

### Modular BC's Goal

**Increase Factory Housing in British Columbia from 4.5% to 25% in 5 YEARS**

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# Code & Compliance Essentials for Modular Housing



## Standardized Modular Factory Built Homes for BC

### Pillar 1

Standardized Designs  
Permit Ready

### Pillar 2

Local Government Engagement  
Modular Adoption  
Modular Permitting Guides  
Modular Checklists

### Pillar 3

Training  
Factory Modular Certified Courses  
Pilots Programs

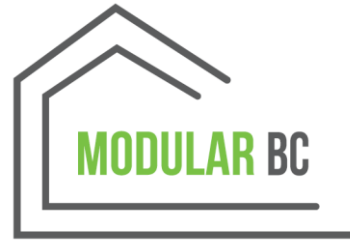
### Pillar 4

Modular Specific Financing & Project Funding

### Pillar 5

Provincial & Federal Support  
Incentives & Incentivized Innovation  
Secure Consistent Demand  
Speed

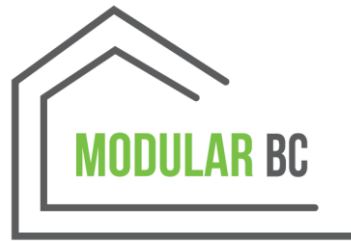
## Code & Compliance Essentials for Modular Housing



### Volumetric

- 95 % Built in a factory setting, Finished, basic structure.
- Transported to site.
- Installed (Z240) or Craned on to form a permanent Building.

## Code & Compliance Essentials for Modular Housing



## Code & Compliance Essentials for Modular Housing



**CALL TO ACTION**



**A MADE IN BC SOLUTION**

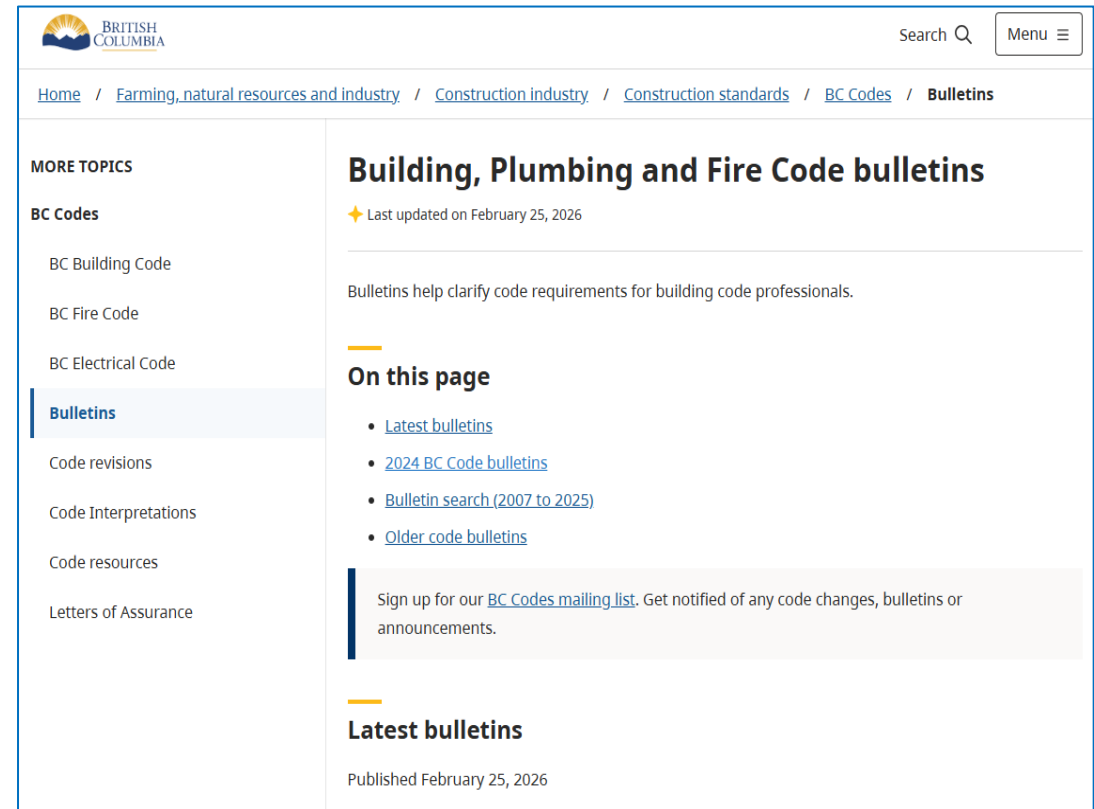
## BCBC Building Code 2024 Overview Significant Changes from BC Building Code 2018 Continuation of National Building Code Harmonization with BC Bldg. Code Volume 01

