

MAPLE LEAF HOMES

Ontario Standard Building Spec for A277 Mini Homes- March 2018 **Specifications based on Mini Home with insulated floor**

Building Code:

- * CSA A277 Standard
- * 2010 National Building Code of Canada (NBC)
- * 2012 Building code of Ontario including supplementary standard SB-12
- * 2010 National Plumbing Code
- * 2012 Canadian Electrical Code
- * All equipment to be CSA approved

Design Criteria:

- * Live Floor Load
40 psf
- * Specified snow load
psf to be determined by area
- * Zones - Zone 1 above 5000 degree days
- Zone 2 below 5000 degree days

Exterior Wall (7'-6" High) (load bearing):

- * 1/2" (13mm) Square Board and Battens
- * 6 mil vapor barrier
- * 2"x6" (38mmx140mm) SPF #2 or better studs at 16" o.c. (400mm)
- * 3/8" (10mm) Plywood Sheathing glued and stapled
- * Air barrier
- * Horizontal vinyl siding c/w 5 1/2" white vinyl corners Limited lifetime warranty
- * DuPont Flashing system around windows and doors

Interior Wall (non-rated Wall) (non load bearing):

- * 1/2" (13mm) Square Board and Battens
- * 2"x4" (38mmx89mm) SPF #2 or better studs at 16" o.c. (400mm)
- * 1/2" (13mm) Square Board and Battens

Floor Assembly:

- * Cushion and/or carpet (40 oz.)
- * 3/8" (10mm) underlay for rolled good areas
- * 5/8" (16mm) T&G Plywood Sheathing, glued and stapled
- * 2"x10" (38mmx235mm) SPF #2 or better floor joists at 16" o.c. (400mm)
- * Double 2"x10" (38mmx235mm) SPF #2 or better rim joist
- * R31 Fiberglass batt insulation
- * Fabric Bottom Board for protection during shipping
- * (2) 4 ply 2x8 (38mmx203mm) wood beams running length of home

NOTE: If home is being placed on a foundation the wood beams can be removed and floor joist will be 12" o.c. for 16' wide homes

Roof Assembly:

- * Fiberglass Shingles - Limited lifetime warranty
- * Ice & Water Shield - 2 rows
- * 15 lbs. Felt Paper - entire roof
- * 1/2" (13mm) OSB Sheathing
- * R-50 Fiberglass Blown Insulation
- * Engineered trusses at 24" o.c. (600mm), 4/12 Slope, 7 1/2" (190mm) finished overhang. Tie downs as required.
- * Ridge Vent (for attic ventilation)
- * 6 mil vapor barrier
- * 1"x3" (19mmx64mm) strapping at 16" o.c. (400mm)
- * 1/2" (13mm) Gypsum
- * Dupont Roof Protector -2018

Trim & finish:

- * White wood, colonial package (2 1/4" casing) trim & white painted jambs
- * 3 1/2" Wood baseboard trim throughout
- * Solid Wood White window build outs
- * All walls to be square board c/w 1" wood battens
- * Ceiling to be crack filled with stucco finish
- * Cabinetry to be stained, Atlantic style framed, w/maple melamine interior by Glenwood Kitchens c/w brushed pewter hardware. Standard drawers above all doors on base cabinets .Soft close on all doors and drawers
- * Vanity and Kitchen countertop to be post formed laminate by Belanger
- * Closet Maid shelving
- * 24"x36" (38mmx75mm) Mirror c/w beveled edge above bath vanity

Heating and Ventilation:

- * Air Exchanger ducted through roof cavity
- * 50 cfm Bathroom fan c/w dedicated switch
- * Range hood, black or white vented outside or charcoal filter when on interior wall
- * Upgraded Bathroom Fan

Electrical:

- * 120/240V single phase 200amp panel
- * Wiring within modules is copper
- * Smoke detectors c/w strobe lights in each bedroom and 1 outside bedrooms
- * One exterior receptacle

Communications:

- * Phone Jack (CAT5E) one standard with every home
- * Cable Jack (RG-6), optional
- * Phone and cable jacks wire run to metal junction box located in water heater closet with conduit to underside of home

Lighting:

- * Coach light at each exterior door, black or white
- * Incandescent 13" flush mount light in bedrooms
- * Incandescent 11" flush mount light in hall and large bathrooms
- * Standard 5-Lite Chandelier in dining room
- * 2-Lite Kitchen sink light

DWV:

- * ABS plastic DWV pipe, sized as required by code
- * All ABS lines are dropped through floor joists - Tie in's by others

Potable Water:

- * Potable water pipe to be PEX (cross-linked polyethylene)
- * Shut-off valve provided at each fixture
- * All domestic water is distributed by insulated PEX or CPVC
- * All solder to be lead free
- * 40gal electric water heater
- * Low flow toilet
- * Drop in vitreous china vanity sink c/w single lever faucet
- * 1 PCS Acrylic 5' dome top tub
- * Stainless steel double bowl Kitchen sink c/w single lever faucet
- * 1 Exterior Hose Bib

