



NUNAVIK BUILDING

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2026

PRODUCTION MODELS

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Nunavik Building:

The Solution for Northern Construction

Building in the North comes with its share of challenges, from the extreme climate to high costs, as well as delays and logistical difficulties. It's to overcome these obstacles that Nunavik Building modular buildings were designed. More than just a simple construction, they represent a robust, efficient, and durable solution specifically tailored for northern environments.

Unparalleled Speed and Flexibility

Unlike traditional construction, our modules are manufactured in a factory, which allows us to have better control over quality and costs. Once delivered to their final destination, the modules are assembled on-site in just a few days. This approach significantly reduces construction timelines and site disruption. Our adaptive modular concept offers the flexibility to create structures for residential, commercial, government, or municipal projects.

Designed for Robustness and Durability

Nunavik Building structures are designed to withstand the harshest climates. Their frame is composed of industrial-grade heavy and light steel, which gives them exceptional durability. Additionally, they are delivered with a ground-level structure onto which the modules are placed, eliminating the need for complex foundations. The modules rest on steel skids, which allows them to be moved as needed and provides a secure base, whether the ground is frozen or not. This design simplifies installation and guarantees long-term stability.

Superior Comfort and Energy Efficiency

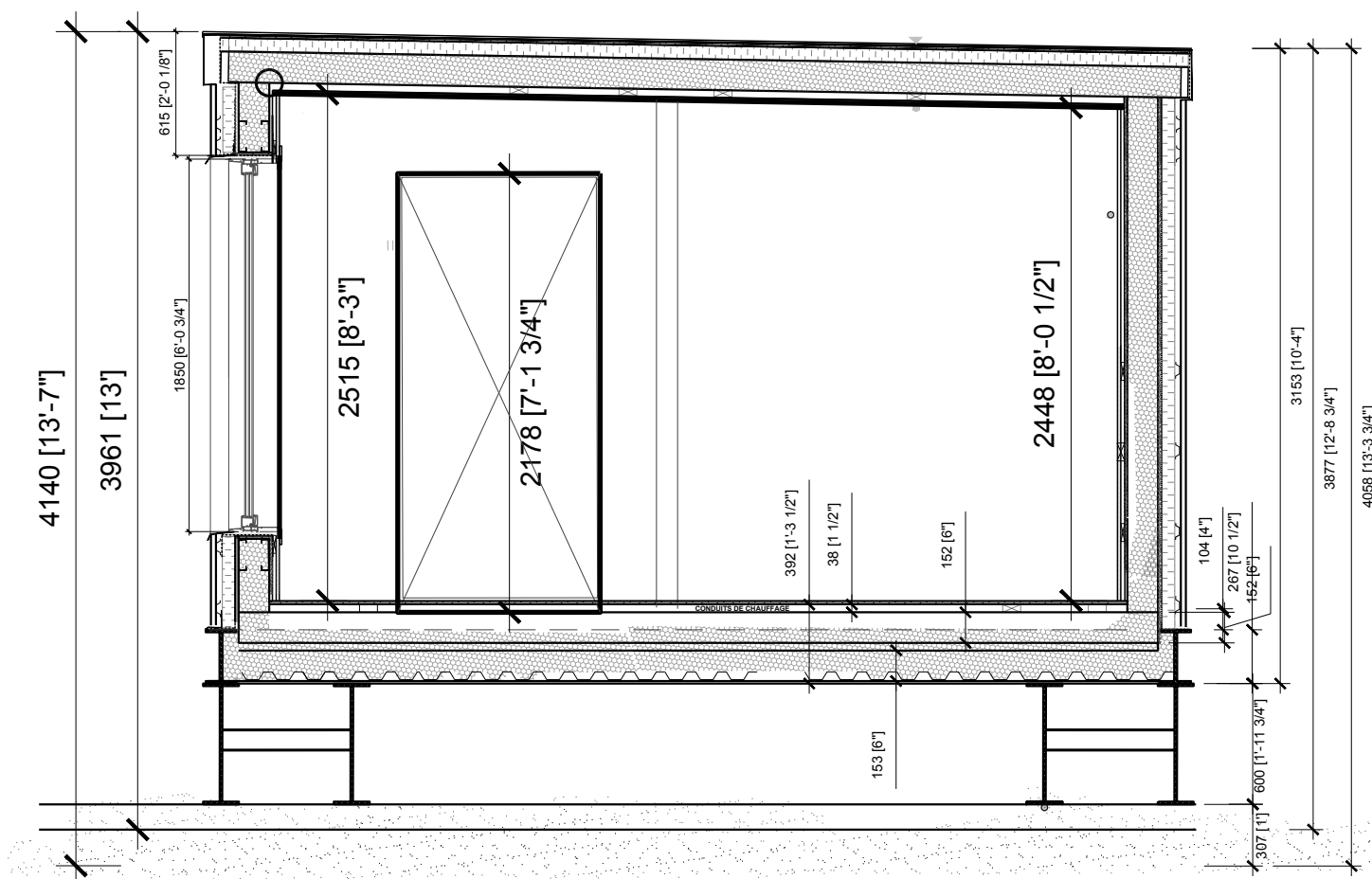
Each building features superior insulation and simplified, yet extremely robust, building mechanics. This technical choice ensures above-average energy performance, thereby reducing heating costs and the ecological footprint. For optimal comfort, we integrate a radiant heating system into the floors, providing uniform and pleasant warmth.

Choosing a Nunavik Building is opting for peace of mind, performance, and a durable investment over time.



2026 PRODUCTION

Cross-Section of Our Buildings





Composition & RSI Values

ROOF / CEILINGS

- EFFECTIVE RSI: 8.20
- DARK GREY PVC MEMBRANE, SECURED ACCORDING TO CSA OR FM STANDARD (REF. ENG.)
- 5/8" STRUCTURAL OSB PANELS
- SOPREMA 2.5" SOPRA ISO V PLUS PANELS
- 152 mm (6") BAILEY TYPE STUD (REF. STRUCTURAL ENG.)
- CAVITIES FILLED WITH AIRMÉTIC SOYA HFO (5.5")
- DC 315 (URETHANE FOAM PROTECTION)
- 2x4" SPF FURRING
- FINISHING WOOD – PINE

WALL TYPE M1

- EFFECTIVE RSI: 5.05
- ENAMELED STEEL SHEETING
- IDEAL ROOFING 24 GA – AMERICANA PROFILE, SECURED ACCORDING TO CSA OR FM STANDARD (REF. ENG.)
- 7/8" HORIZONTAL BAILEY FURRING @16" OC
- SOPREMA 2.5" SOPRA-ISO V PLUS RSI LT 2.49
- SOPREMA SOPRASEAL STICK VP MEMBRANE
- 5/8" SECURROCK GYPSUM
- 152 mm (6") BAILEY TYPE STUD (REF. STRUCTURAL ENG.)

