Mobile Homes

- **Considering Weight Distribution on Mobile Home Roofs**
  Considering Weight Distribution on Mobile Home Roofs Analyzing Space Limitations for Duct Installation Minimizing Vibrations through Effective Mounting Checking for Clearances near Windows and Doors Verifying Electrical Capacity for New Units Inspecting Crawl Spaces before Major Installations Protecting Exterior Components from Windy Conditions Resolving Access Issues in Narrow Hallways Planning Around Existing Plumbing or Gas Lines Prioritizing Safety in Confined Work Areas Ensuring Adequate Ventilation for Heat Pumps Mitigating Moisture Risks in Humid Climates
- **Comparing Basic and Extended Coverage Options**
  Comparing Basic and Extended Coverage Options Reviewing Part Replacement Clauses in Detail Understanding Labor Inclusions in Contracts Assessing Multi year Agreements for Homeowners Outlining Limitations of Warranty Claims Inspecting Renewal Terms for Ongoing Coverage Checking Deductible Requirements for Repairs Estimating Future Costs through Contract Analysis Tracking Service Visits Outlined in Agreements Selecting Clauses that Cover Seasonal Tuneups Transferring Warranty Benefits to New Owners Planning Budget Strategies for Contract Renewals
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Understanding the basics of renewal terms for HVAC coverage is essential for homeowners and businesses alike, as it ensures the continued protection of these critical systems. Renewal terms are often overlooked yet pivotal aspects of maintaining ongoing coverage. They dictate the conditions under which your HVAC warranty or service contract continues, potentially saving you from unexpected repair costs.

One fundamental element of inspecting renewal terms is to identify any changes in coverage details. Over time, providers might alter their terms due to various factors such as evolving technology, economic conditions, or shifts in company policy. As a result, it's crucial to review these documents meticulously each renewal period to ensure that the services provided still meet your needs and expectations.

Another key aspect is understanding the cost implications associated with renewing your coverage. High SEER-rated units are recommended for mobile home energy savings **mobile home hvac systems prices** flat roof. Often, renewal might involve an increase in premiums or fees. It's important to weigh these costs against the benefits offered. Consider if there are new inclusions that justify a price hike or if certain previously covered services have been dropped without a corresponding reduction in cost.

Additionally, assess any responsibilities on your part as outlined in the renewal terms. For instance, many agreements require regular maintenance checks by certified technicians to keep warranties valid. Failing to adhere to these requirements could void your coverage when you need it most.

Furthermore, scrutinize exclusions within the renewal contract. These can vary significantly between providers and even different plans offered by the same company. Knowing what isn't covered can be just as crucial as understanding what is; this knowledge allows you to plan accordingly for potential out-of-pocket expenses.

Lastly, consider consulting with an expert if you're uncertain about any part of your HVAC renewal terms. A professional can provide clarity and guidance tailored specifically to your situation, ensuring that you make informed decisions regarding your ongoing coverage.

In conclusion, inspecting renewal terms for HVAC coverage is not merely an administrative task; it's a proactive measure that safeguards both financial and operational stability concerning one's heating and cooling systems. By diligently reviewing and understanding these terms, individuals can maintain comprehensive protection while potentially avoiding

unnecessary financial burdens down the line.

When it comes to inspecting renewal terms for ongoing coverage, whether it be for insurance, service contracts, or any form of recurring agreement, the process is crucial in ensuring that the terms meet your current and future needs. A thorough evaluation not only helps in maintaining optimal coverage but also in potentially uncovering cost-saving opportunities. Here are some key factors to consider when navigating this important task.

First and foremost, understanding the scope of coverage is essential. Over time, your needs might have evolved since you first signed up for the coverage. It's vital to assess whether the renewal terms still align with your current requirements. For instance, if it's an insurance policy, consider whether there have been significant changes in your life circumstances-such as purchasing a new property or making home renovations-that would necessitate adjustments in coverage limits or types of protection.

The financial aspect cannot be overlooked. Renewal terms often come with changes in premiums or fees. It is important to scrutinize these costs carefully and compare them with previous rates as well as competitor offerings. Sometimes insurers or service providers may offer loyalty discounts or incentives, which could make staying put advantageous; however, this should always be weighed against what others are offering on the market.

Policy exclusions and limitations can significantly impact the effectiveness of your coverage. Ensure that you understand any modifications made to these sections during renewal periods. New exclusions could leave you vulnerable to risks that were previously covered under your existing plan.

Another critical factor is understanding any changes in terms related to deductibles or claims processes. Higher deductibles can lower premium costs but might lead to out-of-pocket expenses that strain finances during unforeseen events. Similarly, a more cumbersome claims process could mean delays and frustrations down the line.

Additionally, regulatory changes or shifts within the industry should be considered when reviewing renewal terms. Changes at a legal level may affect how services are provided or alter what providers can offer within their agreements.

Finally, customer service quality remains a pivotal consideration when evaluating renewals. The ease with which you can communicate with representatives and resolve issues is indicative of how much value you're truly getting from your provider beyond just monetary aspects.

In conclusion, inspecting renewal terms for ongoing coverage requires a careful balance of assessing both current conditions and anticipating future needs. By thoroughly evaluating scope of coverage, financial implications, exclusions and limitations, procedure changes related to claims and regulations-as well as considering customer service experiences-you position yourself better equipped to make informed decisions that safeguard both assets and peace of mind over time.

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Considerations for maintaining structural integrity during HVAC installation

When it comes to the complex world of insurance, one of the most critical tasks for individuals and businesses alike is evaluating the cost implications of continuing coverage as renewal terms are inspected. This examination is not just a matter of routine; it involves a strategic assessment that ensures financial prudence while maintaining adequate protection against potential risks.

