



1. What Is A Building System?

Simply put, a building system is a highly engineered construction method that produces buildings or building components in an efficient and cost-effective manner. The manufacturers of building systems seek to build the highest-quality product in a carefully controlled setting limiting exposure to adverse elements. The Building Systems Councils of NAHB represent the interests of the builders, manufacturers and suppliers of concrete, log, modular, and panelized homes.

2. Who Uses Building Systems?

(Builders, Contractors, Developers, Architects, Designers Owners, DIY and more) Building system techniques are prevalent in residential and commercial construction. From one-story homes to high-rise apartment buildings and offices, more and more builders are implementing building system technology into their structures.

3. How Are Panelized Homes Built?

Panelized homes begin as components that are designed, engineered (if required by building officials) and assembled in the controlled environment of a modern factory. Once assembled in the factory, the panels are shipped via ground transport to the intended home site where a local builder takes over. Your local homebuilder will arrange and assemble the home's components on a foundation. After the components are set and assembled, the builder can add customizations to the home, including decks, patios, masonry, and more.

4. How Long Does It Take To Build A Panelized Home?

Because of the manufacturing process and ease of assembly, panelized homes can be finished in a short amount of time. Once all the materials for construction are received, some manufacturers can turn-around a 2500 square foot home in just days. Assembly of the modules themselves takes only a day or two.

5. Does Using a Building System Affect the Quality Of A Home?

Yes, for the better! Not only are concrete, log, modular, and panelized homes built to the same local building code as stick-built homes, these types of building systems often exceed the building codes. Log, modular, and panelized homes must withstand the rigors of ground transportation, so manufacturers routinely reinforce the walls, ceilings, and other components to ensure the highest-quality product reaches its destination. Another benefit of using a building system is that the components are inspected before leaving the factory, virtually ensuring that there will be no unpleasant "surprises" during your walk-through.

6. How Much Design Flexibility Comes With System Built Homes?

There can be a great deal of flexibility. Most manufacturers have a portfolio of standard floor plans with a variety of personalization options. If you want to custom design your own home, many manufacturers can be accommodating. With the advent of the Computer-aided Design (CAD) program, homebuyers can work closely with their manufacturer to design their dream home. All manufacturers are unique, however, and engineering capabilities (if required) and product specifications will vary from company to company.

7. Who Will Finance A System Built Home?

Just about anyone! Since these homes are built to the same codes as stick-built homes, most banks and lending institutions treat both types of construction the same. In fact, some lenders have established departments specifically for system built homes. Similarly, there is no difference in insuring a system built property.

8. What Are The Cost Benefits Of A Building System Using Prefabricated Wall Panels From ECPWS?

Owners of panelized homes can see savings upfront and throughout the life of the home. Most manufacturers use state-of-the-art equipment and an efficient construction process to see that their homes are built with a minimum of excess waste and labour. When homes are delivered to a home site, they are assembled in less time than a stick-built home, greatly reducing the potential danger of inclement weather, theft, and workplace vandalism.

Labour Savings:

	Man-Hours to Frame
Stick built walls	93 hrs
Prefabricated walls	26.5 hrs

Savings 66.5hrs = Lower Labor Costs= Lower House Costs

Over the life of the home, building systems can save money because they can be incredibly efficient. Homeowners can realize savings on heating and air conditioning bills each year they live in a panelized home. Many BSC members have detailed information on the cost savings affiliated with building system technology.