# Manufactured and Factory Built Housing Programs – Code Matrix

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

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**Acronym Key – Unit Type**

- CM – Commercial Modular
- FBH – Factory-built Housing
- FS – Fire Sprinkler Systems
- MH – Manufactured Home
- MFMH – Multifamily Manufactured Housing
- SPCM – Special Purpose Commercial Modular

**Acronym Key – Laws and Regulations**

- CCR – California Code of Regulations
- 24CFR – Title 24, Code of Federal Regulations
- HSC – (California) Health and Safety Code
- MHCSS – (HUD) Manufactured Housing Construction and Safety Standards

**Acronym Key – Codes**

- CBC – California Building Code
- CBSC – California Building Standards Code
- LEA – Local Enforcement Agency
- MHCSS – (HUD) Manufactured Housing Construction and Safety Standards
- NFPA – National Fire Protection Association

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3 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).