

Rebuilding Together:

Navigating Manufactured
& Factory-Built Homes

July 12, 2025



Agenda & Introductions

Speakers:

- **Carrie Paine**, California Department of Housing & Community Development
- **Brian McGinnis**, LA County Regional Planning
- **Hugo Acevedo**, LA County Public Works

Agenda:

- 1. Mobilehomes vs. Manufactured Homes vs. Factory-Built Homes**
 1. Applicable Requirements
 2. HCD's Role
- 2. Regional Planning Submittal Requirements**
 1. Like-for-Like
- 3. Building Permit Submittal Requirements**
 1. Manufactured Housing Requirements
 2. Factory Built Housing Requirements

Mobilehomes

Mobilehomes are structures that:

- Were constructed prior to June 15, 1976
- Have standards that differ based on manufacture date
- Are built on a permanent chassis
- Can be installed both inside and outside Mobilehome Parks



Manufactured Homes

Manufactured Homes are structures that are:

- Were constructed on or after June 15, 1976
- Are designed and manufactured to Title 24 of the Code of Federal Regulations, part 3280
- Can be installed both inside and outside Mobilehome Parks
- Can be used as single-family homes or Accessory Dwelling Units (ADU)



Factory-Built Housing

Factory-built Housing is:

- A residential building manufactured off-site in a factory setting
- Designed to the applicable portions of California Code of Regulations, Title 24.
- Can be single-family, multi-family, ADUs, hotel-motel.





Definitions

- **ADU:** Accessory Dwelling Unit An attached or a detached residential dwelling unit that provides complete, independent living facilities for one or more persons, and is located on a lot with a proposed or existing primary residence. Has provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is, or will be, situated.
- **FBH:** Factory-built Housing; defined further in slides
- **MH:** Manufactured Home, defined further in slides.
- **Modular/Pre-fab:** An informal term which often refers to FBH.
- **Stick-Built:** Buildings constructed in a traditional manner on-site.

Factory-Built Housing vs. Manufactured Homes



Factory-built Housing (FBH)

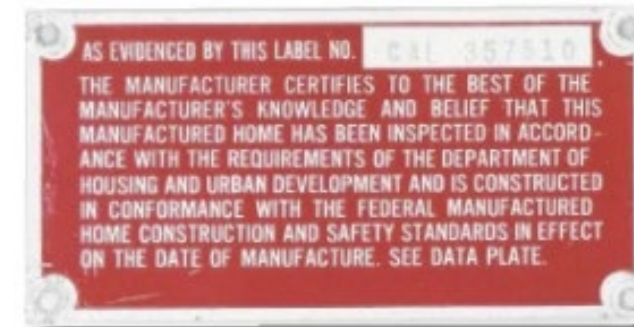
- Single family, multi-family dwellings
- Accessory dwelling units
- Real property
- Permanent installation








Manufactured Homes (MH)

- Single family residential dwelling use only
- Accessory dwelling units
- Can be personal or real property

Manufactured Homes



What Requirements Apply – Manufactured Homes

Permitted Activity	Jurisdiction	
Design and Construction		Federal U.S. Department of Housing and Urban Development
Alterations or Conversions		State Department of Housing and Community Development
Installations in Mobilehome Parks Under HCD Jurisdiction*		State Department of Housing and Community Development
Installation of Manufactured Homes on Private Property		Local City or County Department of Public Works, Planning, or Building
Planning and Zoning		Local City or County Department of Public Works, Planning, or Building



HCD's Role with Manufactured Homes

Sales

- HCD licenses manufacturers, dealers, and salespersons
- Search for a licensee online: [OLHoldersSearch](#)

Ownership Documents

- HCD records ownership interest of all manufactured homes registered in the State.
- All transfers of titles are recorded with HCD.

