

MODULAR BUILDING

2023

A modular home, also known as a prefab home, is a type of house that is mostly constructed in a factory before being shipped to its final location, where the final assembly takes place.





ABOUT US



Norges Hus Nova OÜ is a company based in Estonia. We specialized in the manufacturing of prefabricated houses, which can be transported across Europe. We use the best-quality timber to manufacture homes that are built for longevity and are designed to withstand difficult weather conditions. We have helped clients across Central Europe and the Mediterranean to build their dream homes, and we continue to expand our reach.

Housing is a basic human necessity, and Norges Hus Nova OÜ strives to make this accessible to everyone. All of our homes meet European building and housing regulations, while maintaining an affordable price and exceptional quality. All of our houses are designed with our homeowners in mind. Each one is crafted with care, and made with the highest-quality materials to yield exceptional results.

Both our production department and office are located just outside of Tallinn, creating the perfect base that allows for efficient transportation of our prefabricated houses. Our growing team includes experienced staff who take care of every aspect of home creation – from sales, design, production, building and final transportation.

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With Norges Hus you can build the house you always dreamed of. We continually strive to create functional homes that are modern, environmentally friendly, and above all competitively priced.

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Why choose Norges Hus Modular house?

Cost-effective. Modular homes are typically less expensive than traditional homes. This is because they are built in a factory, where materials can be purchased in bulk and labor costs are minimized.

Speed of construction. Norges Hus Modular Homes are constructed much faster than traditional homes, as the majority of the construction process takes place in a factory. This can significantly reduce the time it takes to move into your new home.

Customization options. Norges Hus Modular Homes can be fully customized to your individual needs and preferences. You can choose from a range of designs, layouts, and finishes to create a home that is uniquely yours.

Living in a Norges Hus Modular Homes house is a great choice for those who are looking for a cost-effective, customizable, high-quality, energy-efficient, and sustainable home!



HIGH-QUALITY CONSTRUCTION

Norges Hus Modular Homes are built to the same building codes and standards as traditional homes, and are subject to rigorous quality control inspections. This ensures that they are built to a high standard of quality and safety.



ENERGY-EFFICIENT

Norges Hus Modular Homes are designed to be energy-efficient, with features such as insulated walls, windows, and roofs, which can help to reduce heating and cooling costs.



SUSTAINABLE

Norges Hus Modular Homes are built using sustainable materials and construction methods, which can help to minimize their environmental impact. They also produce less waste than traditional homes, as much of the construction process takes place in a factory.

FACADE

VISIT NORGES HUS WEBSITE TO TRY DIFFERENT FACADE COLORS >>



NorgesHus Modular houses, also known as prefabricated houses, are homes that are built off-site, usually in standard sections that can be easily shipped and assembled. A wooden facade refers to the exterior face of the building that is finished with a layer of wood. Wooden facades have become increasingly popular for their aesthetic appeal, ease of installation, and environmental benefits.

FACADE COLORS



Wood types

Various types of wood can be used for facades, including:

- 1. Pine:** While not as resilient as cedar, pine is often used for its affordability and availability.
- 2. Larch:** This wood species has a natural resistance to decay, and it ages well over time. It's often used in climates with significant weather fluctuations.

BENEFITS

- 1. Aesthetic Appeal:** Wood offers a warm, natural, and timeless aesthetic that many homeowners appreciate. It can be painted or stained in virtually any color and complements many architectural styles.
- 2. Durability:** With proper care and maintenance, a wooden facade can last for many years.
- 3. Sustainability:** Wood is a renewable resource, and many types of wood siding are produced in a way that's sustainable. Moreover, wood has natural insulation properties that can help improve the energy efficiency of a home.
- 4. Versatility:** Wooden facades can be designed and crafted to fit a variety of aesthetic preferences, making it a versatile choice for modular homes.

