

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

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INFORMATION BULLETIN 2022-05 (SHL, FBH, CM, SPCM)

TO: City and County Building Officials
Housing Code Officials
Fire Service Officials
Professional Associations
Factory-Built Housing Manufacturers
Commercial Modular Manufacturers
Special Purpose Commercial Modular Manufacturers
HCD-Approved Third-Party Agencies
Interested Parties

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

SUBJECT: **2022 California Building Standards Code
Effective January 1, 2023, Information for Factory-Built
Housing, Commercial Modulares, and Special Purpose
Commercial Modulares**

This Information Bulletin (IB) is issued pursuant to California Health and Safety Code (HSC) section 17913 to provide notice to local code enforcement and third-party agencies, as well as interested parties, of a code adoption or change. To view current California Building Standards Commission (Commission) issued IBs, please visit the [Commission's News website](#). Other announcements and clarifications are also provided in this IB regarding the applicability of these changes to factory-built housing.

Effective Date and Application of the 2022 California Building Standards Code

The 2022 California Building Standards Code (CBSC), California Code of Regulations (CCR), title 24, will be effective on January 1, 2023. As a result of the 2021 Triennial Code Adoption Cycle, the 2022 CBSC has been approved and will be published by the Commission in July 2022. The California Department of Housing and Community Development's (HCD's) updates to these regulations apply to the design and construction of residential occupancies and their accessory structures¹, factory-built

¹ Hotels, motels, lodging houses, apartment houses, dormitories, condominiums, and dwellings.

housing², commercial modulars³, special purpose commercial modulars⁴, and permanent buildings, accessory buildings, and structures constructed in mobilehome and special occupancy parks.

The 2022 CBSC applies to all buildings and structures with a permit application date on or after January 1, 2023. The permit application date is established by the local government. Interested parties should contact the applicable building department or enforcement agency to determine how the permit application date is established in a specific jurisdiction.

Factory-built Housing, Commercial Modulars, and Special Purpose Commercial Modulars

This IB provides that all new plans, designs, and quality control manuals, including new units, projects, or developments commencing production after January 1, 2023, submitted to HCD or to HCD-approved design approval agencies on and after January 1, 2023, shall be written, designed, and/or constructed in accordance with the 2022 CBSC and HCD regulations, if such designs are intended to be utilized for factory-built housing that are sold or offered for sale in California.

Note that section 3048 of CCR, title 25 and section 1.1.9 of the 2022 California Building Code and Residential Code provides clarification that once approved, factory-built housing plans remain valid for a period of 36 months from the date of plan approval. Additionally, special purpose commercial modular and commercial modular design approvals remain valid for 15 months as specified in CCR, title 25, section 4024.

² “Factory–built housing” means a residential building, dwelling unit, or an individual dwelling room...that is either wholly manufactured or is in substantial part manufactured at an offsite location to be wholly or partially assembled onsite... Factory-built housing does not include a manufactured home or mobilehome (HSC section 19971).

³ “Commercial modular” means a structure transportable in one or more sections, designed and equipped for human occupancy for industrial, professional, or commercial purposes, which is required to be moved under permit (HSC section 18001.8).

⁴ “Special purpose commercial modular” means a vehicle with or without motive power, designed and equipped for human occupancy for industrial, professional, or commercial purposes, which is not required to be moved under permit (HSC section 18012.5). The design and construction standards apply to CCR, title 24, in specific areas only as referenced in CCR, title 25, division 1, chapter 3, article 3.5.

The 2022 CBSC consists of the following parts and corresponding approval dates:

2022 California Building Standards Code	Approved by the Commission ⁵
Part 1, California Administrative Code	January 18–20, 2022
Part 2, California Building Code	January 18–20, 2022
Part 2.5, California Residential Code	January 18–20, 2022
Part 3, California Electrical Code	December 14–16, 2021
Part 4, California Mechanical Code	December 14–16, 2021
Part 5, California Plumbing Code	December 14–16, 2021
Part 6, California Energy Code	December 14–16, 2021
Part 8, California Historical Building Code	January 18–20, 2022
Part 9, California Fire Code	January 18–20, 2022
Part 10, California Existing Building Code	January 18–20, 2022
Part 11, California Green Building Standards Code	December 14–16, 2021
Chapters 11A and 11B, California Building Code	January 18–20, 2022
Part 12, California Referenced Standards	January 18–20, 2022

Adopted Codes and Availability

Building departments of each state department and city, county, or city and county, shall have a current copy of the CBSC available for public inspection pursuant to HSC section 18942, subdivision (d). Additionally, each city, county, or city and county, including charter cities, shall obtain and maintain at least one copy of building standards and other state regulations relating to buildings published in titles 8, 19, 20, 24, and 25 of the CCR. These codes shall be maintained in the office of the building official responsible for the administration and enforcement of state building standards pursuant to HSC section 18942, subdivision (e)(1).

HCD requests that local enforcement agencies share this IB with contractors, design professionals, other housing professionals, environmental health professionals, and fire service officials within their jurisdictions who have code enforcement responsibilities for housing. For more information regarding current Commission issued IBs, please visit the [Commission’s News website](#); previously published IBs can be found on the [Commission's Information Bulletins Archive](#).

Questions or comments regarding the effective date of the 2022 CBSC should be directed to the Division of Codes and Standards’ State Housing Law Program at (800) 952-8356 or by email at HCDBuildingStandards@hcd.ca.gov.

⁵ Multiple approval dates result from multiple agency submittals.