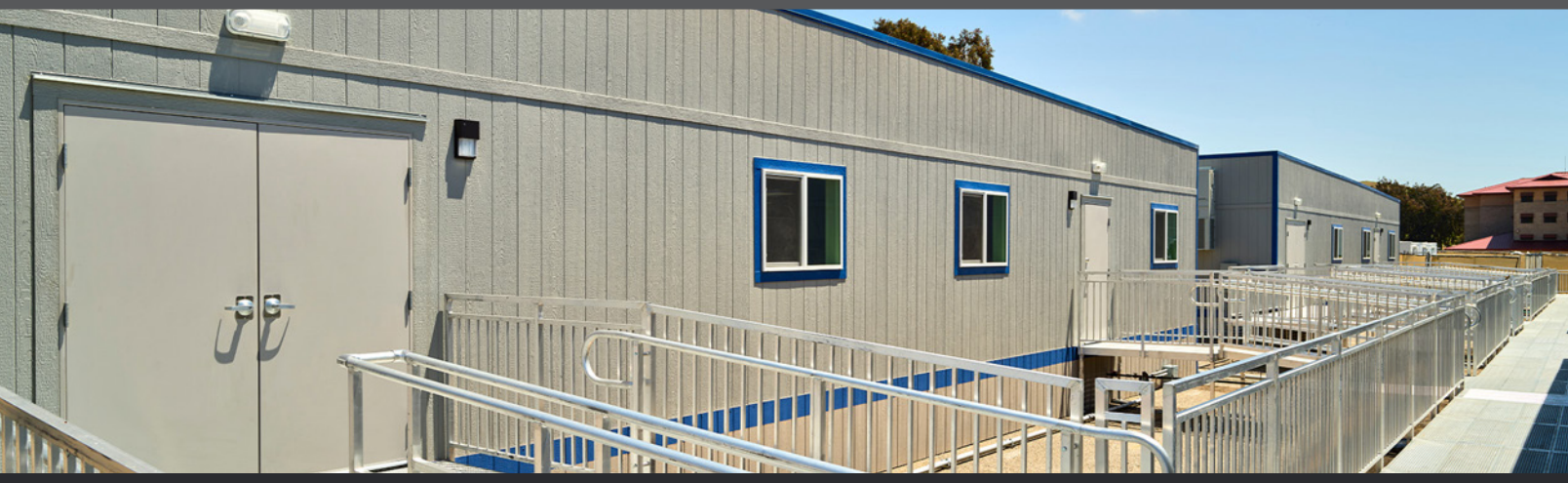
2025 ANNUAL REPORT

KEY FINANCIAL DATA AND METRICS FOR THE **RELOCATABLE BUILDINGS INDUSTRY IN NORTH AMERICA**



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The industry's best resource for information about the relocatable buildings industry in North America

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2025 COMMERCIAL MODULAR CONSTRUCTION **RELOCATABLE BUILDINGS** REPORT

The images in this report represent some of the winners of the Modular Building Institute's 2025 Awards of Distinction. To see the complete list of winners and learn more about each project, visit. modular.org/awards.

ABOUT THE MODULAR BUILDING INSTITUTE

Founded in 1983, the Modular Building Institute (MBI) is the only international nonprofit trade association serving the commercial modular construction industry. Members are manufacturers, fleet owners, designers, and contractors of commercial modular building projects, as well as suppliers of building components, services, and financing.

MBI's 700-plus members are located in 34 countries around the globe and provide all types of building space, from relocatable buildings to complex multistory permanent construction projects. MBI's mission is to grow the industry and its capabilities by encouraging innovation, quality, and professionalism through communication, education, and recognition.

Each year, MBI hosts its World of Modular Conference, the largest event for the modular construction industry anywhere in the world. For more information, visit www.modular.org.

The Modular Advocacy Program ("MAP") is MBI's multiyear, multimillion-dollar campaign to spur investment in, and promote the greater adoption of, the commercial modular construction industry.

In order to meet the growing needs of its members and the greater modular construction industry, MBI's MAP program will drive industry growth in the following areas:

1. Influencing government legislation, regulations, procurement, programs, and codes.
2. Creating new business opportunities for the industry.
3. Expanding outreach efforts to developers, architects, and code officials.
4. Attracting new employees to the industry, including nontraditional workers.

MBI, leveraging its growing international membership, plans to fund this program through a variety of initiatives.

Funding the Modular Industry's Most Important Initiative

Your company can support MBI's Modular Advocacy Program in three ways:

MBI Seals

MBI Seals are 4-inch square stickers that are meant to be affixed inside each module that MBI member manufacturers produce. Each MBI Seal costs $20. These costs are intended to passed along to your customers, which means a net-zero cost to you.

Manufacturers – Order and affix an MBI Seal inside each module you manufacture.

Architects, Contractors, & Developers – Spec the MBI Seal on your future projects.

Fleet Owners – Ensure all new and existing units have the MBI Seal.

Sponsoring the MAP

Annual sponsorships for the MAP program are available for $1,000. If you're not buying Seals, this is an ideal way to show your support of MBI and contribute to MAP funding.

With your annual sponsorship, your company will receive:

- sponsor recognition and logo inclusion in every MBI printed piece (magazines, annual reports, event brochures),
- a dedicated eblast thanking each sponsor, AND
- a special thanks at the next World of Modular annual conference, including logo inclusion in the opening presentation.

Voluntary Donations

- If Seals and MAP sponsorship don't match your company's current objectives, support the MAP by making a voluntary donation in any amount.
- In combination with the revenues from Seals and sponsorships, these donations will be used to grow and protect the commercial modular construction industry through government affairs advocacy, business development, expanding MBI's membership, and industry workforce development.

MBI Needs You to Support the MAP

Full member support of the Modular Advocacy Program will be critical to MBI's goals in 2024 and beyond. And if your company has not yet joined MBI, now is the perfect time. With more resources than ever, the Modular Building Institute is helping to build the future of modular construction. *Join us!*

ABOUT THE MODULAR CONSTRUCTION INDUSTRY

The modular construction industry is regulated primarily at the state, provincial, and local levels by code officials and agency administrators. As with site-built structures, the modularly constructed building must meet the local codes where it is to be located. There is no special "modular building code," and there are no code exceptions for a building constructed utilizing the modular construction process — it is simply a different and more efficient manner for assembling the materials and components of a building at an offsite location. Modular construction can be utilized for commercial, residential, institutional, and industrial applications.

About the Data

MBI obtained data from a variety of sources, including public financial filings, project data, and direct survey responses from fleet owners. In total, this report includes data from 14 lease fleet companies owning a combined 277,449 units, or about 92 percent of all industry assets in North America. The remaining assets are held by several smaller companies, generally with 500 units or fewer each. All financial data was converted to U.S. dollars for this report. While MBI has made every effort to obtain relevant data from all available sources and to make appropriate currency conversions, when necessary, we caution that this report is based on the best available data and may not be representative of any specific company activities.

Relocatable Building Overview

The relocatable buildings business revolves around the design, manufacture, leasing, and sale of structures that can be easily transported and reassembled at various locations. These buildings provide flexible, cost-effective solutions for temporary or semipermanent space needs across various industries.

Relocatable buildings (also called modular, portable, or prefabricated buildings) are prefabricated structures designed for easy transport and installation. They differ from traditional construction in that relocatable buildings are not permanently fixed to one location and can be moved multiple times, as needed.

Common types of relocatable buildings include:

- Modular offices (for businesses, construction sites, and educational facilities)
- Portable classrooms (used by schools and universities)
- Workforce housing (for remote worksites, oil fields, and mining operations)
- Medical clinics (for temporary healthcare spaces)
- Retail kiosks and pop-up stores (for seasonal or mobile retail)
- Disaster relief housing (for emergency shelters)

Benefits of relocatable buildings:

- Cost-effectiveness — Faster and cheaper than traditional construction.
- Time savings — Manufactured offsite and installed quickly.
- Sustainability — Reusable, reducing waste and material consumption.
- Scalability — Can be expanded, modified, or relocated as needed.
- Lower risk — Ideal for temporary projects without long-term commitments.

