12x20 Standard
“Quick-Ship” Offices

PORTAFAB
Modular Building Systems

Specifications

PortaFab’s “Quick-Ship” modular offices and buildings come as two, three, or four wall units created from the OmniFlex steel stud framing system.

2-Wall Configuration

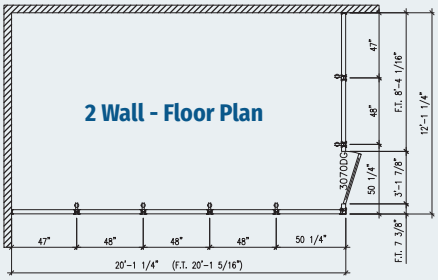


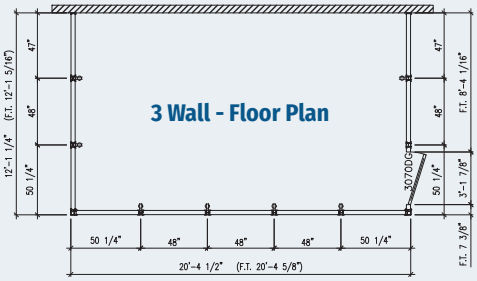
3-Wall Configuration

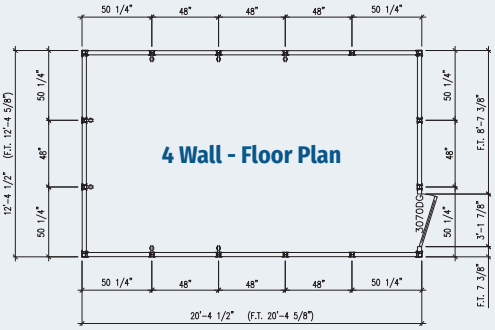


4-Wall Configuration









Dimensions	
Width (feet)	20’ 4-1/2” (20’ 1-1/4” for 2 & 3 Wall)
Depth (feet)	12’ 4-1/2” (12’ 1-1/4” for 2 & 3 Wall)
Height (feet)	8’ or 9’
Clearance Height Interior	• 7’ 6” w/ 8’ Panels • 8’ 6” w/ 9’ Panels
Wall Thickness	3”

OmniFlex Structural Components	
Floor Track	Galvanized Steel Channels
Corner Posts	Structural, Non-progressive, 3-Piece Design - Painted Gray or White
Studs	Structural, Non-progressive, 4-Piece Design - Painted Gray or White
Cornice Mold	Pre-Mitered, Aluminum Construction

Walls	
Composite Wall Panels	• 3” Thick Fire & Sound Panels with 1/2” Vinyl Gypsum on Polystyrene Core. • R-11, - STC - 31 Class A Per ASTM - E84
Wall Colors	Gray or White
Vinyl Base	Black, Removable, Screw-on Base