- Division A – Compliance, Objectives and Functional Statements
  - Personal performing plumbing work
- Division B
  - Standards referenced for factory-built products have been updated
  - Part 3
    - Adaptability
    - Seismic – specifically south Vancouver Island
- Division C – Administrative Provisions

### Volume 02 - Division B

- Part 9
  - Fire Separations – 9.10
  - Radon – 9.13.4.
  - **Lateral Design – 9.23.13.**

## BCBC – Updates\* & Bulletins

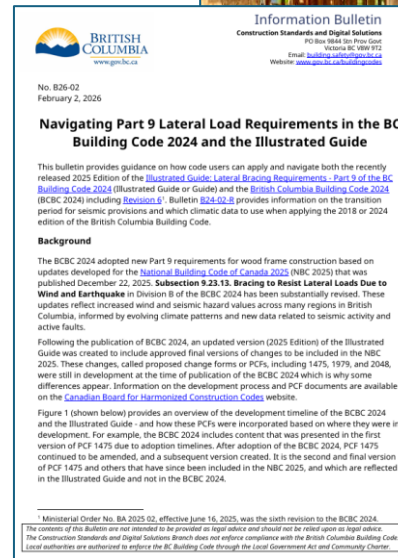


The screenshot shows the BCBC website interface. At the top, there is a search bar and a menu icon. Below the navigation bar, the breadcrumb trail reads: Home / Farming, natural resources and industry / Construction industry / Construction standards / BC Codes / Bulletins. The main content area is titled 'Building, Plumbing and Fire Code bulletins' and includes a sub-header 'Last updated on February 25, 2026'. A paragraph states: 'Bulletins help clarify code requirements for building code professionals.' Below this, there is a section 'On this page' with links to 'Latest bulletins', '2024 BC Code bulletins', 'Bulletin search (2007 to 2025)', and 'Older code bulletins'. At the bottom of the page, there is a sign-up box for the 'BC Codes mailing list' and a 'Latest bulletins' section with the date 'Published February 25, 2026'.

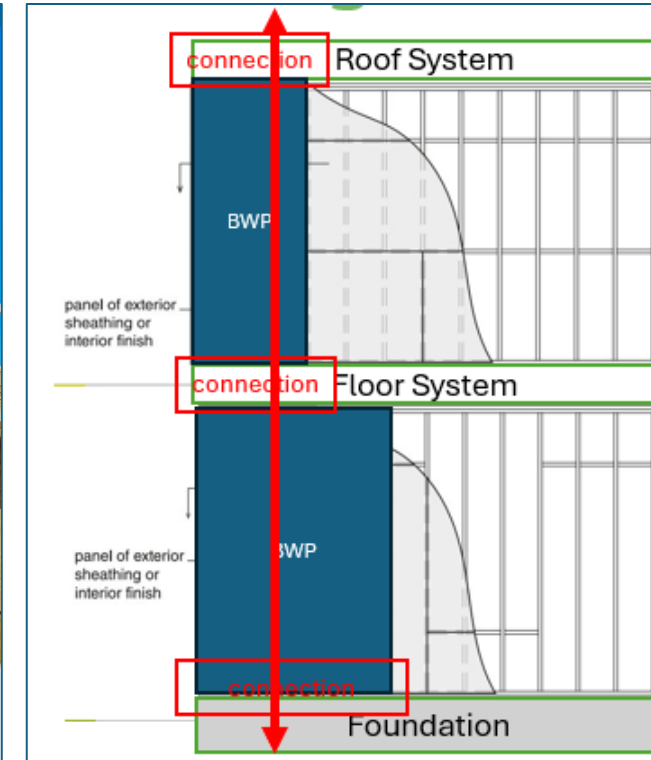
\*note recent amendments have not been updated into the online version of the BCBC 2024  
Includes changes to 9.23.13

## 9.23.13 Bracing to Resist Lateral Loads Due to Wind and Earthquake

- For all regions of BC (A277 modular projects)
- Wind centric design in most cases outside the lower mainland/island
  - depends on exterior finishes and if high snow loads.
- Design methods depending on regional seismic and climatic parameters
  - Simplified – Article 9.23.13.11
  - Calculations – Articles 9.23.13.4. to 9.23.13.10
  - Part 4 Engineered, or
  - Good Engineering practices (GWC).
- Major elements to consider (regional/site centric)
  - Soils classification
  - Wind load & open or rough terrain
  - Snow loads
  - Exterior Finishes
  - Connection pathways



BCBC Supplemental bulletin



Connection pathways – ensure onsite and factory components align – clearly show on permit drawings.

