



MODULAR HOUSING ASSOCIATION PRAIRIE PROVINCES

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Model Architectural Compatibility Guidelines

ADDRESSING DESIGN, CHARACTER AND APPEARANCE OF HOMES

Applicable to A277 Labeled Modular Homes, 20' or greater in width, placed in urban, suburban and rural residential communities.

Height of the main floor above grade shall be consistent with the height of the main floor of dwelling units in the immediate and general area;

Roof pitch, style, and features such as gables shall be consistent with the roofs of dwelling units in the immediate and general area;

Roof overhang/eaves shall be a minimum of 30 cm from surface of each side wall;

Finishing materials used on the roof and exterior walls shall be consistent with the materials used on dwelling units in the immediate and general area;

Design of each modular home shall ensure the side facing the street on which the home fronts contains a prominently placed 'front door' and windows in quantity and size that are consistent with dwelling units in the immediate area;

Modular homes may utilize full perimeter foundations compliant with NBCC provisions contained in 9.15.2. Alternatively, homes designed to be supported on longitudinal floor beams using piling foundations and skirted perimeter enclosures must comply with provisions contained in NBCC 9.15.1.3;

Full perimeter foundations, and skirting enclosures utilized on other basement alternatives, shall be parged to create a finish similar in appearance to that customarily found on basements of other detached dwellings in the immediate and general area

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.**