

MANUFACTURED AND FACTORY BUILT HOUSING PROGRAMS – CODE MATRIX

HCD MH 605 (Rev 04/2011)

This code matrix indicates applicable codes for the construction of units HCD-approved Quality Assurance Agencies and Design Approval Agencies are authorized to review and approve.

Unit Type • Definition	• Authority • Construction Standards	• Building Accessibility
CM • HSC 18001.8	<ul style="list-style-type: none"> HSC 18028 1991 UBC, 1993 NEC, 1991 UMC, 1991 UPC, CCR Title 25, Chap 3, Subchap 2, Art 1; 1989 Model Energy Code 	• ANSI A117.1 – 1986, ADA
FBH • HSC 19971	<ul style="list-style-type: none"> HSC Div 13, Part 6 CCR Title 24; 2010 CBSC¹ 	• CCR, Title 24, CBSC Chap 2 & 11A ² or 11B (<i>Privately or publicly funded</i>)
FS Systems – MH & MFMH • Design and installation for one or two dwelling unit structures only.	<ul style="list-style-type: none"> HSC 18015 CCR Title 25, Chap 3, Subchap 2, Art 2.5; NFPA 13D – 2010 	• N/A
MH • 24CFR MHCSS, Title 24 Sec 3280.2	<ul style="list-style-type: none"> 24CFR MHCSS Title 42, Chap 70 <i>New construction:</i> 24CFR MHCSS, Chap XX, Part 3280. <i>Alterations & conversions:</i> HSC 18029; 4050(c) & (f) 	• N/A
MFMH • HSC 18008.7	<ul style="list-style-type: none"> HSC 18008.7 24 CFR MHCSS, Part 3280 	• CBC, Part 2, Chaps 11A or 11B (<i>Privately or publicly funded</i>). See CBC, Part 2, Chap 1 for application and scoping.
SPCM • HSC 18012.5	<ul style="list-style-type: none"> HSC 18028 CCR, Title 25, Chap 3, Subchap 2, Article 1, 3.5; HSC Div 104, Part 7, Chap 4, Art 12 (<i>Food preparation units</i>) 	• ANSI A117.1 – 1986, ADA <i>SPCM's as module of a permanent building and/or for public use</i>

Acronym Key – Unit Type

CM – Commercial Modular
 FBH – Factory-built Housing
 FS – Fire Sprinkler Systems
 MH – Manufactured Home
 MFMH – Multifamily Manufactured Housing
 SPCM – Special Purpose Commercial Modular

Acronym Key – Laws and Regulations

CCR – California Code of Regulations
 24CFR – Title 24 Code of Federal Regulations
 HSC – (California) Health and Safety Code
 MHCSS – (HUD) Manufactured Housing Construction and Safety Standards

Acronym Key – Codes

ADA – Americans with Disabilities Act
 ANSI – American National Standards Institute
 CEC – California Electrical Code
 CBSC – California Building Standards Code
 MHCSS – (HUD) Manufactured Housing Construction and Safety Standards
 NEC – National Electrical Code
 NFPA – National Fire Protection Association
 UBC – Uniform Building Code
 UMC – Uniform Mechanical Code
 UPC – Uniform Plumbing Code

¹ Includes Part 2 – CA Building Code; Part 2.5 – CA Residential Code; Part 3 – CA Electrical Code; Part 4 – CA Mechanical Code; Part 5 – CA Plumbing Code; Part 6 – CA Energy Code; and, Part 11 – CALGreen Code.

² Chap 1, Sec 108 for application of these standards for covered multi-family dwelling units; Chap 1, Sec 108 for public accommodation buildings (*“covered” under disability/accessibility requirements of Chapter 11A*).