## National Model Building Code 2025 and Significant Changes from previous version

- ▼ Part 2: Farm Buildings
- ▼ Part 3: Fire Protection, Occupant Safety and Accessibility
- ▼ Part 4: Structural Design
- ▼ Part 5: Environmental Separation
- ▼ Part 9: Housing and Small Buildings
- ▼ Section 9.36.: Energy Efficiency
- ▼ Part 10: Alteration of Existing Buildings
- ▼ Appendix C: Climatic and Seismic Information



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## Significant technical changes – 2025 National Model Codes

Technical changes, approved by the Canadian Board for Harmonized Construction Codes, were introduced in the 2025 editions of Canada’s National Model Codes, including updating referenced documents in Table 1.3.1.2. in all the National Model Codes. The most significant technical changes are summarized below.

### National Building Code of Canada (NBC)

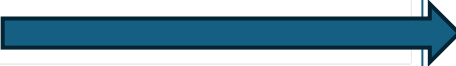
#### Division B

[Expand All](#) ⌵

[Link - Significant technical changes – 2025 National Model Codes](#)

## National Model Building Code 2025 and Significant Changes from previous version

- ▼ Part 2: Farm Buildings
- ▼ Part 3: Fire Protection, Occupant Safety and Accessibility
- ▼ Part 4: Structural Design
- ▼ Part 5: Environmental Separation
- ▼ Part 9: Housing and Small Buildings
- ▼ Section 9.36.: Energy Efficiency
- ▼ Part 10: Alteration of Existing Buildings
- ▼ Appendix C: Climatic and Seismic Information



► Part 9: Housing and Small Buildings

### Radon and soil gas mitigation

- Introduces a requirement to provide a passive vertical radon stack in dwelling units and home-type care occupancies where a floor assembly separates a conditioned space from the ground.
- Requires the overlapping seams of air barriers under concrete slabs to be sealed, and clarifies the type and thickness of ballast to be applied over exposed air barriers in heated crawl spaces.

### Lateral loads

Updates the seismic design parameter used in Part 9 from  $S_a(0.2)$  to  $S_{max}$ , adds new prescriptive framing types options for braced wall panels, and extends requirements for bracing to resist lateral loads to locations with low seismic and wind loads.

### Wall studs

Revises Table 9.23.10.1., Size and Spacing of Studs, to clarify that 38 mm × 140 mm studs spaced at 400 mm can be used in exterior walls supporting a roof or a roof plus one floor.

### Protection from precipitation of rough opening sills

Clarifies the requirements for protection from precipitation of rough opening sills for windows and doors to improve alignment with established building science principles and standards.

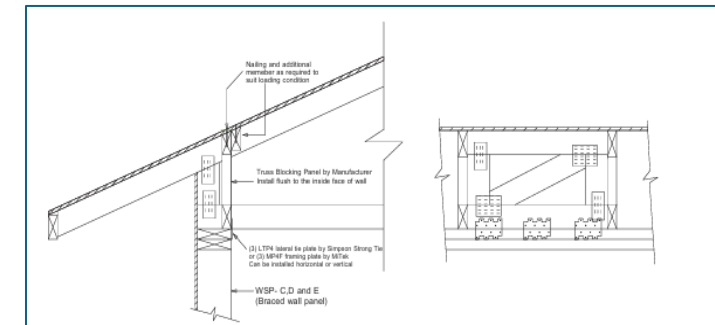
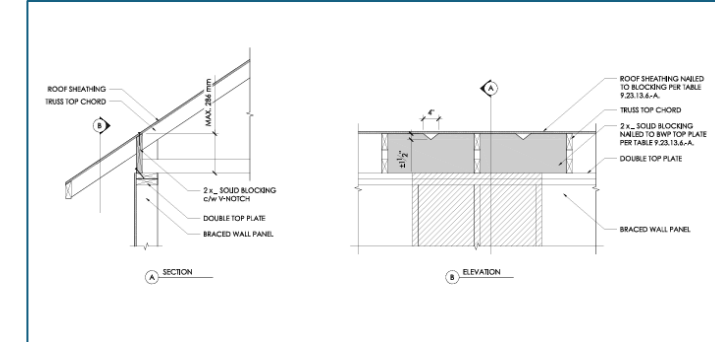
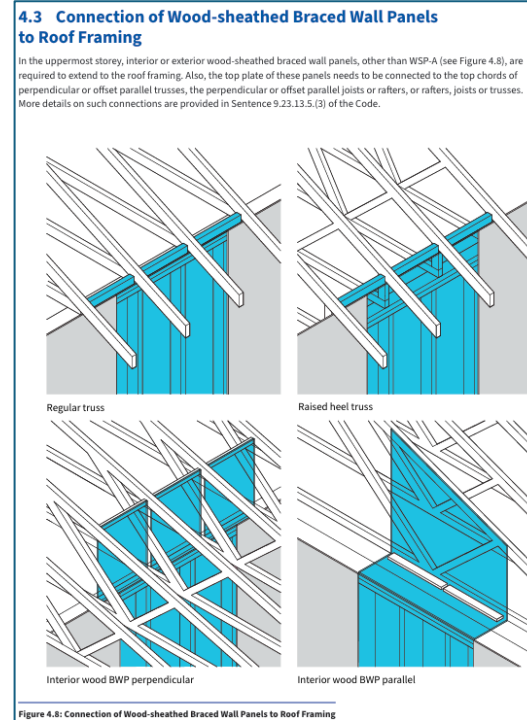
## Harmonization review underway for BCBC 2027

