

**Modular Building  
Systems Council**



# The Most Frequently Asked Questions & Answers About... **Modular Homes**



***Energy Efficient***



***Fast***

***High Quality***



***Flexible***

***Cost Effective***

# 1

## What Is A Building System?

A building system is a highly engineered method of producing buildings or building components in an efficient and cost effective manner. The use of building systems is common in many different types of residential, multifamily, and commercial construction.

A modular home is the culmination of one type of building system. Modular homes are constructed in segments (called “modules”) in a climate-controlled factory by skilled craftsmen using precise machinery and methods. When these modules come together on your building site and the final finishing touches are completed by your local builder, those modules become a home for you and your family.



# 2

## Tell Me More About The Modular Home Construction Process.

Today’s modular systems are models of efficiency and quality. The building process begins at the design phase using state of the art Computer Aided Design (CAD) systems to create your floor plan. In-house engineering departments eliminate the need for costly outside engineering firms. Once you have approved your plans, third party approved plans are supplied for a building permit application. Once designed, the building process begins. Quality assurance is a constant process from every area of the factory ensuring the finest construction. Quality materials, care for details and the same building codes and standards of site-built homes are observed. Efficiency begins with modern factory assembly line techniques. Work is normally not delayed by weather, subcontractor no-shows, or missing materials. Once the modules have been constructed at the factory they are ready to be delivered and set. Trucks deliver modules to the site where they are lifted by a crane and placed onto the permanent foundation. An experienced “set crew” will put the modules together on the foundation. Your local builder will do final finish work so you can move in!



# 3

## I Hear A Lot About “Green” Building. Are Modulares Green?

Green Building is the practice of using sustainable materials and design in new construction. Yes, modular homes are by their very nature, green. Assembly in an enclosed indoor environment contributes to reduced waste of material at the factory and the job site, lessens the environmental impact on the land and the community where the house is being delivered, and allows for a tighter built structure to maximize energy efficiency – all of which are key components to green building standards. For more information, visit [www.nahb.org/greenbuilding](http://www.nahb.org/greenbuilding).

# 4

## Are Modular And Manufactured Homes The Same?

No. Modular homes are constructed to the same state, county and specific local building codes as site built homes and should not be restricted by building or zoning regulations. Keep in mind that your new modular home is inspected at the factory during each phase of construction and an independent third party inspection agency approves each home before it is delivered to the home site. Manufactured homes, sometimes referred to as mobile homes, are constructed to the Housing and Urban Development (HUD) Code.

# 5

## How Long Does It Take To Build A Modular Home?

One of the most popular benefits of modular construction is quick turnaround between groundbreaking and occupancy. On average, a home consisting of 4 modules can be completed in the factory in about a week. Once the modules are set on the foundation at the home site, final completion by the local builder can be completed in roughly one month depending on the size and scope of work of the project.



# 6

## What Do Modular Homes Look Like?

Modular homes look like any other home. The design flexibility of modular construction allows manufacturers to build from the most simple to the most complex designs in residential, multi-family, and commercial construction. We have included a small sampling of modular photographs here. Be sure to check out:

[www.nahb.org/modular](http://www.nahb.org/modular) for more photos.



7

## Can I Custom Design My Home?

Yes. Most modular companies allow you complete design flexibility and customization. But remember, every manufacturer is different. Engineering capabilities and product specifications will vary from company to company.



8

## Is Financing a Modular Home Different than Financing a Site-Built Home?

There is no distinction between modular and site built homes as far as appraisal or financing. Banks and lending institutions treat both types of construction the same. Likewise, there is no difference in insuring the modular property.

9

## How Does Modular Construction Fit In With Rebuilding After Natural Disasters?



Modular construction has been heavily utilized in the rebuilding effort of areas devastated by hurricanes and other natural disasters. The strength of modular construction and the ability to rebuild quickly with affordable high-quality homes that do not place an undue strain on the available local labor pool make modulares an excellent choice in rebuilding.

10

## OK, You've Convinced Me! How Do I Buy One?

First, log-on to [www.nahb.org/modular](http://www.nahb.org/modular) for a full list of modular manufacturers who belong to the National Association of Home Builders' Modular Building Systems Council. Next, contact a manufacturer to begin the process. Most modular manufacturers market and sell their homes through local builders or developers who will work with you throughout the process from lot selection to site preparation. Site preparation includes; building a foundation, assuring the home is weather tight, finish work, utility hook-ups, and any additions such as porches or decks.

### A Quick Review of the Benefits of Modular Construction:

- \* Highly Engineered
- \* Constructed in Climate Controlled Environment
- \* Efficient Building Process & Material Usage
- \* Energy Efficient
- \* In-Plant Inspections
- \* Consistent Quality
- \* Speed of Construction
- \* Design Flexibility
- \* Constructed to Meet or Exceed State Building Codes
- \* Ease of Financing & Insuring
- \* Reduced Need for Subcontractors

### Building Systems Councils

1201 15th Street, NW

Washington, DC 20005

(800) 368-5242 x.8576

[www.nahb.org/modular](http://www.nahb.org/modular)

[www.BuildingSystems.org](http://www.BuildingSystems.org)