



# MODULAR METHODS

Z Modular vs. Wood Modular Construction




## The Only Way to Build™

Planning a modular construction project? When comparing construction methods, the choice is clear. Z Modular's new steel modular construction system allows you to build stronger, taller and faster than you ever thought possible!

See comparison on reverse ➡

# MODULAR CONSTRUCTION METHOD COMPARISON

		Wood Construction
<b>BUILDING DESIGN</b>		
Number of floors	✓ Can stack to 30 or more stories.	✗ Can only stack up to six stories.
Need for stairs/elevators	✓ Stairs and elevator shafts are factory-built and arrive on-site pre-installed in towers/chassis.	✗ Multiple trades must be coordinated to ensure timely construction and installation.
3D modeling method	✓ A singular 3D model ensures project falls within approved scope, budget and timeframe.	✗ Coordinating multiple shop drawings can cause scope gaps, cost overruns and project delays.
<b>MODULE CONSTRUCTION</b>		
Fire, pest and mold resistance	✓ 100% steel, rated type 2 noncombustible and naturally resistant to pests and mold.	✗ 100% wood, rated type 5 and susceptible to fire, pests and mold.
Insurance rates <sup>1</sup>	✓ Steel framing keeps insurance rates low — both during construction and after occupancy.	✗ Insurance rates are 2.3 times higher for wood-framed vs. steel-framed buildings.
Factory completion	✓ 95% completion in factory, which means consistent quality control and no weather delays.	✗ 60% completion in factory, which means less consistent quality and potential weather delays.
<b>TRANSPORTATION &amp; INSTALLATION</b>		
Module transfer method	✓ Rigid steel chassis provides support for transport and installation.	✗ Carrier structure and backhaul required.
Interior structural connections	✓ Modules connect from the inside with eight bolts.	✗ Significant on-site work needed to ensure proper structural connection.
Façade installation	✓ Façades factory-installed and thoroughly inspected before arrival on-site.	✗ Façades assembled on-site, making quality inspections difficult to coordinate.
Load support	✓ Modules sit on steel frames designed to support concentrated loads, providing long-lasting stability and support.	✗ Full concrete slab needed to support wooden modules.
<b>PROJECT MANAGEMENT</b>		
Number of contracts	✓ One contract for one project.	✗ Multiple contracts for materials, transportation and installation.
Points of contact	✓ One group manages your project, from start to finish.	✗ Multiple contracts mean multiple points of contact.
Budget	✓ Z Modular features <u>guaranteed</u> pricing. With comprehensive models, you'll know exactly what you're paying.	✗ Variable site availability and price yield uncertainty in budgeting and project design.

1. John Cross, "Risk and Reward," *Modern Steel Construction*, May 2017.

**Talk to Z Modular about your next project.**

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## Key Z Modular Applications

- Hotels
- Student housing
- Data centers
- Hospitals
- Condos
- ...and more!