

About Modular Buildings

Modular pre-assembled buildings provide fast and affordable solutions for a wide range of applications.

With standard sizes from 3' x 4' to 8' x 16', there is a modular building for virtually every space need and budget. All buildings are shipped fully equipped and ready for instant use. They can be installed almost anywhere and can be easily relocated if your needs change.

The initial costs run less than 35% of traditional construction, but still feature quality materials and an all welded framing that assure long-lasting maintenance-free performance.

The following information provides an overview of our modular building specifications.

Structural

All structural components are composed of an extruded aluminum 6063-T5 alloy that eliminates rust and provides excellent structural integrity.

Base: 4" x 3" x 3/16" angle on most standard buildings (4" structural channel used on buildings larger than 8' x 12', units with no floors, and two-piece buildings).

Corner Posts: 3" x 3" x 3/8" grooved angle

Grooved Intermediate Tees: 3" x 2-1/8" x 3/8"

Top Angle: 2-1/2" x 2-1/2" x 3/16"

The standard finish is natural aluminum, but all units can be painted to your desired color.

Welding

All structural components are certified welded at all intersections to create a unitized framework. No rivets, bolts, or other fasteners are used in the joining of the structural components. The result is a stronger building with no exposed fasteners to rust, crack, or detract from the unit's appearance.

Wall Panels

Standard panels are a minimum of 1/2" Medex™ moisture resistant MDF laminated on both sides with a .030 white fiberglass reinforced plastic sheet. Panels are attached to the structural members with fasteners that are not exposed on the building's exterior. Wall panels can also be ordered with additional insulation, non-combustible cement board cores, non-standard finishes or colors, and custom logos.

Floor

Flooring consists of one layer of 5/8" particle board and one layer of 5/8" plywood underlayment as the core with a vapor barrier on the exterior surface. Interior surface is an aluminum treadplate on buildings up to and including 4' wide units and vinyl tile on all larger buildings.

Ceiling

Each ceiling is constructed of a minimum 5/8" white vinyl-faced particle board.

Window Styles

All standard units are outfitted with windows in every panel to ensure 360° viewing. Windows are heavy-duty sliding, lockable, and pile weather-stripped with a minimum of 1/8" clear-tempered safety glass. Optional fixed windows and screens are also available.

Glazing

Standard windows feature clear tempered safety glass, but numerous options are available:

- Tinted Tempered Glass
- Clear Insulated Tempered Glass
- Tinted Insulated Tempered Glass
- Clear Acrylic
- Tinted Acrylic
- Clear Laminated
- Tinted Laminated
- Bullet Resistant
- Clear Polycarbonate
- Tinted Polycarbonate

Doors

Standard modular buildings feature heavy-duty 1-3/4" thick, steel swing doors with sweep and half glazed with a

minimum 1/4" clear tempered safety glass or aluminum, weather-stripped sliding doors.

Swinging doors specifications:

- 1-1/2 pair of 4-1/2" x 4-1/2" hinges
- Commercial quality key-in-knob lockset
- Spring type closer
- Continuous vinyl gasket in frame

Sliding door specifications:

- Upper portion glazed with minimum 1/4" clear tempered safety glass
- Lower portion has solid panel with matching interior and exterior finishes

All conduit and wiring is surface-mounted and installed in accordance with the National Electric Code and carries the IBEW label. Conduit is 3/8" or 1/2" mc cable and wire is #14. Included is 100 amp circuit breaker box with a 70 amp main and three circuit breakers. Units also include the following items as shown on the drawings:

- Fluorescent lights
- 110 volt, 15 amp duplex outlets
- 220 volt 20 amp single outlets
- 15 amp switches

All fixtures carry the UL label. Should your local code not be in agreement with the National Electric Code, it is your responsibility to notify us. Other types of electric (20 amp outlets, 3/4" conduit, #12 wire, etc.) are available. Please consult factory for pricing and lead time.

Climate Control

All pre-assembled buildings can accommodate a number of climate control options. Typical options include the following:

- Wall mounted electric heater
- Through-wall air conditioning unit
- Through-wall heating/ventilation/air conditioning unit

Roofing

Integral Roof Option

Factory installed integral roof consists of 5/8" plywood with vapor barrier on the exterior surface. Buildings larger than 4' x 8' receive two layers of 5/8" plywood. Depending on the size of the unit, roofs will include aluminum gutters around the entire perimeter.

Outside Roof Options

"K-D" outside roofs can also be shipped for assembly and installation on site by others. The decking is standing seam formed, pre-finished white aluminum, nominal 12" wide panels, .028 thick. Roofs with overhangs larger than 12" require reinforcing angles (included). Perimeters feature extruded aluminum fascia and gutter trim.

Other Options

Roofs can be manufactured to provide a variety of different overhangs and other custom roofs and fascias are easily incorporated into a modular building design. Depending on the size and roofing option chosen, most modular buildings are shipped fully assembled and ready for immediate occupancy. One can typically be operating out of their new building within minutes of delivery. Just set it in place, connect the power, and you're in business.

Most units are shipped on wooden blocks that allow for easy movement by traditional forklifts, but permanent forklift pockets are an option for those who will be moving their building on a regular basis. We can also provide lifting rings to make a unit crane liftable.