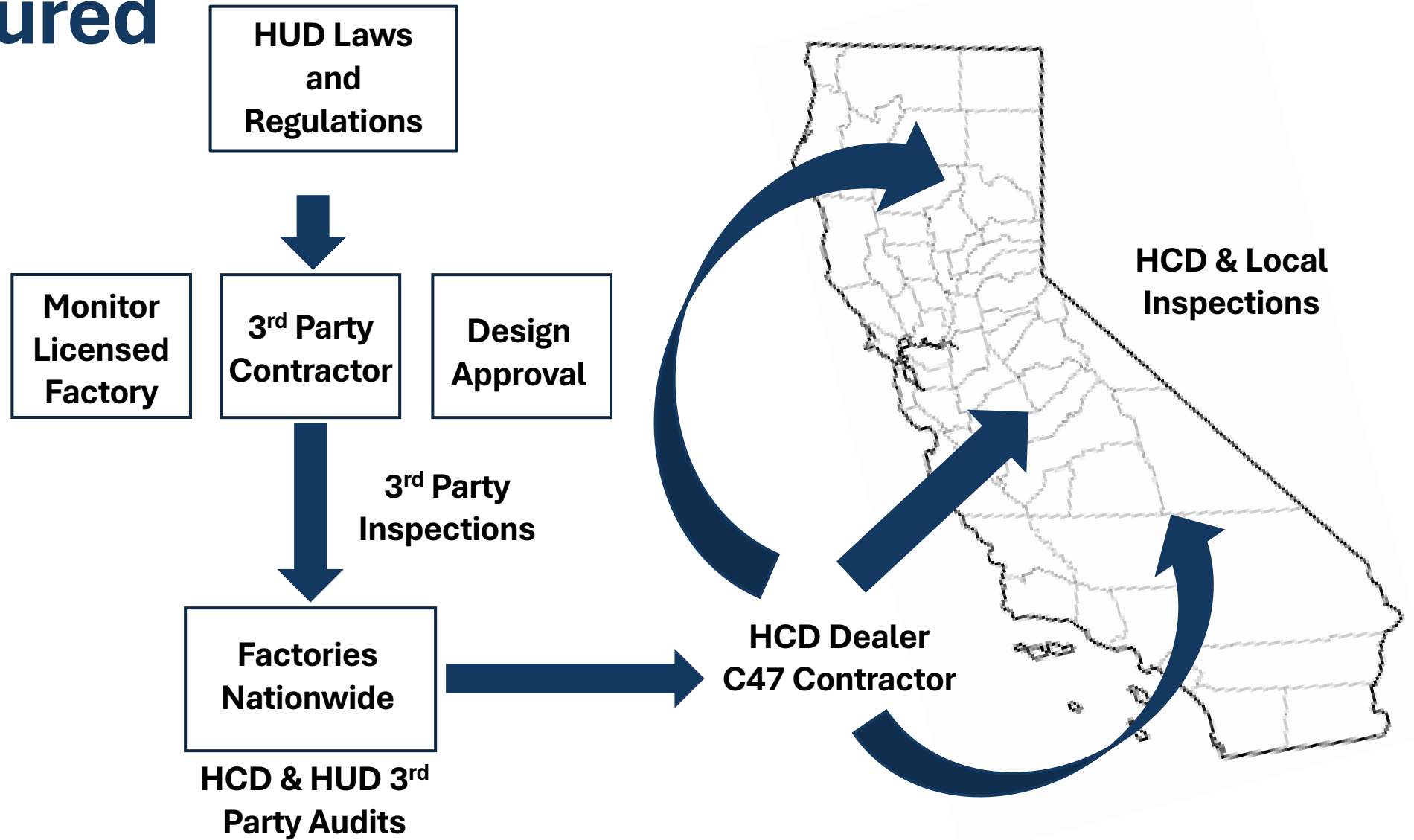
Permits and Inspections

- Permit and inspects work done to manufactured homes and mobilehomes.
- In most cases, HCD permits and inspects installation of MH within mobilehome parks.

Oversight

- Acts as a State Administrative Agency to conduct audits and handle warranty complaints.

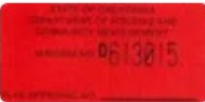
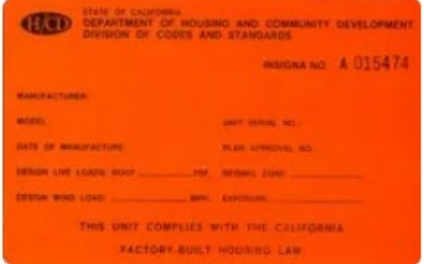
Manufactured Homes









Factory-Built Housing

“Factory–built housing” means a residential building, dwelling unit, or an individual dwelling room or combination of rooms thereof, or building component, assembly, or system manufactured in such a manner that all concealed parts or processes of manufacture **cannot be inspected before installation at the building site without disassembly, damage, or destruction** of the part, including units designed for use as part of an institution for resident or patient care, that is either **wholly manufactured or is in substantial part manufactured at an offsite location to be wholly or partially assembled onsite** in accordance with building standards published in the California Building Standards Code and other regulations adopted by the commission pursuant to Section 19990.



What Requirements Apply – Factory-Built Housing

Permitted Activity	Jurisdiction	
Design, Construction and Factory Work		State Department of Housing and Community Development
Alterations or Conversions Onsite		Local City or County Department of Public Works, Planning, or Building
Installation of Factory-Built Housing		Local City or County Department of Public Works, Planning, or Building
Planning and Zoning		Local City or County Department of Public Works, Planning, or Building

Factory-Built Housing

Sales

- Manufacturers are not licensed by HCD's Occupational Licensing Program.
- Lending is similar to site-built construction.

Ownership

- FBH products are not subject to HCD registration or titling requirements
- Once installed, FBH is recorded as real property in the same manner as site-built construction.

Permits and Inspections

- Certified third-party agency conduct in-plant inspections
- Local enforcing agencies permit and inspect installation and alterations of FBH.

