

What is a Modular Home

The term **modular** simply describes a method of constructing a home in large sections, away from the home site, in a factory. The type of housing constructed is determined by the building code to which it complies and definitively described using the following common housing configurations: Single detached or multi-family, single level or multi-storey. The term **modular** does not describe a type of home, just as the term **site-built** does not describe a type of home. They both describe alternative construction methods. **Therefore, type of homes commonly described as a single family, town-home, duplex, two storey, etc, can be site-built, modular built, or built using a combination of both construction methods.**



Modular homes can be designed to be placed on basements or other perimeter foundations compliant with the Alberta Building Code (ABC) or the National Building Code (NBC) {see appropriate Provincial Legislation}. Alternatively they can incorporate longitudinal sub-frame rails, in which case they have been designed for placement on permanent surface foundation systems that comply with ABC or NBC foundation requirements under the provisions of the CSA Z240.10.1 National Standard.