

HUD VS. MOD

WINDOWS

MOD Energy codes require dual glaze low e windows in all areas of the country.
HUD codes requirement on window type varies by thermal zone.
MOD – windows required to have higher design pressure in high wind zones.
MOD – Depending on sill height above finish floor and exterior grade, window guards may be required.
MOD requires safety glazing on windows over 9 sq. ft. that are within 18” of finished floor.
HUD has no safety glaze requirements based on height above floor.

PLUMBING

MOD codes require over-flow prevention on all tubs.
HUD does not.
MOD requires Air Admittance valves for fixture venting (when not thru-the-roof). HUD does not.
MOD requires a shut-off valve on all fixtures
HUD does not.
MOD requires (a minimum of 1) 3” diameter vent-thru-roof.
HUD does not.
MOD requires anti-scald devices.

HVAC

MOD requires ducted return air when return air path goes through kitchen, HUD does not.
Additional ducted return air required pending on size of home.
MOD – Supply and return duct in unconditioned space to be R-8 insulated in certain states.

ELECTRICAL

MOD usually requires one more smoke alarm than HUD (depending on floor plan layout).
MOD requires Arc fault protection (AFCI) breakers.
MOD (2008 NEC) requires tamper-resistant 15 & 20 AMP recepts.
MOD (2008 NEC) requires extra exterior recepts @ porches, decks, & recessed entries > 20 sq. ft.
MOD requires RADON pipe in some states.
MOD requires carbon monoxide detectors.

EXTERIOR DOOR

MOD requires at least one exit door to be 36x80.
HUD has 28x74 requirement for exit doors.

ADMIN

State Label Fees.
State / 3rd party approval fees.
3rd party inspection fees.
Plant’s Engineering Charge to convert HUD to MOD.
Stamped plans required per state.

AXLES

Modular homes are typically heavier than a similar HUD-code home which may impact axle quantities.

FRAME

Some states require off-frame for MOD (GA).

FLOOR DECKING

HUD code allows Particle Board decking.
MOD requires Plywood or OSB, T&G.
MOD – Larger floor joist can be required by design.

MATE-LINE WALLS

MOD requires double (minimum) 2 x 3” top plate.
HUD allows single top plate, 1 x 3” or 2 x 3”.
MOD requires (minimum) 2 x 3” bottom plate.
HUD allows 1 x 3” bottom plate.

INTERIOR PARTITIONS

MOD requires 2 x 3” top and bottom plates.
HUD allows 1 x 3”.

INSULATION

MOD (Residential Energy Code) requires more insulation than HUD code.

ROOF/CEILING

MOD requires calculated (engineered) trusses, results in much larger truss members.
HUD allows tested trusses.
MOD requires 2 layers of shingle underlayment for roof pitch less than 4/12. HUD allows one layer for any roof.
MOD requires attic access panel.
HUD only requires attic access on a 5/12 roof pitch.
Note: Some states MOD codes require 5/12 minimum roof and 10” eave (NC and SC).

EXTERIOR WALLS

Modular requires 90” minimum.
Modular requires double 2 x 4” top plate.
HUD allows single top plate, 1 x 4” or 2 x 4”.
Modular requires 2 x 4” bottom plate.
HUD allows 1 x 4” bottom plate.
Modular requires double headers in areas
HUD allows single headers
Modular requires minimum R-13 insulation in walls.
HUD requires R-11
Modular requires flashing at all windows and doors
HUD does not
Modular requires all exterior walls to be screwed together
HUD does not
Modular requires all #2 grade lumber
HUD requires #3
Modular requires the use of all nails
HUD does not

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