

Factory-Built Housing (FBH)

FBH is a factory-constructed version of a site-built residential building that is transported to its permanent location.

FBH may include:

- Single-family dwellings
- Multifamily dwellings
- Dormitories
- Hotels
- Motels
- FBH components

FBH program purpose:

- To ensure the health and safety of persons using or purchasing FBH or FBH building components, and
- To provide California residents with affordable housing through mass production techniques.



WHERE FOUNDATIONS BEGIN

State of California
Department of Housing and
Community Development
Division of Codes and Standards
Factory-Built Housing Program

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Factory-Built Housing



HCD FBH 315 (New 04/15)

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FREQUENTLY ASKED QUESTIONS

Where can FBH be installed?

Factory-Built Housing may be installed where other similar types of dwelling units are built or exist.

To what standards are Factory-Built Housing products designed statewide?

The California Building Standards Code, Parts 2, 2.5, 3, 4, 5, 6, and 11, Title 24, California Code of Regulations.

What FBH requirements are entirely reserved for the Local Enforcement Agency to apply to Factory-Built Housing projects?

Local use zone requirements, local snow load requirements, local wind pressure requirements, local fire zones, building setback, side and rear yard requirements, site development and property line requirements, as well as the review and regulation of architectural and aesthetic requirements.

Who reviews and approves Factory-Built Housing designs?

A Design Approval Agency approved by the Department of Housing and Community Development reviews and approves FBH plans.

Who inspects Factory-Built Housing during construction in the manufacturing facility?

A Quality Assurance Agency approved by the Department of Housing and Community Development inspects FBH during construction in the factory or at an off-site location.

Can the Local Enforcement Agency charge to inspect the installation of Factory-Built Housing?

Yes, by local ordinance.

Who inspects the installation of Factory-Built Housing on-site?

The local building department is responsible for inspecting the assembly and installation of Factory-Built Housing products on-site.

How does the Local Enforcement Agency (LEA) know what to inspect during the installation of Factory-Built Housing?

The LEA utilizes approved plans and a resume of work, that is pertinent to FBH installation, to inspect FBH.

How does the LEA know FBH structures have been inspected and approved?

Approved Factory-Built Housing must bear a departmental Insignia of Approval on each Factory-Built Housing product approved.

Where are Factory-Built Housing Laws and Regulations?

FBH Laws can be found in the California Health and Safety Code Division 13, Part 6. FBH Regulations can be found in Title 25, of the California Code of Regulations, Division 1, Chapter 3, Subchapter 1.

Can Factory-Built Housing be altered during or after installation on-site?

Only when approval for such modification is first obtained from the Local Enforcement Agency.

How can I stay up-to-date on Factory-Built Housing news and information from the Department of Housing and Community Development?

Sign up for the Department of Housing and Community Developments “e” list at the following link: <http://www.hcd.ca.gov>. Click on “Subscribe to Email News” in the top right.



A Factory-Built Housing dwelling unit being installed by crane.

FBH benefits:

- Time savings
- FBH can be built year-round without typical weather restraints
- FBH may be manufactured in a controlled environment
- Less material waste
- Cost savings
- Ease of design customization

(Benefits may vary with each FBH project)