



Factory-Built Home Terms

Unlike traditional site-built housing, in which building materials are shipped to and assembled onsite, factory-built housing is assembled in a controlled factory environment and shipped either complete or in substantially complete parts that are installed at the site. This means weather is not a factor when building these homes and materials are not left out in the elements.



Manufactured Home

Manufactured homes are built to the HUD code that is administered by the U.S. Department of Housing and Urban Development. Instead of a state or local code, HUD regulates the design and construction of manufactured homes, formerly known as mobile homes, to a specific performance code.

Every HUD home has a special label affixed on the exterior of the home, indicating that the home has been designed, constructed, tested, and inspected to comply with the stringent federal standards set forth in the code. No manufactured home may be shipped from the factory unless it complies with the HUD code and receives a certification label from an independent third-party inspector.



Modular Home

Also called prefabricated homes, factory-built homes, or systems-built home. Modular homes do not typically have permanently affixed axles or frames, which means they may be transported to their site on flatbed trucks (off-frame). Modular homes are not subject to the HUD Code, and instead built to the Wisconsin Uniform Dwelling Code.



CrossMod®

Homes built to HUD code and designed to permanently attach to land, creating a real property asset for traditional mortgage-like lending. CrossMods offer the aesthetics and features typically seen in traditional construction. CrossMod® homes are permanently placed on the foundation once they arrive at the final home site, with key interior and exterior features that include site-built or integrated covered porch, garage or carport, durable cabinets, drywall throughout, energy efficient standards, 5/12 roof pitch, and a permanent foundation.



Accessory Dwelling Unit

An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs go by many different names throughout the U.S., including accessory apartments, secondary suites, and granny flats.

ADUs can be converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs).



Park Model/Tiny Home

Park Models are used for camping and seasonal use as temporary accommodations. They are designed to look like a home; however, they are built to an RV code and not designed to be a permanent dwelling especially in Wisconsin winters. They are also built with wheels so that they can be easily moved into and around.

Wisconsin does not address tiny homes specifically in the Uniform Dwelling Code. Before using custom tiny homes or park model RVs as long term dwellings, check with your local municipality regarding placement.



Mobile Home (*outdated term*)


These are the predecessor of today's manufactured home. Following the implementation of the HUD Code in 1976, homes are now built to a strict national building code. Many people still use the term even though the mobile home of yesteryear bears little resemblance to the manufactured home of today.



Trailer (*outdated term - now RV term*)

Slang reference to manufactured or mobile homes, and no longer valid. This term harkens back to the origins of manufactured housing prior to the issuance of the HUD code standards, and when this basic shelter was towed behind an automobile. This term is no longer relevant to today's modern factory built housing.

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