



## **What is a Panelized Home?**

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Have you ever noticed a home in your neighborhood that seemed to have popped up in a matter of days? Most likely it was a home that used panelized construction methods.

Home builders are constantly seeking ways to build homes better, more sustainable and just as important – efficiently. Efficient construction materials and methods have been incorporated into new homes since the beginning of time. Examples are poured concrete foundation walls verses hand laid stone, plywood or structural panels verses individual boards used for floor and roof decking, and asphalt shingles verses individual wood shakes. Panelized construction is just another method for builders to be efficient.

### **What is panelized construction?**

Panelization, the fastest-growing segment of residential new construction, is a method where housing components are prefabricated in a climate-controlled facility before being shipped to a home building site.

They are delivered as a complete set of engineered exterior and interior wall panels, structural floor systems, exterior decks, and roof and floor trusses. Some home panel packages contain just the structural components of the home, while others are complete home packages, including everything from windows and doors to siding, paint, and even appliances.

Panelized homes are not to be confused with manufactured homes, which are sometimes referred to as “mobile” or “trailer” homes. Nor are panelized homes considered “modular” or “industrialized”, because this method takes panelization to the next level of building by assembling the components to floor systems and roof systems in a factory environment and delivering home modules to the home site to set onto a permanent foundation.

**What are the benefits of choosing a panelized house?**

A primary advantage of panelized construction is lower overall costs to the builder due to reduced waste and increased efficiency gained in factory production. The savings are passed on to the home buyer in a lower purchase price.

In addition to cost savings, the homeowner also benefits from a quicker move-in date and minimal construction delays caused by bad weather.

Panelized construction is also eco-friendly as they are stronger, better-insulated structures; produce less waste from construction; and have reduced transportation impacts. Panelized homes provide the sustainable “green” attributes that today’s homeowners are looking to purchase.

**Does that mean there are only few standard floor plans to choose from?**

No! With the technology currently available and the inherent adaptability of panelized systems, no two panelized homes need ever be exactly alike. With computer-assisted design programs, designers and engineers can turn just about any idea into a working blueprint. In many cases, the plans for your home are sent directly from a designer’s computer to the panelization shop floor, ensuring your home is built accurately and efficiently.

**Will it be the same quality as the other houses on my street?**

Of course! Not only are panelized homes built to the same local building code as “stick-built” homes — houses constructed almost entirely on-site — this type of building system often exceeds the building codes.

Today’s panelized home building systems retain the best aspects of stick-frame construction. They combine time-tested building methods with modern technology to deliver a well-designed, energy-efficient, and beautiful new home. This method provides builder and home buyers another option.

You can find more information, including pictures of panelized homes, at [www.nahb.org/panel](http://www.nahb.org/panel).