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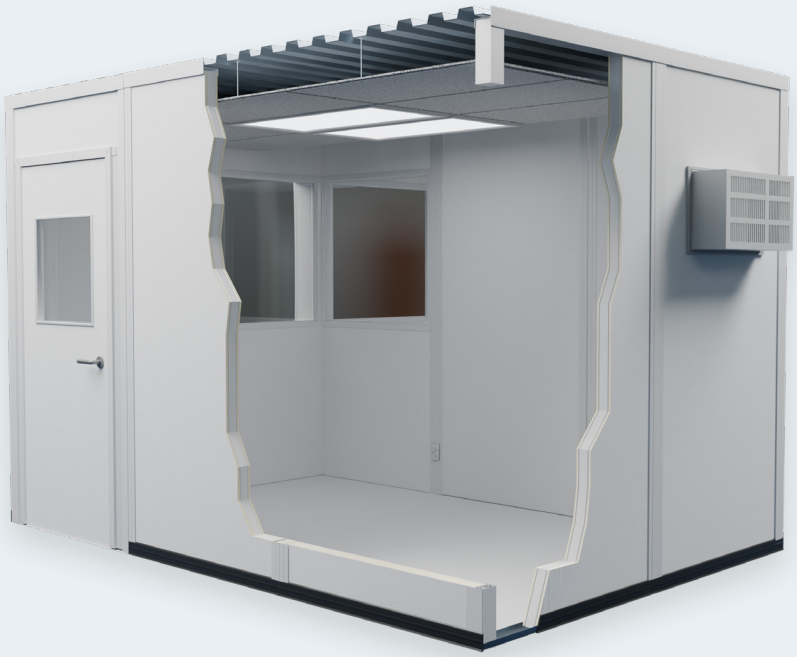
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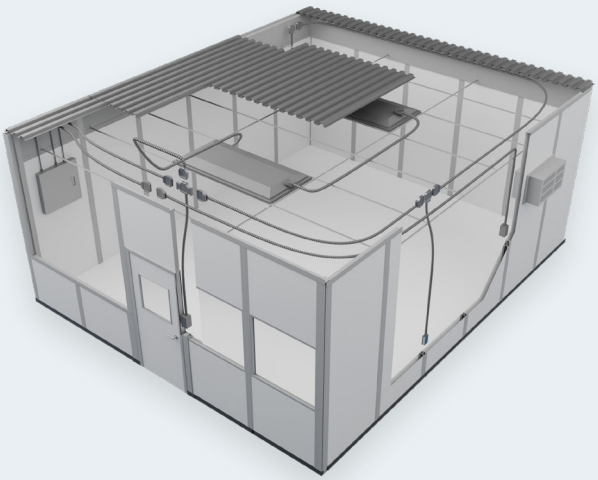
Standard "Quick-Ship" Components & Options

Doors & Hardware	
Steel Door Assembly	• 3070 - 20 Gauge Steel Door Assembly - Flush (3' x 7') • (Optional) 6070 - 20 Gauge Steel Double Door Assembly - Flush (6' x 7')
Glass (optional)	1/4" Clear Tempered Safety Glass
Threshold	Aluminum Threshold - 3"
Door Louver	Door Louver - 16" x 12"
Optional Hardware	Door Closer, Kickplates, Lever Lockset (Standard Duty). Weatherstrip, Panic Hardware
Style	Swing

Window Assemblies	
Fixed Window	4' or 2' Nominal Width x 3' Nominal Height Glazed w/ 1/4 Clear Tempered Safety Glass
White Sliding Window	3' x 3' Nominal Dimensions, Installed in Wall Panel Glazed w/ 1/8" Clear Tempered Safety Glass

Climate Control	
HVAC Units	12,000 Btu Cool / 10,600 Btu Heat (230V) or 8,000 Btu Cool / 4,200 Btu Heat (115V)
Framed Cutouts	Installed or Material Only (Size Not to Exceed 12 L.F.)
Baseboard Heaters	1,500 Watt - 120V





Optional Modular Electric Package

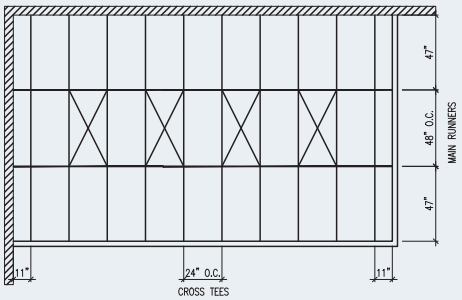
Electrical Components	
Light Fixture	2' x 4' LED Flat Panel Fixture - 4 (Based on 4-wall Building Configuration)
Outlet	Outlet Without Wiring (15 amp) - 6 (Based on 4-wall Building Configuration)
Switch	Switch Without Wiring (15 amp)
Circuit Breaker Boxes	• 4-Space • 6-Space • 10-Space
Exhaust Fan	270 cfm Ceiling Mounted Exhaust Fan - Includes Fan, Duct Kit, & Switch (Louver in Door Recommended for Maximum Air Flow)
Data & Phone	Cat-5 Data Jack & Standard Phone Jack
Upgrade to Modular Electric Package	Lights, Outlets (20 amp), and Switch (20 amp)

