

Comparison Report: Panelized vs Modular Construction

This report provides a comprehensive comparison between Panelized and Modular Construction methods, highlighting their technical differences and legal implications. Both are forms of off-site construction but differ in prefabrication levels, assembly processes, and regulatory requirements.

Technical Comparison

Feature	Modular Construction	Panelized Construction
Prefabrication Level	Entire 3D modules (e.g., rooms or sections of a building) are built off-site	Flat panels (walls, floors, roofs) are built off-site
Assembly	Modules are transported and stacked/connected on-site	Panels are assembled on-site like a kit
Speed	Faster overall; modules can be built while site prep is ongoing	Slightly slower; more on-site labor needed
Customization	More limited due to transport and module size constraints	More flexible design options
Transport	Requires heavy-duty transport and cranes	Easier and cheaper to transport
Weather Risk	Lower—modules are enclosed and protected	Higher—panels may be exposed during assembly

Legal and Regulatory Comparison

Aspect	Modular	Panelized
Building Codes	Must meet state-level modular building codes (often stricter); modules are inspected and certified at the factory	Must meet local building codes; panels are inspected during on-site assembly
Permitting	Requires modular-specific permits and approvals; may involve state agencies	Follows standard local permitting processes
Inspection	Factory inspections are required before shipping; fewer on-site inspections	Requires full on-site inspections for each stage of assembly
Zoning	May face zoning restrictions in some areas due to classification as 'modular'	Treated like traditional construction, so fewer zoning issues

Insurance & Financing	May be treated differently by insurers and lenders; some require special underwriting	Generally treated like traditional builds, so easier to insure and finance
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Conclusion

In summary, Modular Construction offers faster deployment and factory-level quality control but comes with stricter state-level regulations and transport limitations. Panelized Construction provides more design flexibility and familiar permitting processes but requires more on-site labor. The choice between the two depends on project requirements, location, and regulatory environment.