- AIRMÉTIC SOYA HFO SPRAYED URETHANE (100 mm – 4 in.), *152mm (6") ABOVE OPENINGS AND ROOF JUNCTION
- 16mm (5/8") GYPSUM – TAPED
- WOOD FURRING (1" X 3") @16" OC
- 3/4" (19mm) VERTICAL FINISHING WOOD – TONGUE AND GROOVE (PREFINISHED WHITE STAIN)

FLOOR ABOVE GROUND

- EFFECTIVE RSI: 7.46
- VINYL TYLE FLOORING
- 2mm UNIFORM CONCRETE LAYER
- 16mm OSB SUB-FLOOR
- WOODEN WALL DIVISIONS
- GLYCOL HEATING CONDUITS
- 11 mm OSB PANELS
- FLOOR STRUCTURE: STEEL STUDS (REF. ENG.)
- AIRMÉTIC SOYA HFO SPRAYED-URETHANE (200@250 mm – 8-10 in.)
- 2 X 4 FURRING (THERMAL BREAK)
- STEEL STRUCTURE (REF. ENG.)
- WELDED STEEL DECKING
- "I" STEEL SUPPORT RAILS



Style Examples

A Look Inside





Style Examples

A Look Inside





Style Examples

A Look Inside





Style Examples

Exterior Style





Style Examples

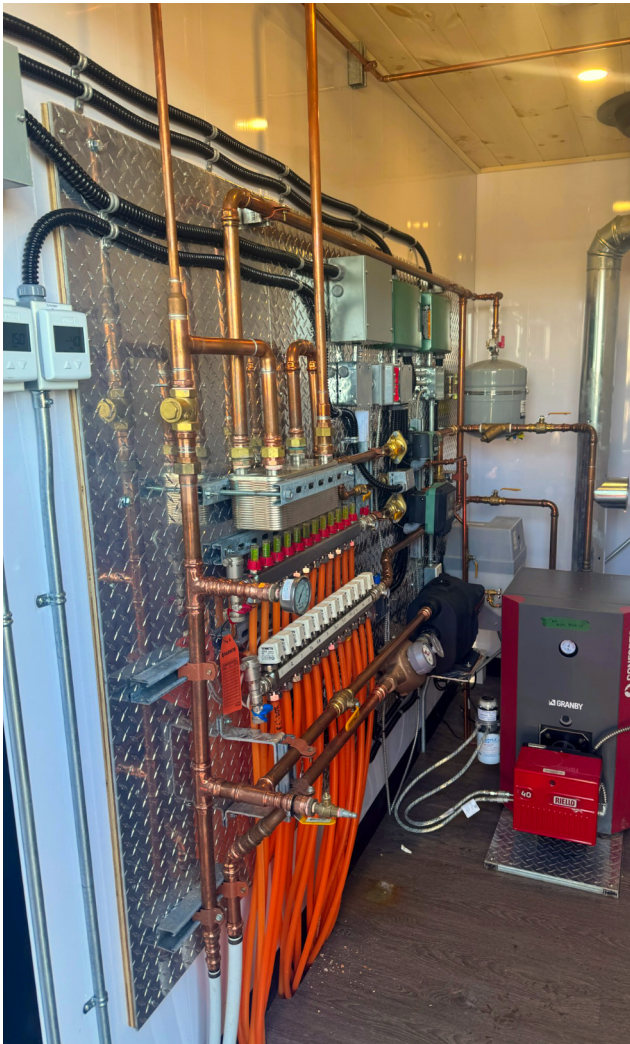
Exterior Style





Style Examples

Commercial-Grade Infrastructure



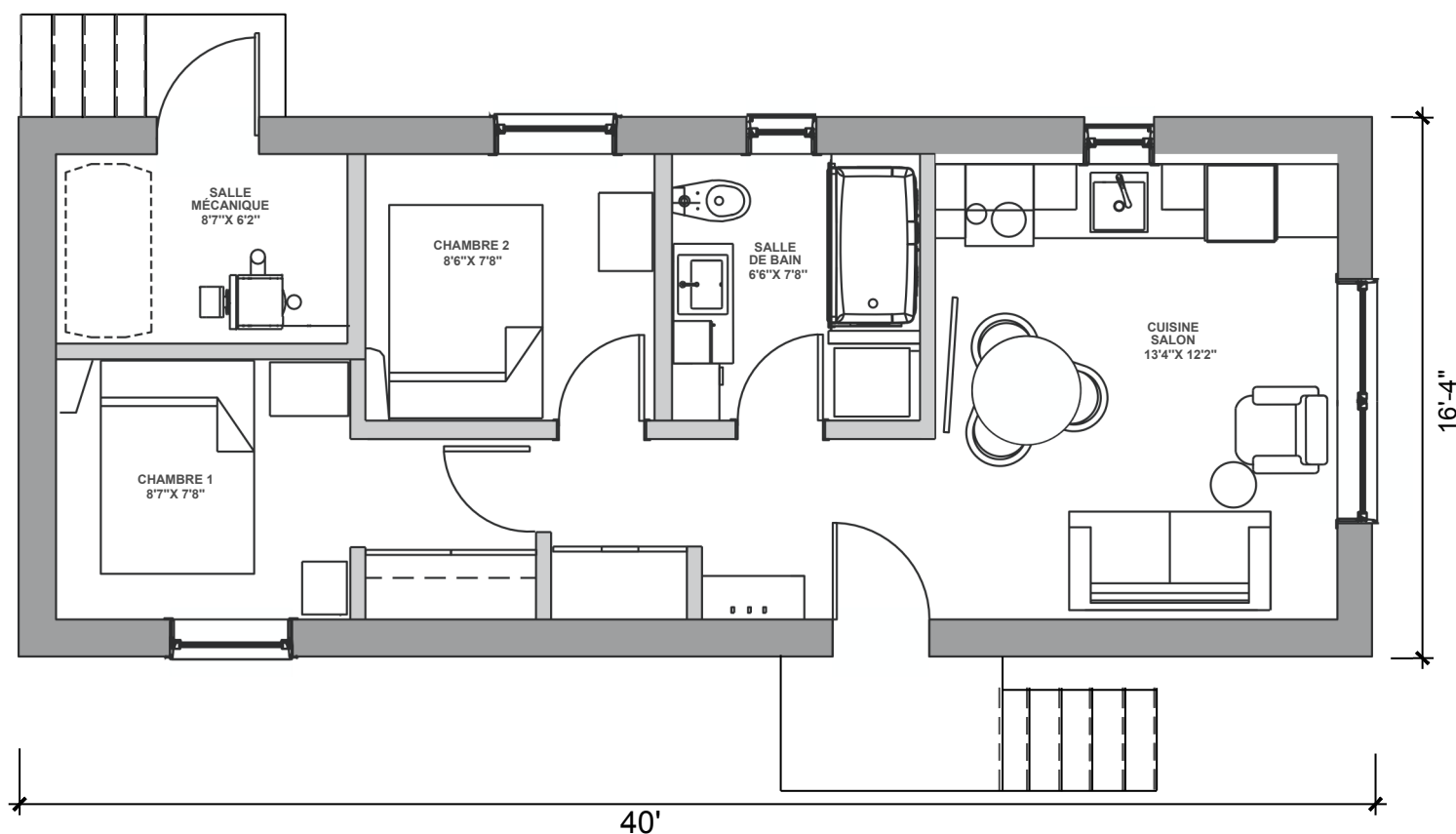


MODEL

MICRO 40

Two-bedroom compact modular house (Footprint: 640 sq. ft.)

Designed for the rigors of the North



Option set 1: Sealift, installation and commissioning

Option set 2: Appliances, furniture and supplies

**For illustrative purposes only. The actual layout may vary.*



MICRO 40

Two-bedroom compact modular house

House Configuration: One 16' x 40' module.

Rooms:

2 x bedroom.

Full bathroom.

Complete mechanical room.

Full kitchen.

Exterior Walls: Pre-painted sheet steel.

Roofing: Premium grade commercial membrane.

Outdoor Amenities: Exterior aluminum balcony set.

Tanks (Gallons):

Septic tank: 325 gallons.

Drinking water tank: 325 gallons.

Windows: Triple-pane aluminum windows.

Exterior Doors: Energy Star rated.

Security: Secure mechanical code door handle.

Heating: Glycol radiant floor heating system.

Flooring: Waterproof vinyl flooring.



MICRO 40

Continued...

Insulation (Urethane Foam):

Full building insulation.

Effective RSI: Roof: 8.20, Walls: 5.05, Floor: 7.46.