As consolidations and acquisitions continue, the number of companies owning relocatable buildings is decreasing, yet the total number of relocatable buildings remains stable at approximately 500,000. Public school districts across North America collectively own and operate about 200,000 relocatable classrooms, while industry companies manage about 300,000 buildings representing more than $8 billion in assets. Additionally, many construction companies maintain

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their own fleets of mobile construction offices that relocate from site to site, and those structures are not included in these figures. These numbers also exclude noncoded units such as storage containers, which often constitute a significant portion of a company's lease fleet.

Industry Impact Statement

The relocatable buildings industry in North America plays a significant economic role, with total assets exceeding $8 billion. In 2024 alone, the industry demonstrated strong investment activity, allocating nearly $800 million toward capital purchases and improvements, signaling ongoing growth and innovation. Additionally, the sector provides direct employment for more than 10,000 workers across numerous sales offices, while also supporting thousands more jobs indirectly in modular manufacturing, transportation, and installation. These facts highlight the industry's broad economic footprint, contributing to both infrastructure development and job creation across multiple sectors.

The biggest impacts of relocatable buildings can be seen in industries that require rapid deployment, cost efficiency, and adaptability, making these structures a vital part of infrastructure planning and expansion strategies. These markets include:

Education — Schools and universities frequently use relocatable buildings to accommodate growing student populations, temporary classrooms during renovations, and modular administrative offices.

Construction — The industry provides modular offices, workforce housing, and storage facilities for large-scale construction projects, ensuring onsite efficiency and cost-effective workspace solutions.

Healthcare — Hospitals and medical facilities use relocatable buildings for temporary clinics, testing sites, patient overflow rooms, and mobile healthcare units, especially in response to public health crises.

Disaster relief and emergency response — Modular buildings serve as emergency shelters, command centers, and temporary housing in areas affected by natural disasters, providing rapid infrastructure deployment.

Oil, gas, and mining — These sectors rely heavily on relocatable workforce accommodations, offices, and storage units in remote locations where permanent infrastructure is not feasible.

Government and military — The industry supplies modular solutions for military barracks, administrative offices, and emergency response centers, particularly in areas with fluctuating personnel needs.

Retail and commercial — Businesses use relocatable buildings for temporary storefronts, pop-up shops, and seasonal retail expansions, offering cost-effective flexibility.

In 2024 alone, the industry demonstrated strong investment activity, allocating nearly **$800 million** toward capital purchases and improvements, signaling ongoing growth and innovation.

KEY MARKETS

The key markets for relocatable buildings in North America are driven by industries and sectors that require temporary, modular, or transportable structures for flexibility, speed, and cost efficiency. The primary markets include:

Construction and infrastructure
- Workforce housing (man camps, lodges)
- Temporary site offices
- Storage units
- Equipment shelters
- Portable washrooms and break rooms
- Major infrastructure projects (highways, bridges, pipelines)

Energy, mining, and natural resources
- Oil and gas (rig camps, modular refineries, remote operations centers)
- Mining (accommodations, administrative offices, safety stations)
- Renewable energy (solar and wind farm operations buildings)

Education
- Temporary classrooms (school expansions, renovations)
- Portable labs and administrative offices
- Disaster recovery and emergency classrooms
- Administrative offices: Provides additional office space for school staff.
- Training centers: Used for vocational training or specialized education programs.

Disaster response and emergency relief
- Temporary shelters (hurricane, wildfire, and flood relief)
- Field hospitals and quarantine facilities
- Mobile command centers (FEMA, Red Cross, emergency services)
- Shelters for displaced individuals: Used in areas affected by hurricanes, wildfires, or other natural disasters.
- Medical triage centers: Used for quick deployment of medical units in crisis situations.

Government and military
- Training facilities
- Barracks and living quarters
- Mobile command centers
- Border security and detention facilities

Healthcare
- Mobile clinics and hospitals
- Temporary labs and research stations
- Isolation/quarantine units (COVID-19, disease outbreaks)

Commercial and retail
- Temporary retail spaces and pop-up stores
- Event structures and trade show booths
- Storage and warehousing solutions

Housing and real estate
- Affordable housing solutions
- Tiny homes and modular residential communities
- Temporary housing for displaced populations
- Social housing and shelters

Industrial and manufacturing
- Warehousing and storage solutions
- Onsite worker facilities (locker rooms, cafeterias)
- In-plant offices

Transportation and logistics
- Temporary terminals (airports, bus stations, and train stations)
- Weigh stations and security booths
- Truck driver rest areas

Hot Markets and Regions in North America

The best geographic markets for the relocatable buildings industry are typically regions with high demand for temporary or modular space solutions, driven by factors such as rapid population growth, strong construction activity, industrial expansion, and disaster recovery needs. Based on these factors, the top markets include:

1. Energy and natural resources

- **Texas and Oklahoma** — Driven by oil, gas, and renewable energy projects
- **Alberta and British Columbia** — Strong demand from oil sands, mining, and forestry
- **North Dakota and Wyoming** — Growing needs in oil drilling and extraction operations

2. Construction and infrastructure

- **California** — Major infrastructure and housing projects create a high demand for temporary buildings.
- **Florida** — Rapid development and hurricane rebuilding efforts boost demand.
- **Ontario and Quebec** — Large-scale construction projects, particularly in Toronto and Montreal

3. Education and government

- **Arizona and Nevada** — Expanding school districts require temporary classroom solutions.
- **New York and Illinois** — Urban schools and government projects use relocatable buildings.
- **Virginia and North Carolina** — Military and government-related infrastructure expansions.

4. Disaster relief and emergency response

- **Louisiana and Mississippi** — Frequent hurricanes drive demand for emergency housing and relief buildings.
- **California** — Wildfire recovery efforts require rapid deployment of temporary structures.

5. Manufacturing and logistics

- ***Midwest*** (Ohio, Michigan, Indiana) — Industrial growth fuels demand for temporary office and warehouse space.
- **Texas and Georgia** — Major logistics hubs require quick expansion solutions.

PROJECT DATA

Capital Expenditures

In 2024, companies reported nearly $800 million in capital expenditures, including new fleet acquisition and refurbishment of existing assets. On average, the cost of acquiring a new unit for a lease fleet was $44,463 in 2024. This figure does not consider the market or purpose of the unit (e.g., education, construction), the finishes, or applicable building codes.

Some jurisdictions have more stringent code requirements, which adds cost to the new construction of units. Many fleet owners are concerned that the higher costs of building new units cannot be offset by higher rental rates, making refurbishing existing units an attractive option.

If property maintained and operated, relocatable buildings have useful lives comparable to any other building type. Capital improvements, such as HVAC replacement and roof replacement, are frequently made to these units, which can extend their useful lives for several additional years. Of the companies reporting their projected 2025 capital expenditures, all indicated an expected increase in expenditures over the prior year.

In 2024, companies reported nearly **$800 million** in capital expenditures, including new fleet acquisition and refurbishment of existing assets. On average, the cost of acquiring a new unit for the lease fleet was **$44,463 in 2024.**

Average Lease Term

These terms vary depending upon the product leased (e.g., single-wide, double-wide, complex). Our findings indicate that to recoup the initial capital investment in a unit, a fleet owner typically needs to have the unit on lease for 36-48 months (see "Monthly Rental Rate of Return," below). Once the initial investment is recouped, fleet owners continue leasing their units until sold, typically after 10 years.

Monthly Rental Rate of Return

The average monthly rental rate of return (also referred to as return on investment or lease rate factor) is calculated by dividing the averages of monthly rental revenues by the cost of rental equipment on rent for the period. For example, if a company has an average monthly rental rate of 2 percent, it is generating revenue equal to 2 percent of the total cost of the equipment on lease each month, or 24 percent of the unit's cost per year. In this case, renting the unit for 50 months would generate revenue sufficient to cover 100 percent of the unit's original cost. A company with an average monthly rental rate of 3 percent would require just 34 months of rental income to recover initial costs.

