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HEALTH AND SAFETY CODE - HSC

DIVISION 13. HOUSING [17000 - 19997] (*Division 13 enacted by Stats. 1939, Ch. 60.*)

PART 6. FACTORY-BUILT HOUSING [19960 - 19997] (*Part 6 added by Stats. 1969, Ch. 1422.*)

CHAPTER 2. Definitions [19965 - 19977] (*Chapter 2 added by Stats. 1969, Ch. 1422.*)

[19965.](#) The definitions contained in this chapter govern the construction of this part, unless the context otherwise requires.
(*Added by Stats. 1969, Ch. 1422.*)

[19966.](#) "Approved" means conforming to the requirements, and obtaining the approval, of the Department of Housing and Community Development of the State of California.
(*Added by Stats. 1969, Ch. 1422.*)

[19967.](#) "Building component" means any subsystem, subassembly, or other system designed for use in, or as part of, a structure, which may include structural, electrical, mechanical, plumbing, and fire protection systems and other systems affecting health and safety. However, "building component" does not include appliances or equipment, such as heaters, stoves, refrigerators, or air conditioners, which have been listed and labeled by an approved testing and listing agency.
(*Repealed and added by Stats. 1974, Ch. 129.*)

[19967.1.](#) "Building system" means plans, specifications, and documentation for a system of manufactured building, or for a type or a system of building components, which may include structural, electrical, mechanical, plumbing, and fire protection systems and other systems affecting health and safety, including variations which are submitted as part of the building system.
(*Added by Stats. 1974, Ch. 129.*)

[19967.2.](#) "Building standard" means building standard as defined in Section 18909.
(*Added by Stats. 1979, Ch. 1152.*)

[19969.](#) "Department" means the Department of Housing and Community Development of the State of California.
(*Added by Stats. 1969, Ch. 1422.*)

[19969.3.](#) "Design approval agency" is a private organization meeting the requirements of department regulations to perform evaluation of factory-built housing plans and specifications.
(*Added by Stats. 1984, Ch. 304, Sec. 1.*)

[19970.](#) "Dwelling unit" means one or more habitable rooms which are occupied or which are intended or designed to be occupied by one family with facilities for living, sleeping, cooking and eating.
(*Added by Stats. 1969, Ch. 1422.*)

[19971.](#) "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 of the part, including units designed for use as part of an institution for resident or patient care, that is either wholly manufactured or is in substantial part manufactured at an offsite location to be wholly or partially assembled onsite in accordance with building standards published in the California Building Standards Code and other regulations adopted by the commission pursuant to Section 19990.

Factory-built housing does not include a mobilehome, as defined in Section 18008, a recreational vehicle, as defined in Section 18010.5, or a commercial modular, as defined in Section 18012.5.

(Amended by Stats. 2003, Ch. 814, Sec. 11. Effective January 1, 2004.)

19972. "First user" means the person, firm, or corporation who initially installs factory-built housing within this state. A person who subsequently purchases a building which wholly or partially consists of factory-built housing is not a first user within the meaning of this definition.

(Added by Stats. 1969, Ch. 1422.)

19974. "Installation" means the assembly of factory-built housing on site and the process of affixing factory-built housing to land, a foundation, footings or an existing building.

(Added by Stats. 1969, Ch. 1422.)

19975. "Local enforcement agency" means the city, county, or city and county in which factory-built housing is installed.

(Added by Stats. 1969, Ch. 1422.)

19975.1. "Local inspection agency" means the building department of a city, county, or city and county, which has been certified by the department, and which has assumed responsibility for inspection of in-plant construction as provided by Section 19991.1.

(Added by Stats. 1974, Ch. 129.)

19976. "Manufacture" is the process of making, fabricating, constructing, forming, or assembling a product from raw, unfinished, or semifinished materials.

(Added by Stats. 1969, Ch. 1422.)

19976.05. "Quality assurance agency" means a private organization meeting the requirements specified in regulations of the department to perform in-plant inspections of the construction of factory-built housing.

(Added by Stats. 1987, Ch. 891, Sec. 13.)

19976.1. "Residential building" means any structure designed for dwelling occupancy, containing one or more dwelling units and structures accessory thereto.

(Added by Stats. 1974, Ch. 129.)

19977. "Site" is the entire tract, subdivision or parcel of land on which factory-built housing is installed.

(Added by Stats. 1969, Ch. 1422.)