Oversight

- *[Illegible text]*

Factory-Built Housing

HCD
Laws and
Regulations



3rd Party
Design &
Inspection

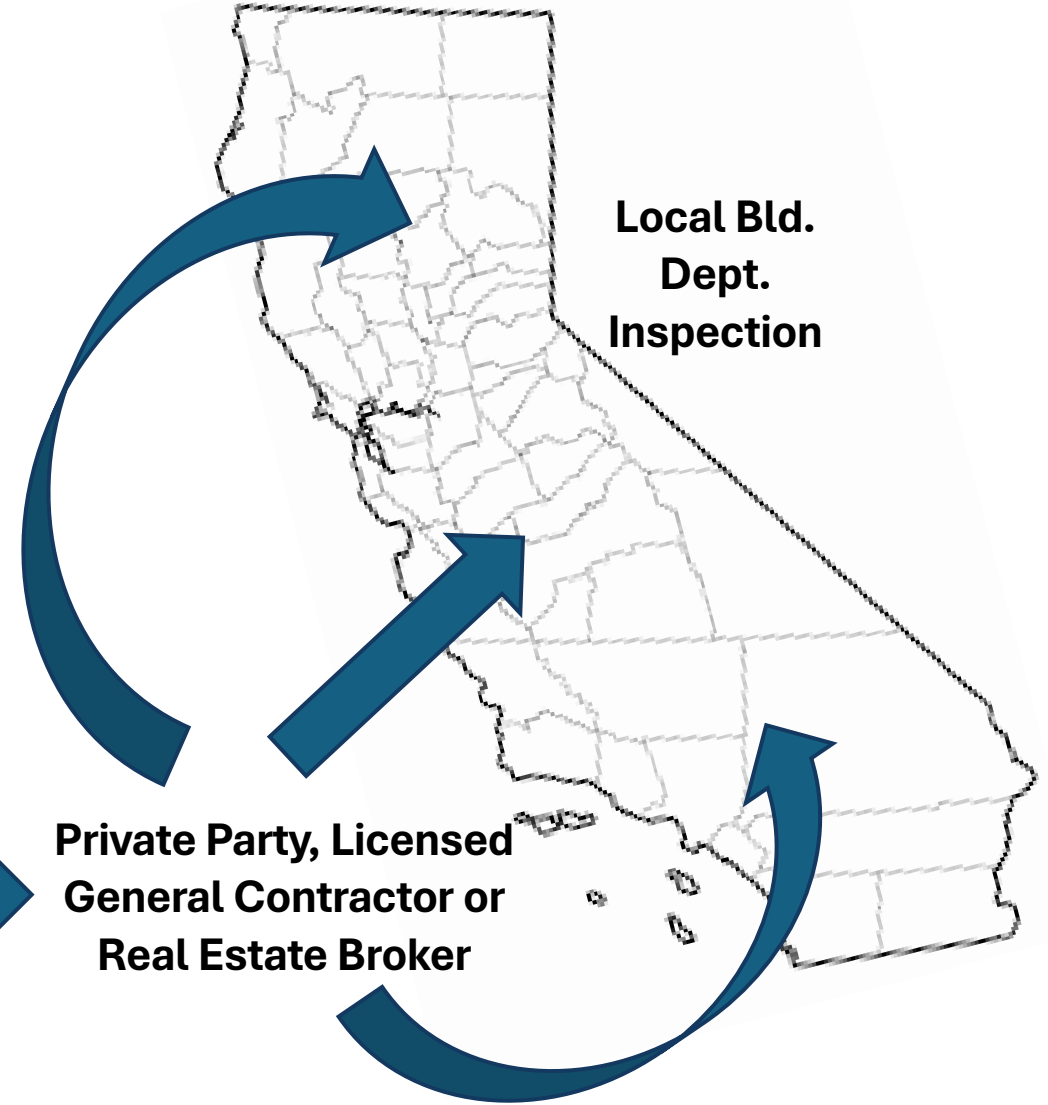


HCD
Oversight

Factories
Worldwide



Private Party, Licensed
General Contractor or
Real Estate Broker



HCD MH/FBH Program Contact

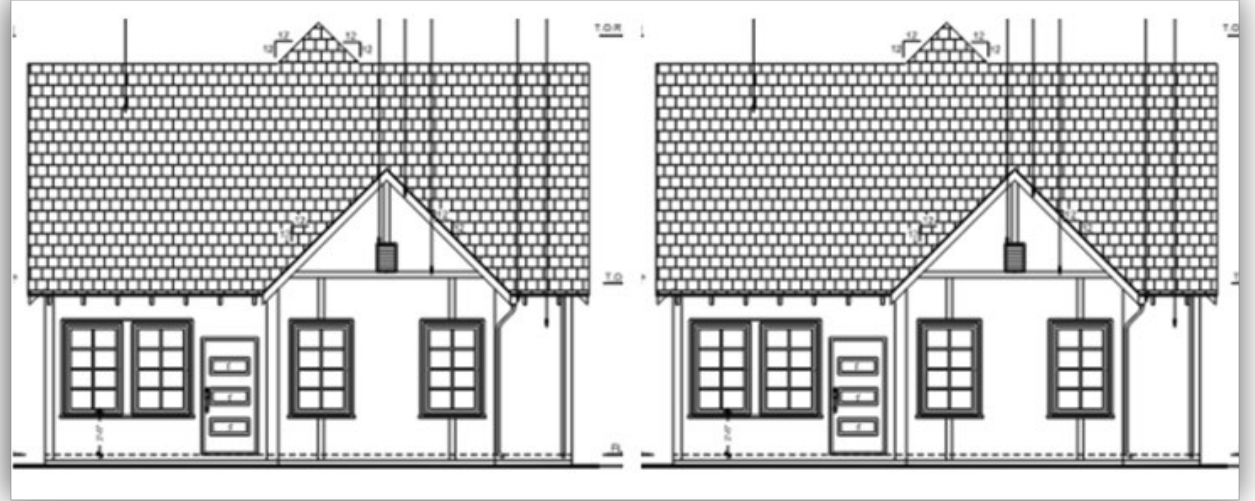
- **Phone:** (800) 952-8356
- **Email:** contactMH-FBH@HCD.ca.gov
- **Online:** <https://www.hcd.ca.gov/>

Factory-Built Homes & Manufactured Homes

Local Submittal Requirements

Like-for-Like Rebuilds

Projects that intend to rebuild a structure of the **same size**, in the **same location** and for the **same purpose** as the previous structure.