Soundproofing: Interior walls soundproofed to 60 STC (Sound Transmission Class).

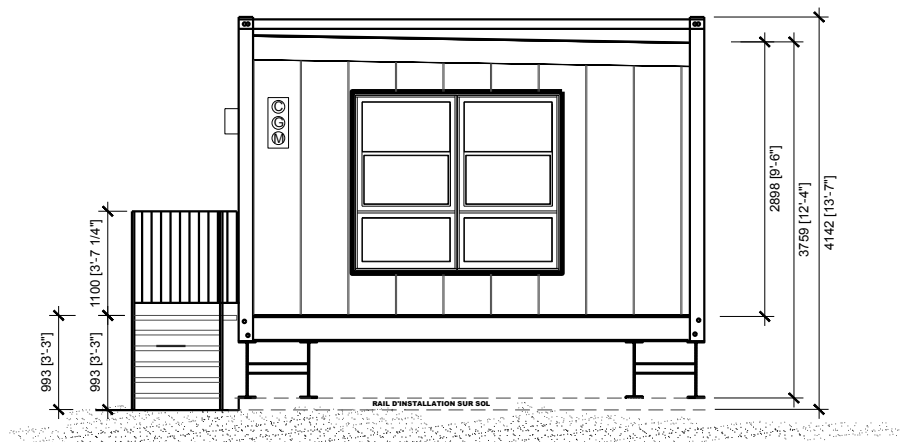
Interior Finishes: Interior walls and ceilings covered in pre-stained pine planks, Ultra White color.

Documentation: Architectural and engineering plans included.