## Ongoing Code change/amendments (NBC 2025)

- Task Group on Lateral Loads on Part 9 Buildings (NMCC-CCA)
- Connection of Braced Wall Panels to roof structures
  - Trusses and Site built framing
- Proposed amendments for public review (PCF) this summer/fall.

Several National Committees and Task Groups engaged in development of NBC 2030

National discussions on amendments to CSA - A277



BC Housing Lateral Guide

Proposed Details

## CSA A277 Proposed Change (PCF) #2157

Moving the Reference to CSA A277, "Procedure for certification of prefabricated buildings, modules, and panels," from a Division A Note to a Division C Provision

[Link - Public review of proposed changes to the 2025 National Model Codes](#)

### Volume 01 – NBC 2025

**Division 01** - Compliance, Objectives and Functional Statements

**Division 02** - Acceptable Solutions

**Division 03** - Administrative Provisions

## Proposed Change (PCF) #2157

### Problems to resolve:

- Limited on-site visibility
- Inconsistent acceptance of CSA A277
- Operational inefficiency and risk

### Justification of code change:

- Creates an enforceable compliance pathway
- Clarifies roles and accountabilities
- Supports efficient and consistent approvals

## Major rewrite!

Red – proposed deleted wording with green noting new.

### PROPOSED CHANGE

#### [1.1.1.1] 1.1.1.1. Application of this Code

##### **Note A-1.1.1.1.(2) Factory-Constructed Buildings.**

The NBC applies the same requirements to site-built and factory-constructed buildings. ~~However, it can often be difficult to determine whether a factory-constructed building complies with the Code once it has been delivered to the construction site because many of the wall, roof and floor assemblies are closed in and so their components cannot be inspected. CSA A277, "Procedure for certification of prefabricated buildings, modules, and panels", was developed to address this problem with regard to residential, commercial and industrial buildings. This standard describes a procedure whereby an independent certification agency can review the quality control procedures of a factory and make periodic unannounced inspections of its products. The standard is not a building code, only a procedure for certifying compliance of factory-constructed components with a building code or other standard. If a factory-constructed building bears the label of an accredited certification agency indicating that compliance with the National Building Code has been certified using the CSA A277 procedure, the accepting authority will have some assurance that the concealed components do not require re-inspection on site.~~ and while the On the other hand, standards in the CSA Z240 MH Series, "Manufactured homes", ~~do~~ resemble a building code, compliance with the series

## Proposed Change (PCF) #2157

### [2.2.7.5.] 2.2.7.5. Off-Site Review

**[1] 1)** Where a *building* or component of a *building* is assembled off the *building* site in such a manner that it cannot be reviewed on site, off-site reviews shall be provided to determine compliance with this Code.

**[2] --)** Prefabricated buildings, modules or panels certified in accordance with CSA A277, "Procedure for certification of prefabricated buildings, modules, and panels", by an organization accredited for this purpose by the Standards Council of Canada shall be deemed to comply with the off-site review required by Sentence (1). (See Note A-2.2.7.5.(2).)

