

Factory Built Structures CAN/CSA A277



Bulletin # 26-02
Created: June 18, 2026

Purpose

This bulletin clarifies how CSA A277 applies to the factory certification of buildings, modules, and fully or partially enclosed panels under the BC Building Code (BCBC), specifically for Part 9 residential construction.

Scope

This bulletin applies to:

- Panelized construction systems certified to CSA A277
- Modular buildings constructed and certified to CSA A277

This bulletin is for informational purposes only. Please be sure to consult the relevant City of Kelowna bylaw.

BC Building Code & CSA A277

The CSA A277 standard defines certification requirements for prefabricated buildings, including factory quality programs and finished products, covering all types of factory-built modules and panels.

The CSA A277 standard and certification program does not cover portions of buildings or services that are not completed in the factory. It also does not address transport of buildings or their erection at the building site.

Building Permit Requirements

It is recommended that the manufacturers, owners, transporters, and builders be fully versed in the City of Kelowna's permit requirements and Zoning Bylaw regulations. A pre-application meeting is available prior to building permit application.

Refer to the Modular Home CAN/CSA A277 Building Permit Checklist document for the full scope of required documents.

A277 certified homes or individual panels/modules require a structural engineer for the site connection. Panelized construction or multi modular units will require a building envelope consultant. Schedule B's and sealed design drawings will be required.

Building and Permitting
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250-469-8960
FAX 250-862-3314
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Modular Housing Association of British Columbia (MHABC)

The full MHABC permitting guide can be found through this link:
[Modular Building Permitting Guide](#)

Home Protection Act

Refer to [Regulatory Bulletin No. 29 Manufactured Homes: Does the Homeowner Protection Act Apply?](#)

- Note: The CSA certifications are key in determining if the act applies. A manufactured home may be precluded from the definition of a "new home" and precluded from the requirements of the act if:
 - It is a factory built home certified under A277
- If only the panelized components are CSA certified and the entire building meets the definition of a new home, then the dwelling is considered a "new home" under the Act and HPO form is required.

BC Energy Step Code

All new dwelling units are required to meet Step 3 of the BC Energy Step Code and cooling requirements. Refer to the Modular Home CAN/CSA A277 Building Permit Checklist document for the full scope of required documents.

Solar Ready Requirements

Single-family dwellings that are either fully built and certified to A277 or include exterior wall panels that are certified to A277 are required to be "Solar Hot Water Ready". Solar installations require pre-installed conduit, designed roof space, and reinforced roof structures.

Climate Zone

Ensure the proposed building conforms to the correct climatic zone. The City of Kelowna Building Bylaw has a ground snow load of 1.8 kPa compared to 1.7 kPa in the BCBC.

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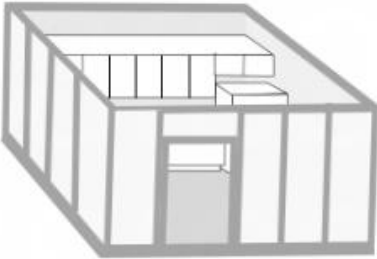
Figure A.1
Examples of prefabricated modules and panels
(See Clause [A.3.](#))



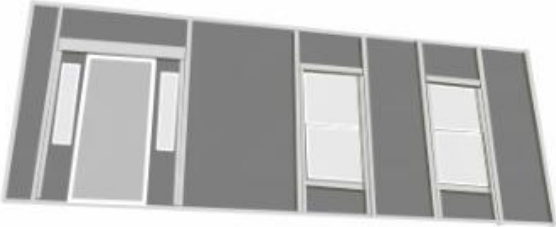
Roof module



Roof panel



Kitchen module



Open wall panel