CONSIDERATIONS

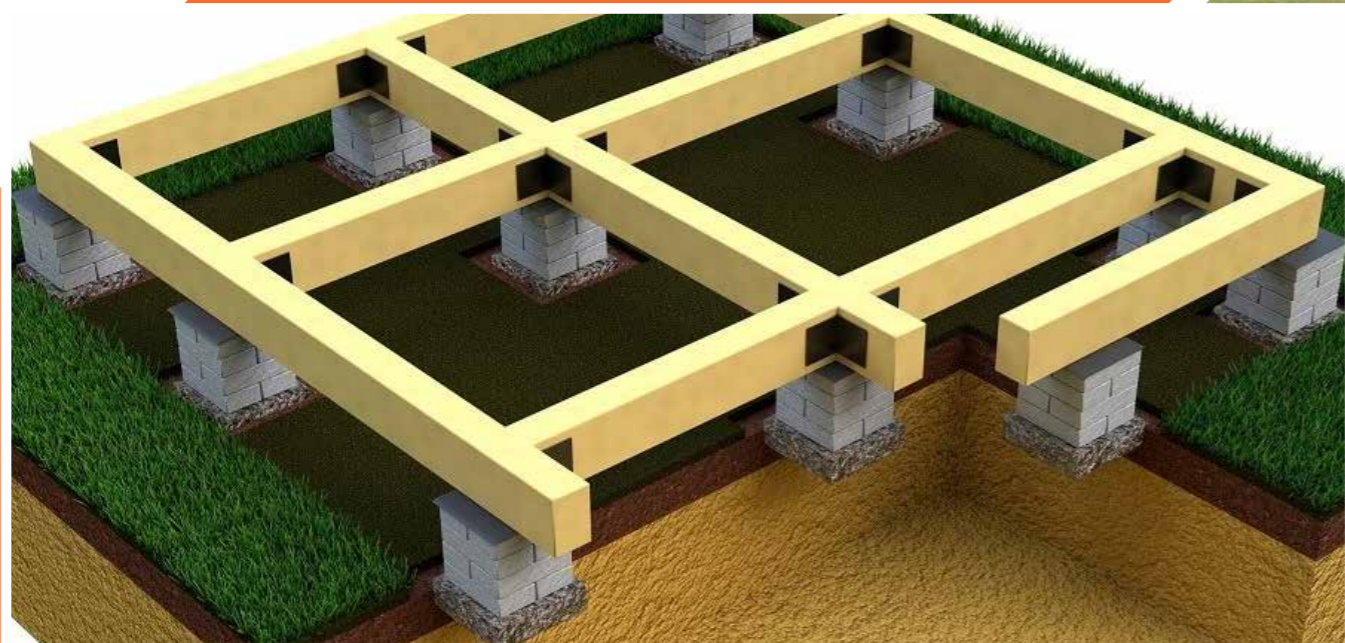
While wooden facades offer many benefits, they do require some maintenance to keep them looking their best. This might include regular painting or staining, as well as occasional cleaning and repairs. Additionally, some types of wood may be susceptible to damage from insects or decay, so it's important to select a type of wood that's appropriate for your local climate and conditions.

When considering a wooden facade for a modular home, it's also worth exploring different installation techniques. For example, the wood can be arranged in horizontal or vertical panels, shingles, or in a board-and-batten style. Each of these offers a different aesthetic and may have different installation costs and maintenance requirements.

FOUNDATION

A modular home, also known as a prefab home, is a type of house that is mostly constructed in a factory before being shipped to its final location, where the final assembly takes place.

The foundation for a modular home can be done similarly to a traditional stick-built home.



GOOD TO KNOW!

Remember, every construction project is unique, and the process can vary depending on various factors. It's always recommended to hire a professional contractor or engineer to ensure that the foundation is built correctly and meets all local building codes and regulations.

10 STEPS TO FOLLOW

1. Site Preparation:

Before you can lay a foundation, the construction site needs to be leveled and prepared. This may involve removing trees, rocks, and other obstacles. The top layer of soil (known as the topsoil) may need to be removed because it's prone to shifting and doesn't provide a stable surface for a foundation.

2. Choose the Type of Foundation:

There are several types of foundations that can be used for a modular home, including slab, crawlspace, and basement foundations. The choice depends on various factors like local building codes, the slope of the land, the climate, and personal preference.

Slab foundation: This is a type of foundation made by pouring concrete directly onto the ground. It's the cheapest and simplest type of foundation but doesn't provide any storage or utility space.

Crawlspace foundation: This foundation type lifts the house off the ground. It's a good choice for damp climates or sloping lots.