- Applies to height, size, bulk, footprint, square-footage.
- Not concerned with internal floor plan, room count, or ceiling height.
- In Altadena only: 200 sq. ft. increase is allowed on a building-by-building and use-by-use basis.
- Does not need to come into compliance with Zoning Code but cannot go further out of compliance.
- New ADU + SFR or standalone ADU is allowed and subject to the ADU requirements.



What Like-for-Like Is:

- A house increasing from 1,000 sqft to 1,200 sqft
- Expanding a one-car garage to a two-car garage
- Converting a garage into a carport or vis versa
- Proposing a new ADU (attached, detached or standalone)
- Changing the location of the driveway
- Changing the pitch of the roof within previous height
- Vaulting an internal ceiling
- Changing architectural style
- Unenclosed porch/patio

What Like-for-Like Is Not:

- A house increasing from 1,000 sqft to 2,200 sqft
- Splitting a single unit into a duplex
- Proposing an SB-9 unit/lot split
- Moving a residence to the opposite side of the property
- Splitting a single building into multiple buildings
- Pre-Approved Plans – may qualify for like-for-like rebuilds in some circumstances

Example of Like-for-Like

Single-Family
Residence

1,400 sqft

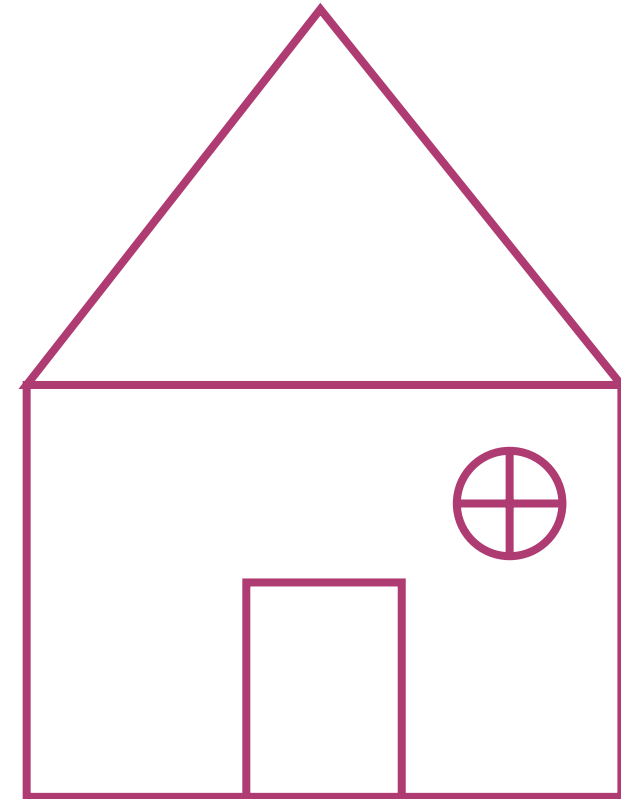
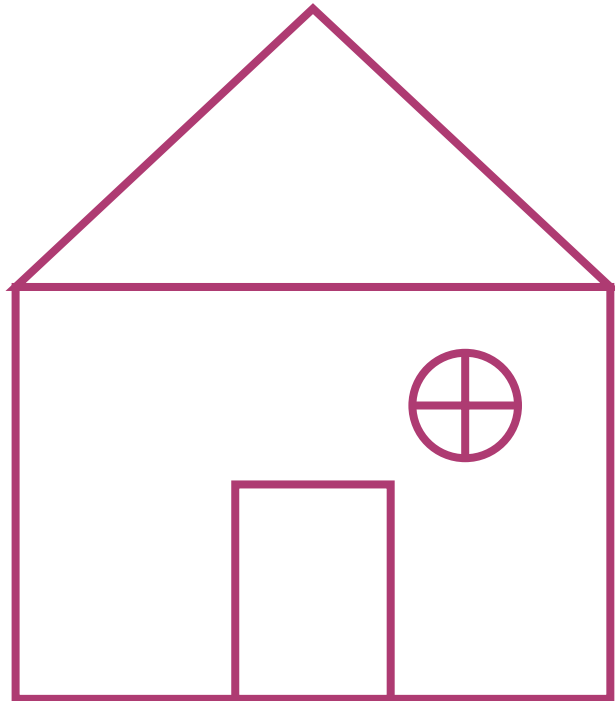
Single-Family
Residence