Windows & Doors:

Windows

- * Kohler White Vinyl windows, Select Series, Single Hung with Low-E Argon c/w screens and shutters on front and sides

Doors

- * Exterior Steel Kohler doors c/w vinyl clad wood jamb. Front door c/w 1/2 lite/Rear door solid 6 panel
- * Two panel textured arch top hollow core interior doors w/wood jambs
- * All interior handles to be knob style
- * All exterior handles to be lever c/w deadbolt

Insulation Packages

Zone 1 - Furnace - Oil or Gas (Table 3.1.1.2.A.)

Compliance package A6 (All values are min. nominal)

Item	Value	Notes
Ceilings w/Attic, incl cathedral	R-60	(ft ²)
Ceilings w/o Attic	R-31	Flat roof
Exposed Floor - Mini	R-31	
Exposed Floor - Mod	R-31	(ft ²)
Walls above Grade	R-22 + 1" (R-5) Rigid	(8ft wall) Per perimeter foot of wall. Includes covering floor joists & truss heel
Windows & Sliding Glass Doors	ER 25 or U 1.6 max.	MLH Std.
Skylights	U 2.8 max.	
Furnace	92% min.	MLH std. is 95.1%
HRV	65%	(ea)
Water Heater	EF 0.8 min.	MLH std. Giant electric water heater – meets requirements

Zone 1 - Electric (Table 3.1.1.2.C.)

Compliance package C2 (All values are min. nominal)

Item	Value	Notes
Ceilings w/Attic – Mods	R-60 w/10" heel	(ft ²) 10" heel is std. for Mods
Ceilings w/Attic – Mini, incl cathedral	R-60 w/10" heel	(ft ²) Low slope application
Ceilings w/o Attic	R-31	Flat Roof
Exposed Floor - Mini	R-35	(ft ²) R-24 + R-12 batt insulation
Exposed Floor - Mod	R-35	(ft ²) R-24 + R-12 batt insulation
Walls above Grade	R-22 + 2" (R-10) Rigid	(8ft wall) Per perimeter foot of wall. Includes covering floor joists & truss heel
Windows & Sliding Glass Doors	ER 34 or U 1.2 max.	Supreme Single Hung w/Energlass, NO GRILLS Supreme Casement w/Triple glaze, 1x Low-E & grills
Skylights	U 2.8 max.	
HRV	75%	(ea)
Water Heater	n/a	MLH std. Giant electric water heater – meets requirements

Zone 2 - Furnace - Oil or Gas (Table 3.1.1.3.A.)

Compliance package A6 (All values are min. nominal)

Item	Value	Notes
Ceilings w/Attic, incl cathedral	R-50	
Ceilings w/o Attic	R-31	Flat roof
Exposed Floor - Mini	R-35	(ft ²) R-24 + R-12 batt insulation
Exposed Floor - Mod	R-35	(ft ²) R-24 + R-12 batt insulation
Walls above Grade	R-22 + 1.5" (R-7.5) Rigid	(8ft wall) Per perimeter foot of wall. Includes covering floor joists & truss heel
Windows & Sliding Glass Doors	ER 29 or U 1.4 max.	MLH standard
Skylights	U 2.8 max.	
Furnace	92% min.	MLH std. is 95.1%
HRV	75%	(ea)
Water Heater	EF 0.7 min.	MLH std. Giant electric water heater – meets requirements

Zone 2 - Electric (Table 3.1.1.3.C.)

Compliance package C1 (All values are min. nominal)

Item	Value	Notes
Ceilings w/Attic – Mods	R-60 w/10" heel	(ft ²) 10" heel is std. for Mods
Ceilings w/Attic – Mini, incl cathedral	R-60 w/10" heel	(ft ²) Low slope application. Longer baffles will be required in mini home cathedral areas which may result in extra labor due to installation time.
Ceilings w/o Attic	R-31	Flat Roof
Exposed Floor - Mini	R-31 + 2" (R-10) Rigid	(ft ²)
Exposed Floor – Mod	R-31 + 2" (R-10) Rigid	(ft ²)
Walls above Grade	R-24 + 2" (R-10) Rigid	(8ft wall) Per perimeter foot of wall. Includes covering floor joists & truss heel
Windows & Sliding Glass Doors	ER 34 or U 1.2 max.	Supreme Single Hung w/Energlass, NO GRILLS Supreme Casement w/Triple glaze, 1x Low-E & grills
Skylights	U 2.8 max.	
HRV	81%	?
Water Heater	n/a	MLH std. Giant electric water heater – meets requirements

Maple Leaf Homes reserves the right to change specifications at any time without notice.