The industry average monthly rental rate of return has been approximately 2.5 percent, meaning 40 months of rental are required, on average, to recoup the original equipment cost. This benchmark is across all company sizes and all product lines (single-wides, double-wides, etc.).

Sales Price to Original Cost Ratio

Relocatable buildings exhibit exceptionally strong value retention over time. Historically, used units often sell for more than their original purchase price — it is common to see sale prices at 120–150 percent of the original cost of a unit. This means a company might sell a building for up to 1.5 times what it originally paid, after having already earned rental income from the unit for years.

On average, in 2024 companies reported selling existing units for 143 percent of their original cost, across all product types (single-wides, double-wides, complexes). This trend highlights how unique this asset class is: Rather than depreciating to a fraction of their original value, these modular units can appreciate in nominal terms due to external factors.

The rising costs of new construction represent a key factor driving high resale values. Essentially, since the cost to build new keeps climbing, buyers are willing to pay a premium for used inventory — especially if units are in good condition.

Many other factors are involved in determining value and sale price, including:

- Escalating costs of constructing new units to newer versions of building codes.
- Escalation of material price and labor availability.
- Proper operation and maintenance of the unit over its life.
- Number of times the unit is relocated.
- Capital improvements made to the unit.

Refurbished existing units hold their value very well due to higher construction costs for new units. However, the more the unit is relocated, the greater the wear and tear and resulting need for increased maintenance and repair costs. A typical relocatable building will be moved seven times over its life, which may vary based on the size and type of unit. For example, a smaller building made up of one or two modules may move a dozen or more times over its life (construction site offices are good examples of this). Larger complexes, on the other hand, may only move three to five times over their life.

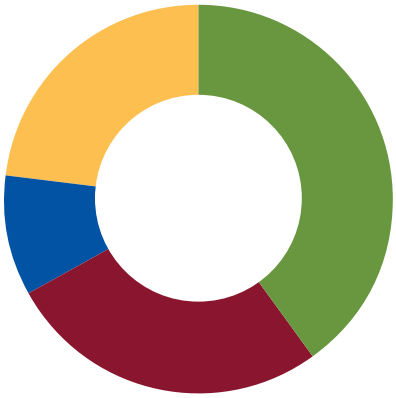
Revenue Size and Sources

MBI obtained data from North American-based companies collectively reporting total revenues in excess of $4.7 billion in 2024.

Companies engaged in the relocatable building sector continue to derive a majority of their revenues from the lease of units. Other revenue sources include the sale of new and used units, the lease of value-added products such as ramps and stairs, and revenue from services such as transportation and installation of units.

MBI obtained data from North American-based companies collectively reporting total revenues in excess of **$4.7 billion** in 2024.

In 2024, company revenues were generated from the following activities:



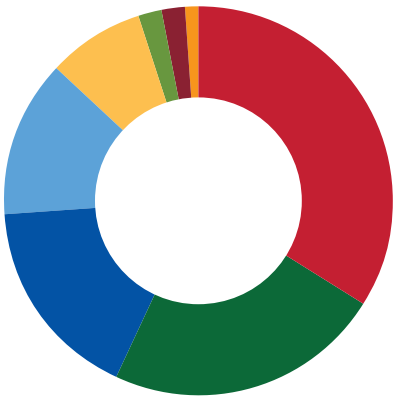
40 percent from rental of units and value-added products (e.g., ramps, stairs)

27 percent from sales of new units

10 percent from sales of used units

23 percent from services (transport, installation, etc.)

In 2024, companies derived their revenue from the following markets:



34 percent from education

23 percent from construction site offices

17 percent from general office/administrative

13 percent from workforce housing/energy sector

8 percent from institutional/ assembly/other

2 percent from healthcare

2 percent from retail

1 percent from disaster relief

PROJECT DATA

Regional Competition

Key factors influencing customer rental or purchasing decisions include product availability, quality, pricing, and service.

Despite increasing consolidation by a few large companies, the relocatable building industry remains largely regional in its day-to-day operations. Clients primarily include general contractors and school districts seeking temporary, cost-effective space solutions. Even in markets where larger companies operate, they must compete with smaller, locally focused fleet owners. The companies that contributed data to this report collectively operate nearly 400 branch locations across North America.

Market-share distribution varies by region, as some large companies have a strong presence in specific areas, while midsized companies tend to focus on state or regional markets. For instance, a company with a fleet of 1,000 units in a smaller region may hold a larger local market share than a nationwide competitor with a lower presence in that area. Additionally, the industry lacks a substantial number of large-scale customers, further contributing to market competitiveness, despite mergers and acquisitions.

State-specific building codes also limit the ability of larger players to dominate by oversupplying from one region to another. Since relocatable buildings must meet location-specific requirements for wind, snow, and seismic conditions, a structure designed for Florida's wind zones, for example, may not be suitable for California's seismic standards or New York's snow loads.

This market dynamic prevents any single company from achieving total dominance across all regions. Furthermore, the customer base is fragmented, consisting mainly of small to medium-sized organizations such as school districts, contractors, and local government agencies, rather than a few large buyers with the power to dictate market conditions.

Depreciation

Across all markets, the average cost to acquire a relocatable building in 2024 was $44,463. Many factors impact the initial cost, including the purpose of the unit and applicable building codes.

Depreciation in the relocatable buildings industry varies based on several factors, including construction quality, material durability, maintenance, and intended lifespan. The choice of depreciation method — MACRS (Modified Accelerated Cost Recovery System), Straight-Line, or Bonus Depreciation — also impacts how expenses are recorded over time.
On average, relocatable buildings retain 50 percent of their original value after 18 years, although higher-quality structures — particularly steel-framed or well-maintained units — tend to hold value longer. The depreciation rate and final value retention depend on these factors, making strategic asset management and maintenance crucial in maximizing long-term value.

Depreciation schedules in the industry typically fall within three ranges:

Low range: **18 years**
Mid range: **20 years**
High range: **25 years**

Utilization

Midyear 2024:
Utilization reflects the percentage of a company's relocatable building assets that are actively leased and generating revenue on a given date. Instead of averaging individual company utilization rates to calculate the industry average, MBI determined overall industry utilization by pooling all leased fleet assets and comparing them to the total assets owned across the companies surveyed. MBI uses this method rather than the Original Equipment Cost (OEC) utilization rate, which is calculated by dividing the rental revenue (excluding ancillary fees) by the OEC of the rental fleet.

In July 2024, MBI collected data from 10 of the largest lease fleet companies in North America, which collectively own 273,268 relocatable building units, representing approximately 90 percent of the total industry inventory. The largest company in the dataset accounted for 56 percent of all units reported, and all companies included own at least 2,000 units. As of June 30, 2024, 189,063 units were on lease, resulting in a midyear industry utilization rate of 69.2 percent — a slight decline from the 70.3 percent rate reported at year-end 2023.

Despite this decrease in utilization, industry revenue increased year over year, driven by higher average rental rates per unit. Publicly available data from four of the largest companies indicated an average monthly rental rate increase of 7.9 percent for the period.

Year-end 2024:
MBI obtained fleet utilization data from companies collectively owning 277,449 relocatable building units, or 92 percent of total North American assets. At the end of 2024, 191,235 total industry assets were on lease, for an overall utilization rate of 68.9 percent at year-end across all markets and all types of products.

Fleet ownership consolidation has not led to extreme utilization differences — the marketwide ~70 percent utilization appears to be an industry norm, and even big players must keep a significant portion of inventory ready for new leases. No outlier utilization rates are reported (i.e., no company is running at near 100 percent, and none has drastically low utilization); most operate in a similar band, partly due to the common demand cycles across sectors. Although the slight downtick in 2024 could indicate a maturing cycle or a temporary demand pause, it is offset by rate increases, so fleet operators are maintaining strong financial performance.

Notably, industry revenues have grown year over year, despite slightly lower overall utilization rates, as higher rental rates have offset slight dips in utilization. This indicates a trend of pricing power and value maximization in the industry, rather than rapid expansion of fleet size.