1,500 sqft

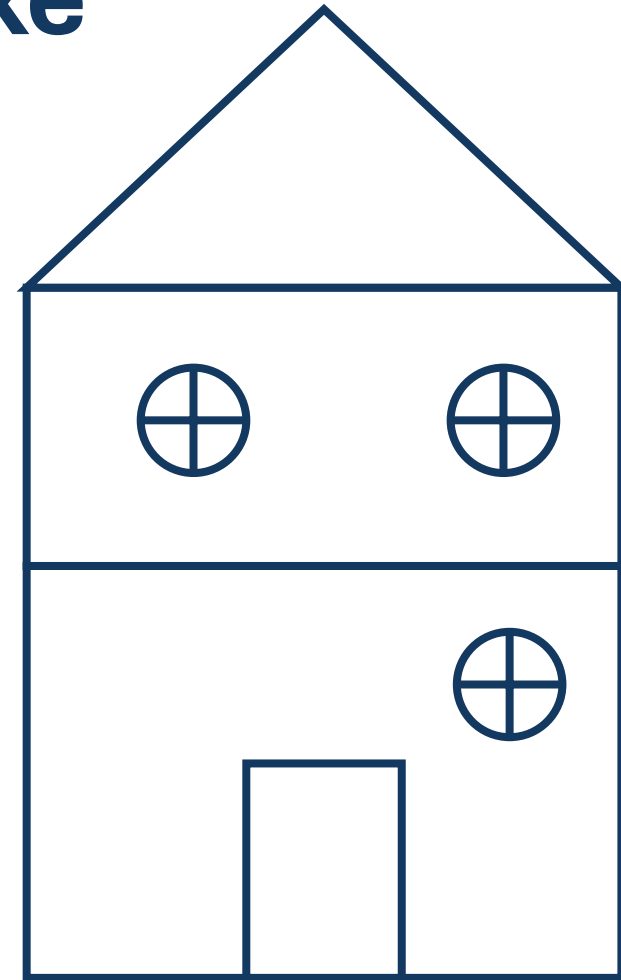
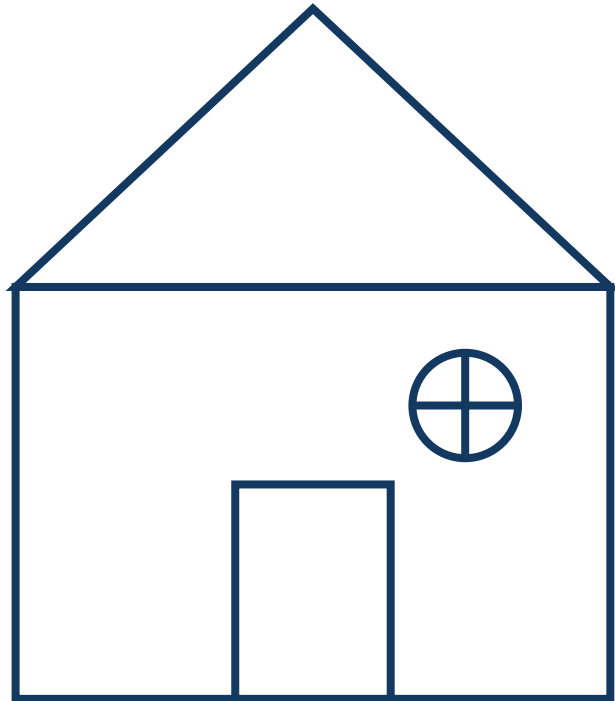
Example of Non Like-for-Like



Example of Like-for-Like



Example of Non Like-for-Like



LA County Applicable Standards: Non-Like-For-Like

Eaton

- Altadena Community Standards District (CSD) – 22.306
- Residential Design Standards – 22.140.520
- General Site Regulations – 22.110

Palisades

- Santa Monica Mountains Local Implementation Program – 22.44

Application Submittal

Submit Plans

- Rebuild applications may be submitted online or in person at any of our field offices.
- **Online:** bit.ly/RebuildEPIC
- **In person:** bit.ly/DRPRebuildApp



Disaster Recovery Applications

Disaster Rebuild

- Online Application
- Supplemental Application Form (Online Only)
- In-Person Application
- Plan Sheet Examples for Residential Projects

REQUIRED ITEMS:

1. Architectural Plans

The following plans must be drawn to either architect's or engineer's scale and combined into one PDF:

Site Plan. Depict the following items. The first six items must be depicted on the first page:

- Address
- Parcel Number(s)
- Revision Date
- Scope of Work
- Sheet Index
- Vicinity Map
- Bike Parking
- Closest Public Fire Hydrant
- Dimensions
- Driveways
- Fences / Walls / Gates
- Footprint of future primary residence (only if proposing a standalone ADU)
- Landscaping
- Mechanical Equipment
- North Arrow
- Oak Trees
- On-Site Access Roads
- Septic and Well Locations
- Setbacks
- Streets to Centerline
- Structures

- Vehicle Parking and Backup Space

Floor Plans. Provide plans for each floor. Label the following:

- All Rooms
- Dimensions
- Uses

Elevations. Depict the following:

- Ceiling Heights
- Colors
- Cut / Fill
- Finishes
- Fences / Gates / Walls
- Materials
- Natural / Finished Grades
- Retaining Walls
- Structure Heights

Sign Plans (only for commercial and industrial projects). Depict the following:

- Building / Lot Frontage(s)
- Sign Areas
- Sign Colors
- Sign Dimensions
- Sign Types

2. Building Table

NEW / ADDITION / REMODEL / TENANT IMPROVEMENT TABLE						
WORK TYPE (NEW, ADD, REMODEL)	FLOOR TYPE (BASEMENT, FLOOR, MEZZANINE)	FLOOR LEVEL	CONST TYPE	OCC GROUP	SQ FT	DESCRIPTION/USE

3. Proof of Ownership

If the property is owned by an LLC, corporation, partnership, or trust, please submit a document that lists the names and addresses of the principal owners (25% or greater). Attach a copy of the current corporate articles, partnership agreement, or trust document, as applicable, to that document.

