
	<b>Land Use Services Building and Safety Division Information Bulletin</b>	<b>Number:</b> IB-0015
		<b>Code References:</b> N/A
<b>Building Official Signature:</b> 	Jack Leonard, PE, CBO	<b>Original Effective Date:</b> February 7, 2020
<b>Subject:</b> Additions to Manufactured Homes – HCD Policy		

## 1.0 PURPOSE

The purpose of this Information Bulletin is to clarify local requirements related to the construction of additions, carports and patios to manufactured and factory-built homes.

## 2.0 HISTORY

Original Effective Date: February 7, 2020

## 3.0 POLICY/PROCEDURE

### 3.1 AUTHORITY

California State Housing and Community Development (HCD) has exclusive jurisdiction over Manufactured Homes (MH) and limited jurisdiction over Factory Built Homes (FBH). These two types of structures are constructed under two different standards as follows:

- MH are constructed under the Federal Manufactured Housing Construction and Safety Standards and are under exclusive jurisdiction of HCD (Health and Safety Code, Section 18020 & 18029)

#### §18020\*

- (a) Except as provided in Section 18027.3, and except as provided by the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 5401 et seq.), as it applies to the manufacture of new manufactured housing, the department shall enforce this part and the rules and regulations adopted pursuant to this part.

#### §18029\*

- (a) It is unlawful for any person to alter or convert, or cause to be altered or converted, the structural, fire safety, plumbing, heat-producing, or electrical systems and installations or equipment of a manufactured home, mobile home, multifamily manufactured home, special purpose commercial modular, or commercial modular that bears a department insignia of approval or federal label when the manufactured home, mobile home, multifamily manufactured home, special purpose commercial modular, or commercial modular is used, occupied, sold, or offered for sale within this state, unless its performance as altered or converted is in compliance with this chapter and applicable regulations adopted by the department. The department may adopt regulations providing requirements for alterations and conversions described in this section.
- FBH are constructed under the State Housing Laws (conventional residential dwellings) e.g. California Residential Code and HCD has limited enforcement. HCD enforces the construction of these Units during construction through a third party design and inspection agencies in the manufacturing facilities; however, after these Units leave the manufacturing facilities and placed on a foundation on private property, they fall under local jurisdiction (Health and Safety Code, Section 19981)

#### §19981\*

- (a) All factory-built housing bearing an insignia of approval pursuant to Section 19980 shall be deemed to comply with the requirements of all ordinances or regulations enacted by any city, city and county, county, or district which may be applicable to the construction of housing. No city, city and county, county, or district shall require submittal of plans for any factory-built housing manufactured, or to be



Land Use Services  
Building And Safety Division  
**Information Bulletin**

**Number:** IB-0015

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manufactured, pursuant to this part for the purpose of determining compliance with this part or the regulations promulgated thereunder, or for determining compliance with any local construction requirement, except as provided in Section 19993.

- (b) No factory-built housing bearing a department insignia of approval pursuant to Section 19980 shall be in any way modified prior to installation unless approval is first obtained from the department.
- (c) No factory-built housing shall be in any way modified during installation unless approval for the modification is first obtained from the local enforcement agency.

\*In this context “department” shall mean HCD

San Bernardino County Building & Safety (SBCBS) has jurisdiction over the design and construction of accessory structures such as additions, carports and patios. These structures are designed based on Title 24. Title 24 is adopted and administrated by SBCBS.

Accessory structures added to manufactured or factory-built homes are reviewed by both HCD and SBCBS.

### **3.2 STANDARDS**

Construction and installation of accessory structures (e.g. carports, awnings, decks, garages, etc.) to MH's located on private property are left to the local enforcement agencies (LEA). All accessory structures must be constructed as “free-standing” structures and do not depend on the MH for support unless the applicant requests an “Alternate Approval” (variance) to attach the accessory structure to the MH. This does not include aluminum awnings weighing less than six (6) psf with a maximum projection of not over 12 feet as measured from the MH sidewall. These awnings can be attached to the MH without an Alternate Approval. All others if attached must be done via an Alternate Approval.

For accessory structures proposed for attachment to the MH, a permit must be obtained by HCD following approval of a variance. HCD will issue a permit to partially attach them to the MH and conduct an inspection of the attachment only. The construction of the accessory structure and footings all fall under the LEA.

- I. Proposed additions, carports and patios attached to a manufactured or factory-built home are to be reviewed by HCD prior to submitting to SBCBS. HCD will review compatibility and structural integrity of the attachment.

Exception: Carports or patios constructed entirely of aluminum and projecting no more than 12 feet do not need to be reviewed by HCD.

- II. Proposed additions, carports and patios are to be reviewed by SBCBS.

### **3.3 REVIEW RESPONSIBILITIES**

#### **HCD**

If the proposed accessory structure is attached to a manufactured or factory-built home, HCD will review compatibility and structural integrity of the attachment. If approved, HCD will issue an approval letter or provide an approval stamp on the proposed plans.

If the proposed accessory structure is structurally independent (not attached to the manufactured or factory built home), HCD will not provide an approval letter or stamp, and the plans can be submitted directly to SBCBS for review.



## SBCBS

Whether the proposed accessory structure is attached to a manufactured or factory-built home, or the accessory structure is structurally independent, SBCBS will review the project for compliance to Title 24.

### 3.4 SPECIAL CONDITIONS

1. Attached wood and heavy timber carports and patios are to be reviewed by HCD prior to submittal to SBCBS.
2. All interior renovations, repairs, and remodels within the envelope of the manufactured or factory-built home are to be reviewed by HCD.
3. Light California framing that may be incorporated into and attached to the manufactured or factory-built home shall be reviewed as follows:
  - a. If the proposed addition, carport or patio is structurally independent and the California framing is of light frame, such as 2x4 framing, then the project does not need to be reviewed HCD. The light California framing has been accounted for in the initial design of the structure.
  - b. If the proposed addition, carport or patio is structurally independent and the California framing is of heavier frame, such as 2x6 framing or greater, then the project will need to be reviewed HCD.
4. Cutting new openings into the manufactured or factory-built home is to be reviewed by HCD.
5. HCD approved foundation systems do not account for local site soil conditions. Site soils will be evaluated per current SBCBS policy as follows:
  - a. Soils report submitted.
  - b. Site soils classified by a California State licensed Civil Engineer or Geotechnical Engineer.
  - c. Proposed foundation complies with SBCBS IB-0005.

Note: Title 25 California Code of Regulation, Section 1020.9(r)

Plans with a standard plan approval from the department (HCD) shall be accepted by the enforcement agency as approved for the purpose of obtaining a construction permit when the design loads and allowable soil conditions specified in the plans are consistent with the requirements for the locality. Local enforcement agencies shall not require the original signature or stamp of the architect or engineer on a standard plan approved by the department.