



Department of Housing and Community Development

Division of Codes and Standards

ICC - LOS ANGELES BASIN CHAPTER

FEBRUARY 13, 2025

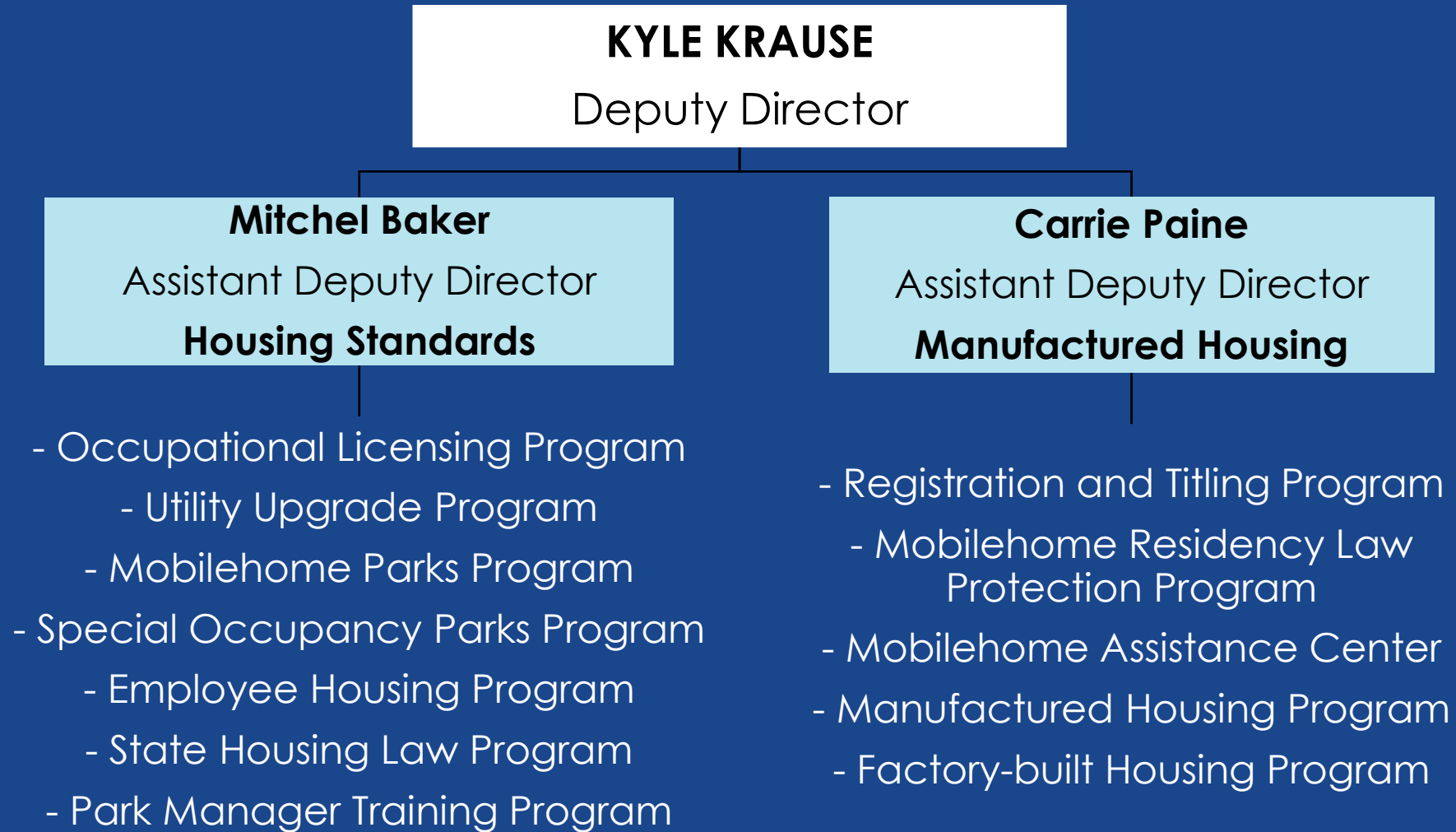
Presenters:

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Assistant Deputy Director



ORGANIZATION AND PROGRAMS



DIVISION OF CODES AND STANDARDS

MOBILEHOME PARKS & SPECIAL OCCUPANCY PARKS

- Construction Permitting & Inspections, Complaint Investigations
- Laws & Regulations
- Permits to Operate



PARK MANAGER TRAINING PROGRAM

- **UNDER CONSTRUCTION**
- Focus on Health and Safety
- Each MHP and RV Park must have at least one manager trained.