Basement foundation: This is the most expensive type of foundation but provides extra living and storage space.

3. Mark the Foundation:

Once the type of foundation is chosen, the next step is to mark the exact location where it will be built. This usually involves driving stakes into the ground and connecting them with string.

4. Excavate the Area:

After marking the foundation, the next step is to excavate the area. This involves removing soil to the required depth. The depth and size of the excavation will depend on the type of foundation you're building.

5. Pour the Footing:

The footing is the part of the foundation that spreads out the load of the house to the soil. It's usually made from concrete and is poured into a trench that's been dug around the perimeter of the foundation. The footing should be allowed to dry and harden before proceeding.

6. Build the Foundation Walls:

After the footing is dry, the foundation walls can be built. This may involve using concrete blocks or poured concrete. The walls should be built to the specified height and then allowed to dry.

7. Seal and Insulate the Foundation:

After the foundation walls are dry, they should be sealed to prevent moisture from seeping in. The foundation should also be insulated to prevent heat loss.

8. Install the Drainage System:

It's important to install a drainage system around the foundation to prevent water from accumulating. This usually involves laying a perforated pipe around the perimeter of the foundation and covering it with gravel.

9. Backfill and Compact the Soil:

After the foundation is complete, the area around it should be backfilled with soil. The soil should be compacted to prevent it from settling and causing the foundation to shift.

10. Prepare for the House:

The last step in preparing the foundation for a modular home is to install the anchors or tie-downs that will secure the house to the foundation. The type and number of anchors will depend on the design of the house and local building codes.

PRODUCTION

NorgesHus Modular homes, also known as prefabricated homes, are built in factories and then transported to their final location for assembly. The production process involves several stages:



The production of a modular home can be a complex process, but it offers several advantages over traditional construction methods. These advantages include a faster construction time, less waste, and the ability to work in a controlled environment, which can result in higher quality construction.

Designing stage

Design

The first step in producing a NorgesHus modular home is the design process. This can involve selecting a pre-existing design from a catalog or creating a custom design with an architect. The design will include all aspects of the home, including the layout, size, number of rooms, and finishes.

Engineering

Once the design is finalized, it's converted into detailed blueprints and plans. These plans include the specifications for each component of the home and are used during the manufacturing process.



Production stage

Manufacturing

The manufacturing process involves building the house in sections, known as modules. Each module is built independently, with its own walls, floors, ceilings, and finishes. The modules are typically constructed on an assembly line, with different teams responsible for different parts of the construction.

Frame Construction:

The construction of each module begins with the frame. This includes the floor, walls, and ceiling. The frame is typically made from wood, although steel and other materials can also be used.

Installation of Systems:

Once the frame is complete, the various systems of the home are installed. This includes the electrical wiring, plumbing pipes, and HVAC ductwork.

Interior Finishing:

After the systems are installed, the interior of the module is finished. This includes installing insulation and drywall.

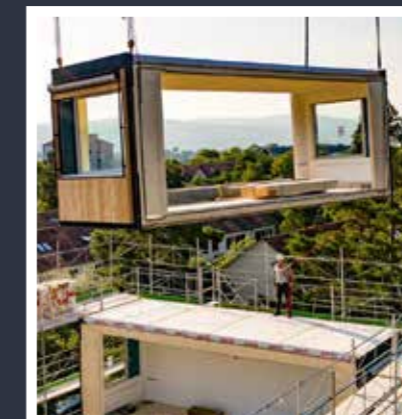
Exterior Finishing:

The exterior of the module is finished with siding, roofing, and windows. The type of siding and roofing used can vary depending on the design of the home.

Finalization stage

Transportation

Once all the modules are complete, they are transported to the home site. This can be a complex process, as each module can be large and heavy.



Assembly/ Finishing

At the home site, the modules are assembled on the foundation. This involves lifting each module into place with a crane and then securing them together. The seams between the modules are then sealed and finished to create a seamless appearance.

Final Finishing:

After the home is assembled, the final finishing touches are added. This can include installing appliances, painting, landscaping, and any other finishing touches specified in the design.



