8x12 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

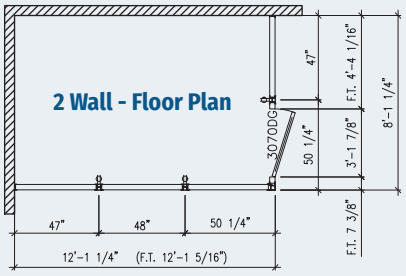


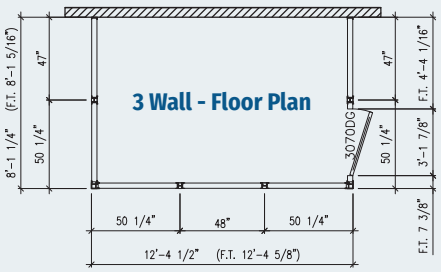
3-Wall Configuration

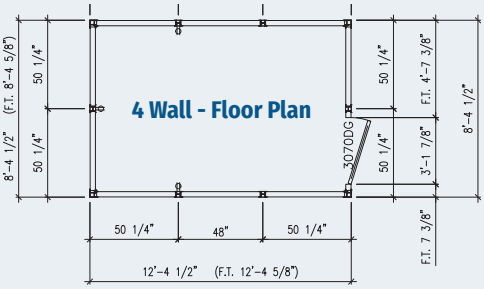


4-Wall Configuration









Dimensions	
Width (feet)	12' 4-1/2" (12' 1-1/4" for 2 & 3 Wall)
Depth (feet)	8' 4-1/2" (8' 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

8x12 Standard
"Quick-Ship" Offices

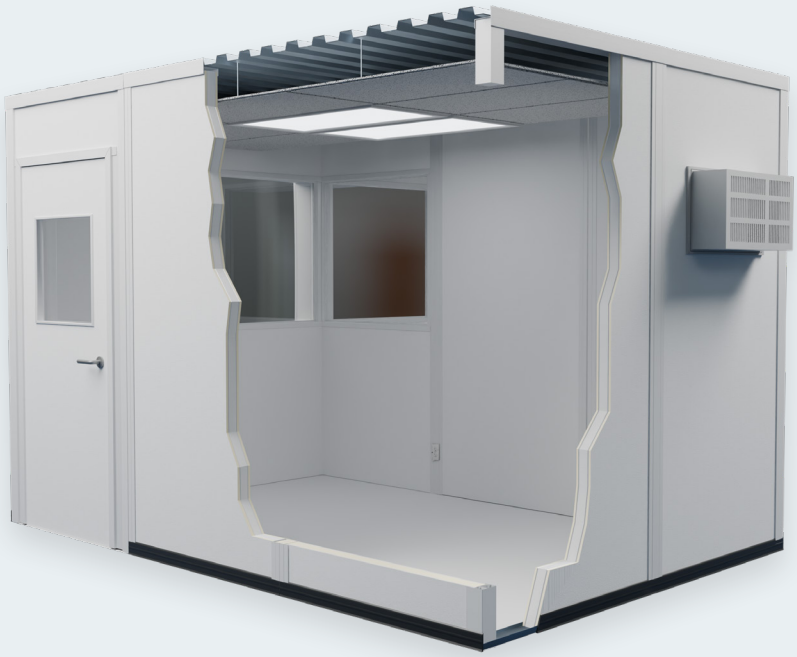
PORTAFAB
Modular Building Systems

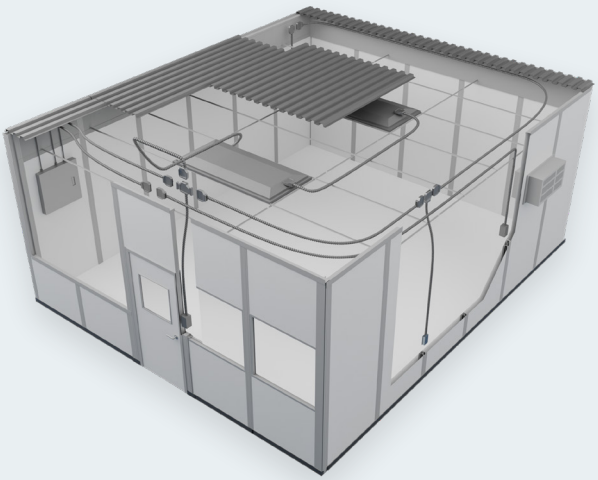
Standard "Quick-Ship" Components & Options

