Factory-Built Housing (FBH)

FBH is a factory-constructed version of a site-built residential building that is manufactured and then transported to its permanent installation location.

FBH may include:

- Single-family dwellings
- Multifamily dwellings
- Dormitories
- Hotels
- Motels
- FBH components

FBH Program purpose:

- To ensure the health and safety of persons using or purchasing FBH or FBH building components, and
- To provide California residents with affordable housing through mass production techniques.

WHERE FOUNDATIONS BEGIN

State of California
Department of Housing and Community Development
Division of Codes and Standards
Factory-Built Housing Program

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HCD FBH 315 (Rev. 10/18)

EQUAL HOUSING OPPORTUNITY

State of California Department of Housing and Community Development does not discriminate on any prohibited basis in employment or in admission and access to its programs or activities.

CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Factory-Built Housing

A Factory-Built Housing dwelling unit being installed by crane.

FBH benefits:

- Time savings
- Built year-round without typical weather constraints
- Manufactured in a controlled environment
- Less material waste
- Cost savings
- Ease of design customization

(Benefits vary with each FBH project)

FREQUENTLY ASKED QUESTIONS

Where can Factory-Built Housing (FBH) be installed?

FBH can be installed where other similar types of dwelling units are built or exist.

To what standards are FBH products designed statewide?

The California Building Standards Code: Parts 2, 2.5, 3, 4, 5, 6, and 11 of Title 24, California Code of Regulations.

What FBH requirements are entirely reserved for the Local Enforcement Agency (LEA) to apply to FBH projects?

Local use zone requirements, local snow load requirements, local wind pressure requirements, local fire zones, building setback, side and rear yard requirements, site development and property line requirements, as well as the review and regulation of architectural and aesthetic requirements.

Who reviews and approves FBH designs?

A Design Approval Agency (DAA) approved by the Department of Housing and Community Development (HCD) reviews and approves FBH plans.

Who inspects FBH during construction in the manufacturing facility?

A Quality Assurance Agency (QAA) approved by HCD inspects FBH during construction in the factory or at an off-site location.

Can the LEA charge to inspect the installation of FBH?

Yes, by local ordinance.

Who inspects the installation of FBH on-site?

The LEA, or building department, is responsible for inspecting the assembly and installation of FBH products on-site.

How does the LEA know what to inspect during the installation of FBH?

The LEA utilizes DAA-approved plans and a resume of work that is pertinent to FBH installation to inspect FBH.

How does the LEA know FBH structures have been inspected and approved?

Approved FBH must bear a California Insignia of Approval on each FBH system or component approved.

Where are FBH laws and regulations?

FBH laws are found in Division 13, Part 6 of the California Health and Safety Code. FBH regulations are found in Title 25, California Code of Regulations, Division 1, Chapter 3, Subchapter 1.

Can FBH be altered during or after installation on-site?

Only when approval for such modifications is first obtained from the DAA before installation, or from the LEA during or after installation.

How can I stay up-to-date on FBH news and information from HCD?

Sign up for HCD's email distribution list at the following link: www.hcd.ca.gov. Click on CONTACT at the top right, then click on the "Email Sign-up" button.