The background of the page is a dark blue map with light blue and green lines representing streets and parks. A purple location pin is placed on the right side of the map, pointing downwards.

# Navigating Factory-built Housing for Single-family Residences and Duplexes

Navigating the construction, permitting, and installation standards for mobilehomes, manufactured homes, and factory-built housing may seem complex. This guide outlines the requirements for factory-built housing to help support homeowners on their road to recovery.

For more information on recovery resources and updates, please visit: [2025 Los Angeles Fires | CA.gov](https://www.ca.gov/2025/Los-Angeles-Fires)

# Where to Start?

Different types of housing have different requirements for construction, alterations or conversions, permitting, and installations. This guide will identify the requirements for factory-built and which jurisdiction has authority over various aspects of the project.

## Know What Type of Housing it is

### Mobilehome

Mobilehomes are structures that are:

- constructed prior to June 15, 1976, but after September 1, 1958
- transportable in one or more sections, is eight (8) body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square feet,
- built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems



### Manufactured Home

Manufactured Homes are structures that are:

- constructed on or after June 15, 1976
- transportable in one or more sections, is eight (8) body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square feet,
- built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems



### 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
- is either wholly manufactured or is in substantial part manufactured at an offsite location to be wholly or partially assembled onsite



# What Requirements Apply – Factory-built Housing

Factory-built housing can be installed where other similar size site-built dwellings can be installed. The standards for new factory-built housing can be found in:

- **California Health and Safety Code, section 19960 et seq.;**
- **Title 25 California Code of Regulations section 3070**
- **By reference the applicable portions of California Code of Regulations, Title 24**

## Permitted Activity

## Responsible Jurisdiction

**Design, Construction and Factory Work**



**State**

Department of Housing and Community Development

**Alterations or Conversions Onsite**



**Local**

City or County Planning\* and Building Department

**Installation of Factory-Built Housing and site-work**



**Local**

City or County Planning\* and Building Department

*\*HSC 19993 (a) architectural and aesthetic requirements are hereby specifically and entirely reserved to local jurisdictions*

# Building Permit Submission Requirements

The following items are required for a factory-built housing permit. FBH housing portions are reviewed and approved by the Design Approval Agency (DAA) where as site-built portions of the project are reviewed by the local enforcing agency.

## 1 DAA Stamped Plans for FBH portions which include:

- Dimensions
- Framing plans
- Cross sections
- Details of connections
- Material specifications
- Floor plan and designated room use
- Exterior wall elevations
- Methods of installations
- Title 24 Calculations

2 Completed building permit application

3 Site plan drawn to an engineer's scale; 1"=20' preferred

4 Drainage Plan

7 Agency Clearances

6 Build Sheet

14 Building Fees

8 Inspections

*\*Each sheet approved by the Design Approval Agency (DAA) must bear a legible stamp of approval by HCD with a submittal date and available expiration date. A resume of work is required to identify the work under HCD jurisdiction and the work under the local jurisdiction for both plan review and inspection.*

# Foundation and Drainage Plan Requirements



Approval of the proposed foundation system will be based on the following:



To comply with local jurisdiction requirements, an engineering plan and accompanying calculations stamped by a licensed design professional is required to be submitted to the local jurisdiction.



A complete dimensioned foundation plan including exterior and interior footings (include depths, widths, rebar sizing and clearances).

Label porches, patios, decks, garage, etc. Show the location of and note size of anchor bolts, rebar, straps, and hold-downs on plans.

## Drainage Plan



Lot drainage and grading for the parcel associated with the factory-built home must be in compliance with the local codes.



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



When necessary, factory-built homes shall be elevated higher than the flood plain elevation for the area where the factory-built home is proposed.

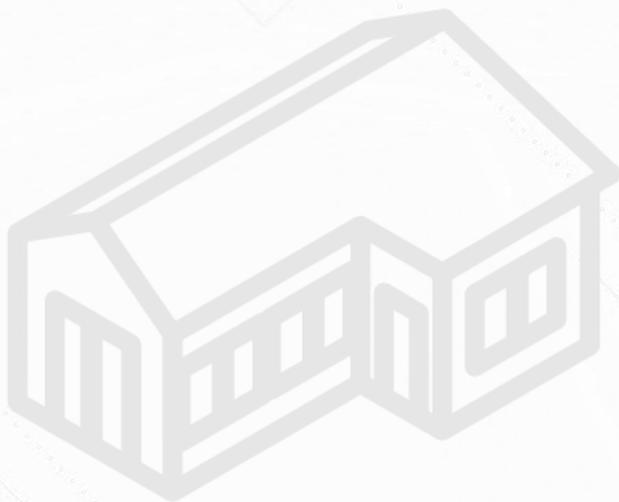
## Other Requirements



Label the overall height of the building and incremental heights of the floor and ceiling of each level to the top of the building façade from existing grade.

### Insignia of Approval

All FBH units will bear an orange Insignia of Approval issued by HCD which informs the local building official that the FBH unit was inspected and conforms to California laws and regulations, including the applicable building standards. After acceptance of the FBH unit by the local building department, the Insignia of Approval may be removed or covered.



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

**Venting** – Show attic vents and/or crawlspace vents and vapor barrier

# Building Fees & Inspection Requirements

## Building Fees

Permit and Plan Check Fees: A city or county, by ordinance, may establish an inspection fee for the inspection of the installation of factory-built housing.

**Plan Check Fees must be paid prior to plan check.**

## Inspection

The state is responsible for design approval and monitoring the inspection of factory-built housing during the manufacturing stage. Design approval is performed by a third-party Design Approval Agency (DAA) certified and monitored by HCD. The DAA reviews the FBH designs and supporting calculations to ensure compliance with the requirements of state and local building codes. The inspection of FBH manufactured products in the factory may be made either by HCD, or third parties approved by HCD.

The local building department is responsible for the permit and plan review of the portions of the project that are not designated as FBH or have not been approved previously by HCD or an HCD third-party agency, including all site work and utility connections. The local agency then inspects the FBH assembly and installation at the building site in the same manner as it normally would be performed on any other site-constructed residential structure. Any alterations to the FBH after it leaves the factory is done by the local city or county.

## Agencies Required

The *architectural appearance and aesthetics* of factory-built housing must be in accordance with planning standards given they do not vary substantially from the requirements imposed on other residential buildings of similar size.

- ✓ Planning
- ✓ Fire Department
- ✓ Health Department for private sewage systems
- ✓ Geotechnical permits, if required
- ✓ Mechanical, electrical, plumbing permits
- ✓ Solar Permit if not installed in-factory
- ✓ Check with your local jurisdiction for additional clearances required

# Where Can I Find Additional Information?

---

## Additional Links:

- [LA County Recovers](#)
- [Factory-built Housing Handbook for Local Enforcement Agencies, Builders, and the General Public](#)

