

# Modular Sustainability

Modular home construction enjoys significant sustainability benefits compared to traditional site-built construction.

## Significant Waste Reduction

The National Association of Home Builders (NAHB) reported that a modular home produces half of the amount of waste as a typical site-built home. This results in savings of 4,000 pounds of waste for a typical 2,000 sq. ft. home.

*Homes constructed using modular waste about 50% less material*

Another study showed that modular construction results in up to 50% less waste material ending up in landfills. Precision manufacturing results in reduced waste and energy required to cut materials. Utilizing a central building location means that materials can be purchased in bulk and used over multiple projects, significantly eliminating waste material. At Stratford, we take it one step further and make these excess lumber materials available to our local community. Instead of going to the landfill, this material is repurposed by others in the community.

## Greater Energy Efficiency

According to the Modular Building Institute, modular may reduce total energy use by 50%. The Modular Home Builders Association attributes this to better insulation and airtightness of the modular homes which is achieved by tighter seals as well as tighter windows and doors. Maximizing the efficiency of the building envelope and decreasing air permeability results in lower heating and air conditioning usage as the space will stay warmer in winter and cooler in summer. Modular can easily be designed to allow for net-zero energy, green-built, solar, LEED, Energy Star to further enhance energy efficiency.

*The Modular Building Institute states that a modular construction approach reduces the environmental impact by 36%*

## Lower Carbon Footprint

According to research completed by the University of Cambridge and Edinburgh Napier University, Modular construction emits 45% less carbon than traditional methods. This is due to the majority of construction activities taking place in the factory, resulting in fewer trips to the job site and thereby lower vehicle emissions.

**For further information about modular sustainability, please contact Julie Schuster, Business Development:**

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