DIVISION OF CODES AND STANDARDS

EMPLOYEE HOUSING

- Pre-Occupancy Inspection, Complaint Investigations
- Permits to Operate
- Laws & Regulations



OCCUPATIONAL LICENSING


- Investigate Complaints (fraud, misrepresentation, etc.)
- Laws & Regulations
- Oversee licensees (dealers, salespersons, manufacturers)
- Oversee Course Providers



MOBILEHOME ASSISTANCE CENTER & MOBILEHOME RESIDENCY LAW PROTECTION PROGRAM

- Triage & Investigate Complaints
- Provide Outreach and Support

OFFICE OF THE MOBILEHOME OMBUDSMAN



Mobilehome Assistance Center

Do you have any of these questions or concerns?

- Are you concerned about possible health or safety issues in your mobilehome park like unsafe sewer, water, electrical, or gas conditions?
- Do you need assistance with the installation, inspection, maintenance, or alteration of manufactured homes, accessory structures, or park grounds?
- Do you suspect unlawful or unlicensed mobilehome sales practices by dealers or salespersons?
- Do you need information on the Mobilehome Residency Law and where to obtain assistance for lease or rent disputes with park management?
- Do you need assistance with your mobilehome ownership documents?
- Are you seeking compensation for a fraudulent mobilehome sale?
- Do you need information on local resources available to you?

If you've answered "yes" to any of the above, or have similar questions, we can help!

Even if we can't help you directly, we can point you in the right direction.

Contact the Mobilehome Assistance Center:

Call us: 1.916.263.4742 (Sacramento area)
1.800.952.5275 (Toll Free)
1.800.735.2929 (TTD Number)

Email us: MHassistance@hcd.ca.gov

Find us online: www.hcd.ca.gov

Write to us at: The Office of the Mobilehome Ombudsman
Mobilehome Assistance Center
Department of Housing and Community Development
PO Box 278690; Sacramento, CA 95827-8690

The Mobilehome Assistance Center cannot mediate or offer any legal advice on these matters. You should seek or obtain legal advice from a licensed attorney, legal aid, or contact your local government officials for further assistance.

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REGISTRATION AND TITLING

- Registration Operations Statewide – Similar to DMV but for mobilehomes, manufactured homes, commercial modular, and floating homes
- Technical Assistance
- Support Services for the Division (call center, cashiering, mail, shipping receiving, building services, etc.)



DIVISION OF CODES AND STANDARDS

FACTORY-BUILT HOUSING

- Laws & Regulations
- Certify and Oversee Inspectors and Plan Reviewers
- Conduct Monitoring Audits (worldwide)



DIVISION OF CODES AND STANDARDS

MANUFACTURED HOUSING

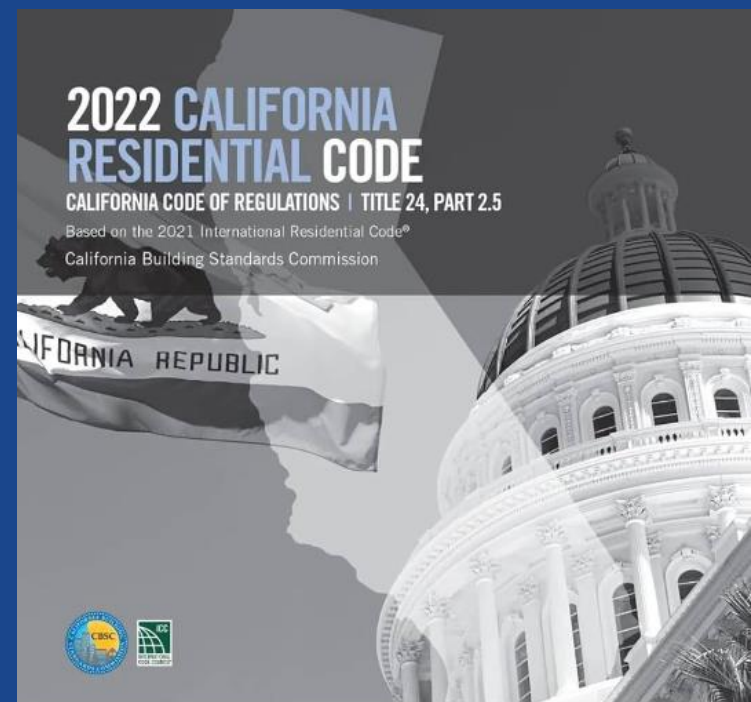
- Laws & Regulations
- State Administrative Agency (HUD)
- Oversee Inspectors and Plan Reviewers
- Conduct Complaint Investigations and Audits



DIVISION OF CODES AND STANDARDS

STATE HOUSING LAW

- Laws & Regulations – Residential Occupancies
- Technical Assistance
- Housing Policy



RECREATIONAL VEHICLES

- **Standards:** California Health and Safety Code, sections 18027.3 and 18010; January 1, 1999 – January 13, 2005, ANSI A119.2; On or after January 13, 2005, NFPA 1192. Units must have a complying label.
- **Jurisdiction:**
 - Design and construction, Authority Having Appropriate Jurisdiction.
 - Alterations or conversions, None.
 - Use in HCD-Parks, HCD.
 - Installations outside of parks, City and/or County (exception: inside of parks when the LEA).