Residual value at the end of a building's useful life also varies:

Low range: **0 percent**
Mid range: **25 percent**
Most common: **50 percent**

MBI 2025 RELOCATABLE BUILDINGS INDUSTRY SUMMARY REPORT

Industry Overview

The relocatable buildings industry in North America continues to play a crucial role in providing temporary and flexible space solutions for sectors like education, construction, healthcare, and disaster relief. The Modular Building Institute, representing more than 700 members globally, leads efforts in promoting professionalism, innovation, and growth in the modular construction sector.

Market Size and Economic Impact

- Total fleet size: ~500,000 units in North America (300,000 units private/200,000 public)
- Industry assets: More than $8 billion
- 2024 capital investment: ~$800 million in new purchases and improvements
- Employment: 10,000-plus direct jobs and thousands more indirectly supported
- 2024 total revenue: $4.7 billion, with:
  - 40 percent from rentals (units and value-added products)
  - 27 percent from new unit sales
  - 23 percent from services
  - 10 percent from used unit sales

Utilization and Financial Performance

- 2024 midyear utilization: 69.2 percent
- 2024 year-end utilization: 68.9 percent
- Despite a slight dip in the utilization rate, revenues grew by 7.9 percent due to rising rental rates.

Return on Investment

- Average monthly rental rate of return: 2.5 percent
- Break-even period: ~40 months
- Capital expenditures (2024): $800 million total (average unit cost: $44,463)
- Used units sold for 143 percent of original cost, on average, displaying high value retention.

Key Markets and Applications

Top sectors include:

- Education (34 percent)
- Construction offices (23 percent)
- General offices (17 percent)
- Workforce housing/energy (13 percent)
- Others include healthcare, retail, and disaster relief.

High-Demand Regions

Key growth regions include:

- Energy and resources: Texas, Alberta, North Dakota
- Construction: California, Ontario, Florida
- Education: California, Arizona, Nevada, New York
- Disaster relief: Louisiana, California
- Manufacturing/logistics: Midwest, Texas, Georgia

Competitive Landscape

- Industry is competitive, with no single dominant player on a regional basis.
- Local code requirements limit oversupply from national fleets.
- Buyers are typically small to midsized organizations (e.g., school districts, local contractors).

Depreciation Trends

- Average initial unit cost: $44,463
- Useful life: 18–25 years
- Residual value: Commonly ~50 percent after 18 years
- High resale values are driven by rising construction costs and stringent building codes.

Code Compliance

- All new units must meet the International Building Code (IBC) or local codes at the time of manufacture.
- Buildings are registered via state compliance agencies, marked with data plates and third-party inspection labels.
- Existing relocated buildings must meet site-specific wind, snow, and seismic loads but do not require recertification if unmodified.

APPENDIX: GUIDE FOR CODE COMPLIANCE FOR RELOCATABLE BUILDINGS

All newly constructed relocatable buildings must be constructed in accordance with the building codes in effect at the time of the building's construction (most commonly the International Building Code, or IBC). These buildings are constructed offsite, and many elements are concealed when the building arrives to the site (closed construction).

As such, most states (35) have a statewide administrative program in place to determine if a building was constructed in accordance with all applicable codes. The terminology varies across state programs, with many referring to these buildings as "industrialized buildings" or even "manufactured buildings." The latter term is not preferred, as it tends to imply that these buildings are constructed to the same federal U.S. Department of Housing and Urban Development (HUD) code as manufactured housing products, which is not the case.

These state programs require manufacturers of relocatable buildings to be approved with the respective state agency, have a quality-assurance program approved, and submit regular reports. Additionally, each floorplan the manufacturer intends to build must be reviewed and approved by a licensed third-party design professional in the state. These professionals are sometimes referred to as compliance assurance agencies (CAA) or third-party inspection agencies (TPIA).

Once the manufacturer and plan are approved, every manufactured section or module of an industrialized building shall be marked with a label supplied by the TPIA that includes the name and address of the CAA and the certification label number.

A relocatable building will also have a manufacturer's data plate permanently attached on or adjacent to the electrical panel, posted in the location as noted on the drawings, and include information such as:

1. Occupancy group
2. Manufacturer's name and address
3. Date of manufacture
4. Serial number of modules
5. Design roof live load, design floor live load, snow load, wind, and seismic design
6. Approved quality-assurance agency or approved inspection agency
7. Codes and standards of construction
8. Envelope thermal resistance values
9. Electrical service size
10. Fuel-burning equipment and size
11. Special limitations, if any

Following this process, the building is ready to be permitted and placed on its first location, and is considered approved or "registered" in the state. Registered buildings should be accepted in all localities as meeting the requirements of the codes for the building itself. The label affixed by the third party is the indication for the local building code official that the unit does in fact comply with codes. The local official, therefore, has no jurisdiction over "what is inside the box." However, local requirements affecting buildings — such as local land-use and zoning, local fire zones, site development, building setbacks, side and rear yard requirements, property line requirements, and subdivision regulations — are within the scope of the local authority.

Existing Relocatable Buildings

A unique aspect of relocatable buildings is that they are designed and constructed with the explicit purpose of being relocated and used multiple times and possibly at multiple locations, including in other states.

Once relocated from its original site, a building is now considered an "existing building" (per IBC, one for which a legal building permit has been issued). Prior to 2015, Chapter 34 of the IBC contained compliance information for existing buildings. Beginning with the 2015 IBC, Chapter 34 has been removed in its entirety and replaced with a "pointer" to the International Existing Building Code, or IEBC (IBC 2015 Section 101.4.7).

In Chapter 14 of the 2018 IEBC, "Relocated or Moved Buildings," Section 1401.1 Scope states that "this chapter provides requirements for relocated or moved structures, including relocatable buildings as defined in Chapter two." Those requirements address various life safety issues such as wind loads, seismic loads, and snow loads. Any existing relocatable building moved into a new jurisdiction must meet these load conditions. The local code official can find this information from the manufacturer's data plate affixed to the building.

Aside from specific site and zoning issues, a local building code official needs only to locate the third-party label and the manufacturer's data plate on a relocatable building to determine compliance. If the building is missing either the label or the data plate, the building is subject to approval by the local code official.

It is important to note that there is no "expiration date" for these approval labels, provided the relocatable building has not been modified and has not experienced any structural damage over time.

CASE STUDIES

Camp Pendleton Temporary Mess Hall

Company: Pacific Mobile Structures, Inc.
Location: Camp Pendleton, CA, USA
Gross Size of Project: 17,040 Square Feet
Days to Complete: 62

Architectural Excellence

During the renovation of their mess hall, Camp Pendleton needed a temporary gathering space for Marines. Pacific Mobile Structures responded by converting a 24-plex into four 60x60 structures, a 12x40 restroom, and a 36x60 field office. The design focuses on accessibility with spacious interiors, tile flooring, and both hot and cold serving stations, along with comfortable tables and chairs. Externally, the buildings feature durable T1-11 siding, horizontal sliding windows, and aluminum ramps. To ensure ADA compliance, we precisely adjusted ramps and decking to accommodate height variations. This project, notable for its scale and complexity, demonstrates Pacific Mobile Structures' ability to deliver quality buildings quickly and efficiently. Located on a blacktop lot near the renovation site, the temporary complex blends seamlessly with its surroundings, reflecting our commitment to customer satisfaction and timely delivery.

Technical Innovation & Sustainability

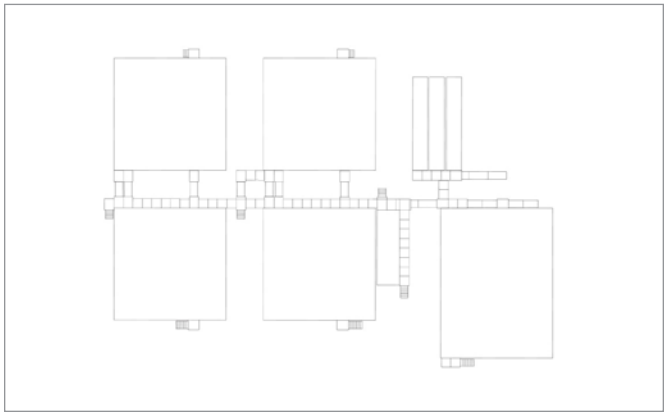
Pacific Mobile Structures employed innovative offsite construction techniques to provide Camp Pendleton with a temporary gathering space during their mess hall renovation. We converted a 24-plex into four 60x60 structures, a 12x40 restroom, and a 36x60 field office, facilitating a faster onsite construction timeline. All customer-requested modifications, such as special floor outlets for hot and cold plates, a floor drain, and a sink, were expertly installed offsite.

