



## GUIDE TO FACTORY BUILT HOMES

*“It’s a Watchamacallit.”*

Here is how the Building Department defines the following terms:

**Park Model Recreational Vehicles** – A single chassis trailer designed for seasonal habitation only. It must meet all the requirements of HSC 18009.3 including being no greater than 400 sq ft gross floor area. Since they are licensed by the DMV the axle & tires must be on at all times. Built to ANSI standards, park model recreational vehicles may not be attached to foundations or foundation systems and are not inspected by the Building Department.

**Mobile Home** – Any manufactured home built prior to June 15, 1976. Homes prior to 1976 cannot be moved or transferred without approval from HUD.

**Manufactured Home** – A complete dwelling unit constructed in a factory in compliance with the U.S. Department of Housing and Urban Development (HUD). The home may be one or more transportable sections each constructed with a steel chassis to which axles and wheels are attached for towing from the factory to the home site. Once placed on site the wheels are removed and the home tied to a permanent foundation or foundation system. Inspections on the structure itself are done at the factory by HUD. Foundation and connection inspections are done by the Building Department.

**Modular Home** – A factory prefabricated home made of three-dimensional modules that are transported on flat-bed trucks to a home site and assembled (usually with a crane). They are built to conform to the requirements of the International Building Code (CBC in California), and must conform to any local construction ordinances. Inspections are done by the Building Department. Unlike manufactured homes, modular homes don’t have the steel framing and wheels attached for towing to the site.

**Panelized Home** – Homes constructed of wall panels made at a factory and brought to the home site as a package. Panels could consist of windows, doors, electrical wiring, insulation, and all interior and exterior wall coverings. These buildings must comply with the requirements of the CBC and local ordinances. On site assembly is inspected by the Building Department.

**Kit Homes** – A home of conventional construction methods where lumber and other materials are pre-cut at the factory and transported to the home site for assembly. Kit homes usually include all the building materials necessary for construction of the dwelling. These are most commonly timber frame, and log frame homes. Kit homes must comply with the requirements of the CBC and any local ordinances. Inspections are done by the Building Department.

The County **Planning Department** uses these additional definitions:

**Mobile Home** – Any vehicle or motor vehicle designed, equipped, used or intended to be used for human habitation or sleeping facilities, or which is used or intended to be used in carrying out business of any nature therefrom, and shall include, but not be limited to a camp car, trailer coach, travel trailer, or a tent or shelter of any type or character. (See 15.40.010)

**Farm Labor Trailer** – Any mobile home or manufactured home(s) used for housing or shelter of persons on a seasonal basis which is located either (a) on the premises of a farm where such persons are bona fide employees of such farm, or (b) in a permitted farm labor camp. (See 15.40.035)

**Dead Storage** – means the maintaining of a mobile or manufactured home on any land where the mobile home is not used for occupancy or business purposes. The connection of any utility or service connection, such as electrical, water, gas or sewage, to the unit shall be prima facie evidence that the mobile home is being used for habitation or business purposes. (See 15.40.030)