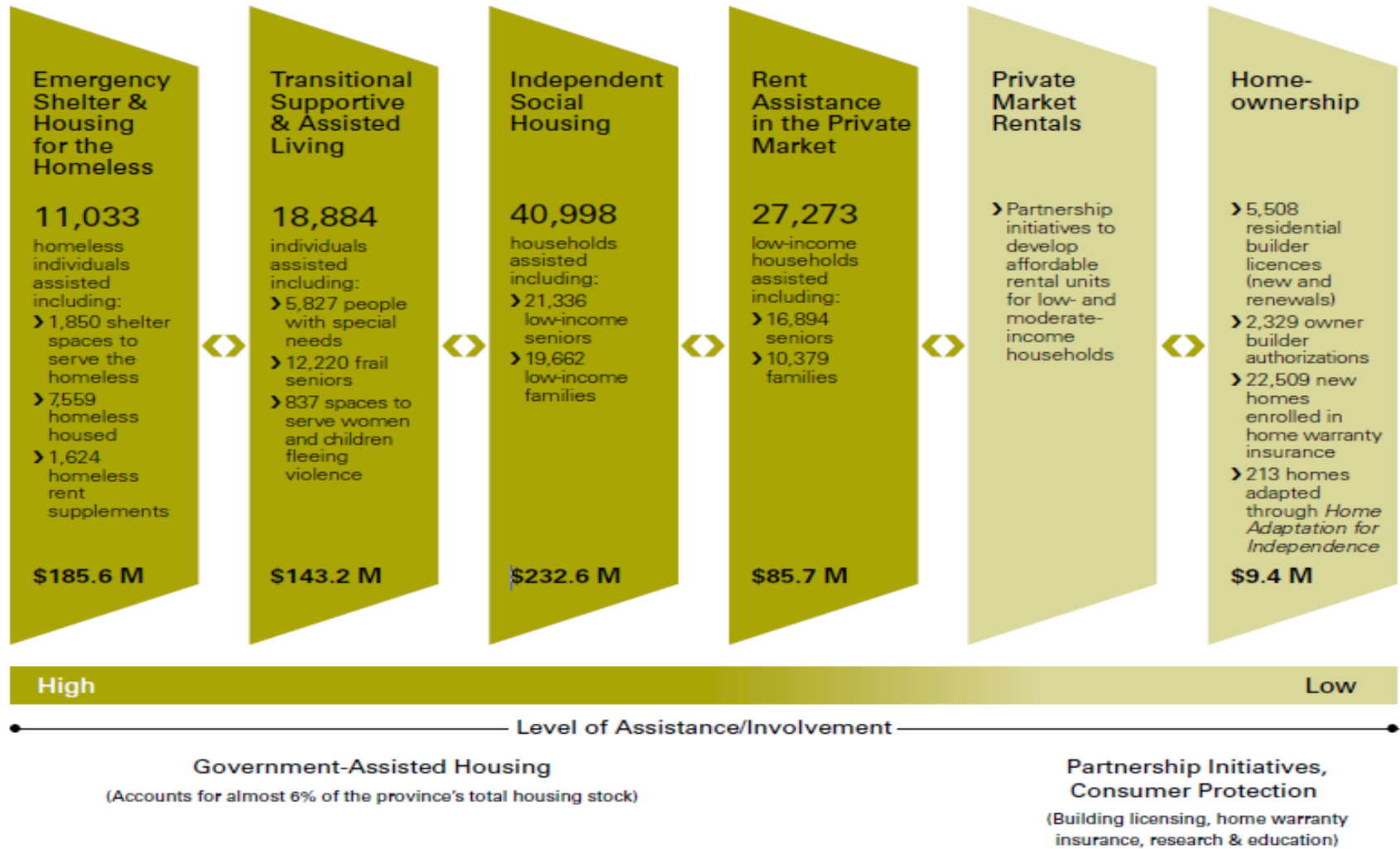


Considerations - Modular Construction



About BC Housing



BC Housing's Use of Modular Construction



- Independent Living BC
 - 32 units
- Olympic Legacy Housing
 - 150 units
- Seniors Rental Housing Initiative
 - 400 units

Capturing Findings

- Held focus group with:
 - Manufacturers
 - Designers
 - Non-profit providers
 - Construction managers
 - Developers
 - BC Housing staff



Potential Benefits

- Time efficiency
- Quality
- Sustainability
- Cost effectiveness
- Fit with neighbourhood



Challenges

- Transportation of units
- On-site integration
- Buy-in from local inspectors
- Standard designs
- Responsibility for repairs
- Using modular for accessible and adaptable housing



BC Housing's Experience - Update

- Costs
- Sustainability
- Timelines
- Functionality for occupants



Discussions around Ideal Form



- Target group needs to be considered when planning size and layout
- 400ft² can yield different formations
- Integrating plumbing, electrical, mechanical, and corridors can be challenging in stacked projects

Innovations and Alternative Forms of Modular



- Construction of modules
- Transportation of modules
- On-site assembly

Lessons Learned



- Pre-planning
- Only use modular construction when appropriate
- Maximize potential benefits of modular construction