Insurance policies often come with renewal terms that can significantly impact the cost of ongoing coverage. These terms may include changes in premiums, alterations in coverage limits, or even adjustments in deductibles. Therefore, understanding these elements and their financial consequences is essential for policyholders who aim to make informed decisions.

First and foremost, evaluating cost implications begins with a thorough review of the current policy. This involves examining any changes proposed by insurers at the time of renewal. In many cases, insurers might increase premiums due to various factors such as inflation, increased risk exposure, or claims history. It is crucial for policyholders to understand why these changes are being made and whether they are justified based on their specific circumstances.

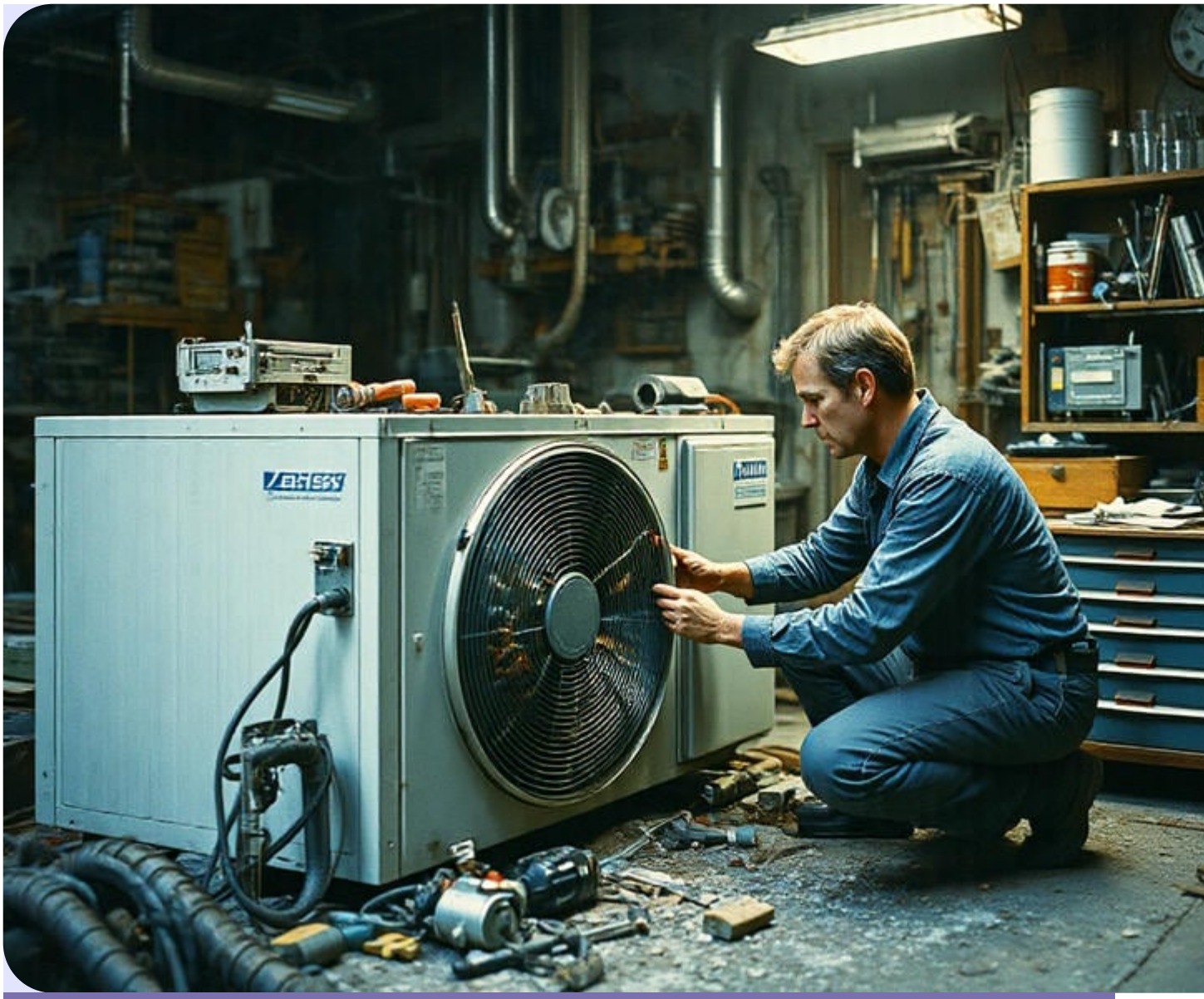
Moreover, inspecting renewal terms also provides an opportunity to reassess one's actual coverage needs. Over time, personal or business circumstances may evolve-assets may grow, new liabilities may emerge, or risk tolerance levels might shift. By carefully analyzing current needs against what is offered in the renewed policy terms, individuals and businesses can ensure they are neither underinsured nor overpaying for unnecessary coverage.

In addition to examining premiums and coverage limits, attention should be given to any changes in deductibles or exclusions within the policy. A higher deductible might lower premium costs but could lead to significant out-of-pocket expenses during a claim event. Similarly, new exclusions could leave gaps in protection that were previously covered under old policies.

Another critical aspect is comparing the renewed policy with offerings from other insurers. The insurance market is competitive; thus shopping around can yield better deals without compromising on necessary coverages. A comparative analysis will reveal if staying with the current insurer remains financially viable or if switching could offer more favorable conditions.

Finally, engaging with an insurance advisor can be invaluable during this process. Advisors have expertise in navigating complex policy documents and understanding industry trends which can help identify potential pitfalls or opportunities that might not be immediately apparent to laypersons.