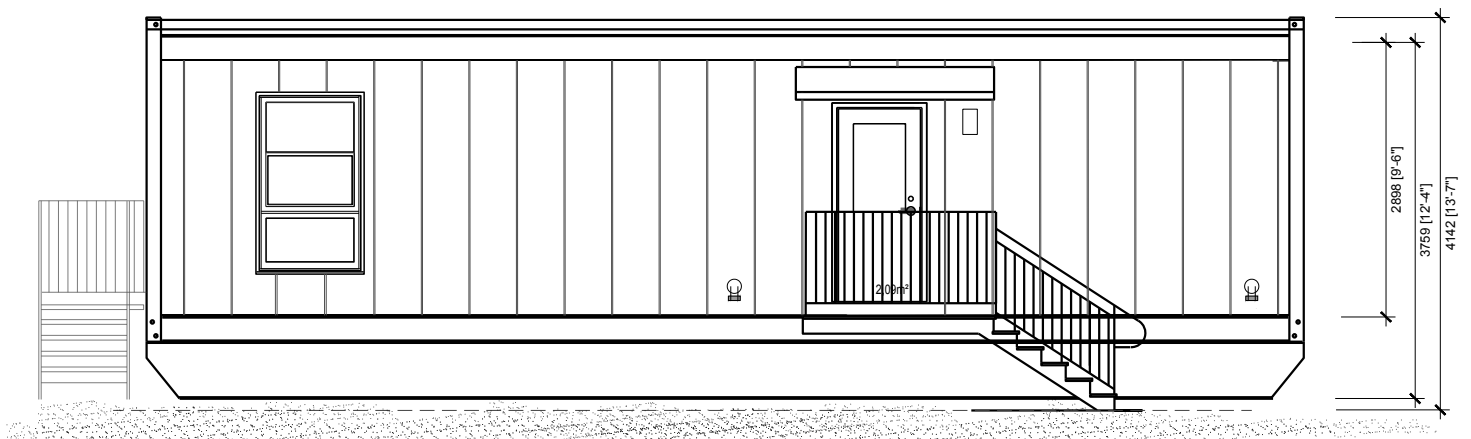


MICRO 40

Elevations



FACADE



ENTRANCE ELEVATION

**For illustrative purposes only. The actual layout may vary.*

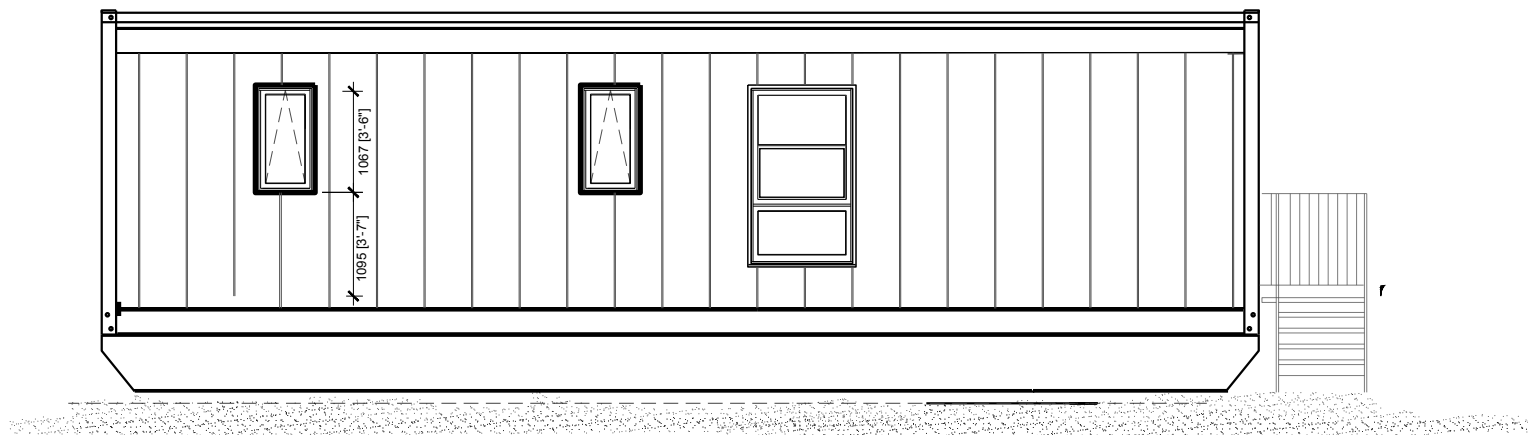


MICRO 40

Elevations



ELEVATION SERVICE ENTRANCE



REAR ELEVATION

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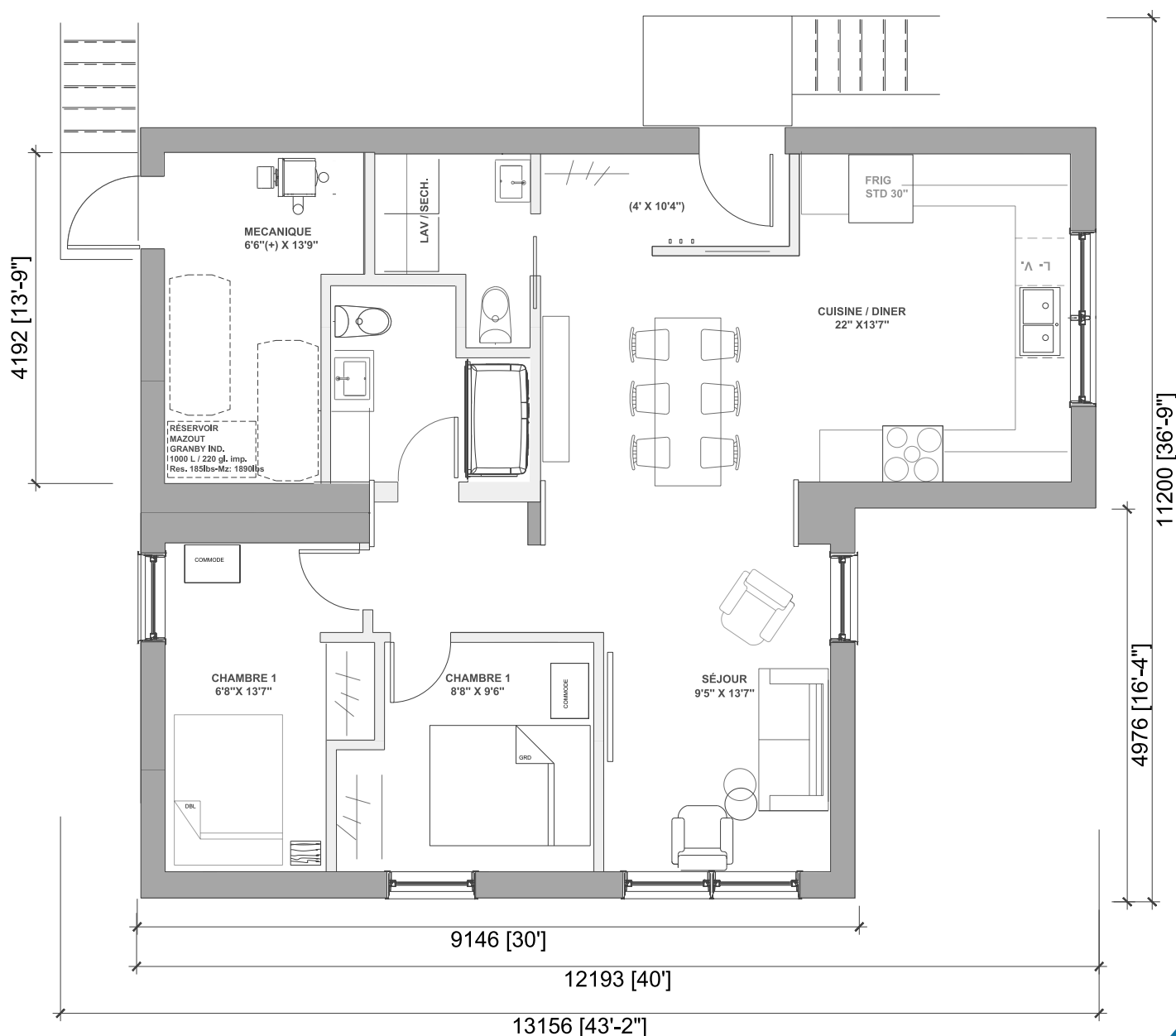


MODEL

EVO CORE 2

Two-bedroom modular house (Footprint: 1,120 sq. ft.)

Designed for the rigors of the North



Option set 1: Sealift, installation and commissioning

Option set 2: Appliances, furniture and supplies

**For illustrative purposes only. The actual layout may vary.*



EVO CORE 2

Two-bedroom compact modular house

House Configuration:

2-bedroom house (1x 40ft module and 1x 30ft module).

Rooms:

1 Complete mechanical room.

2 Bathrooms

1 Kitchen

1 dining room

1 Living room

Exterior Walls: Pre-painted steel sheeting.

Roofing: PVC membrane.

Outdoor Amenities: Exterior aluminum balcony set.

Tanks (Imperial Gallons):

Septic tank: 400 imp. gal.

Potable water tank: 350 imp. gal.

Fuel oil tank: 220 imp. gal.

Foundation: Metallic foundation structure anchored to the ground.

Windows: Triple-pane aluminum windows.

Exterior Doors: Energy Star rated.

Security: Secure mechanical code door handle.



EVO CORE 2

Continued...

Heating: Glycol-based radiant floor heating system.

Flooring: Waterproof vinyl flooring.

Insulation (Urethane Foam and Polyisocyanurate Panels):

Complete building insulation.

Effective RSI: Roof: 8.20, Walls: 5.05, Floor: 7.46.

Soundproofing: Interior walls soundproofed to 60 STC (Sound Transmission Class).

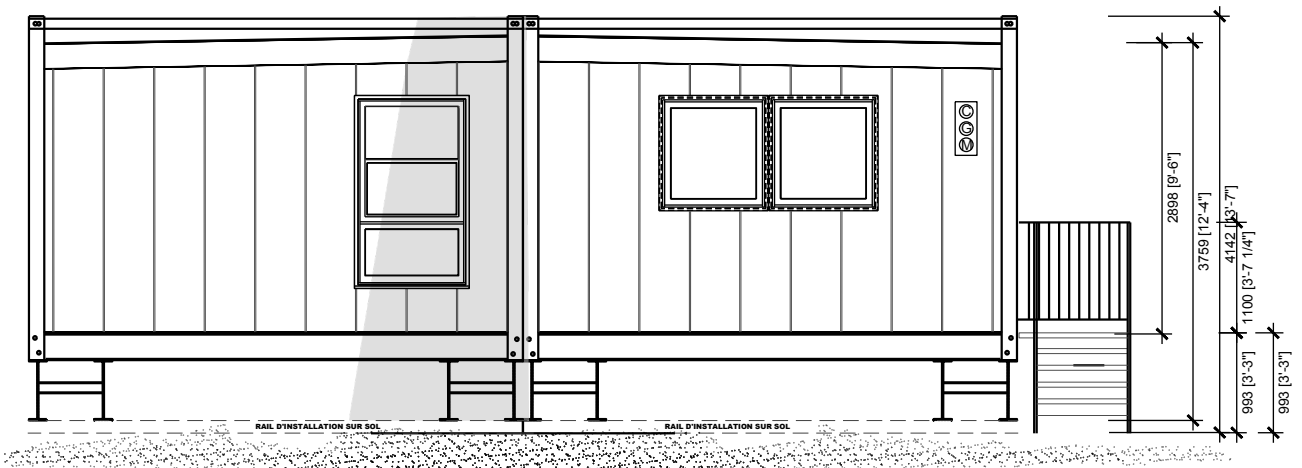
Interior Finishes: Walls and ceilings finished with pre-stained white pine boards.

Documentation: Architectural and engineering plans included.

