

Rebuilding A Home After Fire Damage

If you decide to rebuild after a disaster many factors need to be weighed in determining what approach to take. These factors include:

LARGE group rebuild?	If using a pre-manufactured home:		
	COST: Potential for lowest cost but will still need to pay for some site-specific drawings – e.g. site plan, septic system improvements (if applicable), etc.	TIME: Potential for very quick turnaround, however the larger the group participating, the longer the potential lead-time availability may be taxed. Time will need to be spent obtaining “site-specific” permits.	QUALITY: Although of potential good construction quality, due to the mass-produced nature of this product, design quality, aesthetics and individuality may not be a priority with little or no control over design.
LARGE group rebuild?	If using a design build home:		
	COST: Reasonable cost and savings afforded by quality and economy of scale. Cost will most likely be somewhere between pre-manufactured on low end and “custom” on the high end.	TIME: Large scale builders typically able to reduce construction time due to “assembly line” methods and “fast tracking”.	QUALITY: “Tracts” may have good aesthetic quality, some are very “boxy” and individuality is not an option.
SMALL group rebuild?	If using a pre-manufactured home:		
	COST: There is potential for low cost as in a LARGE group pre-manufactured, option, however, there will still be the need for site-specific work.	TIME: Potentially one of the quickest turnarounds, pending availability of models.	QUALITY: Same as LARGE group pre-manufactured homes.
SMALL group rebuild?	If using a design build home:		
	COST: Reasonable cost and not as big a volume as LARGE group design build homes, therefore potentially not as much savings.	TIME: Probably faster than an INDIVIDUAL custom home, yet potentially not as fast as with a LARGE group. However, may be competitive time-wise if building plans are the same or relatively similar.	QUALITY: Higher potential for “semi-customization” of plans, therefore design quality would rate better than LARGE group; also higher quality of construction is probable.
INDIVIDUAL rebuild?	If using a pre-manufactured home:		
	COST: Potential for very low cost, but same issues regarding site specificity.	TIME: Potentially the quickest turnaround, pending availability.	QUALITY: Same as LARGE group pre-manufactured homes.
	Using a design build home?		
	COST: Lower potential design costs, higher construction costs range potential due to lack of “economy of scale”, however, individual has greater control and influence over costs.	TIME: Lengthier time of construction than GROUP efforts most probable; but savings in bidding time is possible due to “Design-Build”. (Sub-trade bids may still have to be attained.)	QUALITY: Potential for higher construction and design quality and greater amount of control over product.
	If using a design bid build home:		
INDIVIDUAL rebuild?	COST: Higher design cost due to detailing necessary for “competitive bid” process.	TIME: Potentially the longest time from start to finish. Full bidding process adds to timeline.	QUALITY: Highest potential for design and construction quality.
	If using an owner / build home:		
	COST: Potentially lowest cost – however must consider what your own time is worth.	TIME: Potentially the longest time, depending on individual skill level and available time to work on project.	QUALITY: Could go either way depending upon skill of individual, but there is total project control by individual.

Please visit The AIACC website at www.aiacc.org for a comprehensive list of rebuilding resources.



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