



# FREQUENTLY ASKED QUESTIONS

## WHAT IS THE DIFFERENCE BETWEEN 'MODULAR' AND 'MANUFACTURED'?

While both modular and manufactured buildings are built off-site in sections or modules within a controlled factory environment, the key difference lies in the building codes they follow and how they are installed. Modular buildings comply with the same applicable building codes as traditional site-built buildings.

## WHAT IS THE LIFE EXPECTANCY OF A MODULAR BUILDING?

Modular buildings are built and engineered under the same codes as traditional site-built structures and are designed to meet the same wind, snow, and seismic conditions. As a result, their life expectancy is comparable to that of conventional buildings.

Modular buildings typically have a life expectancy of 50 years or more, and in many cases, they can last 60 to 100 years or longer. Modular buildings are built with precision construction in climate-controlled environments, which minimizes exposure to weather and reduces the risk of moisture-related damage during the building process. There is a strict quality control and inspection standards throughout fabrication and on-site assembly. With regular maintenance and proper care — as with any home — modular buildings can deliver lasting value, structural integrity, and performance equal to or even exceeding that of site-built construction.

## WHAT IS THE DIFFERENCE BETWEEN PERMANENT MODULAR AND RELOCATABLE MODULAR?

Relocatable buildings include off-site partial or complete construction of modules in a controlled plant environment. These modules are then delivered as per the owner's need and can be re-located to different locations. Therefore, occupants planning for a short-term or temporary stay at one location and re-locating to different locations are best suited for this type of construction.

The Permanent Modular Construction process includes off-site construction of modules or building units that are delivered to a single/fixed location. The modules are 60% - 90% completed in a controlled plant environment and then delivered on site. As the name suggests, this construction is a permanent structure and typically will not be re-located as per the owner's need. Therefore, occupants planning for a long-term stay at one fixed location are best suited for permanent modular construction.

Examples of PMC include but are not limited to healthcare facilities, hotels, multi-family housing, energy, mining and K-12 education facilities.

## HOW MANY COMPANIES ARE IN THE SUNBELT FAMILY?

Sunbelt has 15 locations across the United States operating under several regional brands which services the entire country.

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## DOES SUNBELT SELL DIRECT?

No, Sunbelt operates as a dedicated wholesaler, distributing exclusively through an approved network of trusted dealers. This ensures that customers receive expert service, local support, and high-quality solutions through partners who are thoroughly vetted and trained on innovations and procedural improvements by Sunbelt.

## ARE MODULAR UNITS CUSTOMIZABLE?

Yes, Modular design offers significant flexibility, especially in terms of layout customization, material selection, and finishing options. By breaking down a system into standardized, interchangeable components, it becomes much easier to adapt designs to individual preferences or functional needs without starting from scratch.

## ARE THERE LIMITATIONS ON DESIGN WITH MODULAR CONSTRUCTION?

Although size and transport limitations exist, advanced engineering and design techniques enable the construction of a wide variety of architectural styles and building types.

## WHAT INDUSTRIES DO YOU SERVE?

Modular building construction serves a wide range of industries due to its flexibility, speed, and cost-effectiveness. Industries include Education, Healthcare, Commercial, Residential, Hospitality, Industrial, Military & Government, Disaster Relief & Emergency Services, Energy, Mining, Transportation and Events & Entertainment.

## TO WHAT CODE ARE MODULAR BUILDINGS CONSTRUCTED?

Modular buildings are constructed using the same standards as traditional on-site construction. The key difference is that modules are built in a controlled, off-site facility and then transported to the final location for assembly. Despite this process, modular structures must fully comply with local building codes—typically the International Building Code (IBC) in the U.S. or the National Building Code (NBC) in Canada—just as if they were built entirely on-site.

## IS MODULAR BUILDING CONSTRUCTION LESS EXPENSIVE THAN A TRADITIONAL BUILDING CONSTRUCTION?

Often, yes—especially in high-cost labor markets. By shifting much of the work to off-site facilities, modular construction reduces labor costs, minimizes waste, and speeds up the build. These efficiencies can lower overall expenses and shorten loan durations, which is especially valuable for revenue-driven businesses like hotels or restaurants. Modular also offers greater cost certainty, thanks to early planning and fewer change orders. In fact, a McGraw-Hill report found that 65% of modular projects saw reduced budgets—41% by 6% or more.

## IS MODULAR CONSTRUCTION FASTER THAN TRADITIONAL METHODS?

Yes, modular construction can be completed 30–50% faster depending on the complexity of the project because the site work and building fabrication happen simultaneously.

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## WHAT IS THE TYPICAL TIMELINE FOR A MODULAR PROJECT?

It depends on size and complexity, but small projects can be completed in a few weeks, while large commercial buildings may take several months.

## IN ADDITION TO COST AND TIME SAVINGS, WHAT ARE OTHER BENEFITS OF MODULAR CONSTRUCTION?

Modular construction goes beyond cost and time savings. It offers unmatched flexibility—structures can be relocated, re-purposed, or upgraded with ease. Built in controlled environments, these buildings reduce material waste, limit moisture-related risks like mold, and improve on-site safety. With high-quality engineering, BIM integration, and limitless design potential, modular is the smarter way to build. Modular buildings are also an excellent choice for extreme remote locations where labor is an issue. Modular also works well in both extreme cold and extreme hot temperatures. The buildings are designed around those requirements.

## IS MODULAR CONSTRUCTION ECO-FRIENDLY?

Yes. Modular construction reduces waste, shortens build times, and often uses sustainable materials and efficient building systems.

## CAN MODULAR BUILDINGS BE LEED CERTIFIED?

Many modular buildings are designed to meet LEED and other green building certifications. Modular buildings can qualify for LEED certification (Leadership in Energy and Environmental Design), just like traditional construction. Modular buildings often have some inherent advantages:

- Reduced construction waste (due to precision factory production)
- Less site disturbance
- Tighter quality control (which can improve insulation and energy performance)
- Modular buildings can be highly energy efficient, even exceeding traditional builds when properly designed.

