

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

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August 10, 2026

INFORMATION BULLETIN 2026-03 (SPA, MP, SOP)

TO: Mobilehomes and Special Occupancy Park Local Enforcement Agencies
Local Building Officials
Manufactured Home Installers
Approved Testing and Listing Agencies
Approved Standard Plan Approval List

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

SUBJECT: **Notice of Changes to the Referenced California Building Standards Code Affecting Department-Approved Standard Plan Approvals**

The 2025 California Building Standards Code (CBSC) became effective January 1, 2026. This compilation of codes, including the 2025 California Building Code and 2025 California Residential Code, apply to Department of Housing and Community Development (HCD) approved standard plan approvals (SPA) for accessory buildings, structures, foundation systems, and tie-downs.

Changes in these codes may affect the design of past HCD-approved SPA for accessory buildings and structures (e.g., awnings, carports, cabanas, private garages, porches, decks, ramadas, etc.), foundation systems, engineered tie-down systems, and may necessitate plan revisions. The codes, effective January 1, 2026, will not affect earthquake resistant bracing systems (ERBS). HCD is required by law to notify those entities having an approved SPA when changes to the law or regulations affecting SPA have occurred. This is necessary so that SPA plans can be updated, if necessary. Provisions relating to the design of these structures may have changed due to the new codes which may affect their renewal or continued use beyond 180 days of this notice.

Title 25, California Code of Regulations, chapter 2, section 1020.9 and chapter

2.2 section 2020.9, provide the requirements to obtain SPA approvals for accessory structures and buildings, foundations, and tie-downs. Such approval(s) can only be obtained from HCD.

The use of a SPA allows for repetitive installation or construction of these structures and systems without additional plan review, provided the design of the device or structure meets local site conditions.

Foundation systems, currently approved by HCD, shall be accepted by every enforcement agency as approved for the purpose of obtaining a construction permit when the design loads and conditions are consistent for the locality. HCD requires foundation system plans and supporting data be signed by an architect or engineer.

All SPA currently approved and on file with HCD must comply with the 2025 CBSC within 180 days of this notice in one of two ways: 1) a stamped letter issued to HCD by a California licensed professional engineer or architect with a statement(s) verifying the SPA plan complies with the 2025 CBSC without amendment; or 2) submit the amended plans to HCD for review and approval.

All SPA plans requiring HCD approval must be submitted 180 days from date of this notice or earlier if current SPA expires before August XX, 2026. Any SPA plans either not certified by a licensed professional engineer or architect or not amended and resubmitted for HCD approval will be canceled at the end of the 180 days. HCD anticipates receiving a large volume of amended SPA plans; therefore, applicants are advised to submit revised plans or verification letters to HCD as soon as possible to avoid delay.

Applicants are required to complete and submit the attached form HCD MP 520, "Application for Standard Plan Approval" for each SPA, along with a \$223 fee for each amended SPA plan. [Form HCD MP 520](https://www.hcd.ca.gov/sites/default/files/docs/manufactured-and-mobilehomes/hcd-mp-520.pdf) is also available on HCD's website at <https://www.hcd.ca.gov/sites/default/files/docs/manufactured-and-mobilehomes/hcd-mp-520.pdf>.

Any questions concerning the SPA process should be directed to HCD's Northern Area Office at (800) 952-8356. Plans, calculations, testing data, completed HCD application form(s), and minimum fee(s) may be hand delivered or mailed to:

California Department of Housing and Community
Development Northern Area Office
9342 Tech Center Drive, Suite 550
Sacramento, CA 95826

Questions regarding the Mobilehome Parks Act, contained in the Health and Safety Code commencing with section 18200, or Special Occupancy Parks Act

contained in the Health and Safety Code commencing with section 18860, should be directed to the Mobilehome and Special Occupancy Parks Program at (800) 952-8356.

The 2025 CBSC is available on the [California Building Standards Commission website](http://www.dgs.ca.gov/BSC/Codes) at www.dgs.ca.gov/BSC/Codes. The publications are also available from many local and internet bookstores.

Copies of the Mobilehome Parks and Special Occupancy Parks regulations are available through the [HCD website](https://www.hcd.ca.gov/mmh/parks/laws) at <https://www.hcd.ca.gov/mmh/parks/laws>.