**Note A-2.2.7.5.(2) Deemed to Comply with Required Off-Site Review.**  
Sentence 2.2.7.5.(2) is intended to leave to the authority having jurisdiction the determination of the Code compliance of submitted drawings or designs for the proposed building, including any components intended to be assembled off the building site. The provision also leaves to the authority having jurisdiction the performance of on-site reviews for the on-site assembly (e.g., connections) of buildings, modules or panels that are certified in accordance with CSA A277, "Procedure for certification of prefabricated buildings, modules, and panels".

**Questions raised – who is completing works such as plumbing and electrical and who has authority to inspect under the Building Act?**

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## Public review of proposed changes to the 2025 National Model Codes

This national public review runs from **April 27** to **June 22, 2026**.

The Canadian Board for Harmonized Construction Codes (CBHCC) invites code users, the Codes community, and the public to participate in the spring 2026 public review of proposed changes to the 2025 editions of the National Model Codes. The proposed changes included in this public review address the following topics in the National Building Code of Canada, the National Energy Code of Canada for Buildings, and the National Plumbing Code of Canada:

### National Building Code of Canada

- Accessibility
- Automatic sprinkler systems
- Energy efficiency for houses
- Fire protection
- **Modular construction**
- Plumbing materials and equipment

**Your input matters! Closes June 22nd**

## BCBC 2024 & NBC 2025 Overview as Pertains to Modular Housing

### BC Building Code (2024)

Volume 01 – Div A

#### 1.1.1.1. Application of this Code

- 1) This Code applies to any one or more of the following:  
*(nothing specific for factory-constructed buildings)*

2) This Code **does not apply** to the following:  
**g) factory built** housing and components complying with **CSA-Z240 MH Series standard**, but this exemption does not extend to on site preparations (siting, foundations, mountings), connection to services and installation of appliances,

3) This Code applies to **both site-built and factory-constructed buildings**. (See **Note A-1.1.1.1.(3).**)



### National Building Code (2025)

Volume 01 – Div A

#### 1.1.1.1. Application of this Code

- 2) Except as provided in Sentence (3), this Code applies to **both site-built and factory-constructed\* buildings**. (See **Note A-1.1.1.1.(2).**) –

- *Sentence (3) for farm buildings*

*\*No specific reference to CSA Z240 MH standard*

**Therefore, except for CSA Z24MH, factory-constructed buildings are to meet all aspects of the Code – whether CSA A277 certified or not.**

## BCBC 2024 & NBC 2025 Overview as Pertains to Modular Housing

### BC Building Code (2024)

Section 1.4. Terms and Abbreviations

No defined terms related to factory-constructed, manufactured, modular, or pre-fabricated.

### National Building Code (2025)

Section 1.4. Terms and Abbreviations

No defined terms related to factory-constructed, manufactured, modular or pre-fabricated.

Local Government Bylaws have been inconsistent in defining manufactured (factory-constructed) buildings with majority referring to CSA Z240 MH.

### 1.3.1. Reference Documents – 1.3.1.2. Applicable Editions (Table 1.3.1.2.) – both NBC and BCBC reference the same standards.

Issuing Agency	Document Number <sup>(3)</sup>	Title of Document	Code Reference
CSA	A277-16	Procedure for certification of prefabricated buildings, modules, and panels	A-1.1.1.1.(3) <sup>(4)</sup>
CSA	Z240 MH Series	Manufactured homes	1.1.1.1.(2) <sup>(4)</sup> A-1.1.1.1.(3) <sup>(4)</sup>
CSA	Z240.2.1-16	Structural requirements for manufactured homes	A-1.1.1.1.(3) <sup>(4)</sup> 9.12.2.2.(6) 9.15.1.3.(1)
CSA	Z240.10.1:19	Site preparation, foundation, and installation of buildings	A-1.1.1.1.(3) <sup>(4)</sup> 9.15.1.3.(1) 9.23.6.3.(1)

Note the documents reference have been updated from the BCBC 2018. Some references within local government bylaws and forms show older versions.