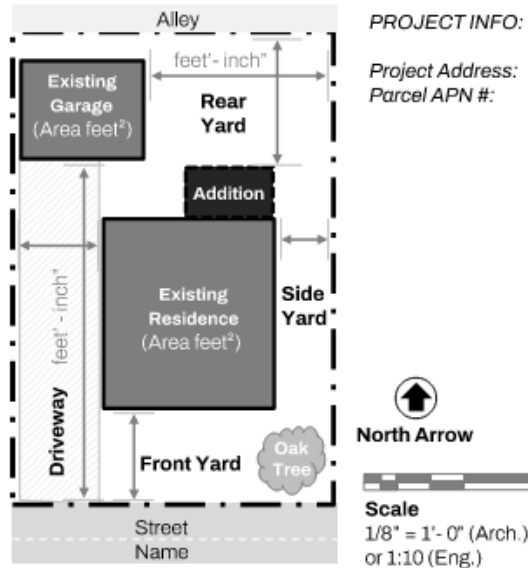
4. Fee Waiver

If you owned and lived in a residence on your property on or before January 7, 2025, you may qualify for a fee waiver. You need to attest that you have information to demonstrate that you lived in a residence on your property on or before January 7, 2025, but you do not need to provide that information unless County Staff asks for it later.

PLAN SHEET EXAMPLES FOR RESIDENTIAL PROJECTS

SITE PLAN (EXAMPLE ONLY)

A **Site Plan** shows the entire parcel of land and all existing and proposed development on the parcel.

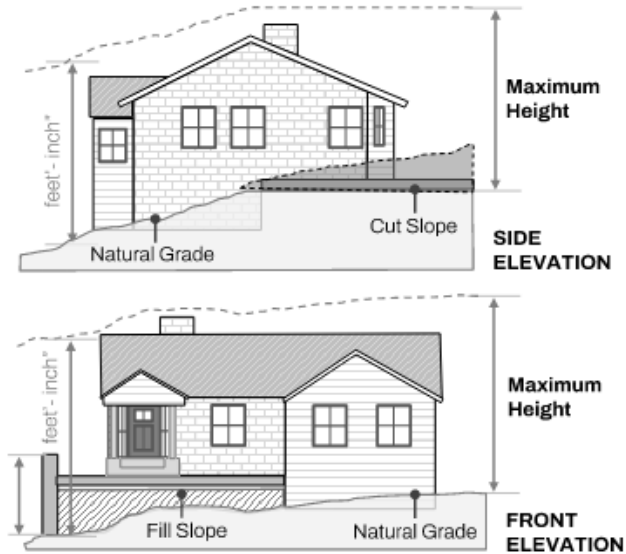


PROJECT INFO:

Project Address:
Parcel APN #:

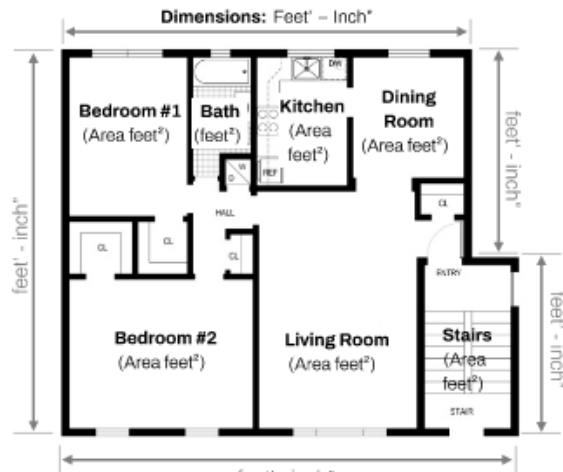
ELEVATIONS (EXAMPLE ONLY)

An **Elevation** shows the building exterior from the ground to the rooftop. Show any fences/ walls/ gates. Label the maximum height and natural vs. finished grade. Type of roofing, siding and trim materials. Shade any grading-cut and fill.



