



*Modular vs Site Built*  
*Are they really different?*

Prepared for  
Municipal Officials in the Prairie Provinces



# Factory-Constructed Buildings in Canada

Purpose — To provide local government officials in the Prairie Provinces with current information on:

- today's factory-constructed buildings & the Canadian industry



# Prefabricated Buildings - Then

## Residential

- mobile



AlbertaTrailer Hire, 1947. ATCO

<http://www.atcosl.com/en-ca/About-Us/>





# Prefabricated Buildings - Now

## Residential

- modular



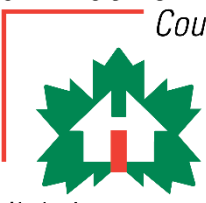
*Linden, Kent Homes, NB*



*Starr Cottage, Royal Homes, ON*



*Exelsa, Profab, QC*



# Prefabricated Buildings – Now Energy Efficiency and Sustainability

## Leading Edge

- Canada's first EnviroHome®
- Canada's first entirely BuiltGreen® community
- Canada's first CMHC EQUilibrium™ initiative demonstration home



*EcoTerra™ Home, Alouette Homes, QC*



*BuiltGreen® Home, Triple M Housing, AB*



*EnviroHome®, Prestige Homes, NB*

# CODE COMPLIANCE

## FACTORY BUILT BUILDINGS -

Materials and all in-factory and on-site work must  
comply with the  
applicable requirements of the NBC

## SITE BUILT BUILDINGS -

Materials and all on-site work must comply with the  
applicable requirements of the NBC



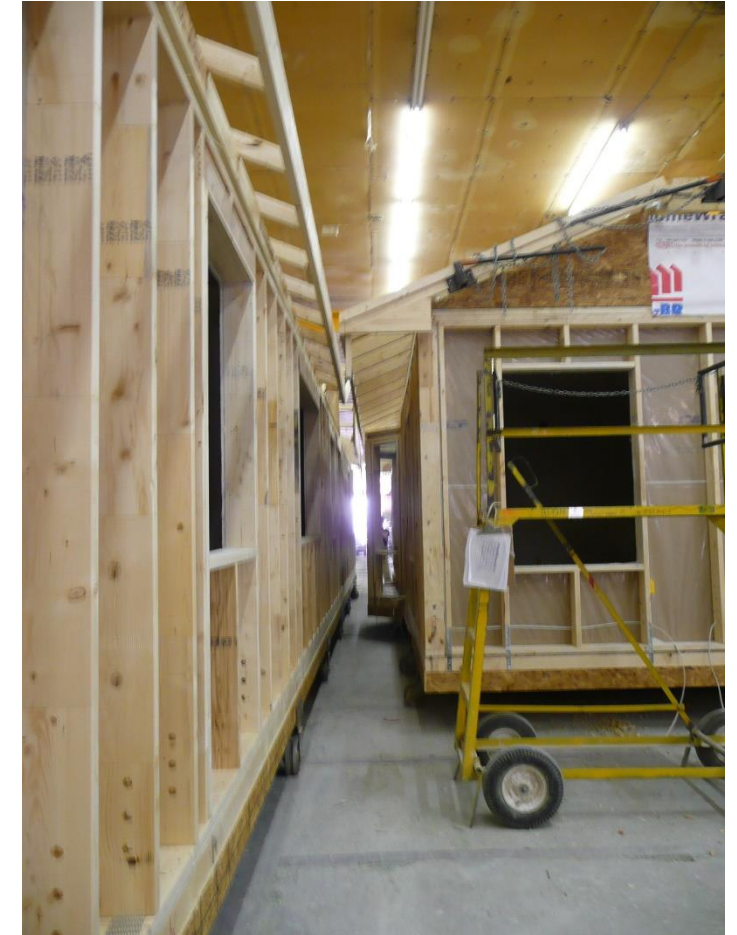
# FACTORY BUILT BUILDINGS

## Controlled Conditions

- all materials and components, processes and products protected
- no built-in moisture



*Prestige Homes, NB*



*Prestige Homes, NB*



# SITE BUILT BUILDINGS

Materials delivered to site and stored in open weather.

Work is open to weather during frame up period.

Moisture may be built in.