The interiors are designed for comfort and functionality, with tile flooring and spacious layouts. Practical elements, like horizontal sliding windows and aluminum ramps, were added, with precise adjustments made to ensure ADA compliance. The durable T1-11 siding reflects our commitment to green building. This project highlights how offsite construction can deliver quality, efficiency, and tailored solutions to meet unique challenges while minimizing disruption to the environment.

Cost Effectiveness

Pacific Mobile Structures implemented cost-effective methods to provide a temporary gathering space for Camp Pendleton during their mess hall renovation. We converted a 24-plex into four 60x60 structures, a 12x40 restroom, and a 36x60 field office, delivering brand-new buildings quickly—something other providers couldn't match. This expedited the delivery schedule, allowing a temporary mess hall while the new facility was built, resulting in significant cost savings.

All customer-requested modifications, such as floor outlets for hot and cold plates, a floor drain, and a sink, were completed offsite. We also provided ramping and catwalks for ADA compliance. Close collaboration with Camp Pendleton allowed us to meet specific needs within budget. Durable T1-11 siding and energy-efficient design offer long-term savings, while the modular structures allow for future relocatability.



CASE STUDIES

Davis Construction — Field Office of the Future

Company: Modular Genius, Inc.
Affiliate: Titan Modular Systems, Inc.
Location: Bethesda, MD, USA
Gross Size of Project: 2,160 Square Feet
Days to Complete: 218

Architectural Excellence

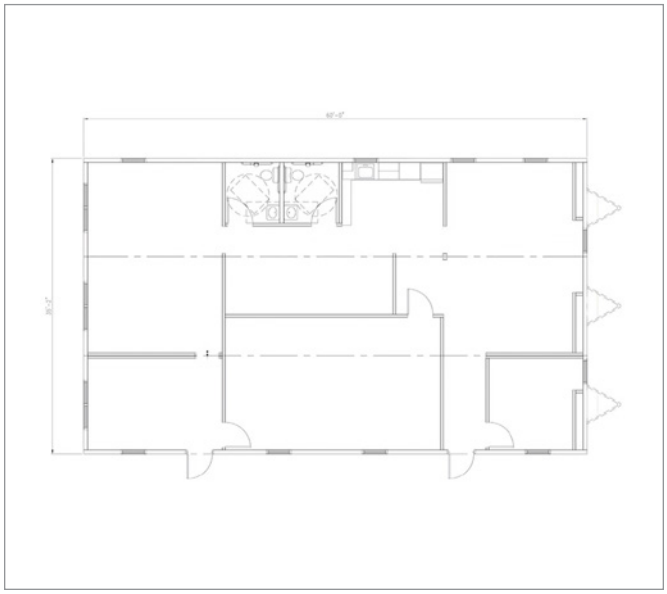
Davis Construction wanted to create a modular "Field Office of the Future". They worked with Modular Genius to design a 2,160 sq. ft. modular building that is strategically configured to create a spacious, adaptable layout. The interior includes open workstations, private offices, meeting rooms, and storage areas; designed for both employee productivity and client engagement. The modular design allows for reconfiguration as needs evolve. Externally, the building features a clean, modern aesthetic with durable materials and large windows, blending functionality with visual appeal. The building's placement respects its surroundings, offering easy access while maintaining a professional, welcoming appearance. Energy-efficient systems, natural light, and sustainable materials enhance both the user experience and environmental impact. Prioritizing adaptability, sustainability, and client interaction, the space is a model for future-forward, efficient commercial offices in construction.

Technical Innovation & Sustainability

The modular "Field Office of the Future" showcases innovative offsite construction methods. The modular design allowed for rapid assembly and minimized site impact. Special features include flexible, open-plan spaces for workers, clients, and meetings; with custom storage and ergonomic workstations. To meet energy and sustainability goals, the building integrates energy-efficient insulation, LED lighting, and a high-performance HVAC system. Resource-efficient materials, including recycled steel and low-VOC finishes, contribute to a healthier indoor environment. The office also incorporates green building practices, energy efficient Anderson Picture windows, and highly efficient HVAC systems from Bard Manufacturing. These innovations create a durable, adaptable, and eco-friendly workspace for the construction industry's future needs.

Cost Effectiveness

Collaborating with Modular Genius and local contractors streamlined the installation process, reducing costs and ensuring quality control. Relocatability is a key factor, with foundation systems and utility hookups designed for easy disassembly and transport. Energy-efficient systems and resource-efficient materials further reduce operational costs, making the building a cost-effective, sustainable solution for both current and future use. This particular building is designed to be re-located every few years to a new construction site, per the owner's intent. Modular buildings generally reduce labor costs and construction time by being pre-fabricated offsite, minimizing on-site disruption. Durable, low-maintenance materials like steel framing, eco-friendly insulation, and weather-resistant siding contribute to long-term cost savings.

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CASE STUDIES

Denver International Airport

Company: Ramtech Building Systems, Inc.
Location: Denver, CO, USA
Gross Size of Project: 26,200 Square Feet
Days to Complete: 560

Architectural Excellence

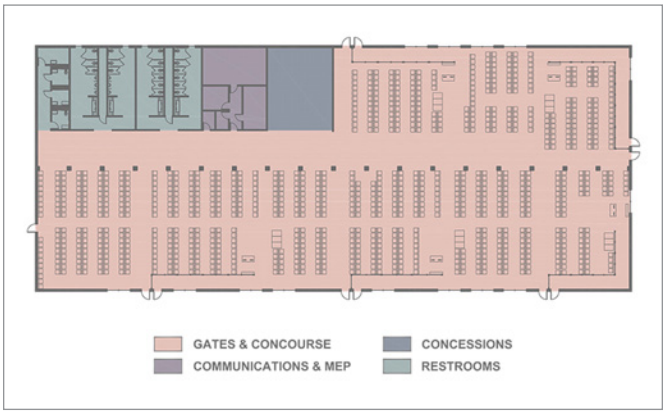
Ramtech partnered with Turner-Flatiron JV on this project to create a 5 gate airport terminal extension that would tie in aesthetically with Denver International's Concourse A East ground loading facility. Specifically, this meant creating an industrial but clean exterior look with large windows and white and gray metal siding to complement the sculpted canopy design of DIA. Using open web steel trusses, and both perimeter structural and sub-floor shear walls, Ramtech's design team was able to deliver interior clear spans of 52 feet over a length of more than 250 feet, while adhering to Denver's demanding seismic and wind load requirements. This allowed for FAA compliant passenger gate waiting areas, a 20-foot-wide continuous walkway, and space for high-stooled charging workstations. Suspended acoustical ceilings and floor assemblies, a full airport security system with signage, and exterior canopies and ramps were installed onsite by Turner-Flatiron.

Technical Innovation & Sustainability

A traditional Type II modular building system with non-combustible cementious floor decking was used for the project, combining 52-foot modules oriented end-to-end for maximum required width and prompt installation, a critical aspect given the ongoing traffic at the existing Concourse A. To further minimize the disruption of plane operations, a proprietary stacked CMU pier foundation was bonded to the existing tarmac surface. Though achieving LEED status was not within the project's budget, features such as low emissivity tinted windows, metal siding with high recycled content and two layers of 3.5" R-41 polyisocyanurate roof insulation allowed the building to exceed Denver's stringent energy codes. The City and County of Denver also required the structure and its foundation connections to withstand 160 mph winds.

