

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS**

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INFORMATION BULLETIN 2016-05 (FBH, CM, SPCM, MFMH)

TO: City and County Building Officials
Factory-Built Housing Manufacturers
Commercial Modular Manufacturers
Special Purpose Commercial Modular Manufacturers
Multifamily Manufactured Home (MFMH) Manufacturers
Department Approved Third Party Agencies
Interested Parties (FBH, CM, SPCM, MH)

FROM: Richard Weinert, Deputy Director
Division of Codes and Standards

SUBJECT: 2016 California Building Standards Code Effective Date, including
Factory-Built Housing, Commercial Modular and Special Purpose
Commercial Modular Information

This Information Bulletin (IB) is issued pursuant to California Health and Safety Code (HSC) Section 17913 to advise local code enforcement agencies and interested parties of a code adoption or change. Other announcements and clarifications are provided in this IB regarding factory-built housing policy and procedures.

Effective Date and Application of the 2016 California Building Standards Code

The 2016 California Building Standards Code (CBSC), Title 24 of the California Code of Regulations (CCR), will be effective January 1, 2017. These regulations apply to the design and construction of residential occupancies¹ and structures accessory thereto, factory-built housing², commercial modulars³, special commercial modular units⁴, permanent buildings, and accessory buildings and structures constructed in mobilehome and special occupancy parks.

¹ Hotels, motels, lodging houses, apartments, dormitories, condominiums and dwellings.

² "Factory-built housing" means a residential building, dwelling unit, or an individual dwelling room that is either wholly manufactured or is in substantial part manufactured at an offsite location to be wholly or partially assembled onsite. Factory-built housing does not include a manufactured home or mobilehome.

³ "Commercial modular" means a structure transportable in one or more sections, designed and equipped for human occupancy for industrial, professional, or commercial purposes, which is required to be moved under permit (HSC §18001.8).

⁴ "Special purpose commercial modular" means a vehicle with or without motive power, designed and equipped for human occupancy for industrial, professional, or commercial purposes, which is not required to be moved under permit (HSC §18012.5). The design and construction standards apply to Title 24, CCR in specific areas only as referenced in Title 25, CCR, Division I, Chapter 3, Article 3.5.

The 2016 CBSC will apply to all buildings and structures with a permit application date on or after January 1, 2017. The permit application date is established by local government. Interested parties should contact the applicable building department or enforcement agency to determine how the permit application date is established in a specific jurisdiction.

Factory-Built Housing (FBH), Commercial Modular (CM) Units, Special Purpose Commercial Modular (SPCM) Units and Multifamily Manufactured Homes (MFMH)

This IB provides early 60-day advance notice (see Title 25, CCR Section 3049) that all plans and quality control manuals submitted to HCD-approved design approval agencies (DAA) on or after January 1, 2017, shall be processed as a new plan or quality control manual. These plans and manuals shall be in accordance with the 2016 CBSC and HCD regulations, if such designs are intended to be utilized for FBH, CM or SPCM products to be sold, offered for sale, rented or leased within the State of California. All new units, projects or developments, submitted for approval on or after January 1, 2017, constructed according to plans and quality control manuals based on the 2016 CBSC, shall comply with the 2016 CBSC and HCD regulations.

New plan and quality control manual submissions made prior to January 1, 2017, may be based on the 2013 CBSC. Revisions to these plans and quality control manuals submitted on or after January 1, 2017, shall be treated as new plans or manuals and comply with the 2016 CBSC and HCD regulations. Pursuant to HSC Sections 18030.5 and 19981, FBH, CMs or SPCMs bearing an HCD insignia of approval are deemed to comply with the applicable CBSC and local ordinances and regulations as follows:

The 2016 California Building Standards Code consists of the following parts:

2016 California Codes		Approval Date(s)	Applies to^{&}
Part 1	CA Administrative Code	12/16/15	
Part 2	CA Building Code	12/16/15, 4/19/16	CM, FBH, SPCM, MFMH ^{&&}
Ch. 11A	Part 2 CA Building Code	12/16/15	FBH [*] , MFMH [*]
Ch. 11B	Part 2 CA Building Code	12/16/15, 4/19/16	CM ^{**} , FBH ^{**} , SPCM ^{**} , MFMH ^{&&}
Part 2.5	CA Residential Code	12/16/15	FBH
Part 3	CA Electrical Code	1/19-20/16	CM, FBH, SPCM
Part 4	CA Mechanical Code	1/19-20/16	CM, FBH, SPCM
Part 5	CA Plumbing Code	1/19-20/16, 4/19/16	CM, FBH, SPCM
Part 6	CA Energy Code	1/19-20/16	CM, FBH, SPCM
Part 9	CA Fire Code	12/16/15	
Part 10	CA Existing Building Code	12/16/15, 1/19-20/16	FBH
Part 11	CA Green Building Standards Code (CALGreen)	1/19-20/16	CM, FBH
Part 12	CA Reference Standards Code	12/16/15	

[&] See HCD statutes and regulations for specific CM, FBH and SPCM design and construction standards.

^{&&} Multifamily manufactured homes are subject to specified egress, fire separation and accessibility provisions of the California Building Code (HSC §18001.7).

^{*} Residential occupancies only.

^{**} Public use occupancies only.

Adopted Codes and Availability

Building departments of each state department and each city, county, or city and county, shall have an up-to-date copy of Title 24 of the CCR (CBSC) available for public inspection per HSC Section 18942(d). In addition, each city, county, and city and county, including charter cities, shall obtain and maintain at least one copy of building standards and other state regulations relating to buildings published in Titles 8, 19, 20, 24, and 25 of the CCR. These codes must be maintained in the office of the building official responsible for the administration and enforcement of state building standards per HSC Section 18942(e)(1).

The California Building Standards Commission has also released Information Bulletin 16-01 to address the 2016 CBSC. Their IB should be consulted regarding code availability, significant organizational changes, and information on 2013 water conserving emergency building standards adopted into the 2016 CBSC. (See website: <http://www.bsc.ca.gov/pubs/bullet.aspx>)

HCD requests that local enforcement agencies share Information Bulletin 2016-05 with contractors, design professionals, other housing professionals, environmental health professionals, and fire service officials within their jurisdictions who have code enforcement responsibilities for housing. Questions or comments regarding the effective date of the 2016 CBSC should be directed to the Division of Codes and Standards, State Housing Law Program at (916) 445-9471.