

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
Manufactured Housing Programs**

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INFORMATION BULLETIN 2011-06 (MH)

**TO: City and County Building Officials
Commercial Modular & Special Purpose Commercial Modular Manufacturers
Third-party Agencies
Interested Parties (MH)
Division Staff**

**SUBJECT: Commercial Modular and Special Purpose Commercial Modular
Amended Design and Construction Standards; Adoption of T24,
California Building Standards Code**

This Information Bulletin is issued to advise local enforcement agencies, manufacturers and interested parties of amendments to regulations concerning the design and construction standards of commercial modular and special purpose commercial modular (CM/SPCM) units manufactured on and after March 31, 2012.

The Department of Housing and Community Development (HCD) has modified existing Title 25 regulations governing the design and construction of CM/SPCM units by adopting regulations based on the California Building Standards Code (CBSCode). This change occurred in accordance with Chapter 540, Statutes of 2007 (Senate Bill No. 538-Battin), amending Health and Safety Code, Section 18028.

The CM/SPCM regulations are amended to incorporate by reference the CBSCode, Title 24, Parts 2, 3, 4, 5, 6 and 11 while maintaining certain design and construction standards within Title 25 regulations.

Local enforcement agencies are reminded that the Title 25 regulations, including the Title 24 references, continue to be preemptive and local ordinances amending the CBSCode are not applicable to the design and construction of CM/SPCM units. Existing, approved CM/SPCM units also are exempt from these new regulations unless altered, remanufactured or undergo a conversion or change of occupancy type or classification. No municipality may prohibit the use of CM/SPCM bearing a valid insignia based on the date the insignia was issued [HSC 18028(d)], except for violations to the federal Americans with Disabilities Act (ADA).

CM/SPCM units, and portions of existing units undergoing alteration, remanufacture, or change in occupancy type shall comply with the applicable regulations and the CBSCode effective the operative date of March 31, 2012. The time allowed for compliance is required by state law and provides manufacturers, HCD-approved third-party agencies, enforcement agencies and the regulated public reasonable advance notice that CM/SPCM units shall be designed and constructed in accordance with the CBSCode and the regulatory language found in Title 25.

Plans submitted to show compliance with the new regulations prior to March 31, 2012, may be processed as amendments. Plans submitted after March 31, 2012, shall be processed and fees paid to the department as new plan approvals. CM/SPCM manufacturers may voluntarily amend existing plans in order to show compliance with the new regulations at any time prior to the March 31, 2012 effective date.

Questions or comments regarding this announcement should be directed to Kevin Cimini, Manufactured and Factory-built Housing Program Manager at (916) 445-3338, or by electronic mail to kcimini@hcd.ca.gov.



Kim Strange,
Chief Deputy Director