

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

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March 11, 2020

**INFORMATION BULLETIN 2020-05 (MH, MP, SOP)**

**TO:** Mobilehome Park Operators and Residents  
Mobilehome Owners and Renters  
Manufactured Home Manufacturers  
Manufactured Home Dealers  
Interested Parties  
Division Staff

**FROM:** Richard Weinert, Deputy Director  
Division of Codes and Standards

**SUBJECT:** **Assembly Bill 338—Manufactured Housing Smoke Alarms and  
Emergency Preparedness Plans**

This Information Bulletin summarizes legislative changes resulting from Assembly Bill (AB) 338 (Chapter 299, Statutes of 2019), which became effective January 1, 2020, **and replaces Information Bulletin 2020-04.**

AB 338 amends sections 18029.6 and 18603 and adds section 18603.1 to the Health and Safety Code (HSC), impacting programs implemented by the California Department of Housing and Community Development (Department), Division of Codes and Standards.

**Smoke Alarm Requirements**

Existing law requires that all used manufactured homes, used mobilehomes, and used multifamily manufactured homes (MH-units) **sold** on or after January 1, 2009, have smoke alarms installed in each room designed for sleeping.

AB 338 amends HSC section 18029.6 to add that all MH-units **rented** on or after January 1, 2020, must be equipped with a smoke alarm device in every room designed for sleeping.

Smoke alarms in rented or sold MH-units must be installed to the device manufacturer installation requirements and must be approved and listed by the Office of the State Fire Marshal. The smoke alarm manufacturer's information describing the operation, testing, and maintenance must be provided to the purchaser or renter of the MH-unit.

These requirements will be considered satisfied if, within 45 days of the lease or transfer of title, a declaration is signed by the lessor or transferor that the smoke alarm(s) are installed, approved, and listed in accordance with HSC section 18029.6(a).

### **Emergency Preparedness Plans**

Effective January 1, 2020, AB 338 requires that an owner or operator of a mobilehome park (park) do all the following:

- Post the notice of the adopted Emergency Preparedness Plan (EPP) in the park clubhouse or in another publicly accessible area within the park. (HSC section 18603)
- Provide an annual notice to all existing park residents on how to access and obtain a copy of the Park's adopted EPP in a language other than English. **Note:** The annual notice may be provided through: (1) distribution of materials and (2) posting notice of the EPP or information on how to access the plan via the internet. (HSC section 18603)
- Make available Part II of the Emergency Plans for Mobilehome Parks booklet (booklet) required by HSC section 18603(b)(3)(A) in English as well as any other language that the Department is required to translate and post on its internet website. (HSC section 18603.1)

Failure to provide the annual notice or Part II of the booklet in a language other than English as required constitutes an unreasonable risk to life, health, or safety and such a violation must be corrected within sixty (60) days of the notice of violation. (HSC section 18603.1(c))

Pursuant to the Dymally-Alatorre Bilingual Services Act, the booklet is also available in Spanish. The [Spanish translation of Part II of the booklet](https://www.hcd.ca.gov/manufactured-mobile-home/mobile-home-parks/docs/MPEmergencyPlans_PartII-Spanish.pdf) ([https://www.hcd.ca.gov/manufactured-mobile-home/mobile-home-parks/docs/MPEmergencyPlans\\_PartII-Spanish.pdf](https://www.hcd.ca.gov/manufactured-mobile-home/mobile-home-parks/docs/MPEmergencyPlans_PartII-Spanish.pdf)) can be accessed on the Department's [Park Operation](#) website.

HSC sections 18603 and 18603.1 also require that the Department or local enforcement agency, respectively, determine compliance with new and existing EPP requirements.

For questions on this Information Bulletin, please contact Jamie Candelaria, Mobilehome Parks Program Manager, at [Jamie.Candelaria@hcd.ca.gov](mailto:Jamie.Candelaria@hcd.ca.gov) or (916) 247-2550.