

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

# Navigating Manufactured Homes 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 mobilehomes and manufactured homes 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 and which jurisdiction has authority.

## 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:

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### 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 – Mobilehomes

Mobilehomes can be installed inside of Mobilehome Parks or on private property outside of Mobilehome parks. The standards for mobilehomes differ based on the date constructed. General information regarding standards can be found in:

- California Health & Safety Code, section 18025
- Title 25 California Code of Regulations, article 1.2, and section 4050

## Permitted Activity

## Responsible Jurisdiction

**Design and Construction Standards**



**State**

Department of Housing and Community 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 Mobilehome on Private Property**



**Local**

City or County Planning and Building Department

\*Exceptions when the city or county has local enforcement authority over the Mobilehome Parks Act and Special Occupancy Parks Act.

# What Requirements Apply – Manufactured Home

Manufactured homes can be installed inside of Mobilehome Parks or on private property. The standards for new manufactured homes can be found in:

- Title 24 of the Code of Federal Regulations, part 3280
- Title 25 California Code of Regulations section 4050

## Permitted Activity

## Responsible Jurisdiction

**Design and Construction Standards**



**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**

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**Installation of Manufactured Homes on Private Property**



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# Building Permit Submission Requirements

The following twelve (12) items are required for a mobilehome or manufactured home permit.

- 1 copy of completed building permit application
- Site plan drawn to an engineer's scale; 1"=20' preferred
- Floor Plan
- Elevations
- Foundation Plan
- Drainage Plan
- Installation Manual
- Build Sheet
- Copy of Proof of Ownership
- Agency Clearances
- Building Fees
- Inspections

# Site & Floor Plan Submission Requirements

## Site Plan

- ✓ 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. Include accessory structures such as balconies, decks, patios, driveways, pools, garage, and walkways. Note all dimensions and distances to the property lines and other buildings from exterior walls.
- ✓ 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

## Floor Plan



Dimensioned plan for each floor with usage of all rooms.



Show location of smoke detectors and carbon monoxide alarms.



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



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



# Elevations Requirements



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



Plans shall include building materials, system and/or assemblies used in the exterior design for new construction buildings.



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



Relocated manufactured homes located in high fire hazard severity zones must comply with the requirements of California State Fire Marshal for Wildland-Urban Interface Code.



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.



Provide exterior section elevations of building projection, wings, and other sides not visible on the four elevations provided.



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

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

# Foundation Plan Requirements



Title 25 of the California Code of Regulations specifies that mobilehomes and manufactured homes, when installed on a permanent foundation system designed in accordance with Chapter 18 of the Building Code adopted by the local jurisdiction and must comply with local soil conditions, the manufacturer's, engineer's, or architect's installation instructions.



Foundation systems, including tiedowns, approved by the HCD through a Standard Plan Approval (SPA) shall be accepted with no further plan check review as the local enforcement agency has no authority to perform an additional plan check other than to verify the SPA is suitable for site conditions (roof and wind loads, seismic loads, soil characteristics, etc.). SPAs not complying with local design and soils requirements shall be revised or redesigned by a registered professional architect or engineer.



To summarize, approval of the proposed foundation system will be based on either of the following:



**State of California approval of the system as evidenced by the SPA (Standard Plan Approval) stamp on the plan.**



**An engineering plan and accompanying calculations stamped by a California licensed engineer or architect and submitted to the local building department for review. Completely dimensioned foundation plan including exterior and interior footings (include depths, widths, rebar sizing and clearances). Label and locate porches, patios, decks, garage, etc. Locate and note size of anchor bolts, rebar, straps, and hold-downs on plans.**

**\* Provide a Geotechnical Report if engineering plans and calculations will not be provided, report to address the use of the State of California approved system.**

# Drainage Plan, Installation Manual, Build Sheet & Proof of Ownership Submission Requirements

## Drainage Plan



Lot drainage and grading for the parcel associated with the manufactured home or mobilehome must be in compliance with the local codes.



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



When necessary, the manufactured home or mobilehomes shall be elevated higher than the flood plain elevation for the area where the structure is proposed.



Grading plan may be required, check with your local jurisdiction.

## Build Sheet

Build sheet will provide:

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

## Installation Manual

Manufacturers installation package that includes but is not limited to:

- ✓ Site pad preparation,
- ✓ Location of tie down(s) depending on number of sections,
- ✓ Marriage line connection details.

## Copy of 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)).



# Building Fees & Inspection Requirements

## Building Fees

Permit and Plan Check Fees: Fees will be based on the cost of the project, including site preparation, foundation, utilities, etc., but excluding the actual cost of the mobilehome or manufactured home.

## Inspection

The State has the responsibility for monitoring the inspection of the manufactured home itself during the construction stage, as well as the authority for any alterations to these units during or after installation onsite. Pursuant to Health and Safety Code (HSC), Section 18025.5, the State is responsible for enforcement of the Federal Manufactured Housing Construction and Safety Standards, the construction standards under which manufactured homes are constructed.

State law, HSC Section 18300 (f) specifies that the inspection of the placement of manufactured or mobilehomes (setback), as well as the inspection of permanent foundations and any proposed tiedowns of manufactured or mobilehomes, fall under local building departments.

Local agencies are also responsible for other inspections like leak test, gas test, etc. Manufactured homes that are equipped with meter and main distribution panels shall be inspected by Building and Safety for the grounding and overhead service riser.

The local building department is responsible to call the electrical utility company for the release of power if there are no other outstanding comments.

Any additions or alterations to the structure shall be approved by the State, with the local jurisdiction inspecting the location and foundation.

## Agencies Required

*\*Any architectural requirements imposed on the manufactured home structure itself, exclusive of any requirement for any and all additional enclosures, shall be limited to its roof overhang, roofing material, and siding material.*

- ✓ Planning or Architectural Review Committee
- ✓ Fire Department
- ✓ Health Department for private sewage systems
- ✓ Geotechnical permits, if required
- ✓ Mechanical, electrical, plumbing permits
- ✓ Check with your local jurisdiction for additional clearances required

# Where Can I Find Additional Information?

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## Additional Links:

- [LA County Recovers](#)
- [HCD Information Bulletin 2016-01](#)
- [Manufactured Housing and Factory-Built Housing Laws and Regulations](#)
- [Modifying a Mobilehome or Manufactured Home](#)