



Construction Comparisons

| | Mini Home | Modular Home | ADU's - Accessory Dwelling Units | On-site Stick Built Home | Tiny Home on Trailers |
|-----------------------|---|--|--|---|--|
| Construction Location | Built in a factory, then transported as one piece to site | Built in modules in a factory, then transported separately and assembled on site | Built in a factory, then transported as one piece to site | Built entirely at the final site | Built in a factory, typically on an 8' wide DOT approved trailer |
| Construction Process | Standardized and repeatable assembly line built in a climate controlled indoor facility | Built in modules indoors, then assembled at final location | Standardized and repeatable assembly line built in a climate controlled indoor facility | Custom built outdoors on site from start to finish | Custom built often in workshops or back yards. |
| Timeframe | Fastest, typically within weeks | Faster than on-site stick built but added time needed for connecting and completing the module on site | Faster since this is a higher end finish with wall panels and custom cabinetry to create a more luxurious atmosphere with the best utilization of space. | Slower, can take several months due to manpower, site conditions and weather | Custom layouts so typically slower due to client requests and space restrictions |
| Sizes | From 500 sq ft to 1165 sq ft | From 1000 sq ft to 1700 sq ft | Up to 625 Square Feet however some Provincial differences | As large as you can afford | 160 sq ft to 300 sq ft |
| Cost | Generally lower cost due to efficiencies | Mid-range cost, often less than stick built but more than Mini Homes due to added site construction work. Foundation cost is considerably more expensive as well | Mid-range cost based on high end cabinets and wall panels. | Most expensive due to contractor rates, dealing with weather and shipping of material costs. Foundation cost is considerably more expensive as well | Lowest cost but limited living space |

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|------------------------|--|---|--|--|---|
| Building Codes | Follows all federal codes including National Building Code NBC, Canadian Electrical Code CEC and National Plumbing Code NPC. Also built to all energy codes directly from the factory which result in less cost for on site inspections. | Follows local building codes | Follows all federal codes including National Building Code NBC, Canadian Electrical Code CEC and National Plumbing Code NPC. Also built to all energy codes directly from the factory which result in less cost for on site inspections. | Must comply with local building codes and zoning laws | May not be subject to traditional building codes; instead, regulated by RV or DOT Standards |
| Durability and Quality | Very strong due to added reinforcement additions being realized for highway transportation. Top quality methods of construction used with photos being taken at every step | Open wall sections which need to be supported for highway transportation. Connections of mating lines need to be finished after modules are placed on its foundation. Good quality however shipping often causes movement which can cause future deficiencies | Very strong due to added reinforcement additions being realized for highway transportation. Top quality methods of construction used with photos being taken at every step | Quality can vary with the site conditions and the builder experience. This is the most difficult to assurance quality is being met | Durable, designed for mobility but may not be as long-lasting as traditional homes |
| Foundation | Often on piles or blocks with skirting (can be on a foundation as well) | Always placed on a permanent foundation (slab, crawl space, basement) | Often on piles or blocks with skirting (can be on a foundation as well) | Always placed on a permanent foundation (slab, crawl space, basement) | Built on a trailer, no permanent foundation |
| Weather Dependency | Minimal impact from weather during entire construction process | Less weather impact but some assembly is site-dependent | Minimal impact from weather during entire construction process | Can experience long delays due to weather | Depends on if the Tiny Home is built in a shop or in a back yard |
| Transport and Set Up | Transported in one piece with minor assembly on-site. Typically move in ready in 1 week | Modules are transported to site and assembled like building blocks. Longer assembly due to on-site finishing activities | Transported in one piece with minor assembly on-site. Typically move in ready in 1 week | Built entirely on-site | Built on a trailer for east mobility |