PRODUCTION GALLERY



TRANSPORTATION

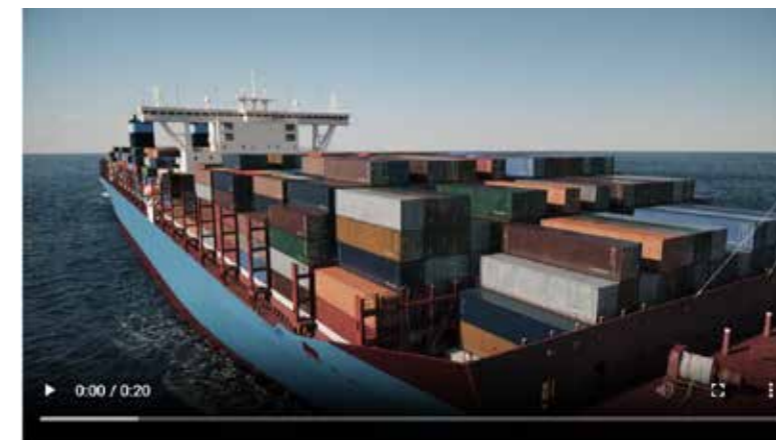
Transporting a NorgesHus modular houses is an important part of the overall process of modular home construction.

Prior to transportation, the modules are prepared for the journey. This involves wrapping them in protective materials to prevent damage during transit. All loose parts and materials are securely fastened or removed.



Watch the video!

VISIT NORGES HUS WEBSITE TO WATCH THE VIDEO >>



1. Loading

Each module is lifted with a crane or forklift and carefully placed onto a flatbed truck or a specially designed trailer for transport. The modules are then secured to the truck or trailer with straps and other restraints to prevent movement during transport.

2. Route Planning

Planning the route to the site is a crucial step. The size and weight of the modules may restrict the routes

that can be taken, and any obstructions along the way, such as low bridges or narrow roads, must be taken into account. Special transportation permits may be required in some areas.

3. Transport

The modules are then transported to the site. The transport vehicles are often accompanied by pilot vehicles, which help guide the truck and warn other road users. Special care must be taken during transport to avoid damage to the modules.

Transportation is a significant factor in the cost and timeline of a modular home project. It requires careful planning and coordination to ensure that the modules arrive safely and are placed correctly. Despite these challenges, the transportation process is usually quicker and less disruptive than traditional on-site construction.

4. Unloading and Positioning

Upon arrival at the site, each module is lifted off the truck or trailer with a crane and placed onto the prepared foundation. The crane must be operated by a skilled operator to ensure that the modules are placed correctly and not damaged during the process.

5. Assembly

After all the modules are placed, they are fastened together and any protective wrapping is removed. Then the finishing work can begin, such as connecting utilities, sealing the seams between modules, and completing any site-built components like porches or garages.

PRICING

Affordable, High-Quality Modular Homes from NorgesHus.

At NorgesHus, we're dedicated to making the dream of owning a high-quality, sustainable home a reality for everyone. We understand that pricing is a crucial factor when choosing a home, and we strive to provide transparent and competitive pricing for all our modular houses.



Our modular homes are not only built to stand the test of time, but they are also cost-effective. Our process reduces typical construction waste and offers predictability during the planning process, saving you from unexpected costs and delays.

PRICES FOR NORGES HUS MODULAR HOUSES
from **42 000.-* €**
48M² MODULAR HOME
* - VAT IS NOT INCLUDED

WHAT'S INCLUDED AND WHAT IS NOT:

At NorgesHus, we also provide customizable options for your modular home. You can add any of the following extras to create a home that perfectly fits your style and needs:

Wooden facade:

Pine wooden facade. Included in the price

Painting of wooden facade:

price start from 2,000.-€ + VAT

Wooden facade Larch:

Add elegance to your home with a premium wooden facade. Price start from 4,200.-€ + VAT

Garage / Carport:

Secure your vehicle and gain additional storage with a garage addition.

Transportation:

The cost of transporting a modular home can vary significantly based on several factors.

1. Distance: The further the modular home has to be transported, the more expensive it will be. This cost is usually calculated per mile or kilometer.

