GLOSSARY OF OFF-SITE CONSTRUCTION TERMS

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. (source: Louisiana Industrialized Buildings program)

Compliance Assurance Agency (aka third party inspection agency) - an architect or professional engineer, or an organization, specially qualified by reason of facilities, personnel, experience, and demonstrated reliability, to investigate, test and evaluate modular buildings; to list such buildings complying with standards; to provide adequate follow-up services at the point of manufacture to ensure that production units are in full compliance; and to provide a label as evidence of compliance on each manufactured section or module. (source: Virginia Industrialized Buildings Program).

Component - Uniquely identifiable input, part, piece, assembly or subassembly, system or subsystem, that (1) is required to complete or finish an activity, item, or job, (2) performs a distinctive and necessary function in the operation of a system, or (3) is intended to be included as a part of a finished, packaged, and labeled item. Components are usually removable in one piece and are considered indivisible for a particular purpose or use.

Cross laminated timber (CLT) - Cross-laminated timber (CLT) is a prefabricated solid engineered wood panel. CLT is made from three or more layers of solid-sawn lumber or structural composite lumber (SCL) that are orthogonally bonded together with structural adhesives to form a solid, straight rectangular-shaped panel. Stacking the layers crosswise increases the structural and dimensional stability of the product. CLT is intended for use in wall, floor and roof applications in residential and non-residential buildings. The panels are available in a range of sizes and can be customized to fit specific needs. (Source: American Plywood Association).

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

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

Insulating concrete form (ICF) - ICF are basically forms for poured concrete walls, that stay in place as a permanent part of the wall assembly. The forms, made of foam insulation, are
either pre-formed interlocking blocks or separate panels connected with plastic ties. The left-in-place forms not only provide a continuous insulation and sound barrier, but also a backing for drywall on the inside, and stucco, lap siding, or brick on the outside. (source: ICFA).

**Label** - identification applied on a product by the manufacturer that contains the name of the manufacturer, the function and performance characteristics of the product or material, and the name and identification of an approved agency and that indicates that the representative sample of the product or material has been tested and evaluated by an approved agency (IBC).

**Modular Building Label/Insignia/Seal** - Label affixed to a unit by the manufacturer as evidence that the building was inspected by an approved agency and meets all the applicable local code requirements.

**Light gauge steel** - A cold-rolled steel product, commonly available in the shape of flat sheets, angles, or channels; often used to frame non-structural partitions.

**Marriage Wall/Cross Over Connections** - The joint between the modules in a complex, commonly called a mateline or modline.

**Off Site 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. Off-site construction is characterized by an integrated planning and supply chain optimization strategy. (source: OSCC)

**Permanent Modular Construction (PMC)** - an innovative, sustainable construction delivery method utilizing off-site, lean manufacturing techniques to prefabricate single or multi-story 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 turn-key solution, and can be delivered with MEP, fixtures and interior finishes in less time, with less waste and higher quality control compared to projects utilizing only traditional site construction. Also referred to as Volumetric Construction, particularly in the U.K.

**Precast concrete** - a construction product produced by casting concrete in a reusable mold "form" which is then cured in a controlled environment, transported to the construction site and lifted into place.

**Prefabricated** - the manufacture or fabrication of sections of a building at an off-site location which are delivered to and assembled at the building site.
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.

Structural Insulate Panel (SIP) - a high performance building system for residential and light commercial construction. The panels consist of an insulating foam core sandwiched between two structural facings, typically oriented strand board (OSB). SIPs are manufactured under factory controlled conditions and can be fabricated to fit nearly any building design. (Source: SIPA).

Tilt-up panel - Tilt-up, tilt-slab or tilt-wall is a type of building and a construction technique using concrete. With the tilt-up method concrete elements (i.e. walls, columns, structural supports, etc.) are formed horizontally on a concrete slab; usually the building floor, but sometimes a temporary concrete casting surface near the building footprint. After the concrete has cured, the elements are "tilted" to vertical position with a crane and braced into position until the remaining building structural components (roofs, intermediate floors and walls) are secured.

Void (interstitial) Space - an intermediate space located between floors to allow for the mechanical, electrical and / or plumbing systems of the building.