In conclusion, inspecting renewal terms for ongoing coverage demands careful consideration of all factors influencing cost implications-from premiums and deductibles to broader market comparisons-all while ensuring alignment with present-day needs and future protections required by individuals or businesses alike. Through diligent evaluation coupled with professional guidance when necessary-a balance between fiscal responsibility and comprehensive security can be achieved effectively safeguarding one's interests for years ahead.



Strategies for evenly distributing weight across the roof when adding or upgrading HVAC systems

When it comes to renewing insurance policies, one of the most critical tasks is assessing coverage limitations and exclusions in the renewal terms. This aspect of policy renewal can significantly affect the coverage a policyholder receives and often requires careful consideration to ensure that ongoing protection needs are adequately met.

At its core, inspecting renewal terms for ongoing coverage involves a thorough review of what an insurance policy will continue to cover and what it will not. Initially, this means understanding the scope of coverage limitations-those boundaries set by insurers that define the extent of protection offered. These limitations might include caps on claim amounts, restrictions based on geographical areas, or certain conditions under which claims can be denied. For instance, a health insurance policy might have a cap on specific types of treatments or medications, impacting how much support a policyholder receives in managing their healthcare expenses.

Equally important is recognizing exclusions within these policies. Exclusions refer to scenarios or events where the insurer has explicitly stated they will not provide coverage. Common exclusions could involve particular activities deemed high-risk or natural disasters like floods and earthquakes in standard home insurance policies unless additional riders are purchased. Overlooking these exclusions can lead to unexpected out-of-pocket expenses during critical times.

Both limitations and exclusions necessitate scrutiny because they directly influence the financial security provided by an insurance plan. Policyholders should be encouraged to ask questions such as: What changes have been made since the last term? Are there new limitations or exclusions added? How do these changes impact my risk exposure?

Furthermore, assessing these aspects becomes even more vital as personal circumstances evolve over time. A change in employment status, relocation to a different area with varying risk factors, or new family dynamics can all alter one's coverage needs significantly. It's essential for individuals to reassess whether their current plan still aligns with their personal and financial objectives upon renewal.

For insurers, clear communication regarding any amendments in terms is crucial. Providing detailed explanations about why certain limits are imposed or why specific exclusions exist helps maintain transparency and trust with clients. This practice not only aids consumers in making informed decisions but also fosters long-lasting relationships between insurers and

policyholders.

In conclusion, evaluating coverage limitations and exclusions when inspecting renewal terms is not merely about understanding what remains covered but also about adapting to changes that could affect one's financial protection strategy moving forward. As life evolves, so too should our approach to securing peace of mind through effective risk management tools like comprehensive insurance plans tailored appropriately at each renewal stage.

Potential risks of improper weight distribution on mobile home roofs and HVAC efficiency

When it comes to maintaining the comfort and efficiency of our homes, HVAC systems play a crucial role. These systems, which regulate heating, ventilation, and air conditioning, require regular maintenance and sometimes comprehensive service plans to ensure they continue to operate efficiently. As such, many homeowners find themselves evaluating renewal offers from different providers to secure ongoing coverage for their HVAC systems. This process of comparing renewal offers can be intricate, requiring a careful inspection of terms that go beyond mere cost considerations.

To begin with, one must assess what each provider includes in their service package. It's essential to examine whether the renewal offer covers routine maintenance tasks such as cleaning filters, checking refrigerant levels, and inspecting electrical connections. Some providers might also include seasonal tune-ups or priority service for emergency repairs. By understanding the scope of services covered under each plan, homeowners can make an informed decision about which offer best suits their needs.

Another critical aspect to consider is the duration of the coverage period provided by each renewal offer. While some companies may propose annual contracts, others might extend multi-year agreements at a discounted rate. It's important to weigh the benefits of longer-term commitments against potential changes in your HVAC needs or advancements in technology that could occur over time.

Furthermore, scrutinizing any additional fees or hidden costs associated with renewal offers is paramount. Providers may advertise attractive base rates only to include extra charges for specific parts or labor not covered under standard terms. A thorough reading of the fine print can prevent unexpected expenses down the road and ensure transparency between homeowner and provider.

Customer support quality is another factor that should not be overlooked when comparing renewal offers. The reliability and responsiveness of a provider's customer service team can significantly impact your overall experience during emergencies or routine inquiries. Seeking reviews or testimonials from current customers can provide valuable insights into how effectively a company addresses issues as they arise.

Lastly, environmental considerations are increasingly influencing consumer choices today. Opting for a provider committed to sustainability by promoting energy-efficient practices or offering eco-friendly products aligns with broader efforts toward reducing carbon footprints while also potentially lowering energy bills.

In conclusion, inspecting renewal terms for ongoing HVAC system coverage requires more than just comparing prices; it demands an evaluation based on comprehensive service offerings, contract duration options, transparency around fees, customer support reliability, and environmental responsibility initiatives taken by various providers. By considering these factors thoughtfully alongside personal preferences regarding home comfort management strategies moving forward-homeowners will be well-equipped when deciding upon suitable plan renewals tailored specifically towards meeting both immediate requirements as well as future aspirations concerning their household climate control solutions effectively over time without compromising quality assurance standards expected thereof accordingly too!

Guidelines for professional assessment and installation to ensure balanced weight

distribution

Renewing coverage for ongoing services or contracts can be a daunting task, especially when you're aiming to negotiate terms that are both favorable and sustainable. Whether it's insurance policies, service agreements, or lease renewals, the key to successful negotiation lies in preparation, understanding your needs, and effective communication.

