

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

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January 5, 2021

**INFORMATION BULLETIN 2021-02 (SHL, FBH, CM)**

**TO:** City and County Building Officials  
Factory-Built Housing Manufacturers  
Commercial Modular Manufacturers  
HCD-Approved Third-Party Agencies (FBH, MH)  
Interested Parties (SHL, FBH, MH)  
Special Purpose Commercial Modular Manufacturers

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

**SUBJECT:** **2019 California Building Standards Code SUPPLEMENT  
Effective July 1, 2021, Information for Factory-Built Housing,  
Commercial Modulars, and Special Purpose Commercial  
Modulars**

This Information Bulletin (IB) is issued pursuant to California Health and Safety Code (HSC) section 17913 to provide notice to local code enforcement agencies, third-party agencies and interested parties of a code adoption or change. This IB, in part, restates information in IB 20-04 issued by the California Building Standards Commission, dated December 23, 2020; and IB 2019-03 issued by the Department of Housing and Community Development (HCD) on July 30, 2019. Other announcements and clarifications are also provided in this Information Bulletin regarding the applicability of changes to factory-built housing.

**Effective Date and Application of the 2019 California Building Standards Code**

The 2019 California Building Standards Code (CBSC), Title 24, California Code of Regulations (CCR), became effective January 1, 2020. As a result of the 2019 Intervening Code Adoption Cycle, a SUPPLEMENT to the code has been approved and will be issued. Provisions in the SUPPLEMENT are effective July 1, 2021. These regulations apply to the design and construction of residential occupancies and their accessory structures<sup>i</sup>, factory-built housing<sup>ii</sup>, commercial modulars<sup>iii</sup>, special purpose commercial modulars<sup>iv</sup>, permanent buildings, and accessory buildings and structures constructed in mobilehome and special occupancy parks.

The 2019 CBSC as originally issued will apply to all buildings and structures with a permit application date on or after January 1, 2020. Applicable portions of the 2019 CBSC SUPPLEMENT will apply to all buildings and structures subject to the CBSC with permit approval on or after July 1, 2021. 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 Modulares, and Special Purpose Commercial Modulares**

All new plans and quality control manuals submitted to the HCD or to HCD-approved Design Approval Agencies on and after January 1, 2020, including new units, projects, or developments beginning construction after January 1, 2020, shall be written, designed, and/or constructed in accordance with the 2019 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. Plans and quality control manuals submitted prior to July 1, 2021, that need updating as a result of the SUPPLEMENT, will be processed as revisions. Submissions made after July 1, 2021, shall be processed as new plans or quality control manuals submitted for approval.

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<sup>i</sup> Hotels, motels, lodging houses, apartment houses, dormitories, condominiums and dwellings.

<sup>ii</sup> "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).

<sup>iii</sup> "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).

<sup>iv</sup> "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 Title 24, CCR in specific areas only as referenced in Title 25, CCR, Division 1, Chapter 3, Article 3.5.

### **The 2019 CBSC consists of the following parts and corresponding approval dates<sup>i</sup>:**

- Part 1 California Administrative Code
  - Triennial Code Approval Date: December 4–5, 2018
  - Code SUPPLEMENT Approval Date: August 13, 2020
- Part 2 California Building Code
  - Triennial Code Approval Date: December 4–5, 2018 and January 15–16, 2019
  - Code SUPPLEMENT Approval Date: August 13, 2020

- Part 2.5 California Residential Code
  - Triennial Code Approval Date: December 4–5, 2018 and January 15–16, 2019
  - Code SUPPLEMENT Approval Date: August 13, 2020
- Part 3 California Electrical Code
  - Triennial Code Approval Date: January 15–16, 2019
  - Code SUPPLEMENT Approval Date: July 13–15, 2020
- Part 4 California Mechanical Code
  - Triennial Code Approval Date: January 15–16, 2019
  - Code SUPPLEMENT Approval Date: July 13–15, 2020
- Part 5 California Plumbing Code<sup>ii</sup>
  - Triennial Code Approval Date: January 15–16, 2019
  - Code SUPPLEMENT Approval Date: July 13–15, 2020
- Part 6 California Energy Code
  - Triennial Code Approval Date: December 5, 2018
  - Code SUPPLEMENT Approval Date: n/a
- Part 8 California Historical Building Code
  - Triennial Code Approval Date: Carried forward from 2016 code
  - Code SUPPLEMENT Approval Date: n/a
- Part 9 California Fire Code
  - Triennial Code Approval Date: January 16, 2019
  - Code SUPPLEMENT Approval Date: August 13, 2020
- Part 10 California Existing Building Code
  - Triennial Code Approval Date: December 4–5, 2018, January 15–16, 2019, and April 17, 2019
  - Code SUPPLEMENT Approval Date: August 13, 2020
- Part 11 California Green Building Standards Code<sup>ii</sup>
  - Triennial Code Approval Date: January 15–16, 2019 and December 5, 2018 (energy sections)
  - Code SUPPLEMENT Approval Date: July 13–15, 2020
- Chapters 11A and 11B California Building Code
  - Triennial Code Approval Date: December 5, 2018
  - Code SUPPLEMENT Approval Date: July 13–15, 2020, August 14, 2020, and November 5, 2020
- Part 12 California Referenced Standards Code
  - Triennial Code Approval Date: December 5, 2018 and January 16, 2019
  - Code SUPPLEMENT Approval Date: n/a

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<sup>i</sup> Multiple approval dates are the result of multiple agency submittals

<sup>ii</sup> See IB 2019-02 (SHL, FBH, MH) dated May 21, 2019; and code supplement dated August 17, 2019, for code related to recycled water systems

**Adopted Codes and Availability**

Building departments of each state department and each city, county, or city and county, shall have a current copy of Title 24 of the CCR available for public inspection pursuant to HSC section 18942(d). In addition, each city, county, and 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(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. IB 20-04 issued by the California Building Standards Commission (CBCS) is available on the [CBSC website](https://www.dgs.ca.gov/BSC/News) at <https://www.dgs.ca.gov/BSC/News>.

Questions or comments regarding the effective date of the 2019 CBSC SUPPLEMENT should be directed to HCD's Division of Codes and Standards, State Housing Law at (800) 952-8356.