Cost Effectiveness

Given the need to limit impact on airport operations and avoid costly onsite labor, the key driver in DIA's decision to work with Ramtech was the ability to shift work offsite and condense the construction schedule. Due to the aforementioned building design and Ramtech's project management expertise, all 36 modules were installed and weathered-in concurrent with the completion of onsite prep-work, thus allowing for limited overlap of expensive subcontractors. In addition, Ramtech's fully screened, drug-free employees were able to gain access to the facility and complete their work in an efficient manner, an often-overlooked factor that is becoming increasingly difficult to achieve onsite, particularly in Colorado. In total, more than 20,000 SF of additional terminal space was added to the concourse without a single day of interrupted flight scheduling or general airport operations.

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FRONTIER

CASE STUDIES

Randolph-Macon College

Company: Modular Genius, Inc.
Affiliate: Diamond Builders, Inc.
Location: Ashland, VA, USA
Gross Size of Project: 20,736 Square Feet
Days to Complete: 85

Architectural Excellence

A college in Virginia was in urgent need of additional dormitory space to accommodate students. Modular Genius Inc. partnered with the college to provide a new student housing complex consisting of three 140' x 48' buildings, each strategically placed on helical piers to minimize site disruption. The layout includes private rooms, shared common areas, bathrooms (complete with shower and laundry facilities), and recreation spaces, designed for comfort and functionality. Externally, the buildings feature durable, low-maintenance finishes that blend with the surrounding campus. The arrangement of buildings fosters a sense of community while respecting the site's topography and space constraints. Planning excellence is reflected in the thoughtful integration of aesthetics, sustainability, and practical needs, ensuring long-term durability and operational efficiency in a cost-effective solution for the dormitory residents.

Technical Innovation & Sustainability

The three 140' x 48' modular dormitory buildings utilize innovative offsite construction methods, reducing build time and minimizing site disruption. Installed on helical piers, the foundation system reduces site disturbance, eliminating the need for extensive site preparation. The modular units feature energy-efficient design elements, including LED lighting, and in-room PTAC/HVAC units to ensure student comfort. Resource-efficient materials, such as sustainable finishes contribute to the building's environmental footprint reduction. The modular design allows for flexible configurations and future relocatability, offering long-term adaptability to changing needs. This approach combines sustainability, cost-effectiveness, and operational efficiency, meeting both environmental standards and the functional requirements of a modern dormitory.

Cost Effectiveness

The modular dormitory buildings utilize cost-effective offsite construction, significantly reducing labor and material costs compared to traditional methods. The units were quickly assembled onsite, minimizing construction time and disruption. The buildings are installed on helical piers, a foundation solution that requires less excavation and can be reused or relocated if necessary, adding long-term value. The use of durable, low-maintenance materials, such as steel framing and energy-efficient insulation, reduces upkeep costs over time. Collaborating with a trusted modular manufacturer and local contractors ensured quality control and streamlined installation, further reducing costs. Energy-efficient systems, like LED lighting and PTAC/HVAC, contribute to ongoing operational savings. The modular design allows for future relocation, ensuring adaptability for changing needs. These strategies combine to deliver a sustainable, cost-effective solution for the dormitory's long-term use.


500
OAK HALL
RMC
500

CASE STUDIES

Modular Ambulatory Care Clinic

Company: Fero International
Location: Winnipeg, MB, Canada
Gross Size of Project: 5,200 Square Feet
Days to Complete: 384

Architectural Excellence

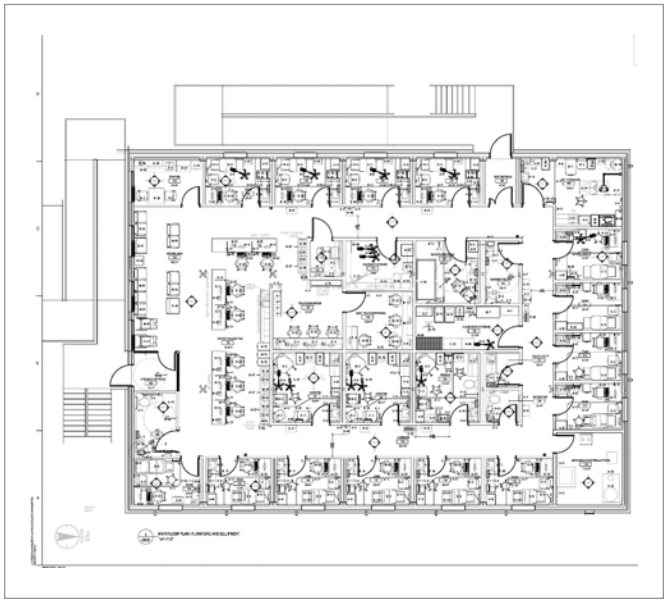
With a need to expand critical out-patient care capacity, this hospital looked to Fero International for a modular solution that offered the permanence and performance of a conventional build but with the ability to relocate it to another location. The clinic was designed collaboratively between the owner, consultants, and hospital user groups. Fero assisted with the modular optimization. Careful planning in the layout, look and feel had patient wellbeing and program functionality top of mind. Privacy, accessibility and patient flow combined with selected muted interior colours, features and finishes help promote a welcoming, healing environment that can reduce patient anxiety. An architectural metal exterior panel system was selected to withstand the harsh winter climate and complement the adjacent hospital.

Technical Innovation & Sustainability

This cost-efficient hybrid building design is comprised of hot rolled structural steel framing with wood infill, engineered to withstand not only the building code requirements of the project site location but the rigors of transporting over 1,300 miles from plant to site. The innovative use of prefinished, powder coated interior steel wall panels give the clinic bright and more cleanable finished surfaces, while eliminating any stress cracks and resulting repair that could occur with standard drywall finishes over this long journey. Applying prefinished panels to both the interior and the exterior reduced waste and increased labour efficiency during production. Building off site minimized site disruption, allowing the hospital to maintain full use of its parking lot for staff and visitors throughout the build process. The building was designed for deconstruction so that the modules can be easily relocated for reuse, demonstrating excellence in planning and circular construction.

Cost Effectiveness

This project prioritized cost-effectiveness through intentional design, using a hybrid combination of both wood and steel, and with the application of the prefinished steel panels both inside and out. Module connection details allow ease of disassembly for future reuse and optimized adaptability. An engineered on-grade multipoint steel foundation system was chosen to eliminate the need for “below frost” foundations in this climate. The foundation was installed directly on the existing parking lot surface to reduce installation time, site disruption and the resulting costs while ensuring the site could be restored without extensive remediation, and the foundation system could be relocated with the building for future use. Additionally, the building management system integrated seamlessly with the hospital’s existing infrastructure, optimizing control over HVAC, lighting, and other systems, ultimately lowering operational costs for the end user.




OBS/GYNE AND SURGERY
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CLINIQUE DE CONSULTATIONS EXTERNES
427

CASE STUDIES

Montreal Olympic Stadium Office

Company: WillScot
Location: Montreal, QC, Canada
Gross Size of Project: 21,120 Square Feet
Days to Complete: 91

Architectural Excellence

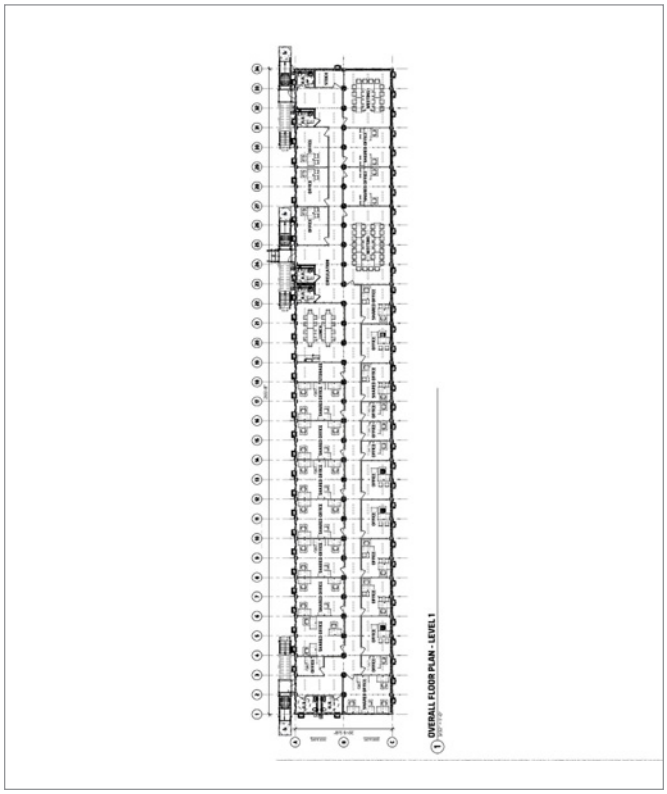
The Montreal Olympic Stadium office, built with 132 FLEX modules over two levels, was designed as an optimized, functional office space. The interior design provided an ergonomic and inspiring work environment with private offices, modern conference rooms, and inviting break areas. Each space was tailored to meet the specific needs of various departments managing this large-scale project. The building met comfort and safety standards of the client and included onsite restrooms and showers. The sleek, modern building design harmonized with the colors of the nearby Olympic Stadium, allowing the office space to seamlessly blend in with the surroundings. This project achieved a perfect balance of functionality, comfort, and visual cohesion, contributing to the overall efficiency of the space.

