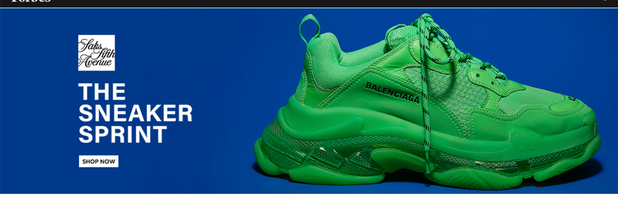
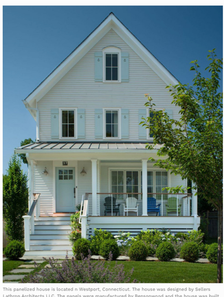


30 views | Apr 5, 2019, 12:42pm

Panelized Construction 101

Sheri Koones Contributor
Real Estate



This panelized house is located in Westport, Connecticut. The house was designed by Sellers Lathrop Architects LLC. The panels were manufactured by Bensonwood and the house was built by The Pratley Construction, LLC. PHOTO COURTESY OF ERIC/J BEAS PHOTOGRAPHY FOR PREFABULOUS SMALL HOUSE, PUBLISHED BY TAUNTON PRESS

Panelized construction is on the increase in this country and around the world. It has become very popular for a variety of reasons. There is a lack of skilled labor, people willing to work outdoors in sometimes difficult weather conditions. Building panels in a factory is far more ideal, in a protected work environment. Wood that is sitting out on site can get wet and later twist and buckle after the house is built. On-site construction is dependent on local weather conditions. This is not the case for panelized as well as other prefab types of construction - construction can continue under all weather conditions - very hot, very cold, snow and sleet.

This panelized house with post and beam construction, in Serenbe in Chattahoochee Hills, Georgia. More about the Serenbe community can be seen in my **recent article** on the community. PHOTO COURTESY OF CHRIS MILNES FOR PREFABULOUS HOMES, PUBLISHED BY ABRAMS

In prefab factories, there is access to more sophisticated tools and machinery, speeding up the production time, with little dependence on the weather, no waiting for professionals to appear at the job site and less waste and pilferage of materials. Ultimately there is also a cost savings in time, labor and materials.

Panelization is also an environmentally friendly way to build. Instead of filling up Dumpsters with debris on site, cutoffs of wood and other materials can be recycled and used for other projects in the factory. Drywall and wiring that is not being used can be returned to the manufacturer and recycled. Often factories offer the wood they cannot use to the community to use for their fireplaces and wood stoves.

Located in East Hampton, New York, this Yankee Barn Home is panelized with a timber frame. PHOTOS ARE COURTESY OF YANKEE BARN HOMES FOR PREFABULOUS HOMES, PUBLISHED BY ABRAMS

YOU MAY ALSO LIKE

Civic Nation BRANDVOICE
Five Things Collegewise And Reach Higher Want You To Know

Grads of Life BRANDVOICE
Kim Holloway Will Not Be Counted Out

Grads of Life BRANDVOICE
Technology Executives Model Best Practices For Attracting, Developing And Retaining Diverse Talent

An early study performed in 1996 demonstrated the advantages of panelization. The study was called Framing the American Dream. Two identical houses were built side by side; one was site built and the other was panelized. In the study they found several remarkable statistics, including a 75% reduction in man-hours to frame, 25 percent reduction in the amount of lumber, 75 percent reduction in scrap generated.

The green (r)evolution Plus Energy House is a panelized house in Cologne, Germany built by Huf Haus. In spite of all the glazing, this house is extremely energy efficient. PHOTOS COURTESY OF HUF HAUS FOR PREFABULOUS HOMES, PUBLISHED BY ABRAMS

Panelized construction has been very popular in the United States and around the world because it is an easier method of prefabrication than some other methods. Transporting materials is simpler and less expansive, for example, than modular construction, which may require several flat bed trucks to deliver the modules. On the downside, modular houses are inspected in the factory, eliminating that requirement. With panelized houses, they are inspected on site, the same way as stick construction would be. With panelized construction, as with other prefabricated types of construction, it is easier to stay on budget because more of the design must be completed before construction will begin.

The Camden Passivhaus is located in London, England. This panelized house with a timber frame is certified Passivhaus, and designed by bere:architects. PHOTO COURTESY OF TIM CROCKER FOR PREFABULOUS HOMES, PUBLISHED BY ABRAMS

Prefabrication is being used for a large percentage of houses today in the United States and around the world. Sometimes it is not for the complete house but for a part of it, such as with the use of prefabricated trusses.

My continuous mantra is prefabrication is the future of homebuilding because of the many advantages to panelization and the various other prefab methods. A common arguments is: Would you ever consider having the parts of your car delivered to your driveway so that you or a local contractor could put it together? Most people would agree that they prefer the experience and expertise that comes with a factory built car.

Sheri Koones Contributor

I have written six books on the subject of prefabricated homes with a focus on energy efficiency and sustainability. These books include Prefabulous Small Houses, Prefab... **Read More**

Print | Site Feedback | Tips | Corrections | Reprints & Permissions | Terms | Privacy
©2019 Forbes Media LLC. All Rights Reserved. AdChoices

RELATED TOPICS
01. TOP SUVS TO BUY
02. NEW HOMES IN ATLANTA
03. PREFABRICATED HOUSE KITS
04. BUILDING A SMALL HOUSE

SEE ALSO
Building Construction Projects | Pole Barn Prices | Log Cabin Kits
Cabin Building Kits | Prefabricated Log Homes | New Construction Homes

Powered by Media.Net

Schwarzkopf
Discover salon-inspired color, care, and styling
Shop now amazon

Saks Fifth Avenue
FRIENDS & FAMILY
25% OFF select styles
SHOP NOW

Get your piece of something bigger.
CADRE
Technology-driven real estate investing

HIT THE ROAD WITH A GREAT OFFER FROM CHEVROLET.
CHEVROLET
Current Offers

nutrex
Superfood Nutrition for Energy & Immunity
Pure Hawaiian Spirulina - 500mg tablets 4...
3,435 Amazon.com customer reviews
"Spirulina gives me a boost in energy and clears brain fog. It's better than taking a multi-vitamin."

STAPLES
Ship UPS® 7 days a week
at any Staples® location.
UPS
SHOP A STORE

226,376 views | May 14, 2018, 09:00am

College Signing Day: The Movement Is Growing

Eric Waldo Brand Contributor
Civic Nation BRANDVOICE

On Wednesday, May 2, former First Lady Michelle Obama joined Reach Higher for her 5th annual College Signing Day celebration in Philadelphia to celebrate 7,000 high school seniors making a commitment to attend a 2 year college, a 4 year college, a trade school, or join the military. She was joined by an incredible assortment of actors, musicians, athletes, and influencers like Bradley Cooper, Zendaya, Camila Cabello, Dikembe Mutumbo, Questlove, and Karlie Kloss, among others, who all joined Mrs. Obama to lift up and celebrate the student attendees. In addition to Mrs. Obama's event, 2,000 events with over 600,000 students are happening throughout May in all 50 states, D.C., Puerto Rico, the US Virgin Islands, and even a few international events