Firstly, it is crucial to thoroughly inspect the renewal terms. Begin by reviewing your current contract or policy. Understand what you initially agreed to and identify any areas where your needs have changed over time. Have there been any instances where the service fell short? Are there new features or provisions you'd like included? By pinpointing these details, you lay the groundwork for negotiating changes that better align with your current requirements.

Once you've assessed your needs, research is essential. Gather information on standard industry practices and market rates to ensure you're asking for terms that are reasonable and competitive. This knowledge not only helps in setting realistic expectations but also strengthens your position during negotiations.

Communication plays a pivotal role in negotiating favorable renewal terms. Approach discussions with a collaborative mindset rather than an adversarial one. Express appreciation for past services while clearly articulating any concerns or desired modifications moving forward. It's beneficial to frame requests as mutually advantageous; perhaps improved terms could lead to a longer commitment from your side, providing security for both parties involved.

Flexibility can often be a powerful tool in negotiations. While it's important to know what you want, being open to alternative solutions can lead to creative compromises that benefit everyone involved. For instance, if cost is an issue but quality must remain high, consider negotiating different payment structures or bundling services together at discounted rates.

Timing is another critical factor; starting negotiations well before the expiration date of your current agreement avoids pressure-induced decisions and leaves room for thorough discussions and revisions if necessary.

Finally, don't hesitate to seek professional advice if needed-legal counsel or negotiation experts can provide valuable insights and protect against unfavorable clauses hidden within complex documents.

In conclusion, inspecting renewal terms for ongoing coverage requires diligence and strategic thinking. By understanding your current agreement's strengths and weaknesses, researching industry standards, communicating effectively with counterparts while remaining flexible on certain points-all done within ample time-you empower yourself towards securing agreements that are not only favorable but also conducive to long-term satisfaction and success.

About Modular building

For the Lego series, see Lego Modular Buildings.

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Prefabricated house in Valencia, Spain.

A **modular building** is a prefabricated building that consists of repeated sections called modules.[1] Modularity involves constructing sections away from the building site, then delivering them to the intended site. Installation of the prefabricated sections is completed on site. Prefabricated sections are sometimes placed using a crane. The modules can be placed side-by-side, end-to-end, or stacked, allowing for a variety of configurations and styles. After placement, the modules are joined together using inter-module connections, also known as inter-connections. The inter-connections tie the individual modules together to form the overall building structure.[2]

Uses

[edit]

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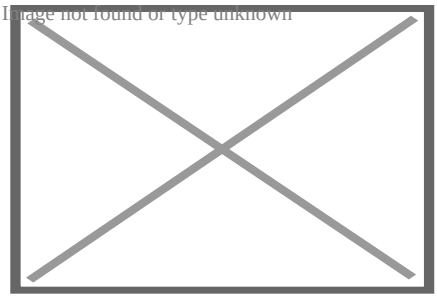

Modular home prefab sections to be placed on the foundation

Modular buildings may be used for long-term, temporary or permanent facilities, such as construction camps, schools and classrooms, civilian and military housing, and industrial facilities. Modular buildings are used in remote and rural areas where conventional construction may not be reasonable or possible, for example, the Halley VI accommodation pods used for a BAS Antarctic expedition.[3] Other uses have included churches, health care facilities, sales and retail offices, fast food restaurants and cruise ship construction. They can also be used in areas that have weather concerns, such as hurricanes. Modular buildings are often used to provide temporary facilities, including toilets and ablutions at events. The portability of the buildings makes them popular with hire companies and clients alike. The use of modular buildings enables events to be held at locations where existing facilities are unavailable, or unable to support the number of event attendees.

Construction process

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Construction is offsite, using lean manufacturing techniques to prefabricate single or multi-story buildings in deliverable module sections. Often, modules are based around standard 20 foot containers, using the same dimensions, structures, building and stacking/placing techniques, but with smooth (instead of corrugated) walls, glossy white paint, and provisions for windows, power, potable water, sewage lines, telecommunications and air conditioning. Permanent Modular Construction (PMC) buildings are manufactured in a controlled setting and can be constructed of wood, steel, or concrete. Modular components are typically constructed indoors on assembly lines. Modules' construction may take as little as ten days but more often one to three months. PMC modules can be integrated into site built projects or stand alone and can be delivered with MEP, fixtures and interior finishes.

The buildings are 60% to 90% completed offsite in a factory-controlled environment, and transported and assembled at the final building site. This can comprise the entire building or be components or subassemblies of larger structures. In many cases, modular contractors work with traditional general contractors to exploit the resources and advantages of each type of construction. Completed modules are transported to the building site and assembled by a crane.[4] Placement of the modules may take from several hours to several days. Off-site construction running in parallel to site preparation

providing a shorter time to project completion is one of the common selling points of modular construction. Modular construction timeline

Permanent modular buildings are built to meet or exceed the same building codes and standards as site-built structures and the same architect-specified materials used in conventionally constructed buildings are used in modular construction projects. PMC can have as many stories as building codes allow. Unlike relocatable buildings, PMC structures are intended to remain in one location for the duration of their useful life.

Manufacturing considerations

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The entire process of modular construction places significance on the design stage. This is where practices such as Design for Manufacture and Assembly (DfMA) are used to ensure that assembly tolerances are controlled throughout manufacture and assembly on site. It is vital that there is enough allowance in the design to allow the assembly to take up any "slack" or misalignment of components. The use of advanced CAD systems, 3D printing and manufacturing control systems are important for modular construction to be successful. This is quite unlike on-site construction where the tradesman can often make the part to suit any particular installation.