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

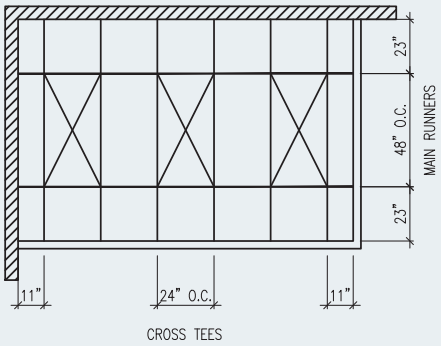
Electrical Components	
Light Fixture	2' x 4' LED Flat Panel Fixture - 4 (Based on 4-wall Building Configuration)
Outlet	Outlet Without Wiring (15 amp) - 6 (Based on 4-wall Building Configuration)
Switch	Switch Without Wiring (15 amp)
Circuit Breaker Boxes	• 4-Space • 6-Space • 10-Space
Exhaust Fan	270 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)

8x12 Standard
"Quick-Ship" Offices

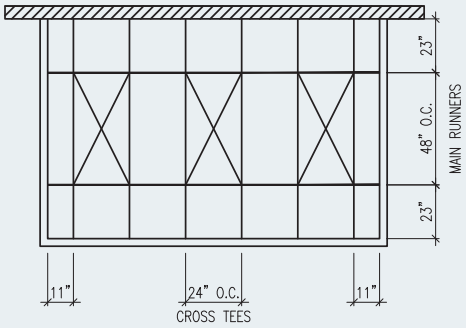
PORTAFAB
Modular Building Systems

Roof & Ceiling Systems

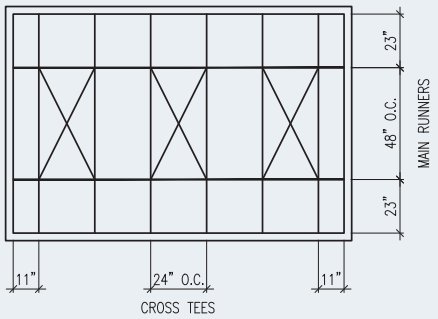
Acoustical Ceiling	2' x 4' x 5/8" Mineral Fiberboard with White Steel Grid System
Ceiling Insulation	6" Fiberglass (R-19)
Roof Deck	• Up to 12' Length • 16' Long Dust Cover Support Beam • 20' Long Dust Cover Support Beam • Dust Cover Support Angle - 12' (Must Be Used Along All Existing Building Walls)



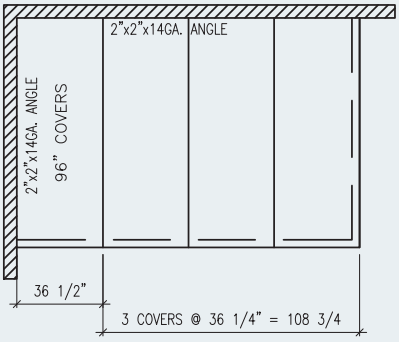
2 Wall - Ceiling Grid



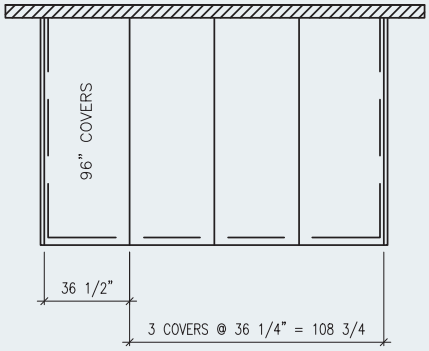
3 Wall - Ceiling Grid



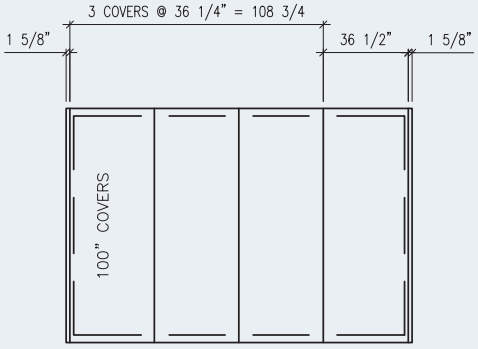
4 Wall - Ceiling Grid



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.

PORTAFAB
Modular Building Systems

PortaFab Corporation
18080 Chesterfield Airport Road
Chesterfield, MO 63005

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

© 2026 PortaFab Corporation