Note specific references to Code for Z240MH

- Z240.2.1.-16 is found within the MH Series

(4) Code reference is in Division A

## BCBC 2024 - Z240MH

### 9.12.2.2 Minimum Depth of Foundations

6) The foundation depths required by Sentence (1) do not apply to foundations for

a) buildings

i) that are not of masonry or masonry veneer construction, and

ii) **whose superstructure conforms to the requirements of the deformation resistance test in CSA Z240.2.1, "Structural requirements for manufactured homes"**

### 9.15.1.3. Foundations for Deformation-Resistant Buildings

1) Where the superstructure of a detached building conforms to the requirements of the deformation resistance test in **CSA Z240.2.1, "Structural requirements for manufactured homes"** the foundation shall be constructed in conformance with

a) the remainder of this Section, or

b) **CSA Z240.10.1, "Site preparation, foundation, and installation of buildings."**

### 9.23.6.3. Anchorage of Smaller Buildings

1) Buildings not more than **4.3 m (14.1 ft) wide and not more than 1 storey** in building height that are not anchored in accordance with Sentence 9.23.6.1.(1) shall be anchored in conformance with the requirements of CSA Z240.10.1, "Site preparation, foundation, and installation of buildings."

## BCBC 2024 & NBC 2025 Overview as Pertains to Modular Housing

### NBC 2025 – Volume 01 – Division C

#### Administrative Provisions

- This subsection is written much differently than what is found in the BCBC 2024
  - Note 2.2.7.5. Off-site Review
  - Questions related to who is a **qualified person** – also noted in CSA 277.
  - Qualified person is not a defined term in the Code.

### 2.2.7 Review of Work (NBC 2025)

#### 2.2.7.4. Review of Workmanship and Materials

1) Workmanship, materials and all reports of material tests shall be reviewed by the *designer* or another **suitably qualified person** during the process of construction.

#### 2.2.7.5. Off-Site Review

1) Where a *building* or component of a *building* is assembled off the *building* site in such a manner that it cannot be reviewed on site, off-site reviews shall be provided to determine compliance with this Code.

#### 2.2.7.6. Review of Construction Dimensions

(See Note A-2.2.7.6.)

1) When reviewing construction dimensions related to commonly available *building* components and materials, the *designer* or another **suitably qualified person** shall consider that the prescriptive metric values in the Code may have been converted and rounded from imperial values.



## CSA A277 Standard Review and Role of Specification Sheet

### What is Certification?

- A formal verification by an independent third-party organization that a product meets the specified standards for safety, quality, performance and regulatory compliance over time.
- Requires continuous ongoing audits of the factory to show that the product remains consistent and effective.
- Is published on the Certification Body's Listing Directory

### Certification vs. Testing - How are products approved for use in buildings?

- I. Test Report for a product
  - Is a moment in time, it relates to the item that is tested
  - Is valid only for the tested sample at that time.
  - It *may* support Code compliance but not guaranteed.
  - It may be accepted by the AHJ, but it also may not.
- Certified product
  - Assurance of ongoing compliance
  - Is continuously validated by factory audits by the Certification Body
  - Is recognized for Code compliance (Labels/Listings)
  - Streamlines approvals from the AHJ
  - Is mandatory, Certified products are required by the Code.

## CSA A277 Standard Review and Role of Specification Sheet

- Wood roof trusses (a certified product) are built in a certified factory by labourers that do the work; they are not qualified to do. They are allowed under the QC system for the plant to sign off and confirm that the truss complies with the design that is required. These are then installed in buildings and comply with the Code.
- Lumber is graded by NLGA lumber graders who apply a stamp to the wood. They are not Building Officials, and their work is accepted as code compliant with no further review from Building Officials. A component to be used in a building project that comes out of a CSA A277 Certified Factory is no different.
- Because the QC system for the manufacturer is evaluated by the Certification Body (who also has a QC System that is accredited by SCC), we are allowed to apply Labels that certify that the product (building, module, or panel) complies with the requirements set out in the Building Code. It is not possible to provide these labels unless the CB is accredited by SCC. The certification requires ongoing compliance monitoring of the factory by the Certification Body to ensure that the product remains consistent.
- Building products that bear the CSA A277 labels are no different than a toilet, a roof truss, or a furnace. The Certification Marks convey that the product, when installed according to the manufacturer's instructions, will satisfy the requirements of the Building Code.

## CSA A277 Standard Review and Role of Specification Sheet

Normally, certification is required by the Code for items that have high life safety risk:

- Structural
- Fire protection
- Electrical
- Plumbing
- Gas

Items that are required to have defined performance but carry less life safety risk often can be accepted based on testing reports or other compliance info, eg. CCMC or Code Evaluation reports.