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  Bulk
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  Ceiling drywalled in spray booth

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Roof set in place

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  Two-story modular dwelling
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Upfront production investment

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The development of factory facilities for modular homes requires significant upfront investment. To help address housing shortages in the 2010s, the United Kingdom Government (via Homes England) invested in modular housing initiatives. Several UK companies (for example, Ilke Homes, L&G Modular Homes, House by Urban Splash, Modulous, TopHat and Lighthouse) were established to develop modular homes as an alternative to traditionally-built residences, but failed as they could not book revenues quickly enough to cover the costs of establishing manufacturing facilities.

IIke Homes opened a factory in Knaresborough, Yorkshire in 2018, and Homes England invested £30m in November 2019,[5] and a further £30m in September 2021.[6] Despite a further fund-raising round, raising £100m in December 2022,[7][8] Ilke Homes went into administration on 30 June 2023,[9][10] with most of the company's 1,150 staff made redundant,[11] and debts of £320m,[12] including £68m owed to Homes England.[13]

In 2015 Legal & General launched a modular homes operation, L&G Modular Homes, opening a 550,000 sq ft factory in Sherburn-in-Elmet, near Selby in Yorkshire.[14] The company incurred large losses as it invested in its factory before earning any revenues; by 2019, it had lost over £100m.[15] Sales revenues from a Selby project, plus schemes in Kent and West Sussex, started to flow in 2022, by which time the business's total losses had grown to £174m.[16] Production was halted in May 2023, with L&G blaming local planning delays and the COVID-19 pandemic for its failure to grow its sales pipeline.[17][18] The enterprise incurred total losses over seven years of £295m.[19]

Market acceptance

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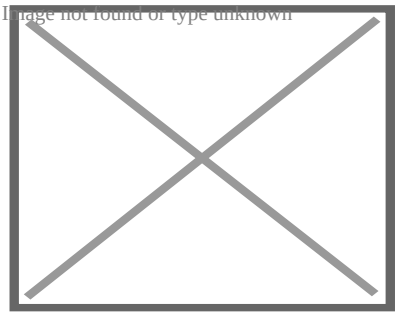

Raines Court is a multi-story modular housing block in Stoke Newington, London, one of the first two residential buildings in Britain of this type. (December 2005)

Some home buyers and some lending institutions resist consideration of modular homes as equivalent in value to site-built homes.[*citation needed*] While the homes themselves may be of equivalent quality, entrenched zoning regulations and psychological marketplace factors may create hurdles for buyers or builders of modular homes and should be considered as part of the decision-making process when exploring this type of home as a living and/or investment option. In the UK and Australia, modular homes have become accepted in some regional areas; however, they are not commonly built in major cities. Modular homes are becoming increasingly common in Japanese urban areas, due to improvements in design and quality, speed and compactness of onsite assembly, as well as due to lowering costs and ease of repair after earthquakes. Recent innovations allow modular buildings to be indistinguishable from site-built structures.[20] Surveys have shown that individuals can rarely tell the difference between a modular home and a site-built home.[21]

Modular homes vs. mobile homes

[edit]

Differences include the building codes that govern the construction, types of material used and how they are appraised by banks for lending purposes. Modular homes are built to either local or state building codes as opposed to manufactured homes, which are also built in a factory but are governed by a federal building code.[22] The codes that govern the construction of modular homes are exactly the same codes that govern the construction of site-constructed homes.[*citation needed*] In the United States, all modular homes are constructed according to the International Building Code (IBC), IRC, BOCA or the code that has been adopted by the local jurisdiction.[*citation needed*] In some states, such as California, mobile homes must still be registered yearly, like vehicles or standard trailers, with the Department of Motor Vehicles or other state agency. This is true even if the owners remove the axles and place it on a permanent foundation.[23]

Recognizing a mobile or manufactured home

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A mobile home should have a small metal tag on the outside of each section. If a tag cannot be located, details about the home can be found in the electrical panel box. This tag should also reveal a manufacturing date.[*citation needed*] Modular homes do not have metal tags on the outside but will have a dataplate installed inside the home, usually under the kitchen sink or in a closet. The dataplate will provide information such as the manufacturer, third party inspection agency, appliance information, and manufacture date.

Materials

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The materials used in modular buildings are of the same quality and durability as those used in traditional construction, preserving characteristics such as acoustic insulation and energy efficiency, as well as allowing for attractive and innovative designs thanks to their versatility.[24] Most commonly used are steel, wood and concrete.[25]

- Steel: Because it is easily moldable, it allows for innovation in design and aesthetics.
- Wood: Wood is an essential part of most modular buildings. Thanks to its lightness, it facilitates the work of assembling and moving the prefabricated modules.
- Concrete: Concrete offers a solid structure that is ideal for the structural reinforcement of permanent modular buildings. It is increasingly being used as a base material in this type of building, thanks to its various characteristics such as fire resistance, energy savings, greater acoustic insulation, and durability.[26]

Wood-frame floors, walls and roof are often utilized. Some modular homes include brick or stone exteriors, granite counters and steeply pitched roofs. Modulars can be designed to sit on a perimeter foundation or basement. In contrast, mobile homes are constructed with a steel chassis that is integral to the integrity of the floor system. Modular buildings can be custom built to a client's specifications. Current designs include multi-story units, multi-family units and entire apartment complexes. The negative stereotype commonly associated with mobile homes has prompted some manufacturers to start using the term "off-site construction."

New modular offerings include other construction methods such as cross-laminated timber frames.[27]

Financing

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Mobile homes often require special lenders.[28]

Modular homes on the other hand are financed as site built homes with a construction loan

Standards and zoning considerations

[edit]

Typically, modular dwellings are built to local, state or council code, resulting in dwellings from a given manufacturing facility having differing construction standards depending on the final destination of the modules.[29] The most important zones that manufacturers have to take into consideration are local wind, heat, and snow load zones.[*citation needed*] For example, homes built for final assembly in a hurricane-prone, earthquake or flooding area may include additional bracing to meet local building codes. Steel and/or wood framing are common options for building a modular home.

