

Factory Produced Housing

Mobile Home

A factory built home produced before June 15, 1976. Factory built homes produced prior to this date were not built to any statutory ordinance or building code.

Prior to the 1957 model year, mobile homes were only 8 feet wide and were commonly referred to as house trailers or travel trailers. These models were designed to be moved simply with an automobile. The maximum length of these models was up to 30 feet.

For the 1957 model year (i.e. in 1956) the introduction of the 10 foot wide mobile home was made. This width of mobile home is generally accepted as the dividing line between mobile homes and house/travel trailers, since these larger units required the services of a professional trucking company to move them. The minimum length of these wider models was 32 feet.

In the 1960's and '70's mobile homes became even longer and wider, making their mobility increasingly more difficult.

Manufactured Home

A factory built housing unit built to meet or exceed the Housing and Urban Development code that came into effect June 15, 1976. A seal certifying compliance with these standards must be displayed on each unit.

Manufactured Homes are **not** Mobile Homes.

Manufactured homes are single family dwellings designed for transportation on it's own chassis, and arriving at the site where it is to be occupied as a dwelling unit complete and ready for occupancy except for minor and incidental unpacking and assembly operations.

Manufactured homes are residential structures built on steel undercarriages with necessary wheel assemblies for transport. The wheel assembly can be removed, but the steel undercarriage is a necessary structural component. This steel chassis is the primary distinguishing factor between manufactured and modular homes.

Modular Home

A factory built residence that is certified to meet or exceed the state and local building codes where the home is to be located.

Modular homes are generally transported on flatbed trucks rather than being towed and lack axles or a steel undercarriage. However, some modular homes can be towed on a steel chassis, but this undercarriage is not a permanent structural element and is removed prior to placing the home on its permanent foundation.

The lack of a steel undercarriage and the fact that modular homes are placed on and anchored to a permanent foundation are the two most important distinctions between modular homes and manufactured, or mobile homes.

Panelized Home

Factory built housing panels containing doors, windows, wiring, etc. that are transported to, and assembled at, the permanent location of the home.