



Southwest New Brunswick Service Commission

August 25, 2026

BULLETIN: Pre-manufactured structures and kits

In the last few weeks, the Southwest New Brunswick Service Commission has noted a number of pre-manufactured structures delivered to the area or “do-it-yourself” cabin or garage kits that do not conform to building code requirements. In several cases, a client paid for a building that was sold as code-compliant but is so poorly constructed as to require extensive alterations to meet basic environmental protection and life-safety requirements.

The only companies that are certified to create Code-compliant structures without inspections prior to delivery will have a CSA A277 certification. ***If a builder does not have a CSA A277 certification, there is no guarantee a pre-fabricated structure will meet code, energy and life-safety requirements.***

While some accessory buildings and camps/cabins are exempt from code, there are several companies advertising pre-built structures that require Code compliance due to floor area or occupancy. Our office has observed such buildings that fail to meet structural requirements, energy-efficiency requirements, exit and egress requirements, have improperly installed windows, improperly installed cladding and other critical defects.

Likewise, any kit building must either be demonstrably Code-compliant when assembled, or in some cases, be undersigned by a professional engineer licenced to work in New Brunswick – and this includes pre-fabricated steel garage-style structures.

Clients are strongly advised to contact our office before ordering a kit or a pre-manufactured structure.

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