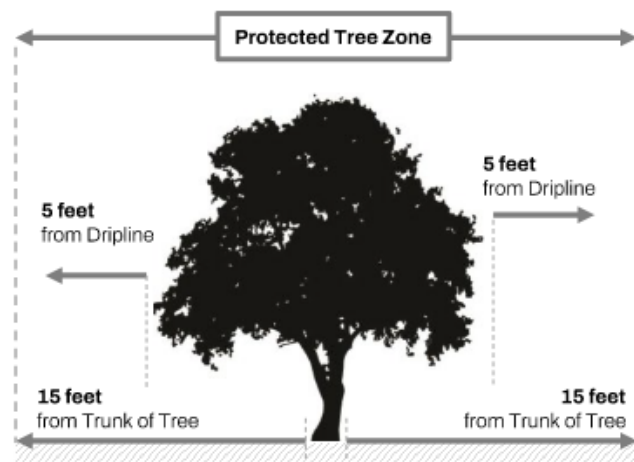
FLOOR PLAN (EXAMPLE ONLY)

A **Floor Plan** shows each building floor and the rooms and uses within each floor. Label all rooms, add dimensions, existing vs. proposed square footage by floors.



OAK TREE - PROTECTED ZONE (EXAMPLE ONLY)

The **Protected Zone** is the area within the dripline of an oak tree and extending to a point at least five feet outside the dripline, or 15 feet from the trunks of a tree, whichever distance is greater.



One-Stop Permit Centers

Altadena One-Stop Permit Center

464 W Woodbury Rd. Suite 210
Altadena, CA 91001

Counter Hours:

Monday through Friday : 8:00 AM – 4:30 PM

Rebuild Consultation Appointments Available:

Monday, Wednesday and Friday: 8:30 AM – 12:30 PM
Saturday: 8:00 AM – 12:00 PM

Calabasas One-Stop Permit Center

26600 Agoura Rd. #110
Calabasas, CA 91302

Counter Hours:

Monday through Thursday : 7:00 AM – 11:00 AM

Rebuild Consultation Appointments Available:

Monday and Wednesday: 7:30 AM – 10:30 AM
Saturday: 8:00 AM – 12:00 PM

Manufactured Homes

Local Building Submittal Requirements

Building Permit Submittal Requirements for Manufactured Homes

1 Site Plan

2 Floor Plan

3 Elevation Plan

4 Foundation Plan

5 Drainage Plans

6 Build Sheet

7 Copy of Proof of
Ownership

Submittal Requirements :

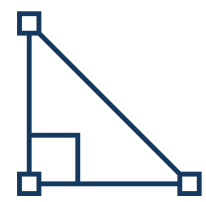
Site Plans

- ✔ Include all property lines, easements, lot dimensions, streets/alleys with dimensions
- ✔ Show location of new proposed structure(s) and any new proposed addition or accessory building. Show the location of the septic tank and leach lines (if applicable)
- ✔ Vicinity Map showing ½-mile radius street system with project site highlighted
- ✔ North arrow and drawing scale

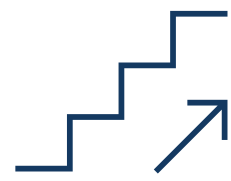




Submittal Requirements: Floor Plans



Dimensioned plan for each floor with usage of all rooms



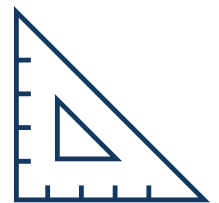
Show landings at doors, stairs with rise and run, handrails, guardrails, etc.



Show location of smoke detectors and carbon monoxide alarms



Label the location and size of exterior openings (doors, windows)



Center Line Piers or marriage line



Submittal Requirements:

Elevation Plans



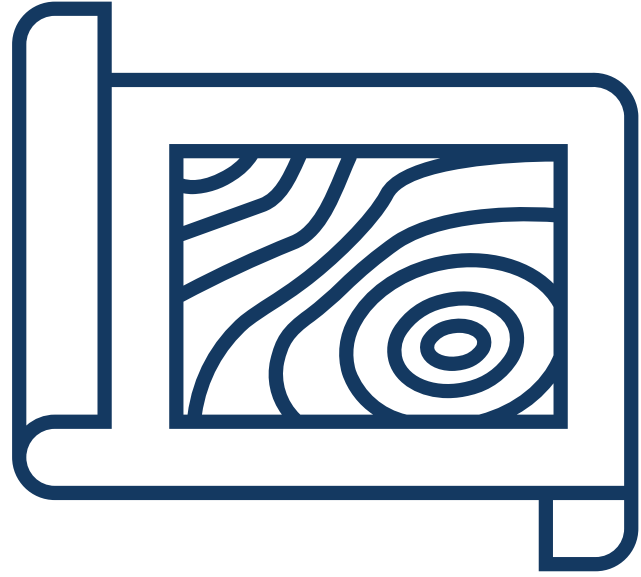
Provide elevations of all four sides of buildings and label existing, finished, and adjacent grades.



Crawlspace Access – location and dimensions if access to crawl space is exterior.



Projects within high fire hazard severity zones shall comply with the requirements of California State Fire Marshal Code for Wildland-Urban Interfaces (WUI).





Submittal Requirements: Foundation Plans



To meet requirements, the foundation must be identified as a California-approved foundation plan







- To comply with LA County specific regulation, the plan must *then* be:
- **Verified** as-is by a geotechnical engineer
 - OR
 - **Modified** to comply with LA County codes





Submittal Requirements:

Drainage Plans

-  Lot Drainage and grading must follow the local codes
-  Drainage should not flow or drain under the manufactured home
-  Manufactured homes should be elevated based on Flood Hazard Requirements
-  Grading plans



Build Requirements

- ✔ Serial number of the unit(s)
- ✔ WUI
- ✔ Snow load
- ✔ All other features that have been ordered for the unit



Proof of Ownership



If building permit will be pulled as "**owner-builder**“:

The registered owner must own or hold title to or be purchasing the real property where the mobilehome or manufactured home is proposed to be installed (Health and Safety Code, Section 18551 (a) (1)).



