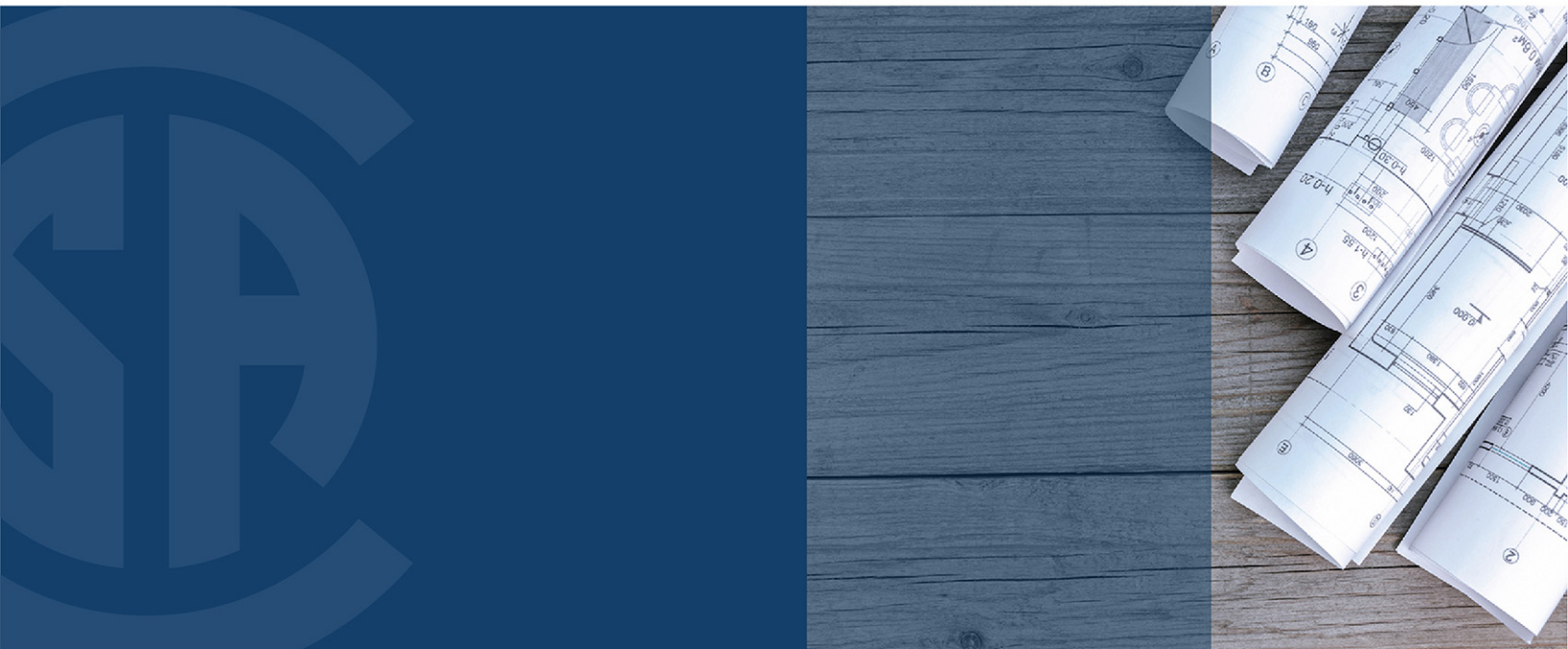




# Volumetric modular construction — Guide to compliance and approval processes



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# Preface

This is the first edition of CSA Z252, *Volumetric modular construction — Guide to compliance and approval processes*.

CSA Group acknowledges that the development of this Document was made possible, in part, by the financial support of Bird Construction, Groupe RCM, the Modular Building Institute, ROC Modular Inc., Stack Modular, and Z Modular Inc.

This Guide was prepared by the Technical Committee on Volumetric Modular Construction, under the jurisdiction of the Strategic Steering Committee on Construction and Civil Infrastructure, and has been formally approved by the Technical Committee.

## Notes:

- 1) *Use of the singular does not exclude the plural (and vice versa) when the sense allows.*
- 2) *Although the intended primary application of this Guide is stated in its Scope, it is important to note that it remains the responsibility of the users of the Guide to judge its suitability for their particular purpose.*
- 3) *This Guide was developed by consensus, which is defined by CSA Policy governing standardization — Code of good practice for standardization as “substantial agreement. Consensus implies much more than a simple majority, but not necessarily unanimity”. It is consistent with this definition that a member may be included in the Technical Committee list and yet not be in full agreement with all clauses of this Guide.*
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  - b) *relevant clause, table, and/or figure number;*
  - c) *wording of the proposed change; and*
  - d) *rationale for the change.*

# CSA Z252:23

## ***Volumetric modular construction — Guide to compliance and approval processes***

### **0 Introduction**

This Guide is a supplement to CSA A277 and CSA Z250. It focuses on the inspections and approvals processes followed by authorities having jurisdiction (AHJs) that evaluate the compliance of the modular building for construction and occupancy.

The growth of the modular construction industry in Canada is being driven by the need to build faster and safer while simultaneously optimizing quality, labour, and cost efficiency. Modular construction practices follow some pathways that are distinct from conventional construction methodology. This methodology can potentially offer enhancements to traditional construction practices, including improved worker safety, reduced waste, expedited schedules, reduced environmental impact during construction, improved cost efficiencies, and increased levels of quality control.

To assist all project stakeholders in proper project planning and development, this Guide and other CSA modular building standards are intended to provide information and guidelines related to the process and best practices.

### **1 Scope**

#### **1.1 General**

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.*

#### **1.2 Terminology**

In this Guide, “should” is used to express a recommendation or that which is advised but not required, and “may” is used to express an option or that which is permissible within the limits of the Guide.