- Cladding
- Insulation
- Trim
- Tile

### **Q: What are items Certified to?**

### **A: Standards**

- Standards set the minimum requirements for conformity of materials, products, and components,
- Establish specifications and procedures to
  - Measure and evaluate performance,
  - Protect consumers by ensuring durability and safety,
  - Ensure consistency
- Standards are developed by consensus, eg. ASTM, CSA, ULC, etc.
  - They are developed with stakeholder involvement
  - Standards Development Organizations obtain Accreditation and approval to develop and publish reference Standards

**Items must be Certified when required by the Building Code.**

# Code & Compliance Essentials for Modular Housing

## CSA Z240MH Update and CSDS Policy on Code Compliance



**Information Bulletin**  
Construction Standards & Digital Solutions Branch  
PO Box 9844 Stn Prov Govt  
Victoria BC V8W 9T2  
Email: [construction\\_standards@gov.bc.ca](mailto:construction_standards@gov.bc.ca)  
Website: [www.gov.bc.ca/buildingcodes](http://www.gov.bc.ca/buildingcodes)



**Information Bulletin**  
Construction Standards & Digital Solutions Branch  
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Email: [construction\\_standards@gov.bc.ca](mailto:construction_standards@gov.bc.ca)  
Website: [www.gov.bc.ca/buildingcodes](http://www.gov.bc.ca/buildingcodes)

No. B26-01  
January 28, 2026

### Step Codes and CSA Z240 Manufactured Homes

The purpose of this bulletin is to provide clarification about the British Columbia Building Code 2024 (BC Building Code) requirements for energy efficiency and greenhouse gas emissions reduction as they relate to new factory-built homes constructed to the CSA Z240 MH Series, "Manufactured homes," standard (CSA Z240).

#### Background

There are two different rule sets factories follow for design and construction of prefabricated homes. Many factories produce products designed and constructed to CSA Z240, which resembles a building code with special requirements for the transport of buildings, modules, and panels, that are not addressed in the provincial or national building codes. The BC building Code exempts buildings constructed to the CSA Z240 Standard, as an acceptable alternative to the BC Building Code. CSA Z240 homes have their own set of requirements via the standard, therefore factory built housing and components complying with this standard are exempt from the BC Building Code in Clause 1.1.1.1.(2)(g) of Division A. The BC Building Code does apply to site preparations for CSA Z240 buildings, which are discussed in the Frequently Asked Questions.

The technical requirements of CSA Z240 are additions or exceptions to the National Building Code of Canada (NBC), and unless the NBC provisions are explicitly modified within the CSA Z240 standard itself, manufactured homes under CSA Z240 are to comply with the NBC.

In addition to the CSA Z240 standard, factories will also follow CSA A277, which specifies factory certification procedures. CSA Z240 is a product standard and CSA A277 is a factory standard. Factories following the CSA A277 "Procedure for certification of prefabricated buildings, modules, and panels" standard have a factory quality program to certify that the prefabricated products produced are designed and constructed to the codes and other regulations in force at the installation location<sup>1</sup>. In British Columbia, these include the BC Building Code, the Safety Standards Act and its pursuant regulations, as well as local enactments. Factory-built homes following the BC Building Code comply with the same requirements for energy efficiency and greenhouse gas emissions that apply to site-built homes.

<sup>1</sup> The BC Building Code applies throughout the province except for federal lands and the City of Vancouver.

*The contents of this Bulletin are not intended to be provided as legal advice and should not be relied upon as legal advice. The Construction Standards and Digital Solutions Branch does not enforce compliance with the British Columbia Building Code. Local authorities are authorized to enforce the BC Building Code through the Local Government Act and Community Charter.*

### Energy Performance of Z240 Manufactured Homes

The technical requirements of the BC Building Code, including energy efficiency and greenhouse gas emissions reduction requirements, apply to buildings that are in scope of the BC Building Code. The BC Building Code does not apply to factory-built housing and components complying with CSA Z240, including the BC Building Code's energy efficiency and greenhouse gas emissions reduction requirements.

CSA Z240 offers three options for energy performance. The first is Section 9.36. of Division B of the NBC<sup>2</sup>, the second is the requirements in force at the installation location, and the third is the prescriptive energy requirements in clauses 13.2 to 13.4 of the CSA Z240 standard itself. Since the BC Building Code does not apply to CSA Z240 buildings, the BC Building Code's energy efficiency and greenhouse gas emissions reduction requirements are not a compliance option in BC, however, local government bylaws should be consulted. In the absence of applicable related local bylaws, the owner may choose to comply with NBC or with CSA Z240 clauses 13.2 to 13.4. It should be noted that although the BC Building Code does not apply, other provincial enactments such as the Energy Efficiency Standards Regulation may apply.

At this time, the NBC and the CSA Z240 standard do not have requirements regarding greenhouse gas emissions.