Factory-Built Homes

Local Building Submittal Requirements



Building Permit Submittal Requirements for Factory-Built Homes

1 Floor Plan

2 Roof Plan

3 Elevation Plan

4 Title 24 Energy
Calculations

5 Drainage Plan

6 Foundation Plan

7 Structural Framing Plan
& Details

8 Structural Calculations

Architectural Plan Requirements

- ✔ Site Plans
- ✔ Floor Plans
- ✔ Elevation Plans
- ✔ Compliance with Local Requirements
i.e.: Very high fire zone requirements



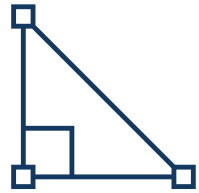


Architectural Plans – Site Plans

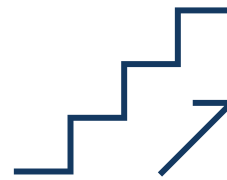
- ✔ Include all property lines, easements, lot dimensions, streets/alleys with dimensions
- ✔ Show location of new proposed structure(s) and any new proposed addition or accessory building.
- ✔ Show the location of the septic tank and leach line - if applicable
- ✔ North arrow and drawing scale
- ✔ Plan shall comply with **local ordinances** addressing current codes design loads and compliance with current energy codes



Architectural Plans – Floor Plans



Dimensioned plan for each floor with usage of all rooms.



Show landings at doors, stairs with rise and run, handrails, guardrails, etc.



Show location of smoke detectors and carbon monoxide alarms.

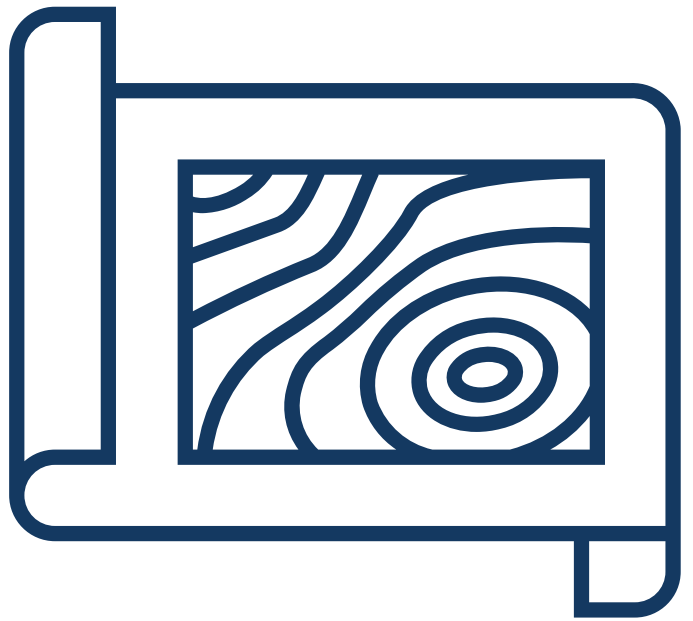


Label the location and size of exterior openings (doors, windows)



Architectural Plans: Elevation Plans

- ✔ Provide elevations of all four sides of buildings, which includes the overall height
- ✔ Provide cross-sections
- ✔ Plans shall include building materials
- ✔ Projects within high fire hazard severity zones shall comply with WUI requirements.





Structural Plan Requirements

Framing Plan

Rafters

Ceiling joists

Trusses

Shear walls

Hold downs

Framing Details

Shear and vertical transferer details

Structural calculations

Note: Please check with your local judication for additional requirements such as snow loads, wind loads, seismic zone and flood hazard requirements.



Foundation Plan Requirements

- ✔ The factory-built home foundation plan must be approved by HCD
- ✔ To comply with LA County, the plan must
 - Be redesigned to comply with LA requirements**OR**
 - Bring a geotechnical “soils” report stating it does





Title 24 Energy Code Requirements



The project shall comply with *2022 Building Energy Efficiency Standards per Title 24, Part 1, Article 1 and Part 6 of the California Code of Regulations.*



Provide the performance method calculations based on the climate zone location.



Governor's Executive Order (7/7/25)

Drainage Plan with Local Requirements

Drainage Plan



Lot drainage and grading for the parcel must comply with the local requirements.



Furthermore, no water should be allowed to flow or drain under the factory-built home or affect any neighboring property.



When necessary, factory-built homes should be elevated higher than the flood plain elevation.

How to Submit Plans

- LA County's Submittal Portal (online)
 - **EpicLA:** EpicLA.lacounty.gov



Where to Find Additional Information

- Recovery.lacounty.gov
- [HCD Information Bulletin 2016-01](#)
- [Manufactured Housing and Factory-Built Housing Laws and Regulations](#)
- [Modifying a Mobilehome or Manufactured Home](#)

Provide Your Feedback

Scan the QR code to take our
survey!





Questions?