

Modular Homes

INSPECTION CERTIFICATION ASSOCIATES

Modular/Prefab Standards

- ▶ Modular homes are built to a minimum of IRC standards. Wherever the home is placed, it must be built to the AHJ standards.



Higher
Quality?



Majority of
Prefab/Modular
Homes



Built Strong

- ▶ Because modular homes have to be transported from the factory where they were built to the home site, they are subjected to both high winds and the possibility of extreme vibration from the highway.



Differences with Modular Homes

- ▶ Transportation limits for DOT maximum height, width, and weight requirements
- ▶ Construction materials and techniques to limit breakage in transit
- ▶ Specific foundation requirements

Transportation Limits

Because of the limits on width, height, and weight:

- ▶ Restraints are put on the building envelope and insulation
- ▶ Modules are all close in size
- ▶ There are typically only either wood framed or SIP's (structural insulated panels)



Limited Materials

Rigid materials do not fair well for transport due to vibration. Materials such as:

- ▶ Tile
- ▶ Stone
- ▶ Brick

Because the manufacturer warranties the home, they cover breakage and are less likely install these types of materials. If it appears these materials are installed, they are typically synthetic to give the appearance of the material.

Foundations

- ▶ Because modular homes have a large part of their mechanical installed underneath, modular homes are typically on crawl spaces or basements.



ICF Foundation Walls



Concrete Block Wall

Modular Homes on Basements

- ▶ Typically higher end homes that might be hard to distinguish between conventional construction.



Poured Concrete Crawlspace

Important to keep in
mind:

- ▶ Moisture Barrier





Steel Pier and Beam

Wood Pier and Beam



Concrete Block Pier and Beam

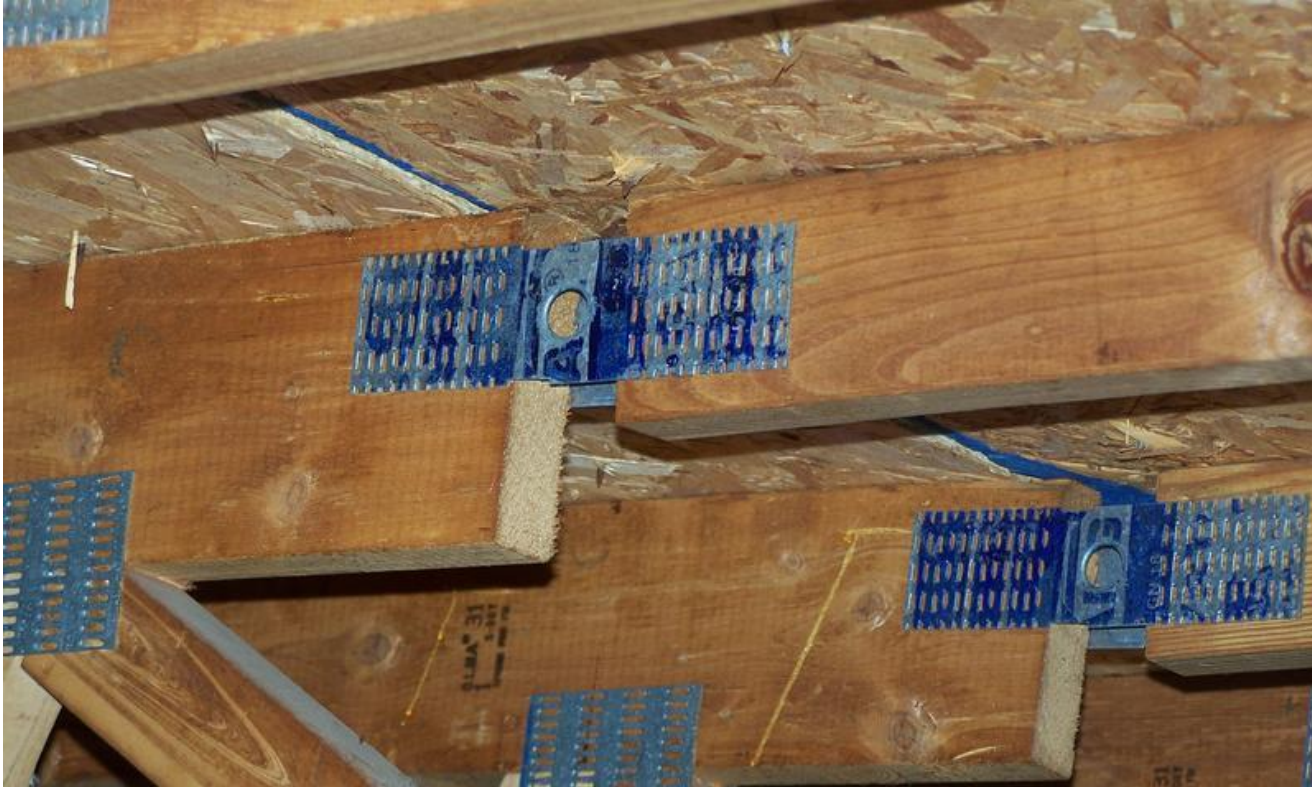


Positive Attachment





Modular Home Trusses



Hinged Trusses