

# Manufactured vs. Modular: What's the Difference?

"What's the difference between manufactured and modular homes?" Great question!



**Manufactured Homes - Can go on properties zoned R5 Residential in Nipawin.**

- Built to CSA-Z240 code
- Not affixed to a permanent foundation
- Standard 2x6 exterior wall construction
- Finished with vinyl or insulated skirting. Alternatively, the siding can be run down for a seamless look
- Built on a steel frame
- Standard Vipsom interior wall panels, but the option to upgrade to drywall is available
- Available in a variety of lengths and widths, often single or double section homes
- Often placed into manufactured home parks or as a secondary home on private lots (depends on local and regional district parameters)



**Modular Homes – Can go on properties zoned R1,R2,R3,R4 Residential in Nipawin.**

- Built to CSA-A277 code
- Affixed to a permanent foundation (crawl space or basement)
- Standard 2x6 exterior wall construction
- Finished drywall on the home's interior
- Available in a variety of lengths and widths; from single to multiple section homes
- Second floor options available on select models
- Often placed on private lots as a primary home