Some US courts have ruled that zoning restrictions applicable to mobile homes do not apply to modular homes since modular homes are designed to have a permanent foundation.[*citation needed*] Additionally, in the US, valuation differences between modular homes and site-built homes are often negligible in real estate appraisal practice; modular homes can, in some market areas, (depending on local appraisal practices per Uniform Standards of Professional Appraisal Practice) be evaluated the same way as site-built dwellings of similar quality. In Australia, manufactured home parks are governed by additional legislation that does not apply to permanent modular homes. Possible developments in equivalence between modular and site-built housing types for the purposes of real estate appraisals, financing and zoning may increase the sales of modular homes over time.[30]

CLASP (Consortium of Local Authorities Special Programme)

[edit]

The Consortium of Local Authorities Special Programme (abbreviated and more commonly referred to as CLASP) was formed in England in 1957 to combine the resources of local authorities with the purpose of developing a prefabricated school building programme. Initially developed by Charles Herbert Aslin, the county architect for Hertfordshire, the system was used as a model for several other counties, most notably Nottinghamshire and Derbyshire. CLASP's popularity in these coal mining areas was in part because the system permitted fairly straightforward replacement of subsidence-damaged sections of building.

Building strength

[edit]

Modular Home being built in Vermont photo by Josh Vignona

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Modular home in Vermont

Modular homes are designed to be stronger than traditional homes by, for example, replacing nails with screws, adding glue to joints, and using 8–10% more lumber than conventional housing.[31] This is to help the modules maintain their structural integrity as they are transported on trucks to the construction site. However, there are few studies on the response of modular buildings to transport and handling stresses. It is therefore presently difficult to predict transport induced damage.[1]

When FEMA studied the destruction wrought by Hurricane Andrew in Dade County Florida, they concluded that modular and masonry homes fared best compared to other construction.[32]

CE marking

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The CE mark is a construction norm that guarantees the user of mechanical resistance and strength of the structure. It is a label given by European community empowered authorities for end-to-end process mastering and traceability.[*citation needed*]

All manufacturing operations are being monitored and recorded:

- Suppliers have to be known and certified,
- Raw materials and goods being sourced are to be recorded by batch used,
- Elementary products are recorded and their quality is monitored,
- Assembly quality is managed and assessed on a step by step basis,
- When a modular unit is finished, a whole set of tests are performed and if quality standards are met, a unique number and EC stamp is attached to and on the unit.

This ID and all the details are recorded in a database, At any time, the producer has to be able to answer and provide all the information from each step of the production of a single unit, The EC certification guaranties standards in terms of durability, resistance against wind and earthquakes.[*citation needed*]

Open modular building

[edit]

See also: Green building

The term Modularity can be perceived in different ways. It can even be extended to building P2P (peer-to-peer) applications; where a tailored use of the P2P technology is with the aid of a modular paradigm. Here, well-understood components with clean interfaces can be combined to implement arbitrarily complex functions in the hopes of further proliferating self-organising P2P technology. Open modular buildings are an excellent example of this. Modular building can also be open source and green. Bauwens, Kostakis and Pazaitis[33] elaborate on this kind of modularity. They link modularity to the construction of houses.

This commons-based activity is geared towards modularity. The construction of modular buildings enables a community to share designs and tools related to all the different parts of house construction. A socially-oriented endeavour that deals with the external architecture of buildings and the internal dynamics of open source commons. People are thus provided with the tools to reconfigure the public sphere in the area where they live, especially in urban environments. There is a robust socializing element that is reminiscent of pre-industrial vernacular architecture and community-based building.[34]

Some organisations already provide modular housing. Such organisations are relevant as they allow for the online sharing of construction plans and tools. These plans can be then assembled, through either digital fabrication like 3D printing or even sourcing low-cost materials from local communities. It has been noticed that given how easy it is to use these low-cost materials are (for example: plywood), it can help increase the permeation of these open buildings to areas or communities that lack the know-how or abilities of conventional architectural or construction firms. Ergo, it allows for a fundamentally more standardised way of constructing houses and buildings. The overarching idea behind it remains key - to allow for easy access to user-friendly layouts which anyone can use to build in a more sustainable and affordable way.

Modularity in this sense is building a house from different standardised parts, like solving a jigsaw puzzle.

3D printing can be used to build the house.

The main standard is OpenStructures and its derivative Autarkytecture.[35]

Research and development

[edit]

Modular construction is the subject of continued research and development worldwide as the technology is applied to taller and taller buildings. Research and development is carried out by modular building companies and also research institutes such as the Modular Building Institute[36] and the Steel Construction Institute.[37]

See also

[edit]

- Image not found or type unknown Housing portal
- Affordable housing
- Alternative housing
- Commercial modular construction
- Construction 3D printing
- Container home
- Kit house
- MAN steel house
- Manufactured housing
- Modern methods of construction
- Modular design
- Portable building
- Prefabrication
- Open-source architecture
- Open source hardware
- OpenStructures
- Prefabricated home
- Relocatable buildings
- Recreational vehicles
- Shipping container architecture
- Stick-built home
- Tiny house movement
- Toter

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Portal:

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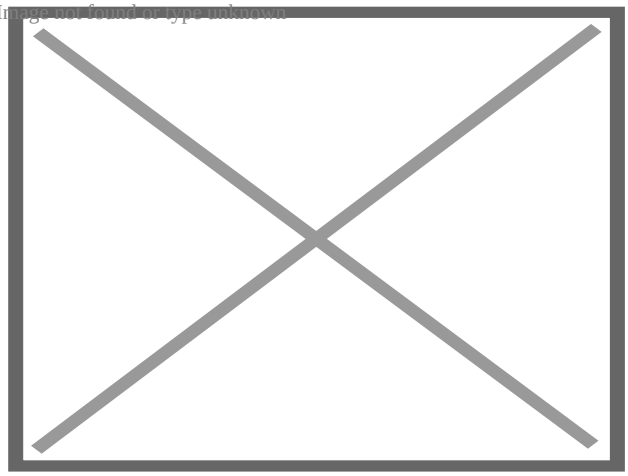

A modern "triple wide" home

Manufactured housing (commonly known as mobile homes in the United States) is a type of prefabricated housing that is largely assembled in factories and then transported to sites of use. The definition of the term in the United States is regulated by federal law (Code of Federal Regulations, 24 CFR 3280): "Manufactured homes are built as dwelling units of at least 320 square feet (30 m^2) in size with a permanent chassis to assure the initial and continued transportability of the home."[1] The requirement to have a wheeled chassis permanently attached differentiates "manufactured housing" from other types of prefabricated homes, such as modular homes.

United States

[edit]

Definition

[edit]

According to the Manufactured Housing Institute's National Communities Council (MHINCC), *manufactured homes*[2]

> are homes built entirely in the factory under a federal building code administered by the U.S. Department of Housing and Urban Development (HUD). The Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect June 15, 1976. Manufactured homes may be single- or multi-section and are transported to the site and installed.

The MHINCC distinguishes among several types of *factory-built housing*: manufactured homes, modular homes, panelized homes, pre-cut homes, and mobile homes.

From the same source, *mobile home* "is the term used for manufactured homes produced prior to June 15, 1976, when the HUD Code went into effect."[2] Despite the formal

definition, *mobile home* and *trailer* are still common terms in the United States for this type of housing.

History

[edit]

The original focus of this form of housing was its ability to relocate easily. Units were initially marketed primarily to people whose lifestyle required mobility. However, beginning in the 1950s, these homes began to be marketed primarily as an inexpensive form of housing designed to be set up and left in a location for long periods of time, or even permanently installed with a masonry foundation. Previously, units had been eight feet or less in width, but in 1956, the 10-foot (3.0 m) wide home was introduced. This helped solidify the line between mobile and house/travel trailers, since the smaller units could be moved simply with an automobile, but the larger, wider units required the services of a professional trucking company. In the 1960s and '70s, the homes became even longer and wider, making the mobility of the units more difficult. Today, when a factory-built home is moved to a location, it is usually kept there permanently. The mobility of the units has decreased considerably.

The factory-built homes of the past developed a negative stereotype because of their lower cost and the tendency for their value to depreciate more quickly than site-built homes. The tendency of these homes to rapidly depreciate in resale value made using them as collateral for loans far riskier than traditional home loans. Loan terms were usually limited to less than the 30-year term typical of the general home-loan market, and interest rates were considerably higher. In other words, these home loans resembled motor vehicle loans far more than traditional home mortgages. They have been consistently linked to lower-income families, which has led to prejudice and zoning restrictions, which include limitations on the number and density of homes permitted on any given site, minimum size requirements, limitations on exterior colors and finishes, and foundation mandates.

Many jurisdictions do not allow the placement of any additional factory-built homes, while others have strongly limited or forbidden all single-wide models, which tend to depreciate more rapidly than modern double-wide models. The derogatory concept of a "trailer park" is typically older single-wide homes occupying small, rented lots and remaining on wheels, even if the home stays in place for decades.

Modern manufactured homes

[edit]

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A manufactured house ready to be assembled in Grass Valley, California

Modern homes, especially modular homes, belie this image and can be identical in appearance to site-built homes. Newer homes, particularly double-wides, tend to be built to much higher standards than their predecessors. This has led to a reduction in the rate of value depreciation of many used units.

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A manufactured house just before construction of its garage

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Stick built garage being added to a new manufactured house

Although great strides have been made in terms of quality, manufactured homes do still struggle with construction problems. Author Wes Johnson has pointed out that the HUD code which governs manufactured homes desperately needs to be updated, quality control at manufacturing facilities are often lax, and set-up issues often compromise even a well-made manufactured home. Johnson states buyers need to be exceptionally cautious if they are entertaining the idea of purchasing any manufactured home by carefully checking it for defects before signing the contract and supervising the set-up process closely. These homes in the modern age are built to be beautiful and last longer than the typical old trailers.[*citation needed*]

When FEMA studied the destruction wrought by Hurricane Andrew in Dade County Florida, they concluded that modular and masonry homes fared best compared to other construction.[3]

High-performance manufactured housing

[edit]

While manufactured homes are considered to be affordable housing, older models can be some of the most expensive in the nation to heat due to energy inefficiency.[4] *High-performance manufactured housing* uses less energy and therefore increases life-cycle affordability by decreasing operating costs. High-performance housing is not only energy efficient, but also attractive, functional, water-efficient, resilient to wind, seismic forces, and moisture penetration, and has healthy indoor environmental quality. Achieving high-performance involves integrated, whole building design, involving many components, not one single technology. High–performance manufactured housing should also include energy efficient appliances, such as Energy Star qualified appliances.[4] Energy Star requires ample insulation: 2x6 walls: R21, roof: R40, floor: R33.