RECREATIONAL VEHICLE – PARK TRAILERS (A.K.A. PARK MODELS)

- **Standards:** California Health and Safety Code, sections 18027.3 and 18009.3; On or after January 1, 1999, ANSI A119.5. Requires a transportation permit. Units must have a complying label.
- **Jurisdiction:**
 - Design and construction, Authority Having Appropriate Jurisdiction.
 - Alterations or conversions, None.
 - Use in HCD-Parks, HCD.
 - Installations outside of parks, City and/or County (exception: inside of parks when the LEA).



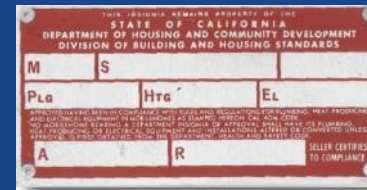
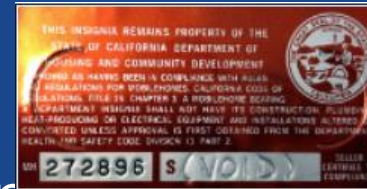
CAMPING CABINS

- **Standards:** California Health and Safety Code, sections 18862.5 and 18871.11; title 25, CCR, section 2327. Allowed only in an SOP by camping party. 400 sq ft. or less, no plumbing. Relocatable hard sided shelter. On or after January 1, 1999, ANSI A119.5. Requires a transportation permit. No label.
- **Jurisdiction:**
 - Design and construction, HCD.
 - Alterations or conversions, HCD.
 - Installations outside of parks, Prohibited.



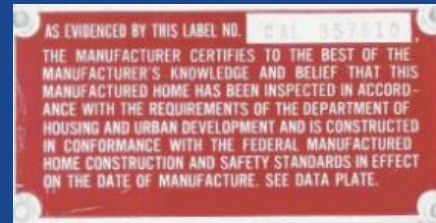
MOBILEHOMES

- **Standards:** HCD Laws and Regulations; Ref. California Health and Safety Code, section 18025; title 25 of the California Code of Regulations, article 1.2 and section 4050.
- **Jurisdiction:**
 - Design and construction, HCD.
 - Alterations or conversions, HCD.
 - Installations in HCD-Parks, HCD.
 - Installations outside of parks, City/County (exception: inside of parks when the LEA).



MANUFACTURED HOMES

- **Standards For New Units** – Title 24 of the Code of Federal Regulations, part 3280. Design and construction under U.S. Department of Housing and Urban Development (HUD) jurisdiction before leaving the manufacturing facility; on the destination site, HCD, title 25 of the California Code of Regulations, section 4050 (minor exception).
- **Jurisdiction:**
 - Design and construction, HUD.
 - Alterations or conversions, HCD.
 - Installations in HCD-Parks, HCD.
 - Installations outside of parks, City/County (exception: inside of parks when the LEA).



FACTORY-BUILT HOUSING (MODULAR)

- **Standards For New Units** – HCD Laws and Regulations; Ref. California Health and Safety Code, section 19960 et seq.; title 25 of the California Code of Regulations, section 3070; by reference the applicable portions of the California Building Standards Code, title 24.
- **Jurisdiction:**
 - Design, construction, and factory work, HCD.
 - Alterations or conversion onsite, City/County.
 - Installations in HCD-Parks, HCD.
 - Installations outside of parks, City/County (exception: inside of parks when the LEA).



SITE-BUILT CALIFORNIA BUILDING STANDARDS CODE COMPLIANT - ADU

- **Standards For New Units – one- and two-family dwelling units, and townhouse.** HCD Laws and Regulations; Ref. California Health and Safety Code, section 17922; the applicable portions of the California Building Standards Code, title 24, and local city/county amendments.
- **Jurisdiction:**
 - Design and construction, HCD/model codes; Local amendments.
 - Alterations or conversions, City/County.
 - Construction on private property, City/County.



HCD AND LOCAL GOVERNMENT INTERACTION

- HCD provides **technical assistance** structures and vehicles discussed today.
- As a Proposing Agency, Local Governments are encouraged to **engage in the Building Standards Process.**
- **Outreach and Training**