12x20 Standard
"Quick-Ship" Offices

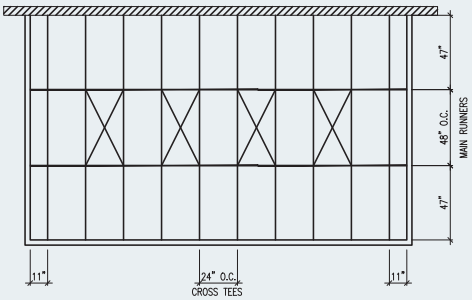
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Roof & Ceiling Systems

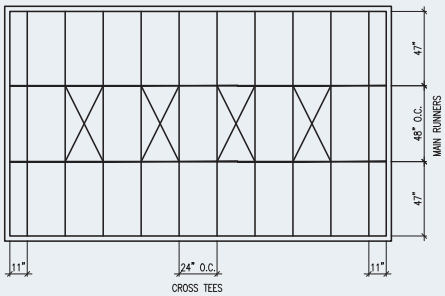
Acoustical Ceiling	2' x 4' x 5/8" Mineral Fiberboard with White Steel Grid System
Ceiling Insulation	6" Fiberglass (R-19)
Roof Deck	• Up to 12' Length • 16' Long Dust Cover Support Beam • 20' Long Dust Cover Support Beam • Dust Cover Support Angle - 12' (Must Be Used Along All Existing Building Walls)



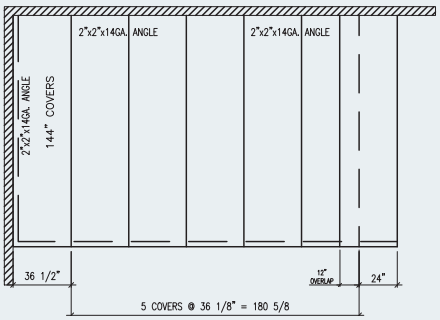
2 Wall - Ceiling Grid



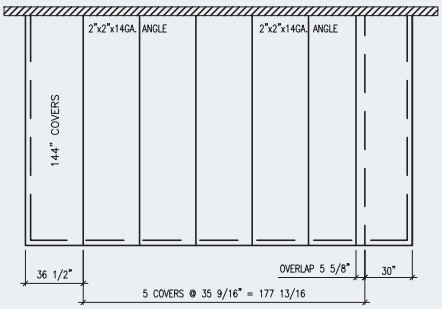
3 Wall - Ceiling Grid



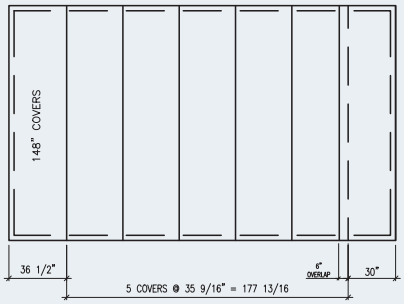
4 Wall - Ceiling Grid



2 Wall - Dust Cover Layout
Non Load Bearing



3 Wall - Dust Cover Layout
Non Load Bearing



4 Wall - Dust Cover Layout
Non Load Bearing

Assembly
Kits are shipped unassembled, but PortaFab has a nationwide network of partners that can assist with installation.

Environmental
Since construction waste is reduced with modular construction, a facilty can earn LEED points to improve its Green Building Rating.

Warranty
Portafab warrants products to be free from defects in material and workmanship for one year from shipment date.

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PortaFab Corporation
18080 Chesterfield Airport Road
Chesterfield, MO 63005

Tel: 1-800-325-3781
e-mail: info@portafab.com
www.portafab.com

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