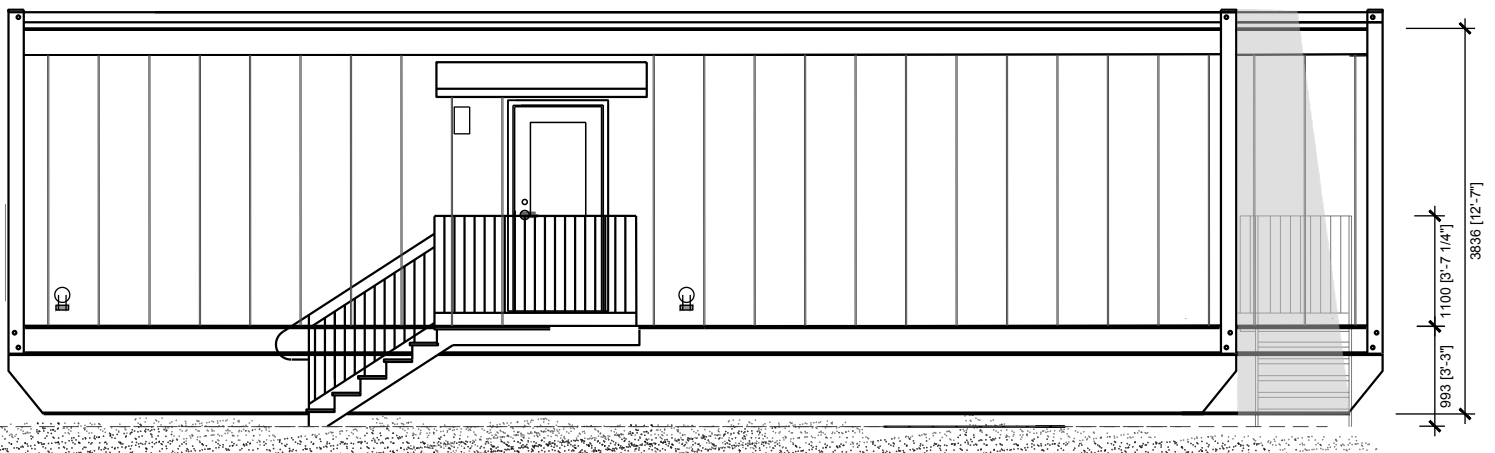


EVO CORE 2

Elevations



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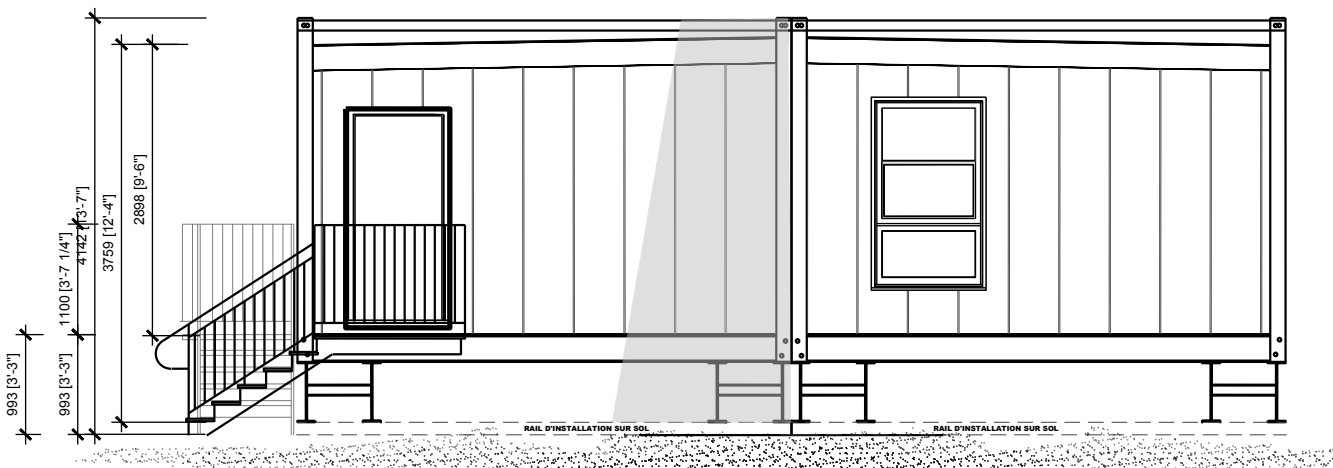
SIDE ELEVATION ENTRANCE

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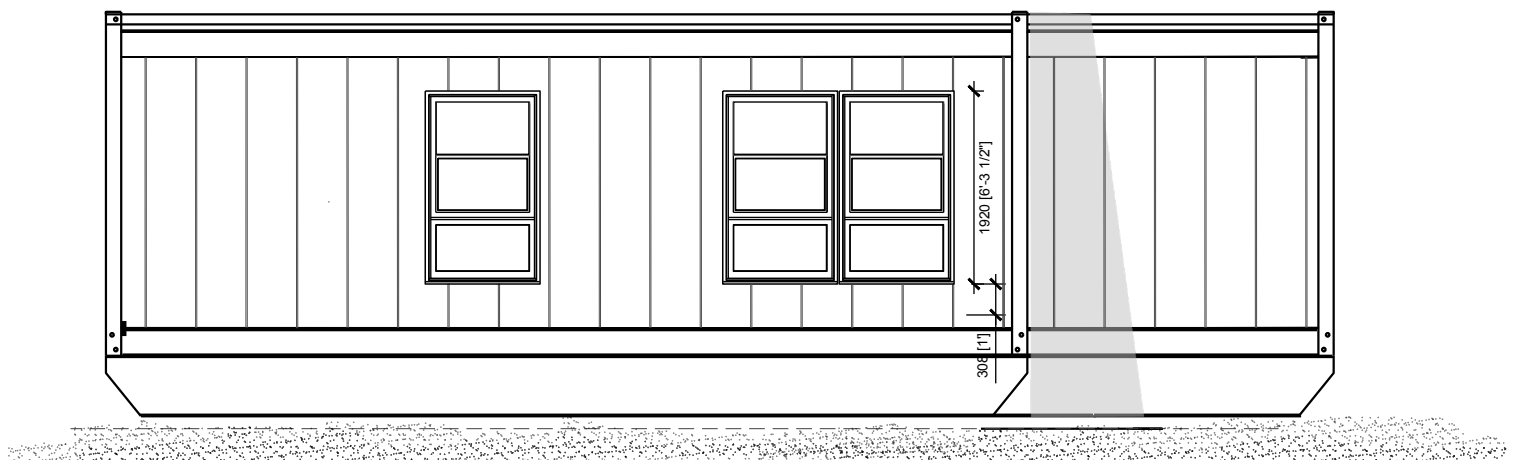


EVO CORE 2

Elevations



REAR ELEVATION



SIDE ELEVATION

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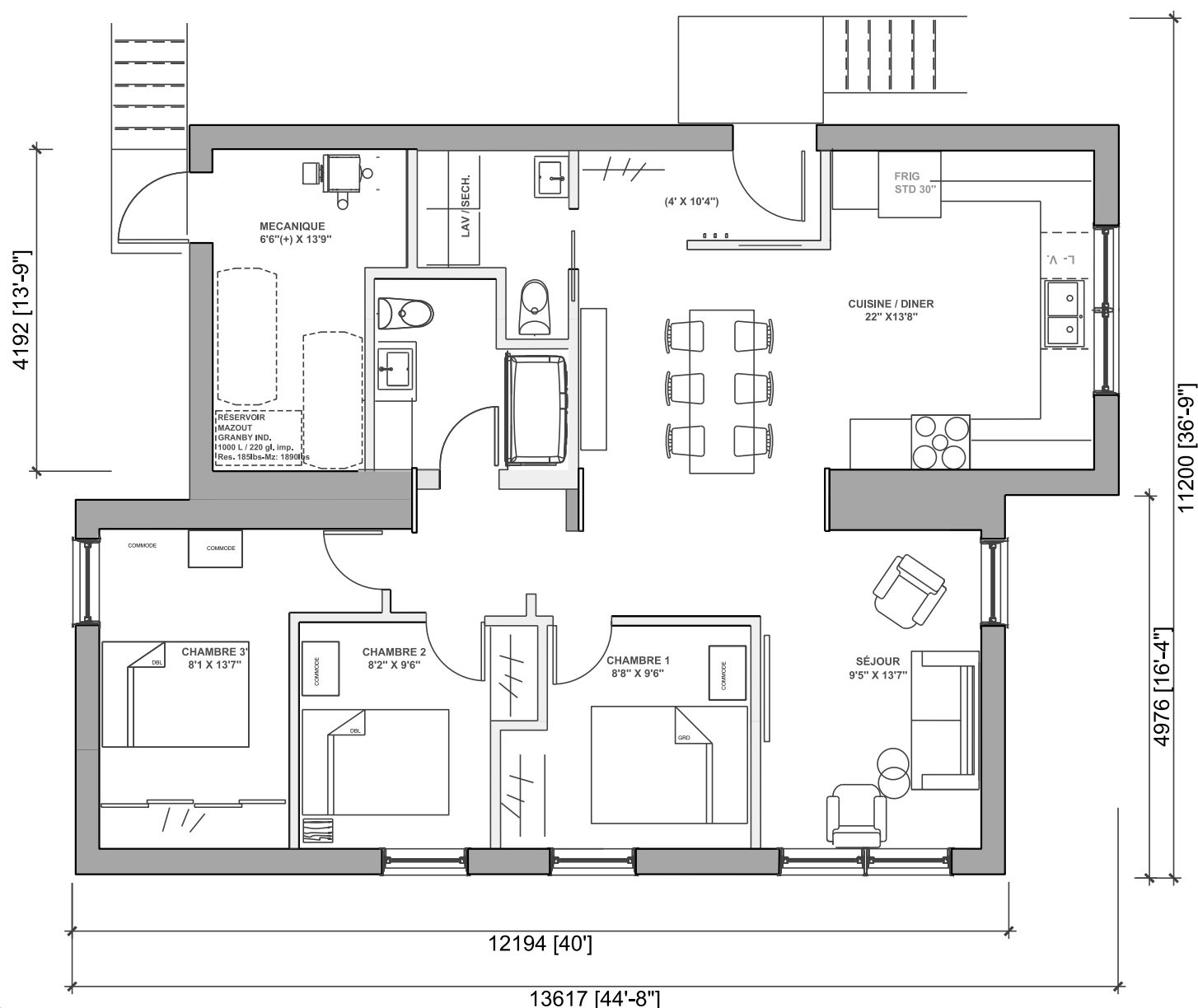