Technical Innovation & Sustainability

For this project, the FLEX modules offered an innovative approach to temporary space. The panel-based product is perfectly suited to the North American market, offering modern flexibility and efficient use of space. Its compact design maximized every square foot, minimizing wasted space. Additionally, FLEX helped to streamline delivery and provided a safer, ground-level workspace, reducing tripping hazards and minimizing ramp requirements. FLEX also helped reduce the carbon footprint of this project through LED lighting, motion sensors, modern HVAC systems, and well-insulated panels. It used no wood, offering a sustainable solution. The modularity of FLEX allowed for easy expansion or removal of units, adapting to evolving project needs.

Cost Effectiveness

The FLEX solution provided for the Montreal Olympic Stadium was quickly and easily installed on a temporary foundation, using only a forklift for placement. This installation process significantly reduces setup time and eliminated the need for extensive groundwork or permanent infrastructure. The modular nature of FLEX means that, at the end of the project, the building can be dismantled and relocated to accommodate new users, making it a highly flexible solution. This relocatability not only supports evolving needs, but also offers a sustainable approach by minimizing waste and maximizing the building's utility across multiple sites. The ability to repurpose the structure for various functions ensures long-term value, aligning with both environmental and cost-effective goals. This adaptability makes FLEX an ideal choice for projects requiring both efficiency and sustainability.



CASE STUDIES

Techint Camps

Company: Tecno Fast S.A.
Location: Antofagasta, Tocopilla, Chile
Gross Size of Project: 271,110 Square Feet
Days to Complete: 407

Architectural Excellence

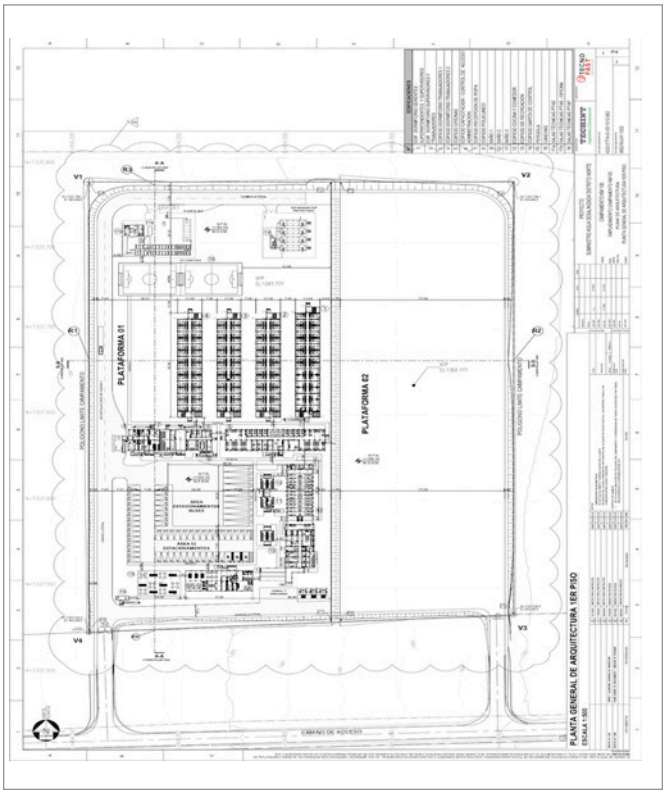
The modular camp near Tocopilla sets a new standard in design, combining functionality, aesthetics, and adaptability to create a world-class solution. Tailored modules of various sizes and layouts seamlessly meet diverse needs, including dormitories, common areas, kitchens, and offices. Its modern, durable exteriors feature low-maintenance smart panel cladding, delivering a sleek, contemporary look. Neutral tones and natural textures blend harmoniously with the desert's Pacific backdrop, while interiors offer unmatched comfort—spacious, thermally insulated, and illuminated for optimal living conditions. Designed for flexibility, these spaces evolve effortlessly with the project's changing demands, ensuring both practicality and elegance.

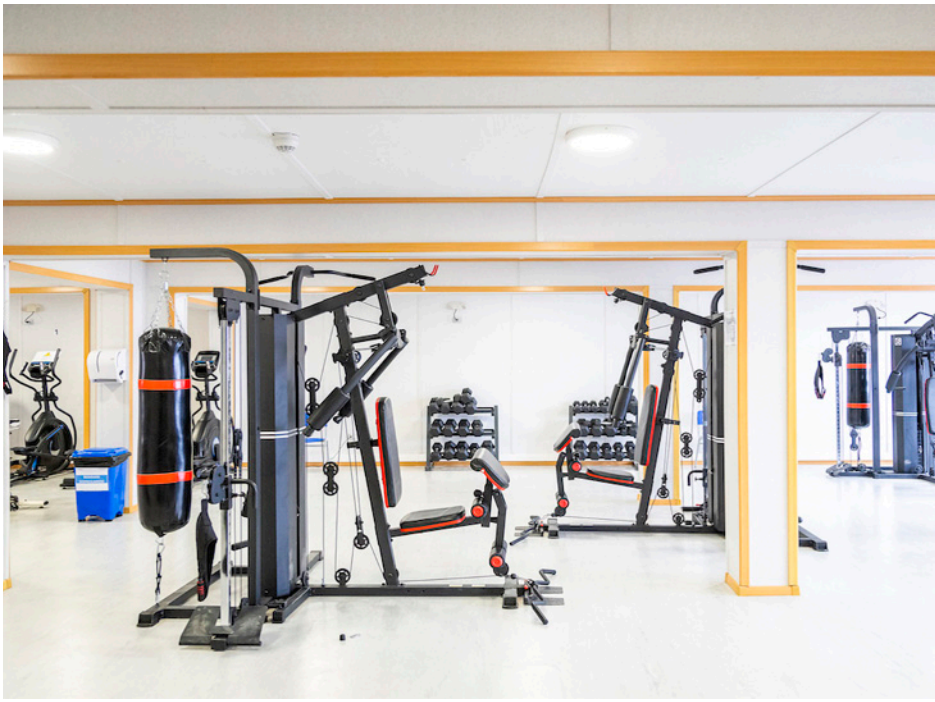
Technical Innovation & Sustainability

This modular camp exemplifies groundbreaking off-site construction, leveraging prefabricated modules for rapid and efficient assembly. Designed for extreme desert conditions, each module incorporates advanced thermal insulation and recyclable materials, reducing environmental impact. Cutting-edge resource management systems optimize water and energy use, while local materials and sustainable building techniques minimize the ecological footprint. Innovations such as natural ventilation systems and automated climate controls create a comfortable, energy-efficient environment. Customization ensures the camp meets every operational and environmental requirement, showcasing the limitless potential of modular construction.