#### Frequently Asked Questions

##### ***Do B.C.'s requirements for protection from overheating apply to manufactured homes built to CSA Z240?***

No. Similar to the Step Code, homes built to CSA Z240 are exempt from having to meet the BC Building Code requirement for one living space in a dwelling to be capable of maintaining a 26-degree Celsius design temperature. CSA Z240 does not include the same requirements as the BC Building Code for protection from overheating. Manufactured homes built to CSA Z240 are to have heating and air-conditioning systems designed, constructed, and installed to conform to accepted good engineering practice as described within the standard.



##### ***What code/standard applies to site preparations for manufactured homes?***

The BC Building Code applies to site preparations and the connection to services and installation of appliances for manufactured homes. 'Site preparations' describes the site-work required to mount the factory portion of the manufactured home at its installation location.

<sup>2</sup> Section 9.36. of Division B of the NBC outlines a tiered energy approach. Designers choosing this option must meet the minimum requirements although may voluntarily design to higher tiers.



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## Review of MHABC/Modular BC Permitting Checklists





**Modular Building Permitting  
Guide – A277**

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## CSA Z250:21

### CSA Group standards for modular construction: Comparison of requirements

<b>CSA A277-16 (R2021)</b> <i>Procedure for certification of prefabricated buildings, modules, and panels</i>	<b>CSA Z250:21</b> <i>Process for delivery of volumetric modular buildings</i>
<b>Focuses on the in-factory portion of construction</b>	<b>Focuses on the processes and procedures before and after the in-factory portion of construction, with reference to CSA A277 for in-factory procedures</b>
<ul style="list-style-type: none"> <li>• Drawing inspections</li> <li>• Calculation inspections</li> <li>• Structural inspections and testing</li> <li>• Plumbing inspections and testing</li> <li>• Heating inspections and testing</li> <li>• Electrical inspections and testing</li> <li>• Gas inspections and testing</li> <li>• Random factory audits and inspections</li> </ul>	<ul style="list-style-type: none"> <li>• Safety plan</li> <li>• Tolerance management plan</li> <li>• Plan for the protection of modules for transport and storage</li> <li>• Transport routing plan and site traffic control plan</li> <li>• Delivery and offloading plans</li> <li>• Inspections of modules before, during and after storage, and after delivery</li> <li>• Module repair plan</li> <li>• Temporary weatherproofing plan</li> <li>• Lifting plan and procedure</li> <li>• Placement and setting plan</li> <li>• Utilities and service coordination plan</li> <li>• Commissioning plan</li> </ul>
<p>The above lists show some key aspects of modular building that are included in these standards. Both standards have documentation and planning requirements surrounding who conducts inspections, when, and how.</p>	



MODULAR CONSTRUCTION STANDARDS

## Supporting efficient, safe and affordable modular construction practices through standards



Though the average person may not necessarily consider their impact, building codes and related standards are essential to Canadian life. They are carefully developed by technical experts working by consensus to set requirements that help ensure the health, safety, and comfort of building occupants while considering advancements in technology. Volumetric modular buildings are an example of construction innovation. In September 2021, CSA Group published CSA Z250, *Process for delivery of volumetric modular buildings*. This standard supports volumetric modular buildings by helping to meet the requirements of the building code in each jurisdiction.

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## CSA Z-252

### Overview of CSA Z252-23 – Volumetric modular construction Guide to compliance and approval processes

This Guide provides Canadian best practices for the process of inspecting, reviewing, and approving modular construction projects for partially or fully enclosed modules that are constructed in an off-site factory and transported and installed at the final location. **These guidelines are intended for construction, inspection, and reviewing of permanent modular buildings of any size and occupancy.**

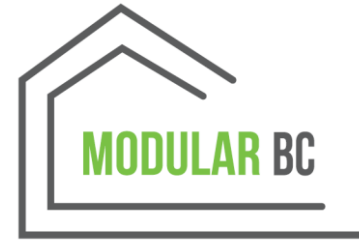
#### **This Guide includes information on**

- a) plans preparation and review;
- b) permit application package inclusions;
- c) site/development permit inclusions;
- d) codes and standards applicable to modular construction;
- e) factory certification program procedures;
- f) third-party inspection agencies' roles and responsibilities;
- g) transportation and storage practices; and
- h) recommended on-site installation and inspection procedures.

Note: The appropriate provincial/territorial regulatory body may be consulted for the roles and responsibilities of professionals.



## Code & Compliance Essentials for Modular Housing



Thank you for Attending

[info@mhabc.com](mailto:info@mhabc.com)