MODEL

EVO CORE 3

Three-bedroom modular house (Footprint: 1,280 sq. ft.)

Designed for the rigors of the North



Option set 1: Sealift, installation and commissioning

Option set 2: Appliances, furniture and supplies

**For illustrative purposes only. The actual layout may vary.*



EVO CORE 3

Three-bedroom compact modular house

House Configuration:

3-bedroom house (2x 40ft modules).

Rooms:

1 Complete mechanical room.

2 Bathrooms

1 Kitchen

1 dining room

1 Living room

Exterior Walls: Pre-painted steel sheeting.

Roofing: PVC membrane.

Outdoor Amenities: Exterior aluminum balcony set.

Tanks (Imperial Gallons):

Septic tank: 400 imp. gal.

Potable water tank: 350 imp. gal.

Fuel oil tank: 220 imp. gal.

Foundation: Metallic foundation structure anchored to the ground.

Windows: Triple-pane aluminum windows.

Exterior Doors: Energy Star rated.

Security: Secure mechanical code door handle.



EVO CORE 3

Continued...

Heating: Glycol-based radiant floor heating system.

Flooring: Waterproof vinyl flooring.

Insulation (Urethane Foam and Polyisocyanurate Panels):

Complete building insulation.

Effective RSI: Roof: 8.20, Walls: 5.05, Floor: 7.46.

Soundproofing: Interior walls soundproofed to 60 STC (Sound Transmission Class).

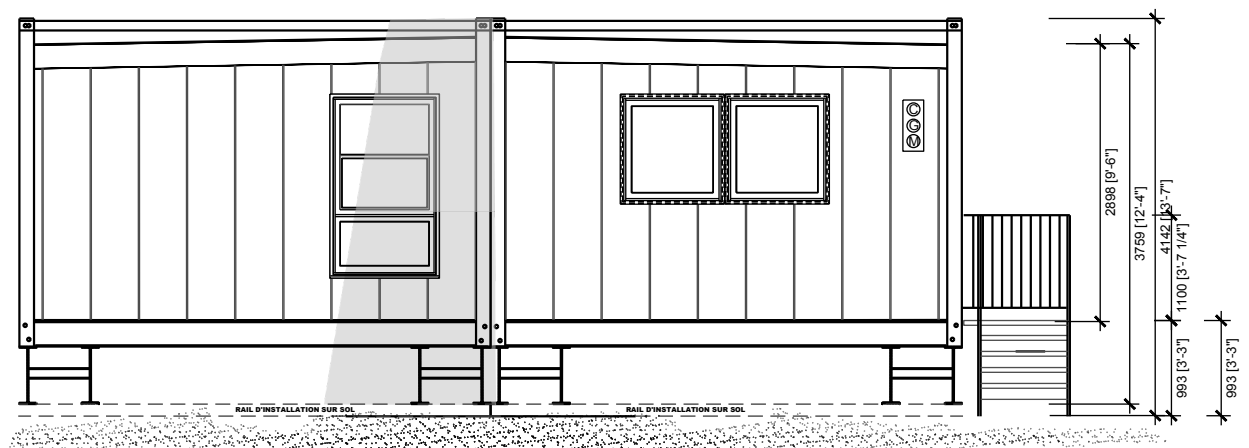
Interior Finishes: Walls and ceilings finished with pre-stained white pine boards.

Documentation: Architectural and engineering plans included.

