

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
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January 17, 2002

INFORMATION BULLETIN 2002 - 01 (MH)

**TO: MANUFACTURED HOUSING MANUFACTURERS
RECREATIONAL VEHICLE INDUSTRY ASSOCIATION
RECREATIONAL PARK TRAILER INDUSTRY ASSOCIATION
CALIFORNIA TRAILERPARK ASSOCIATION
DIVISION STAFF**

SUBJECT: 2001 LEGISLATIVE CHANGES

This Information Bulletin summarizes legislative changes to the Mobilehome-Manufactured Housing Act, (California Health and Safety Code, Division 13, Part 2, commencing with Section 18000) brought about by the 2001 Legislative Session. Additional Health and Safety Code changes are included for reader information. All changes became effective January 1, 2002.

➤ **Chapter 490 of the 2001 Statutes (AB 1541, Dickerson) amends Section 18009.3, and adds Sections 18033 and 18033.1 to the Health and Safety Code. (HSC).**

- Park trailers with lofts may be rented, occupied, or sold in California if they meet the requirements of this new law. Loft area space may be excluded from the gross floor area calculations if there is compliance with the requirements of HSC section 18033. Loft area space within park trailers not meeting the requirements of HSC 18033, must not be used as habitable space; is included in the gross floor area; and must be posted with a permanent warning label warning the occupants that the loft space is designed for storage purposes only.
- New HSC section 18033 contains requirements for the construction of park trailer loft area space including ceiling height, floor live loads, stair geometry, handrails, guardrails, light, ventilation, smoke detector and exiting requirements in order for the loft area space to be used or designed as a habitable area. Park trailers with loft area space designed for use as storage area(s) are not required to comply with the requirements in Section 18033, but must have those spaces posted with

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signage stating the area is intended for storage only. This storage area space shall count as part of the 400 square foot maximum gross floor area.

- HSC section 18033.1 contains requirements applicable to owners of existing non-complying park trailer units in California that do not comply with amended HSC Sections 18009.3 and 18033, and which were sold and occupied in California prior to January 3, 2001. This section permits lease and occupancy of park trailers within specified loft ceiling heights and stair geometry different than what is required in Section 18033. This section also requires special signage be posted near the opening of each loft warning the owner/occupants that the unit does not comply with the new codes.
- **Chapter 356 of the 2001 Statutes (AB 1318, Correa) amends Section 18008.7, 18551.1, 18611 and adds Section 18214.2 of the Health and Safety Code.**
 - These new provisions clarify that multi-unit manufactured housing must comply with the requirements of Health and Safety Code Section 18613 (support systems) or 18551 (foundation systems) and reiterate the definition of “multi-unit manufactured housing” by adding Section 18214.2 to the Mobilehome Parks Act.
 - The bill requires multi-unit manufactured housing to meet current specified Title 24 egress and fire separation requirements depending on the design and use of the housing. It also requires compliance with specified Title 24 accessibility and adaptability requirements for multi-unit housing with three or more units. Further, for multi-unit manufactured housing in mobilehome parks, there is a limitation to two stories in height or four dwelling units.

This summary of legislative changes is not represented as a complete digest of all new laws effecting persons regulated by the Mobilehome-Manufactured Housing Act. The complete text of each bill discussed above may be obtained through the Manufactured Housing Program’s web pages contained in the Department’s Web Site located on the Internet at: <http://www.hcd.ca.gov/codes/mhp>.

If you have any questions concerning the requirements relative to mobilehome park issues, please contact our Mobilehome Parks Program staff at (916) 445-9471. For questions concerning park trailer requirements, please contact the Manufactured Housing Program staff at (916) 445-3338.

Norman Sorensen
Deputy Director