

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

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INFORMATION BULLETIN 2007-04 (SHL, FBH, MP/SOP)

**TO: City and County Building Officials
Mobilehome and Special Occupancy Parks Enforcement Agencies
Factory-built Housing Manufacturers
Factory-built Housing Approved Third-Party Agencies
Interested Parties (SHL, FBH, MP/SOP)
Division Staff**

**SUBJECT: 2007 California Building Standards Code Effective Date
International Residential Code (IRC) Information Update
Factory-Built Housing (FBH) Procedures**

This Information Bulletin is issued pursuant to California Health and Safety Code (HSC) Section 17913 to advise local code enforcement agencies and interested parties of a code adoption or change. Other announcements and clarifications also are provided in this Bulletin regarding the International Residential Code (IRC) and factory-built housing policy and procedures.

2007 California Building Standards Code

The 2007 California Building Standards Code, in California Code of Regulations (CCR), Title 24, **is effective January 1, 2008**. The California Building Standards Commission (CBSC) selected this date upon codification of the California Building Standards Code at its January 30, 2007, meeting. This allows for all parts of the CCR Title 24, to become effective on the same date. For the Department of Housing and Community Development (HCD), CCR Title 24 is applicable to residential occupancies¹, factory-built housing², and the construction of permanent buildings in mobilehome and special occupancy parks.

¹ Hotels, motels, lodging houses, apartment houses, dormitories, condominiums and dwellings.

² Factory-built housing does not include manufactured homes, mobilehomes, multi-unit manufactured housing or commercial modulares (see HSC section 19971).

The adopted 2007 California Building Standards Code includes:

- Part 2, 2007 California Building Code, is based on the 2006 International Building Code published by the International Code Council. This update is a change from the 2001 California Building Code which was based on the 1997 Uniform Building Code.
- Part 3, 2007 California Electrical Code, is based on the 2005 National Electrical Code published by the National Fire Protection Association.
- Part 4, 2007 California Mechanical Code, is based on the 2006 Uniform Mechanical Code published by the International Association of Plumbing and Mechanical Officials.
- Part 5, 2007 California Plumbing Code, is based on the 2006 Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials.
- Part 10, 2007 California Existing Building Code (previously known as the California Code for Building Conservation) is based on the 2006 International Existing Building Code.

Building Departments are advised that HSC section 18942(c) requires that each state department and each city, county, or city and county have an up-to-date copy of Title 24 available for public inspection. HSC Section 18942(d)(1) requires that each city, county, and city and county 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. This law further requires that these codes be maintained in the office of the building official responsible for the administration and enforcement of state building standards. Copies of these codes may be purchased through the entities listed below.

Building officials or interested parties should refer to Building Standards Bulletin 99-01 dated March 17, 1999, issued by and available through the CBSC, for requirements in state law regarding the adoption and modification of the California Building Standards Code by local governments. Copies of the CBSC bulletin may be obtained by telephoning the CBSC at (916) 263-0916 or through its website www.bsc.ca.gov.

The 1997 Uniform Housing Code (UHC) with California amendments continues as the adopted reference in the State Housing Law, Title 25, CCR, Division 1, Chapter 1, subchapter 1, section 32. Only Chapters 4, 5, 6 and sections 701.2 and 701.3 of the 1997 UHC are adopted and applicable for the enforcement of use, maintenance and occupancy requirements by local code enforcement agencies.

Where to purchase the California Code of Regulations

California Code of Regulations Title 24 Parts 1 through 12 (except Parts 4, 5, & 9) (Part 11 is vacant) International Code Council 5203 Leesburg Pike, Suite 600 Falls Church, VA 22041-3401	(202) 370-1800 www.iccsafe.org
California Code of Regulations Title 24 Parts 4 & 5 International Association of Plumbing and Mechanical Officials 5001 E. Philadelphia Street Ontario, Ca 91761-2816	(800) 85-IAPMO www.iapmo.org
California Code of Regulations Titles 1 through 27 (except Title 24) Barclays Law Publishers (Correspondence) Thomson-West (Mail Order) P. O. Box 2006 or P.O. Box 95767 South San Francisco, CA 94126 Chicago, IL 60694-5767	(800) 888-3600
Many local or internet bookstores	

HCD requests that building officials share this Information Bulletin with other housing, environmental health, and fire service officials within their jurisdictions who have code enforcement responsibilities for housing.

International Residential Code

HCD has received many inquiries regarding adoption of the International Residential Code (IRC) in California. The IRC was not part of the HCD rulemaking effort during the 2006 triennial code adoption cycle. Given HCD's time constraints, its limited resources, and the large number of amendments which would have been required to adopt both the 2007 California Building Standards Code and this new base model code as the California Residential Code, HCD's consideration of the IRC was not possible at that time. HCD anticipates consideration of the IRC's adoption in California and establishment of stakeholder workgroups in the upcoming year.

Factory-built Housing (FBH)

This Information Bulletin provides reasonable advance notice that all new plans and quality control manuals submitted to HCD-approved design approval agencies on and after January 1, 2008, and all new units, projects, or developments beginning construction after January 1, 2008, shall be designed and constructed in accordance with the 2007 California Building Standards Code if such designs are intended to be utilized for FBH product that is sold or offered for sale in California.

Generally, for FBH projects or developments under construction, changes to approved plans or quality control manuals must be obtained for those projects or developments within sixty (60) days from the date of notification, or within such time period as HCD or the design approval agency deems reasonable (see Title 25, CCR Section 3049).

However, for FBH projects or developments under construction as of January 1, 2008, (based on existing plans and quality control manuals which were approved prior to January 1, 2008, and which have an expiration date after the January 1, 2008, effective date of the 2007 California Building Standards Code), HCD has established March 1, 2008, as the reasonable date by which manufacturers must resubmit all existing FBH plans and quality control manuals with appropriate revisions or they shall become void. All FBH units entering production on or after March 1, 2008, that are sold or offered for sale in California to first users, shall be constructed in compliance with the 2007 California Building Standards Code and the approved plans and manuals. This does not prohibit an FBH manufacturer from constructing FBH units to the 2007 California Building Standards Code prior to March 1, 2008. Plan and manual submissions made pursuant to Section 3049 will be processed as revisions to approved plans or quality control manuals. Plan approval or quality control manual submissions made after the specified time period will be processed as new plan approvals or manual submissions.

Questions or comments regarding the effective date of the California Building Standards Code and the IRC should be directed to Peter Solomon, Housing Standards Programs Manager, at (916) 445-9471 or by electronic mail to psolomon@hcd.ca.gov. Questions or comments regarding factory-built housing should be directed to Kevin Cimini, Factory-Built Housing Program Manager, at (916) 445-3338 or by electronic mail to kcimini@hcd.ca.gov.

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