Cost Effectiveness

Modular construction revolutionizes cost-efficiency by streamlining production in a controlled factory environment. Automated processes minimize errors and maximize precision, delivering high-quality modules with durable, recyclable materials that reduce long-term maintenance expenses. Preassembled modules enable rapid on-site installation, cutting project timelines and labor costs dramatically. The design's adaptability facilitates relocation or repurposing, offering unmatched flexibility for evolving needs. Strategic partnerships with local suppliers optimize transportation and material costs, while sustainable construction practices lower resource consumption. Modular construction not only saves time—up to 50% faster than traditional methods—but also ensures a smarter, more economical solution for clients seeking innovation and value.





DEFINITIONS

MBI adopted the definitions contained in the ICC/ANSI standard 1200 and 1205 for consistency. Sources for other terms not used in the standard include state administrative programs and the National Institute for Building Sciences.

Accessory dwelling unit (ADU). A smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. (Source: American Planning Association).

Authority Having Jurisdiction (AHJ). Organization, political subdivision, office, or individual charged with the responsibility of administering and enforcing the provisions of the applicable building code. The authority having jurisdiction shall include a state agency or local building department.

Building Envelope. As the physical separator between the interior and exterior environments of a building, the building envelope serves as the outer shell to help maintain the indoor environment (together with the mechanical conditioning systems) and facilitate its climate control. Building envelope design is a specialized area of architectural and engineering practice that draws from all areas of building science and indoor climate control.

Building Site. A lot, the entire tract, subdivision, or parcel of land on which industrialized housing or buildings are sited.

Building System. The design and/or method of assembly of modules or modular components represented in the plans, specifications, and other documentation, which may include structural, electrical, mechanical, plumbing, fire protection, and other systems affecting health and safety.

Certification Label. A decal, insignia, or alteration decal.

Closed Construction. A building, component, assembly, subassembly, or system manufactured in such a manner that all portions cannot be readily inspected at the installation site without disassembly or destruction thereof.

Commercial Structure. An industrialized building classified by the building codes for occupancy and use groups other than residential for one or more families.

Compliance Assurance Program. Procedures that state the guiding principles and define the framework for ensuring that construction documents approved by a design review agency, or that modular buildings inspected by a third-party inspection agency, comply with the applicable building codes.

Compliance (or Quality) Control Program. The manufacturer's system, documentation, and methods of ensuring that industrialized housing, buildings, and modular components, including their manufacture, storage, handling, and transportation, conform with this chapter.

Component. A subassembly, subsystem, or combination of elements for use as a part of a building system or part of a modular component that is not structurally independent, but may be part of structural, plumbing, mechanical, electrical, fire protection, or other systems affecting life safety.

Data Plate. A plate attached by the manufacturer or installer to a modular building or modular component that contains identifying information, allowing code officials or end-users to determine if the structure is suitable for installation in their jurisdiction, location, or project.

Decal. The approved form of certification issued by the authority having jurisdiction, to be permanently attached to the modular building, modular component, or panelized system, indicating that it has been constructed to meet or exceed the applicable building code requirements.

Deconstruction. The process of taking apart a building or structure, or a portion thereof, with the intent of repurposing, reusing, recycling, or salvaging as many of the materials, products, components, assemblies, or modules as possible.

Design Package. The aggregate of all plans, designs, specifications, and documentation required by these sections to be submitted by the manufacturer to the design review agency or required by the design review agency for compliance review, including the compliance control manual and the onsite construction documentation. Unique or site-specific foundation drawings and special onsite construction details prepared for specific projects are not a part of the design package.

Erection/Installation/Set. The process of blocking, leveling, and anchoring a modular building unit on the building site upon delivery.

Industrialized Building. A commercial structure constructed in one or more modules, or constructed using one or more modular components, that is built at a location other than the commercial site and designed to be used as a commercial building when the module or modular component is transported to the commercial site and erected or installed.

Industrialized Housing. A residential structure designed for the occupancy of one or more families that is constructed in one or more modules or constructed using one or more modular components, and is built at a location other that the permanent site and designed to be used as a permanent residential structure when the module or modular component is transported to the permanent site and erected or installed on a permanent foundation system.

Insignia. The approved form of certification issued by the authority having jurisdiction to the manufacturer to be attached to the modular building, modular component, or panelized system, indicating that it has been constructed to meet or exceed the applicable building code requirements.

Manufacturer. The entity responsible for the manufacturing of assemblies, panelized systems, modular buildings, or modular components.

Manufacturing Plant. The location, other than the building site, at which modular buildings, modular components, modules, panels, or tiny houses are assembled or manufactured prior to transport to the final construction site.

Marriage Wall/Crossover Connections. The joint between the modules in a complex, commonly called a mate-line or mod-line.

Modular Component. A subassembly, subsystem, or combination of elements, including panelized systems, building shells or bathroom pods, for use as a part of a modular building that is not structurally independent, but is a part of structural, plumbing, mechanical, electrical, fire protection, or other systems affecting life safety.

Offsite Construction. The planning, design, fabrication, and assembly of building elements at a location other than their final installed location to support the rapid and efficient construction of a permanent structure. Such building elements may be prefabricated at a different location and transported to the site or prefabricated on the construction site and then transported to their final location. Offsite construction is characterized by an integrated planning and supply chain optimization strategy. (Source: National Institute of Building Science)

Open Construction. A modular building, modular component, panelized system, or tiny house manufactured in such a manner that all portions can be readily inspected at the building site without disassembly, damage, or destruction thereof.

Permanent Modular Construction (PMC). An innovative, sustainable construction delivery method utilizing offsite, lean manufacturing techniques to prefabricate single- or multistory whole building solutions in deliverable module sections. PMC buildings are manufactured in a safe, controlled setting and can be constructed of wood, steel, or concrete. PMC modules can be integrated into site-built projects or stand alone as a turnkey solution, and can be delivered with mechanical, electrical, and plumbing (MEP); fixtures; and interior finishes in less time, and with less waste and higher quality control than projects utilizing only traditional site construction.

Prefabricated. The manufacture or fabrication of sections of a building at an offsite location that are delivered to and assembled at the building site.

Quality Control. Controls and inspections implemented by the manufacturer, as applicable, to ensure that the material

DEFINITIONS

provided and work performed meet the requirements of the approved construction documents and referenced standards-applicable building codes.

Registered Design Professional. An individual who is registered or licensed to practice their design profession, as defined by the statutory requirements of the professional registration laws of the state or jurisdiction in which the project is to be constructed.

Relocatable/Industrialized building. A partially or completely assembled building that complies with applicable codes and state regulations and is constructed in a building manufacturing facility using a modular construction process. Relocatable modular buildings are designed to be reused or repurposed multiple times and transported to different sites.

Site or Building Site. A lot, the entire tract, subdivision, or parcel of land on which industrialized housing or buildings are sited.

Third-Party Inspector. An approved person determined by applicable statutory requirements to be qualified by reason of experience, demonstrated reliability, and independence of judgment to inspect modular buildings, and portions thereof, for compliance with the construction documents, compliance control program, and applicable building codes. A third-party inspector works under the direction of a third-party inspection agency.

Thank You, MAP Heroes!

Thanks to these organizations for contributing to the Modular Advocacy Program!

- Al Masaood Bergum
- Alliance Funding Group
- Amtex Corp
- Aries Building Systems, LLC
- ATCO Structures & Logistics Ltd (USA)
- ATEX Distributing
- Autovol
- Axis Construction
- Black Diamond Group
- Blazer Industries, Inc.
- BT Modular
- C & B Custom Modular, Inc.
- Diamond Builders, Inc.
- Falcon Structures
- Fero International
- Geary Pacific Corporation
- GLP Canda
- GP Supply
- Heavy Haul Solutions, LLC
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- MMY Global Ltd
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- Phoenix Modular
- Phoenix Modular Elevator Inc.
- ProMod Manufacturing
- ProSet Set Services, Inc.
- Ramtech Building Systems, Inc.
- ReMo Homes
- ROC Modular, Inc.
- Specialized Structures, Inc.
- State of Hawaii School Facilities Authority
- Titan Modular Systems Inc
- Whitley Manufacturing Co., Inc.
- WillScot

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MODULAR
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2025 COMMERCIAL MODULAR CONSTRUCTION **RELOCATABLE BUILDINGS** REPORT

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