

**MANUFACTURED AND FACTORY BUILT HOUSING PROGRAMS – CODE MATRIX**

HCD MH 605 (Rev 03/2014)

| • Unit Type<br>• Definition                  | • Authority<br>• Construction Standards  | • Accessibility   | • Fire Sprinkler System   |
|--|--|---|---|
| • <b>CM</b><br>• HSC 18001.8                 | • HSC 18028<br>• CCR T25; 2013 CBSC ( <i>Effective 01.01.2014</i> ) <sup>1,2</sup>   | • CCR T24, CBSC Chap 11B  | • Authority – HSC 18015<br>• Construction Stds – CCR T25; 2013 CBSC   |
| • <b>FBH</b><br>• HSC 19971                  | • HSC Div 13, Part 6<br>• CCR T25; 2013 CBSC <sup>2</sup>  | • CCR T24, CBSC Chap 2 & 11A <sup>3</sup> or 11B<br>( <i>Privately or publicly funded</i> )                                   | • Authority – HSC 18015<br>• Construction Stds – CCR T25; 2013 CBSC   |
| • <b>MFMH</b><br>• HSC 18008.7               | • HSC 18008.7<br>• 24 CFR MHCSS, Part 3280   | • CBC, Part 2, Chaps 11A or 11B ( <i>Privately or publicly funded</i> ). See CBC, Part 2, Chap 1 for application and scoping. | • Authority – HSC 18015<br>• Construction Stds – CCR T25; Chap 3, Art 2.5; NFPA 13D 2010 ( <i>Only when required by ordinance – See Below</i> ) |
| • <b>SPCM</b><br>• HSC 18012.5               | • HSC 18028<br>• CCR T25, Chap 3, Subchp 2, Art 1, 3.5;<br>HSC Div 104, Part 7, Chap 4, Art 12 ( <i>Food preparation units</i> )                           | • CCR T24, CBSC Chap 11B<br>( <i>SPCM's as module of a permanent building and/or for public use</i> )                         | • N/A<br>• Exception: HSC 18029.4 ( <i>SPCM's as a module of a permanent building</i> )<br>• Exception, Construction Stds – CCR T25; 2013 CBSC  |
| • <b>MH</b><br>• 24CFR MHCSS T24, Sec 3280.2 | • 24CFR MHCSS T42, Chap 70<br>• <u>New construction</u> : 24CFR MHCSS, Chap XX, Part 3280. <u>Alterations &amp; conversions</u> : HSC 18029; 4050(b) & (c) |   | • Authority – HSC 18015<br>• Construction Stds – CCR T25, Chap 3, Art 2.5; NFPA 13D 2010 ( <i>Only when required by ordinance – See Below</i> ) |
| • <b>MH / FS Systems</b> – Private Property  |  |   | • Valid local ordinance required<br>• Design / Installation Stds established by HCD   |
| • <b>MH / FS Systems</b> – Mobilehome Parks  |  |   | • FS not required in HCD jurisdiction parks<br>• FS in parks under LEA – Only when required by local ordinance                                  |

| Acronym Key – Unit Type   | Acronym Key – Laws and Regulations   | Acronym Key – Codes  |
|---|--|--|
| CM – Commercial Modular<br>FBH – Factory-built Housing<br>FS – Fire Sprinkler Systems<br>MH – Manufactured Home<br>MFMH – Multifamily Manufactured Housing<br>SPCM – Special Purpose Commercial Modular | CCR – California Code of Regulations<br>24CFR – Title 24, Code of Federal Regulations<br>HSC – (California) Health and Safety Code<br>MHCSS – (HUD) Manufactured Housing Construction and Safety Standards | CBC – California Building Code<br>CBSC – California Building Standards Code<br>LEA – Local Enforcement Agency<br>MHCSS – (HUD) Manufactured Housing Construction and Safety Standards<br>NFPA – National Fire Protection Association |

<sup>1,2</sup> Includes Part 2 – CA Building Code; Part 2.5 – CA Residential Code; Part 3 – CA Electrical Code; Part 4 – CA Mechanical Code; Part 5 – CA Plumbing Code; Part 6 – CA Energy Code; and, Part 11 – CAL Green Code. Part 6 – CA Energy Code; and affected Energy portions (only) of CAL Green Code, Part 11 effective 07.01.14.

<sup>3</sup> Chap 1, Sec 108 for application of these standards for covered multi-family dwelling units; Chap 1, Sec 108 for public accommodation buildings (*“covered” under disability/accessibility requirements of Chapter 11A*).