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(Supplemental Information on Manufactured and Modular Homes)

Frequently Asked Questions (from various sources):

QUESTION: What is the difference between a Manufactured Home and a Modular Home?

ANSWER

Manufactured homes and modular or prefabricated homes are both rigorously inspected throughout the construction process in the factory and receive either a State or Federal “seal of approval” before leaving the factory. Manufactured homes are built to the federal building code, often referred to as the “HUD Code,” a performance-based building code. The federal building code allows for greater flexibility in integrating the latest in construction technologies, while still meeting the requirements of the code. The federal code requires a home be built on a steel chassis that is an integral part of the home. In Minnesota, the Manufactured Home Building Code is a part of the Minnesota State Building Code. Modular or prefabricated homes are built to the International Residential Code, (IRC), which is also a part of the State Building Code. Modular or prefabricated homes are built on a removable steel frame that does not stay permanently a part of the home. Manufactured homes are predominantly single-story and are delivered to the home site in one, two or three sections. Flooring, cabinetry, fixtures, appliances and plumbing have been installed at the factory. If the home has multiple sections, the sections are joined at the site, with minimal finishing work completed by a licensed installer. Modular or prefabricated homes can be one or two-stories in height and are delivered to the home site in one or more sections. While some of the modular home’s interior work is accomplished at the factory, much more of the finishing work is completed at the home site when compared to a manufactured home. The interior amenities installed in a modular home on site are inspected by the local building official or compliance with the code. (Source, Manufactured & Modular Home Association of Minnesota)

QUESTION: What does it mean that the homes are “Factory Built?”

ANSWER

Our homes are built in a controlled environment using the latest technologies to insure quality of construction. All of the materials are stored in this controlled environment, bought with volume pricing and installed to prevent waste. There is a unique coordination of the trades in this environment that streamlines production and allows for the use of many of the most updated and state of the art construction techniques, materials and rapid delivery times.

http://victoryhomes.net/hud_vs_mod.htm

Modular Homes

These homes are built to meet or exceed the IBC building code (International Building Code). They are to be installed on a crawl space or a basement. These homes are built in usually two sections or more and moved to your site and put together to allow for fast move-in time.

Modular building has been ideal for those quality and time-conscious customers. They also feature less money outlay that similar stick-built houses have.

Manufactured Homes

These homes are built to the HUD code (United States Department of Housing and Urban Development) This code controls the way the house is constructed and its' efficiency for the heating, cooling and the electrical systems.

They are built on a steel chassis and come in one, two, three or four sections and are assembled on site. They can go on footings, crawl space, or basement depending on how it is ordered.

<http://anderson-homes-inc.com/faq/>

What is the difference between a Manufactured Home and a Modular Home? Each type of home is built to different building codes.

Manufactured Homes are built to the Federal Construction Safety Standards Act or HUD/CODE. These home are designed with a permanent steel frame that is part of their floor system. Manufactured Homes come with a complete heating system, water heater, flooring and are generally ready to move into once they are delivered and set with minimal on-site hookups required. Manufactured Homes have 2x6 exterior walls, insulated floors, optional hardwood trim, vinyl single hung windows, vinyl wrapped sheetrock walls or finished tape and texture walls.

Manufactured Homes come as either a doublewide or a singlewide. Doublewide homes are typically 24' to 30' wide and singlewide homes are typically 14' or 16' wide. Manufactured Homes also carry a Title and are typically not considered a permanent structure.

Manufactured Homes do require a frost protected foundation which can be piers, engineered slab, basement, or a crawlspace. When a Manufactured Home is placed on a basement, it does not make it a Modular Home.

Modular Homes are built to the International Residential Code or the IRC. This is the same code that site built homes are built to. Each state has either adopted the IRC code

or has their own state code that they work with. Each Modular Home is built to the exact code that is required by the state, county and specific locality.

Modular Homes are built with “all wood” construction. There is no metal frame found in the modular home like the Manufactured Home. They have 2×10 floor joists, 2×6 exterior walls and 2×4 interior walls. They are finished off with ½” fully taped and textured sheetrock on the interior walls, hard wood trim, wood cabinets and many other options. Modular Homes are typically 28’ wide and vary in length up to 76’ long. They also build two stories, lofts, T-ranches, with many other combinations and sizes.

Modular Homes are required to be placed on a permanent foundation of a basement or a heated crawlspace. There is no furnace, or water heater included with a Modular Home unless it is ordered with them. There is more work to finishing off the plumbing and electrical work in a Modular project. This cannot be finished until the home is placed on it’s permanent foundation and is the responsibility of the purchaser.

We work with 4 different builders at Anderson Homes. Each builder has many plans drawn up for you to choose from or you can have a custom Modular Home built to your specs. There are also hundreds of options you can choose from to make your Modular Home the home of your dreams.

How are Modular Homes different from site built homes?

Modular Homes are built to the same IRC building codes and State Building Codes that site built homes are. The difference is that all Modular Homes are built in a controlled environment and third party inspected at the factory before they are delivered to your site to make sure they comply with all local building codes. Site built homes are constructed out in the elements and only have the electrical system inspected unless you are in a code-enforced area. The contractor may say it is built to the IRC code but no one is inspecting the home to make sure it actually is.

Modular homes are built with the efficiency and quality control only found using factory assembly line techniques. Each home travels through departments staffed with specialized workers who represent every building trade. Work is never delayed by weather, subcontractor no-shows or missing material. Materials are also protected from the weather instead of being piled outside. The average typical waste of building a 2,000 sq ft. home is in excess of 8,000 pounds. In Modular Home construction that waste can be recycled.

Quality engineering and modular construction techniques significantly increase the energy efficiency of modular homes. After Hurricane Andrew, a FEMA study showed that system built (Modular Homes) construction stood up better than site built homes in the storm-ravaged Dade County. “Overall relatively minimal structural damage was noted in system-built homes. System-built construction provides an inherently rigid system that performed much better than conventional residential framing.” Along with quality control processes, inspectors and code compliance you are assured your new home will be everything you dream it will be.

What type of foundation does a home require?

1. A Manufactured Home placed in Minnesota requires the installation of a frost protected foundation. This can be obtained by the installation of frost piers, engineered slab, crawlspace or a basement.

- Frost Piers are typically 24" round 5' deep columns of concrete placed under the Manufactured Home at all points that will be blocked. A soil test needs to be done at your site to determine the size and number of piers required for each home. Anchors are then placed in the piers and the home is anchored down to the piers.
- Engineered Slab is a 6"-10" thick concrete pad placed under the entire home. The slab will have drain tile around the perimeter. Again anchors are placed into the slab so the home can be anchored down. This type of foundation works well in areas with a high water table, rocky soil or where local codes require a specific type of foundation.
- Crawlspace is a 4'-5' deep foundation that includes a 10" thick footing and a 4'-5' high wall. Most crawlspaces do not have a poured floor but will have a 6mill poly placed on the floor and be covered with a few inches of pea rock. The wall can be made of concrete blocks, 8" thick concrete poured wall, wood or a ICF foundation block. They also will have insulated walls, and drain tile around the perimeter.

2. Modular Homes must be placed on a perimeter support frost protected foundation. This includes either a crawlspace or a full basement. Both the crawlspace and the basement must be fully insulated and heated on a Modular Home because your water and sewer lines are exposed under the home. Both types of foundations can be constructed with concrete blocks, 8" poured concrete wall, wood, or ICF foundation walls. The depth of your foundation depends on your local codes and the height of the water table.

Anderson Homes, Inc. works with many licensed Contractors who can install the proper foundation for your home. Please speak with your Sales Representative and they can assist you with finding the right Contractor.