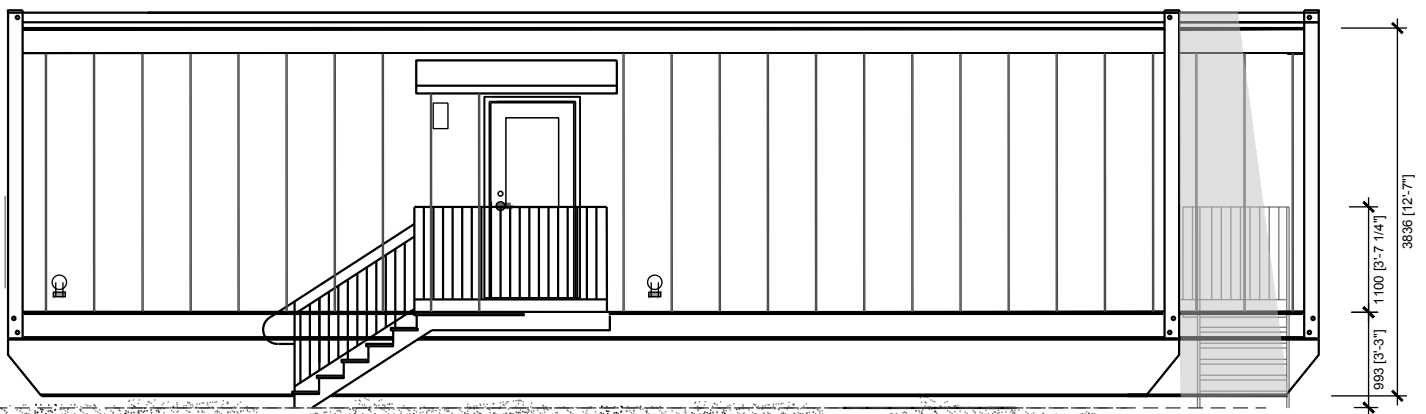


EVO CORE 3

Elevations



FACADE



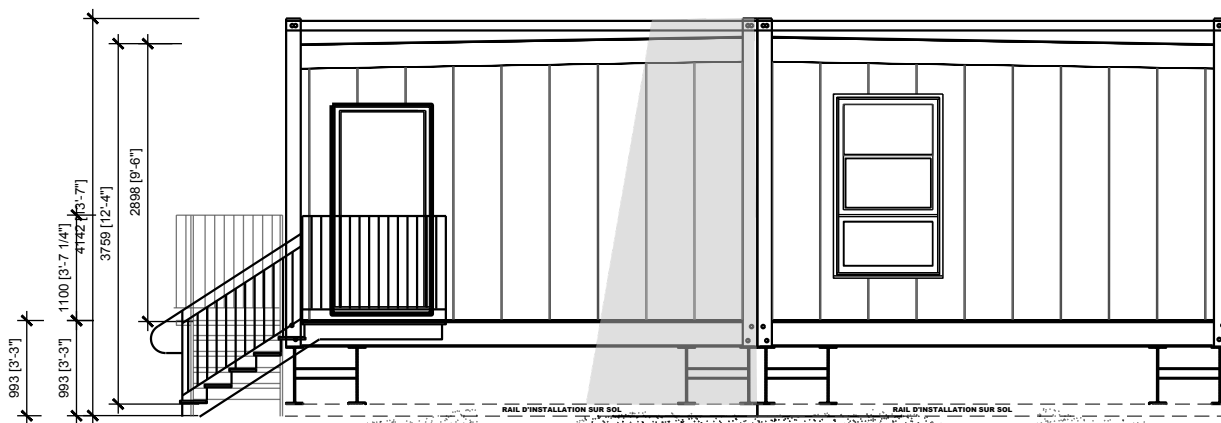
SIDE ELEVATION ENTRANCE

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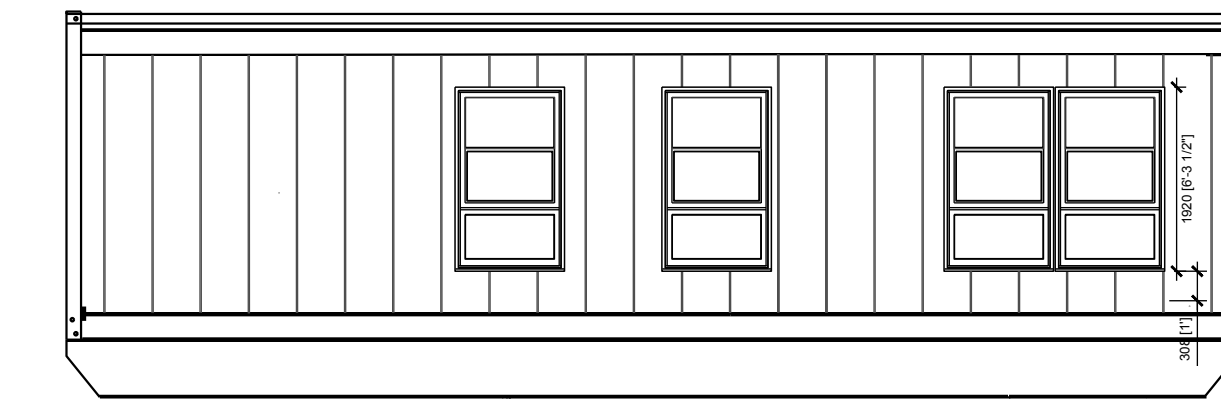


EVO CORE 3

Elevations



REAR ELEVATION



SIDE ELEVATION

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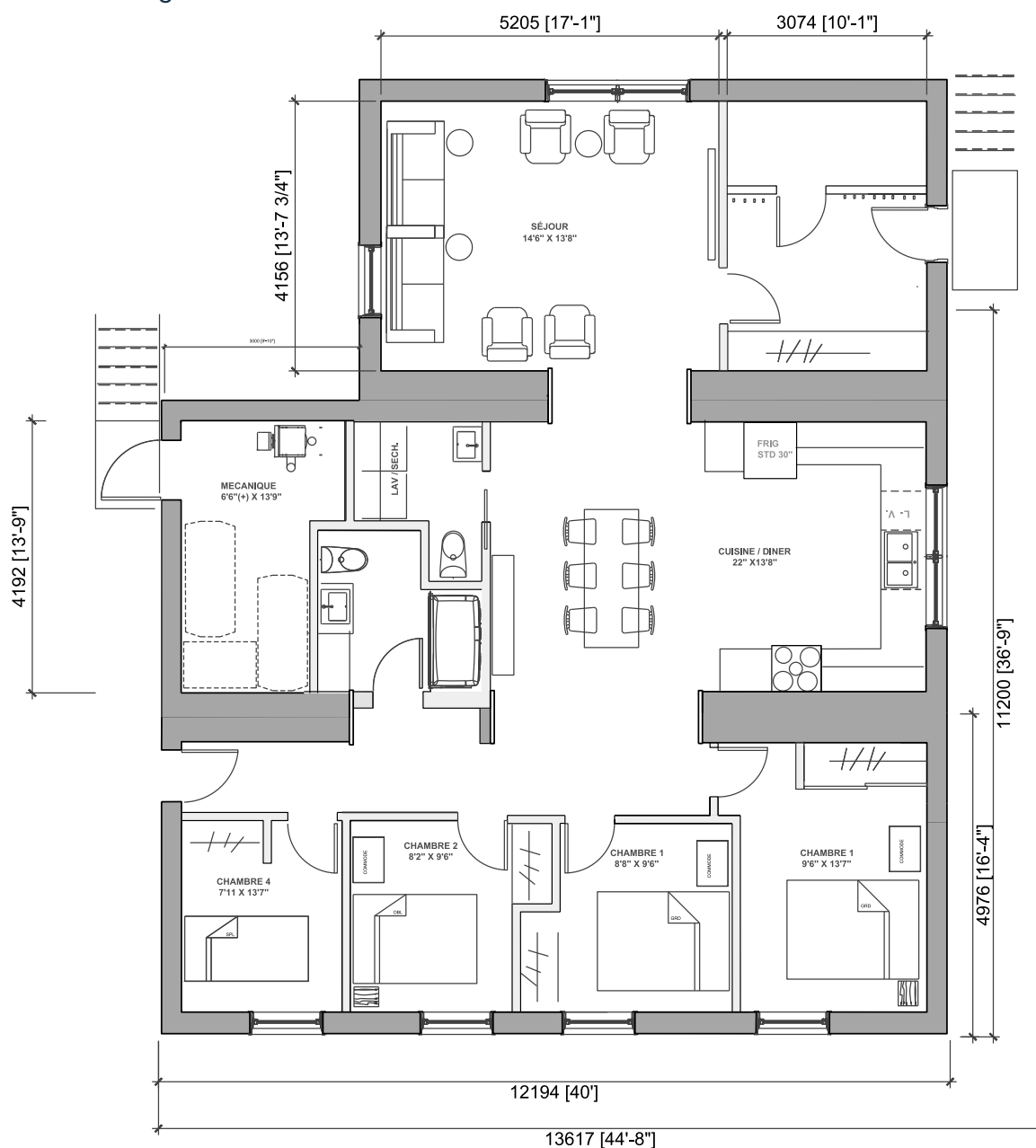


MODEL

EVO CORE 4

Four-bedroom modular house (Footprint: 1,760 sq. ft.)

Designed for the workers of the North



Option set 1: Sealift, installation and commissioning

Option set 2: Appliances, furniture and supplies

**For illustrative purposes only. The actual layout may vary.*



EVO CORE 4

Four-bedroom compact modular house

House Configuration:

4-bedroom house (2x 40ft modules and 1x 30ft module).

Rooms:

1 Complete mechanical room.

2 Bathrooms

1 Kitchen

1 dining room

1 Living room

1 mud room

Exterior Walls: Pre-painted steel sheeting.

Roofing: PVC membrane.

Outdoor Amenities: Exterior aluminum balcony set.

Tanks (Imperial Gallons):

Septic tank: 400 imp. gal.

Potable water tank: 350 imp. gal.

Fuel oil tank: 220 imp. gal.

Foundation: Metallic foundation structure anchored to the ground.

Windows: Triple-pane aluminum windows.

Exterior Doors: Energy Star rated.



EVO CORE 4

Continued...

Security: Secure mechanical code door handle.

Heating: Glycol-based radiant floor heating system.

Flooring: Waterproof vinyl flooring.

Insulation (Urethane Foam and Polyisocyanurate Panels):

Complete building insulation.

Effective RSI: Roof: 8.20, Walls: 5.05, Floor: 7.46.

Soundproofing: Interior walls soundproofed to 60 STC (Sound Transmission Class).

