



SOUTH DAKOTA Native Homeownership Coalition

www.sdnativehomeownershipcoalition.org

CLASSIFICATION OF HOUSING TYPES

There are many different types of housing. The following types of housing are commonly used and are classified by construction methods.



Stick Built Home

A stick built home is a wooden house constructed entirely or largely on-site; that is, built on the site where it will sit upon its completion rather than in a factory or similar facility. This term is used to contrast such dwellings as mobile homes or modular homes that are assembled in a factory and then transported to the site entirely or mostly complete. Stick built homes are also those homes which are built using a more traditional method of home building rather than a modular type. The “sticks” mentioned usually refer specifically to the structure of the walls and roof.

System Built Home

The term “system built home” refers to homes built through some type of systemized construction process. Unlike stick built homes that are constructed on-site one piece or “stick” at a time, these systems automate the home building process to achieve higher levels of quality and efficiency. System built homes can include concrete homes, log homes, panelized homes, and modular homes.



Modular Home

Modular homes, a type of system built homes, are prefabricated homes that are built in one or more sections, known as modules, away from harsh weather conditions and inside a climate controlled production facility. The modules are cube-shaped boxes constructed in an exterior (sometimes remote) facility, then delivered to their intended site of use. Using a crane, the modules are set and affixed onto the building’s permanent foundation, joined together, and made weather-tight to make a single building. The modules can be placed side-by-side, end-to-end, or stacked, allowing a wide variety of configurations and styles in the building layout.

Typically, depending on the complexity of the home it will take anywhere between 30 to 90 days to complete the home installation on-site. The speed and efficiency of modular building systems attracts both homeowners and builders. Since the home is not built stick-by-stick on the construction site, the structure can be built at the same time that the foundation is being poured and other site work is completed. This reduces the overall time of the construction loan, saving the homeowner money in interest payments.



CREATING A CLEAR PATH TO HOMEOWNERSHIP

Modular homes are known for their design flexibility, energy efficiency, and quality construction. Modular homes can be found in small beach bungalows under 1,000 square feet to sprawling two-story homes that exceed 4,000 square feet — homeowners are not limited in building capacity.

Modular construction methods differ from manufactured and mobile homes in a number of ways. First, modular homes do not have axles or a frame, meaning that they are typically transported to their site by means of flat-bed trucks. Modular buildings must conform to all local building codes for their proposed use, while manufactured homes made in the United States, are required to conform to federal codes governed by the U.S. Department of Housing and Urban Development (HUD). There are some residential modular buildings that are built on a steel frame (referred to as on-frame modular) that do meet local building codes and are considered modular homes, rather than mobile homes. In addition, modular homes also reside on permanent foundations and appreciate over time at the same rate as site-built homes.



Manufactured Home

Manufactured homes are a type of prefabricated housing that is largely assembled in factories and then transported to sites of use. Manufactured homes may be single- or multi-section. The definition of the term in the United States is regulated by federal law (Code of Federal Regulations, 24 CFR 3280) which states, “*Manufactured homes are built as dwelling units of at least 320 square feet in size with a permanent chassis to assure the initial and continued transportability of the home.*” The requirement to have a wheeled chassis permanently attached differentiates manufactured homes from other types of prefabricated homes, such as modular homes.

The Manufactured Housing Institute’s National Communities Council (MHINCC) distinguishes among several types of factory-built housing: manufactured homes, modular homes, panelized homes, pre-cut homes, and mobile homes. Manufactured homes are homes built entirely in the factory under a federal building code administered by HUD. The Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect June 15, 1976.



Mobile Home

A mobile home is a movable or portable dwelling built on a chassis, connected to utilities, designed without a permanent foundation, and intended for year-round living. Mobile homes and the land used for mobile home park purposes have seen increasing demand and therefore, the need for laws governing their sale, lease, utilities, recreational facilities, and parks has also risen.

A mobile home is officially defined as “*a detached residential dwelling unit designed for transportation after fabrication on streets or highways on its own wheels or a flatbed or other trailer, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connections to utilities, and the like. A travel trailer is not to be considered a mobile home.*” According to the MHINCC, mobile home is the term used for manufactured homes produced prior to June 15, 1976, when the HUD Code went into effect.

Despite formal definitions that distinguish modular homes from mobile homes, the terms “modular home,” “mobile home,” and “trailer” are still commonly interchanged in the United States.