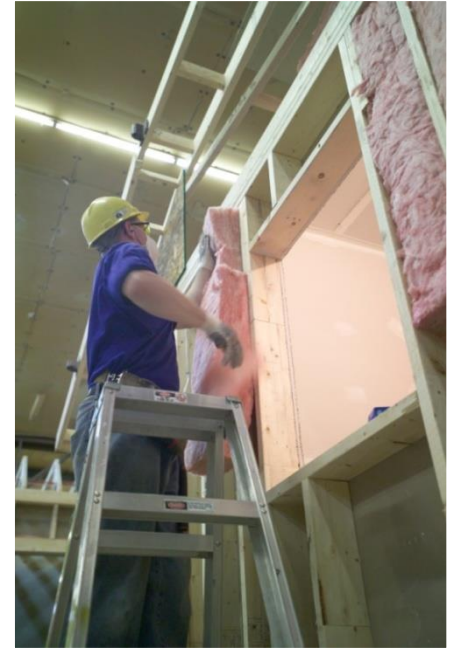




# FACTORY BUILT

## Controlled Conditions

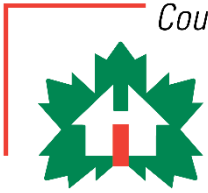
- inside-out construction
  - integrity of air and vapour barriers
  - greater airtightness
    - minimize likelihood of moisture damage in the building envelope
    - better energy efficiency





# SITE BUILT

- Outside - in construction
- Weather can interfere with quality of workmanship
- Moisture may be built in



# FACTORY BUILT

## In-House Trades

- consistency of training
- Design team on hand





# SITE BUILT

- Trade may come and go
- Design and drawing issues harder to resolve

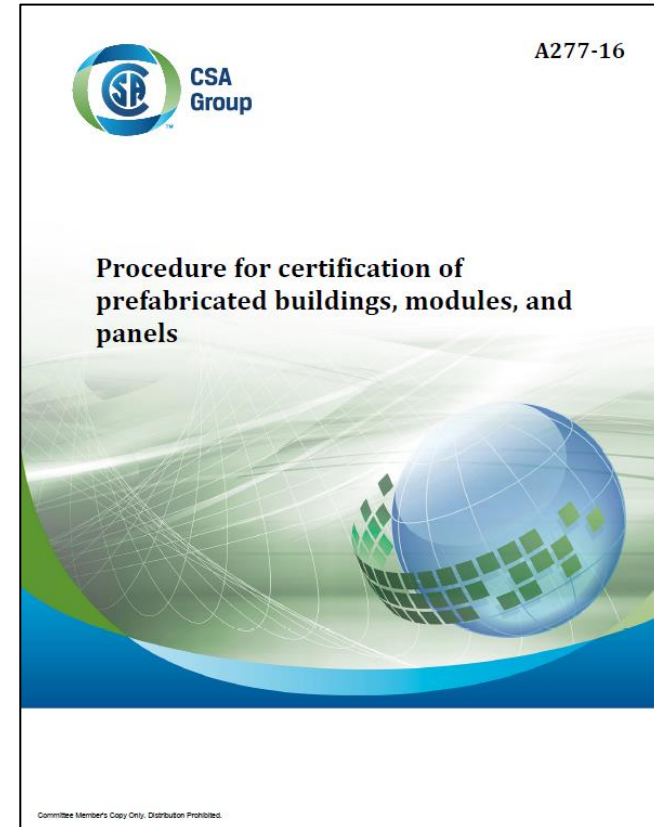


# FACTORY BUILT

## *CSA A277 Procedure for Certification of Prefabricated Buildings, Modules and Panels*

Every building inspected at every stage of production

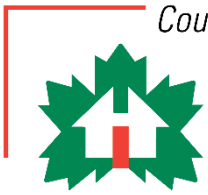
Detailed check list developed and filed for future reference





# SITE BUILT

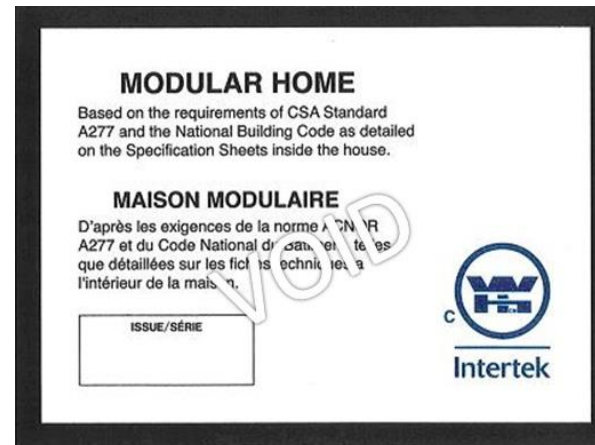
- Inspections are less frequent
- Records show deficiencies only



# FACTORY BUILT

## How to Confirm Compliance

- Labels or stamps





# SITE BUILT

- Occupancy permit after final inspection
- No permanent specification sheet





# Challenges

## Land-Use Bylaws – Discrimination

Modular Housing Association Prairie Provinces



MODULAR  
HOUSING  
ASSOCIATION  
PRAIRIE PROVINCES

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Edmonton, AB T5J 1W8  
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[www.mhaprairie.ca](http://www.mhaprairie.ca)

Tel. (780) 429-1798  
Fax (780) 429-1871  
Toll Free Line (866) 866-8106  
Cell (780) 686-8687

### 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.**

Canadian  
Home Builders'  
Association



# QUESTIONS?

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