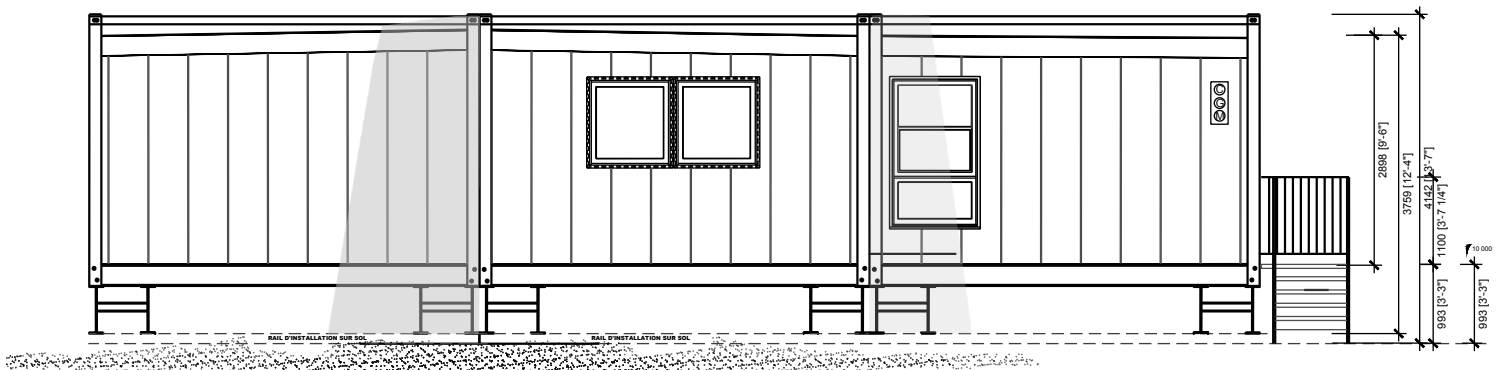
Interior Finishes: Walls and ceilings finished with pre-stained white pine boards.

Documentation: Architectural and engineering plans included.

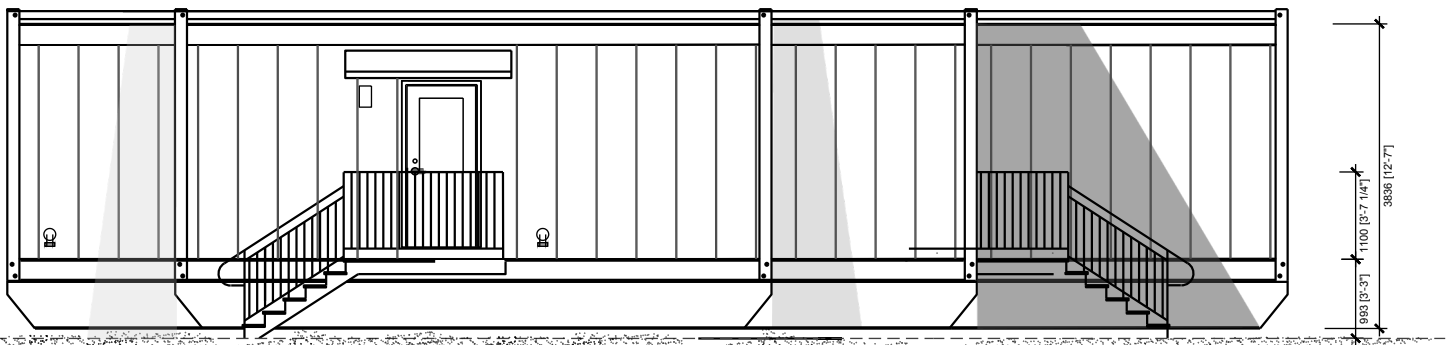


EVO CORE 4

Elevations



FACADE



SIDE ELEVATION ENTRANCE

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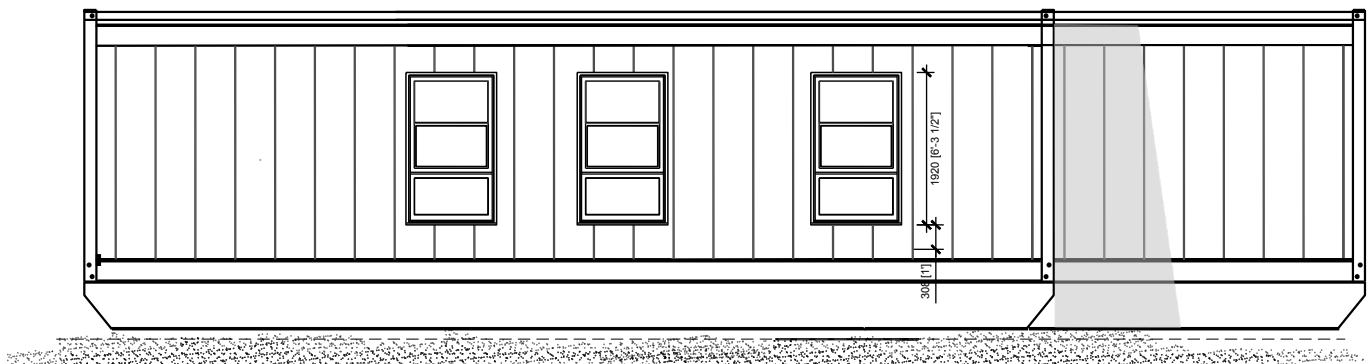


EVO CORE 4

Elevations



REAR ELEVATION



SIDE ELEVATION

**For illustrative purposes only. The actual layout may vary.*



MODEL

EVO CAMP

20 or 40 room Worker Camp

Designed for the workers of the North



20 rooms
(Footprint: 5800 sq. ft.)

40 rooms
(Footprint: 11,600 sq. ft.)

Optional : Sealift, installation and commissioning

**For illustrative purposes only. The actual layout may vary.*



EVO CAMP

20 or 40 room Worker Camp

House Configuration:

20 or 40-bedroom worker camp

Shared Facilities:

1 full shared bathroom.

1 full commercial kitchen.

1 full mechanical room.

Exterior Finishes:

Pre-painted steel sheet exterior wall.

Welded membrane roof.

Outdoor Amenities: Aluminum exterior balcony kit.

Tanks (Liters):

Septic tank: 10,000 liters.

Potable water tank: 8,000 liters.

Windows: Triple-pane aluminum windows.

Exterior Doors: Energy Star rated.

Security: Secure mechanical code door handle.

Heating: Glycol heated floors.

Flooring: Waterproof vinyl flooring.



EVO CAMP

Continued...

Insulation (Urethane Foam and Polyisocyanurate Panels):

Complete building insulation.

Effective RSI: Roof: 8.20, Walls: 5.05, Floor: 7.46.

Soundproofing: Interior walls soundproofed to 60 STC (Sound Transmission Class).

Interior Finishes: Interior walls and ceilings finished with Okaply gypsum.

Documentation: Architectural and engineered plans included.



Warranty Statement

This Warranty Statement applies exclusively to the evolutive modular buildings constructed by Nunavik Building. It is divided into two levels of coverage.

Five (5) Year Limited Warranty

This first level of warranty covers the initial quality of the construction as well as the entire structure of the module(s) that compose the evolutive modular building, including:

Floors

Walls

Roof

Waterproofing

Two (2) Year Limited Warranty

This second level of warranty covers all appliances and equipment within the modular building's mechanical room.

Limitations

Both levels of this warranty are valid only for the normal use of the building and its equipment. Use deemed inadequate or abusive may lead to the partial or complete cancellation of the warranty. Normal wear and tear of appliances and accessories is not covered. Furthermore, Nunavik Building is not responsible for damages resulting from ground movement.

Final Provisions

A Warranty Certificate, reflecting the conditions listed above, will be issued for each home sold at the time of property transfer.