

RESIDENTIAL STRUCTURES AND HOUSING TYPES						
	California Building Code Standards (CBSC)	Manufactured Home (MH)	Factory Built Housing (FBH)	Recreational Vehicle (RV)	Park Trailer (PT)	Camping Cabin (CC)
Characteristics	Structures include one- and two-family dwellings, ADUs, townhomes, apartments, etc.	Dwelling unit greater than 320 square-feet and is transportable in one or more sections.	Residential structure constructed in an off-site location for placement on a foundation.	Motor home, travel trailers, camper or camping trailer, with or without motive power.	Typical "tiny home" product. 400 square-feet or less designed for temporary living quarters.	Relocatable hard sided structure with a floor area less than 400 square-feet located in recreational vehicle park.
Permitted Location(s)	Appropriate Zoned Locations	May be occupied outside or inside or mobile home parks.	Appropriate Zoned Locations	Mobile home Parks or Special Occupancy Parks	Mobile home Parks or Special Occupancy Parks	Mobilehome Parks or Special Occupancy Parks
Permanent Foundation or Chassis	Permanent foundation required.	Built on permanent chassis designed to be with or without a foundation.	Permanent foundation required.	Built on a single chassis.	Building on a chassis with wheels.	Varies by Location.
Approving and/or Enforcing Authority	Local agencies.	HCD and/or local agencies.	HCD approves construction. Local agency inspects installation of FBH.	Recreational Vehicle Industry Association (RVIA) or Owner-Provided	Manufacturer Certified	HCD or local agencies.
Applicable Building Codes	CBSC	Federal HUD standards and Manufactured Housing Act of 1980.	Complies with CBSC requirements.	American National Standards Institute (ANSI) or National Fire Protection Act (NFPA)	American National Standards Institute (ANSI) or National Fire Protection Act (NFPA)	California Health and Safety Code (HSC)
Construction	On-site construction.	Constructed off-site for placement on project site.	Constructed off-site for placement on project site.	Manufactured	Manufactured	Manufactured
Utility Connection	Required to be connected to utilities based on local jurisdiction requirements.	Required to be connected to utilities based on local jurisdiction requirements.	Required to be connected to utilities based on local jurisdiction requirements.	On-site temporary location.	On-site temporary location.	May include electrical space conditioning. Varies by location.
Occupancy	Intended as a habitable permanent dwelling	Intended as a habitable permanent dwelling	Intended as a habitable permanent dwelling	<u>NOT</u> intended to be used as permanent dwelling	<u>NOT</u> intended to be used as permanent dwelling	<u>NOT</u> intended to be used as permanent dwelling