

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

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INFORMATION BULLETIN 2026-01 (MH, MP, SOP)

TO: City and County Building Officials
Local Enforcement Agencies
Manufactured Home Manufacturers
Manufactured Home Dealers
Mobilehome Park Operators and Residents
Special Occupancy Park Operators and Residents
Interested Parties

FROM: Kyle Krause, Deputy Director
Division of Codes and Standards

**SUBJECT: Changes to Manufactured Home Construction and Safety Standards,
Title 24 Code of Federal Regulations: Fire Sprinkler Systems**

This Information Bulletin is issued to inform stakeholders of changes to the Manufactured Home Construction and Safety Standards Part 3280, Code of Federal Regulations adopted by the Federal Department of Housing and Urban Development (HUD) applicable to Manufactured Housing.

Manufactured home (MH) construction standards are established by the National Manufactured Housing Construction and Safety Standards Act of 1974 and are codified in the Manufactured Home Construction and Safety Standards (MHCSS) Part 3280, Code of Federal Regulations. These federal laws and regulations preempt state and local MH construction standards where they occupy the "same aspect of performance" as state or local law.¹

On September 16, 2024, HUD promulgated regulations that substantively modify federal MH construction and safety standards. These modifications include fire sprinkler system (FSS) construction and safety standards, which became effective September 15, 2025, and are available to view at eCFR :: 24 CFR Part 3280 -- Manufactured Home Construction and Safety Standards.

¹ 42 U.S.C.A. § 5403, subdivision (d).

Compliance with state law and federal law will be substantively the same, as both federal regulations and state regulations incorporate (by reference) the National Fire Protection Association (NFPA) 13D, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes.²

Where the regulations differ, MH manufacturers installing FSS in MH during original manufacturing must ensure compliance with the applicable federal standards. HUD-approved private third-party Design Inspection Primary Inspection Agencies (DAPIAs) are responsible for review and approval of the design, and Production Inspection Primary Inspection Agencies (IPIAs) are responsible for conducting in-plant inspections of fire sprinkler systems during construction of MH equipped with FSS to ensure compliance with federal standards.

HCD regulations conflict with the new federal regulations regarding installation of FSS in newly constructed MH, therefore HCD will be updating portions of California Code of Regulations, Title 25, Division 1, Chapter 3, Subchapter 2 to clarify that the state regulations no longer apply to FSS in newly constructed MH constructed on or after September 15, 2025. However, requirements for the installation of FSS as an alteration to a MH will remain unchanged as described in California Code of Regulations, Title 25, section 4308(b).

Any questions should be directed to the Manufactured Housing Program by phone at (800) 952-8356 or by email at ContactMH-FBH@hcd.ca.gov.

² 24 C.F.R. § 3280.4, subdivision (dd)(1); Cal. Code Regs., tit. 25, § 4302.