2. Size and Weight of the Home: Pine wooden facade. Included in the price

3. Route: If the route includes toll roads, low

bridges, narrow roads, or other obstacles, the cost of transportation may increase. In some cases, a police escort or traffic control may be required, which will also add to the cost.

4. Installation Site Accessibility: If the final site is difficult to access – for example, if it's up a narrow mountain road or on an island – additional equipment or methods may be needed to deliver the home, which will add to the cost.

5. Number of Modules: More modules mean more trips or larger transport vehicles, which can increase the cost.

Assembly: Every home we build is customized to the specific needs of our clients. We work with you at every step of the way to ensure that your new home is exactly what you envisioned. Assembly price is dependent of the Location. Contact us today to get a more accurate quote and start your journey to owning a NorgesHus modular home!



CASE STUDY

MODERN MODULAR HOUSE 48M²

What is included in the price

General description of NorgesHus Modular House

ENERGY RATING

Almost passive house energy rated A+ or above

STRUCTURAL RATING

Timber building with seismic resistance class 1

WALLS

Framed external bearing wall structure finished with external wooden façade with thermal performance coefficient equivalent to: U = 0.19 W/m²

ROOF PANELS

The roof with roof trusses supplied has a thermal performance coefficient equivalent to: U = 0.18 W/m²

STRUCTURES IN SOLID AND/OR LAMINATED WOOD

The solid and/or laminated wood structures meet the requirements set out in clause A of section 11.1 of NTC 2018 standards (CE marking of structural elements)

WINDOWS

All the windows and patio doors are triple glazed with double cavity and have Class S profiles (as specified in standard EN 12608). They also have a very high radiation resistance value (12 GJ/m²), well above the limit stipulated by the standard.

GUARANTEE

The structural guarantee is for ten years.

• **Customized floor plan:** possible – costs extra

• **Floor area:** 48 m²
Living area: approx. 39,5 m²

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NorgesHus Modern Modular Houses offers you every comfort and a pleasant indoor climate on over 39,5 m² of living space, for a cozy home. Enjoy the construction of a high-quality modular house with a facade cladding made of Pine and a very beautiful wood structure. With the spacious terrace and small pergola, the house is perfect as a permanent residence or holiday home, a perfect place to live in and with nature. The purchase price includes according to specification.

PRODUCTION GALLERY

All of the houses we develop are designed and manufactured according to legal standards in European Union. They are also designed to withstand tough weather conditions, for longevity and safety. Our materials are sourced from reputable suppliers which enables us to use only high-quality timber for our houses.

Because of the quality of our materials and the capabilities of our expert team of designers, architects and builders, we can create prefabricated buildings that are up to 3 stories high.

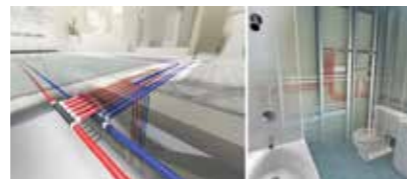


Entrance door:

Swedoor Basic exterior doors are an excellent choice for both the main entrance of a house and as an economic door, thanks to their good quality. Two metal leaves inside the door leaf ensure stability even in harsh conditions.



Sanitary pre installation / Pipes



Electrical preparation / Cables



Technical drawings:

Preparation of working structural drawings
 Static stability test on the structures, including:

- verification of the structural design drawings
- verification of material test certificates
- technical inspection reports

Technical data / Floor plan:

- Dimensions 8.00 x 6,60 x 2.90 meters (width, length, height). Roof pitch from 1° to 2°
- Spacious rooms, high ceilings 2.30 meters.
- Large PVC windows, 2.1 m. Plastic frames with triple glazing
- High insulation value, very suitable for permanent residence.
- Truly solid house with thick walls.
- Interior walls with plasterboard.
- Facade cladding with Pine, with a very beautiful wood structure.

Ground area – 48m²

Living area – 39,5m²

Rooms – 1 living room + 1 bedroom

Bathrooms – 1

Roof panels:



Windows and window doors:



- PVC, in white or in a colour selected from our catalogue – colour windows costs extra
- Triple glazing with double cavity Class S profiles
- Thermal performance coefficients
- Uw value = up to 0.50 W/(m²K)
- Uf value = 0.95 W/(m²K)





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NORGES HUS
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