

Modular Housing Association Prairie Provinces

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Model Architectural Compatibility Guidelines

ADDRESSING DESIGN, CHARACTER AND APPEARANCE OF OFF-SITE BUILT HOMES

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

1. **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;
2. **Roof pitch, style, and features** such as gables shall be consistent with the roofs of dwelling units in the immediate and general area;
3. **Roof overhang/eaves** shall be a minimum of 30 cm from surface of each side wall;
4. **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;
5. **Design** of each modular dwelling unit 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;
6. **Foundations** shall be full perimeter and 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;
7. **Skirting enclosures** shall be parged or finished similarly in appearance to that customarily found on basements of other detached dwellings in the immediate and general area.

What is a Modular Home?

Off-site built housing is defined under A277 certification normally as a Modular Home; however, may also be termed as a factory-built or Ready to Move (RTM) home. These terms simply describe a method of constructing a dwelling unit in one or more sections in a factory, away from the home site. 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, semi-detached or multi-family, single level or multi-storey. These terms do not describe a type of dwelling unit, just as the term site-built does not describe a type of dwelling unit, instead describes alternative construction methods. Therefore, type of dwelling units commonly described as a single family, town-home, duplex, two-storey, etc., can be site-built, factory-built, (modular-built, off-site built) or built using a combination of any of these construction methods.