Difference from modular homes

[edit]

Both types of homes - manufactured and modular - are commonly referred to as factory-built housing, but they are not identical. Modular homes are built to International Residential Code (IRC) code. Modular homes can be transported on flatbed trucks rather than being towed, and can lack axles and an automotive-type frame. However, some modular houses are towed behind a semi-truck or toter on a frame similar to that of a trailer. The house is usually in two pieces and is hauled by two separate trucks. Each frame has five or more axles, depending on the size of the house. Once the house has reached its location, the axles and the tongue of the frame are then removed, and the house is set on a concrete foundation by a large crane. Some modern modular homes, once fully assembled, are indistinguishable from site-built homes. In addition, modular homes:

- must conform to the same local, state and regional building codes as homes built on-site;
- are treated the same by banks as homes built on-site. They are easily refinanced, for example;
- must be structurally approved by inspectors;
- can be of any size, although the block sections from which they are assembled are uniformly sized;[5][6]

Difference from IRC codes homes (site built)

[edit]

Manufactured homes have several standard requirements that are more stringent than International Residential Code homes.

Fire Protection

A National Fire Protection Association (NFPA) study from July 2011 shows that occurrence of fires is lower in manufactured housing and the injury rate is lower in manufactured housing. The justification behind the superior fire safety is due to the following higher standard requirements:

- The HUD standard requires a flame spread of 25 or less in water heater and furnace compartments.
- The HUD standard requires a flame spread of 50 or less on the wall behind the range.
- The HUD standard requires a flame spread of 75 or less on the ceilings.
- The HUD standard requires a flame spread of 25 or less to protect the bottoms and side of kitchen cabinets around the range.
- The HUD standard requires additional protection of cabinets above the range.
- The HUD standard requires trim larger than 6" to meet flame spread requirements.
- The HUD standard requires smoke detectors in the general living area.
- The HUD standard requires 2 exterior doors.
- The HUD standard requires bedroom doors to be within 35 feet of an exterior door.

Bay Area

[edit]

The San Francisco Bay Area, located in Northern California, is known for its high real estate prices, making manufactured housing an increasingly popular alternative to traditional real estate.[7] It is mainly the value of the land that makes real estate in this area so expensive. As of May 2011, the median price of a home in Santa Clara was $498,000,[8] while the most expensive manufactured home with all the premium features was only $249,000.[9] This drastic price difference is due to the fact that manufactured homes are typically placed in communities where individuals do not own the land, but instead pay a monthly site fee. This enables a consumer, who could otherwise not afford to live in the Bay Area, the opportunity to own a new home in this location. There are various communities of manufactured homes in the Bay Area, the largest being Casa de Amigos, located in Sunnyvale, California.

Bulk material storage

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  Bulk material storage

Construction starts with the frame

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  Construction starts with
  the frame
  Interior wall assemblies are attached
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  Roof assembly is set atop the house
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  Drywall completed
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Australia

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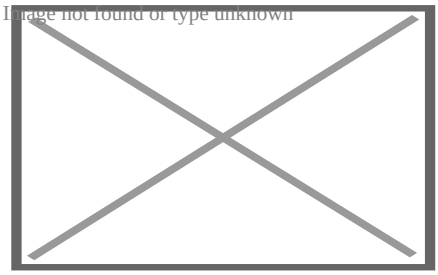

An Australian modern prefabricated house

In Australia these homes are commonly known as **transportable homes**, **relocatable homes** or **prefabricated homes** (not to be confused with the American meaning of the term). They are not as common as in the US, but the industry is expected to grow as this method of construction becomes more accepted.

Manufactured home parks refer to housing estates where the house owner rents the land instead of owning it. This is quite common in Queensland in both the form of tourist parks and over fifty estates. The term transportable homes tends to be used to refer to houses that are built on land that is owned by the house owner.[*citation needed*]

Typically the homes are built in regional areas where the cost of organizing tradespeople and materials is higher than in the cities. In particular prefabricated homes have been popular in mining towns or other towns experiencing demand for new housing in excess of what can be handled by local builders. This method of construction is governed by state construction legislation and is subject to local council approval and homeowners' warranty or home warranty insurance.

Construction process

[edit]

A manufactured home is built entirely inside a huge, climate-controlled factory by a team of craftsmen. The first step in the process is the flooring, which is built in sections, each attached to a permanent chassis with its own wheels and secured for transport upon the home's completion. Depending on the size of the house and the floorplan's layout, there may be two, three or even four sections. The flooring sections have heating, electrical and plumbing connections pre-installed before they are finished with laminate, tile or hardwood. Next, the walls are constructed on a flat level surface with insulation and interior Sheetrock before being lifted by crane into position and secured to the floor sections. The interior ceilings and roof struts are next, vapor sealed and secured to each section's wall frame before being shingled. Then, the exterior siding is added, along with the installation of doors and windows. Finally, interior finishing, such as sealing the drywall, is completed, along with fixture installation and finishing the electrical and plumbing connections. The

exposed portions of each section, where they will eventually be joined together, are wrapped in plastic to protect them for transport.

With all the building site prep work completed, the building will be delivered by trucks towing the individual sections on their permanent chassis. The sections will be joined together securely, and all final plumbing and electrical connections are made before a decorative skirt or facade is applied to the bottom exterior of the house, hiding the chassis and finishing off the look of the home.

See also

[edit]

- Image not found or type unknown Housing portal
- Modular home
- Prefabrication
- Prefabricated home
- Reefer container housing units
- British post-war temporary prefab houses
- HUD USER
- Regulatory Barriers Clearinghouse
- Lustron house
- Cardinal Industries, Inc.
- Dymaxion house
- Excel Homes
- All American Homes
- All Parks Alliance for Change

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4.1 (7)

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Museum of Outdoor Arts

4.5 (397)

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Cherry Creek Valley Ecological Park

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