

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

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[HCD Website: www.hcd.ca.gov](http://www.hcd.ca.gov)



September 1, 2020

INFORMATION BULLETIN 2020-07 (SPA, MP, SOP)

TO: Mobilehome 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, Acting 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 2019 California Building Standards Code (CBSC) became effective January 1, 2020. This compilation of codes, including the 2019 California Building Code and 2019 California Residential Code, apply to Department of Housing and Community Development (HCD) approved standard plan approvals (SPAs) for accessory buildings, structures, foundation systems, and tie-downs.

Changes in these codes may affect the design of past HCD-approved SPAs 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, 2020, 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 SPAs 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, chapters 2 and 2.2, sections 1020.9 and 2020.9, respectively, 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.

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 SPAs currently approved and on file with HCD must comply with the 2019 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 2019 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 September 1, 2020. 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 \$203 fee for each amended SPA plan. [Form HCD MP 520](#) is also available on HCD's website at www.hcd.ca.gov/building-standards/manufactured-modular-factory-built/docs/hcdmp520.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 2019 CBSC is available on the [California Building Standards Commission website](#) 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](http://www.hcd.ca.gov/manufactured-mobile-home/mobile-home-parks/laws-and-regulations.shtml) at www.hcd.ca.gov/manufactured-mobile-home/mobile-home-parks/laws-and-regulations.shtml.

Attachment



APPLICATION FOR STANDARD PLAN APPROVAL

(SEE REVERSE SIDE FOR INSTRUCTIONS ON COMPLETING THIS FORM)

<p>SECTION 1. Standard Plan Approval (SPA) Requested:</p> <p><input type="checkbox"/> Accessory Building or Structure <input type="checkbox"/> Foundation System <input type="checkbox"/> Engineered Tiedown System</p> <p>Service Requested:</p> <p><input type="checkbox"/> New Application <input type="checkbox"/> Revision</p> <p>Type of Unit: <input type="checkbox"/> Manufactured Home/Mobilehome</p> <p>Drawing Number: _____ Model Number: _____ Product Name: _____</p>	<p><i>Check appropriate box(es):</i></p> <p>Type of Accessory Building or Structure</p> <p><input type="checkbox"/> Awning <input type="checkbox"/> Cabana <input type="checkbox"/> Porch <input type="checkbox"/> Garage <input type="checkbox"/> Enclosure <input type="checkbox"/> Carport <input type="checkbox"/> Ramada <input type="checkbox"/> Other <input type="checkbox"/> Storage Building</p> <p><input type="checkbox"/> Renewal <input type="checkbox"/> Resubmission <input type="checkbox"/> Change of Name/Ownership</p> <p><input type="checkbox"/> Commercial Modular</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> Standard Plan Approval Number <i>(If previously issued by the Department)</i> _____ </div>	<p>DEPARTMENT USE ONLY</p> <p>Collection No. _____</p> <p>Date _____</p> <p>Application Fee \$ _____</p> <p>Renewal Fee \$ _____</p> <p>Resubmission Fee \$ _____</p> <p>Revision Fee \$ _____</p> <p>Change of Name/ Ownership \$ _____</p> <p>Plan Approval Fee (First Hour) \$ _____</p> <p>Other _____</p> <p>TOTAL _____</p>
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SECTION 2. APPLICANT INFORMATION

Applicant Name _____ Telephone Number _____

Address _____ City _____ Zip _____

Architect/Engineer Name _____ Telephone Number _____

Address _____ City _____ Zip _____

License/Registration Number _____

SECTION 3. APPLICANT CERTIFICATION

I hereby certify: (1) that the information I have provided is correct; (2) and that I will ensure that the manufacture and/or construction of this system is in compliance with the approved plan and the applicable provisions of Title 25, California Code of Regulations, Division I, Chapter 2.0r 2.2. I understand that failure to comply with the terms of approval shall be cause for cancellation of the Standard Plan Approval.

Executed on ____/____/____ at _____, _____ (State)

Signature _____ Print Name _____

NOTE: Standard Plan Approval is valid only when the design is suitable for the locality. Two (2) copies of the approved plan shall be provided with each foundation system or engineered tiedown system sold, for the purpose of obtaining a permit to construct from the enforcement agency.

DEPARTMENT USE ONLY

Date Approved ____/____/____ Standard Plan Approval Number _____ Expiration Date ____/____/____

Approved By: _____

The Approved plans have been: Returned to the applicant Withheld pending payment of fees Other _____

Comments: _____

INSTRUCTIONS

Complete sections 1, 2, and 3. Submit this application with three (3) copies of the plan and two (2) copies of the calculations and appropriate fees as specified in Title 25, California Code of Regulations, Division I, Chapter 2, and/or 2.2, to the following address:
(Fees Due with this Application Are Not Subject to Refund)

Department of Housing and Community Development
Division of Codes and Standards
9342 Tech Center Drive, Suite 550
Sacramento, CA 95826

Section 1 - Accessory Building or Structure, Foundation System, or Engineered Tiedown System Information

Standard Plan Approval Requested: Check the appropriate box to indicate the type of plan approval you are requesting; Accessory Building or Structure (Health and Safety Code §§18213 and/or 18862), Foundation System (Health and Safety Code §18551) or Engineered Tiedown System (Health and Safety Code §18613.4).

Service Requested: Check the appropriate box to indicate the type of service you are requesting. The following is a definition of the services provided:

- New Application - This is an application for a standard plan approval which is submitted for the first time.
- Renewal - This is an application for a renewal of a standard plan for which the Department has previously approved and issued a Standard Plan Approval number.
- Resubmission - This is an application that upon original submission was rejected and is now being resubmitted.
- Revision - This is an application to request a change or revision to an approved standard plan.
- Change of Name/Ownership - This is an application to report a change of the name of the applicant or the company from the name submitted on the original application for a Standard Plan Approval.

Type of Unit: Check the appropriate box to indicate if the Standard Plan Approval is being requested for Manufactured Home/Mobilehome, or Commercial Modular.

Drawing Number: Enter the drawing number as assigned by the applicant, manufacturer, distributor, etc.

Model Number: Enter the model number as assigned by the applicant, manufacturer, distributor, etc.

Product Name: Enter the name under which the product will be marketed.

Standard Plan Approval Number: If this application is for a renewal, revision or change of name/ownership, enter the Standard Plan Approval number previously issued by the Department.

Section 2 - Applicant Information

Enter the name, address and telephone number of the applicant. The applicant is the party that is requesting the Standard Plan Approval (Manufacturer, Distributor, Contractor, etc.). Also enter the name, address and telephone number of the architect or engineer of record that designed the system. Enter the architect's California license number or engineer's California registration number.

Section 3 - Applicant Certification

Enter the date, city and state where this document is completed and signed. The applicant is required both to print and to sign his/her name.

Upon receipt of the submitted plans, calculations, required fees and the Application for Standard Plan Approval (HCD MP 520), the Department will review and either;

1. Reject the application. If the application is rejected, the Department will return the submitted plans, calculations and Application for Standard Plan Approval (HCD MP 520) along with a notice advising the applicant of any necessary corrections for approval (one copy of the plans will be retained by the Department).

2. Approve the application. If the application is approved, the Department will return the submitted plans and the applicant copy of the Application for Standard Plan Approval (HCD MP 520). The HCD MP 520 will indicate the date the standard plan was approved, the Standard Plan Approval number, and the date the approval will expire. The plans returned to the applicant will bear a departmental stamp indicating the date of approval, date of expiration, Standard Plan Approval number and the signature of a Department representative.