

AMENDED IN SENATE JULY 9, 2001

AMENDED IN ASSEMBLY JUNE 5, 2001

AMENDED IN ASSEMBLY APRIL 19, 2001

AMENDED IN ASSEMBLY MARCH 28, 2001

CALIFORNIA LEGISLATURE—2001-02 REGULAR SESSION

ASSEMBLY BILL

No. 1318

Introduced by Assembly Member Correa

February 23, 2001

An act to amend Sections 18008.7, 18551.1, and 18611 of, and to add Section 18214.2 to, the Health and Safety Code, relating to manufactured housing.

LEGISLATIVE COUNSEL'S DIGEST

AB 1318, as amended, Correa. Multi-unit manufactured housing: construction standards.

(1) The existing Mobilehomes-Manufactured Housing Act of 1980 requires multi-unit manufactured housing to meet specified handicap accessibility and adaptability requirements applicable to dormitories, hotels, and apartment houses when the multi-unit manufactured housing is constructed for those purposes. The act provides that all provisions of law that apply to manufactured homes also apply to multi-unit manufactured homes.

This bill would require multi-unit manufactured housing to meet ~~instead~~ specified egress and fire separation requirements applicable to dormitories, hotels, apartment houses and structures that contain 2 dwelling units when the multi-unit manufactured housing is

constructed for those purposes. It would require multi-unit manufactured housing containing 3 or more dwelling units to meet specified accessibility and adaptability requirements applicable to dormitories, hotels, and apartment houses.

~~(2)~~

(2) Existing law authorizes placement upon a foundation system any manufactured home originally sited on or after January 1, 1985, in a mobilehome park constructed prior to January 1, 1982, subject to certain requirements.

This bill would prohibit any single structure from exceeding 2 stories or containing more than 4 dwelling units. By expanding the scope of an existing crime, this bill would impose a state-mandated local program.

(3) The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority. Appropriation: no. Fiscal committee: yes. State-mandated local program: yes.

The people of the State of California do enact as follows:

1 SECTION 1. Section 18008.7 of the Health and Safety Code
2 is amended to read:

3 18008.7. (a) “Multi-unit manufactured housing,” for the
4 purposes of this part, means either of the following:

5 (1) A structure transportable under permit in one or more
6 sections, designed and equipped to contain not more than two
7 dwelling units, a dormitory, or an efficiency unit, to be used either
8 with a support system pursuant to Section 18613 or a foundation
9 system pursuant to Section 18551 system.

10 (2) A structure transportable under permit in one or more
11 sections, designed to be used with a foundation system for either
12 of the following purposes:

13 (A) Three or more dwelling units, as defined by Section
14 18003.3.

15 (B) A residential hotel, as defined by paragraph (1) of
16 subdivision (b) of Section 50519.



1 (b) Multi-unit manufactured housing shall be constructed in
2 compliance with applicable department regulations. The egress
3 and fire separation requirements of Title 24 of the California Code
4 of Regulations applicable to dormitories, hotels, apartment
5 houses, and structures that contain two dwelling units shall also be
6 applicable to all multi-unit manufactured housing constructed for
7 those purposes. The accessibility and adaptability requirements of
8 Title 24 of the California Code of Regulations applicable to
9 dormitories, hotels, and apartment houses shall also be applicable
10 to multi-unit manufactured housing containing three or more
11 dwelling units.

12 (c) *Notwithstanding any other provision of law, all provisions*
13 *of law that apply to manufactured homes shall apply equally to*
14 *multi-unit manufactured housing, except as provided in this*
15 *section.*

16 (d) For purposes of this section:

17 (1) “Dormitory” means a room or rooms inhabited for the
18 purposes of temporary residence by two or more persons.

19 (2) “Efficiency unit” has the same meaning as defined in
20 Section 17958.1.

21 SEC. 2. Section 18214.2 is added to the Health and Safety
22 Code, to read:

23 18214.2. “Multi-unit manufactured housing,” for the
24 purposes of this part, has the same meaning as in Section 18008.7.

25 SEC. 3. Section 18551.1 of the Health and Safety Code is
26 amended to read:

27 18551.1. (a) Any mobilehome park, constructed on or after
28 January 1, 1982, may be constructed in a manner that will enable
29 manufactured homes, mobilehomes, and multi-unit manufactured
30 housing sited in the park to be placed upon a foundation system,
31 and manufactured homes, mobilehomes, and multi-unit
32 manufactured housing sited in the park may be placed upon
33 foundation systems, subject to the requirements of Section 18551.

34 (b) Notwithstanding subdivision (a), any manufactured home,
35 mobilehome, or multi-unit manufactured housing originally sited
36 on or after January 1, 1985, in a mobilehome park constructed
37 prior to January 1, 1982, may be placed upon a foundation system,
38 subject to the requirements of Section 18551.

39 ~~No single structure shall exceed two stories in height or contain~~
40 ~~more than four dwelling units.~~



1 (c) Notwithstanding subdivisions (a) and (b), any manufactured
2 home, mobilehome, or multi-unit manufactured housing sited in
3 a mobilehome park which is converted, or in the process of being
4 converted, to resident ownership on or after January 1, 1992, may
5 be placed on a foundation system, subject to the requirements of
6 Section 18551, and with the approval of the ownership of the park.

7 (d) *With respect to any manufactured home, mobilehome, or*
8 *multi-unit manufactured home sited in a mobilehome park under*
9 *subdivision (a), (b), or (c), no single structure shall exceed two*
10 *stories in height or contain more than four dwelling units.*

11 (e) Notwithstanding subdivisions (a) and (b), the installation of
12 a manufactured home, mobilehome, or multi-unit manufactured
13 housing within a mobilehome park pursuant to Section 18551 shall
14 be subject to prior written approval by the ownership of the
15 mobilehome park.

16 SEC. 4. Section 18611 of the Health and Safety Code is
17 amended to read:

18 18611. Factory-built housing bearing an insignia of approval
19 pursuant to Section 19980, mobilehomes as defined in Section
20 18008, manufactured homes as defined in Section 18007.5, or
21 multi-unit manufactured housing as defined in Section 18008.7
22 may be affixed to a foundation system within a mobilehome park,
23 provided that the installation conforms to the rules of the
24 mobilehome park, the installation is approved pursuant to Section
25 19992, or in the case of mobilehomes, manufactured homes, or
26 multi-unit manufactured housing the installation is in accordance
27 with Section 18551, and no single structure exceeds two stories in
28 height or contains more than four dwelling units. Any factory-built
29 housing, mobilehomes, manufactured homes, or multi-unit
30 manufactured housing included in a mobilehome park pursuant to
31 this section shall be located on lots especially designated for that
32 purpose in accordance with the rules of the mobilehome park.

33 This section shall be applicable only to mobilehome parks (1)
34 where the permit to construct the park is issued on or after January
35 1, 1982, and (2) that are additionally granted a zone designation
36 or conditional use permit that authorizes permanent occupancies
37 of the type and to the extent established pursuant to this section.
38 Nothing in this section shall be construed to create an exemption
39 from the requirements of Division 2 (commencing with Section
40 66410) of Title 7 of the Government Code.



1 SEC. 5. No reimbursement is required by this act pursuant to
2 Section 6 of Article XIII B of the California Constitution because
3 the only costs that may be incurred by a local agency or school
4 district will be incurred because this act creates a new crime or
5 infraction, eliminates a crime or infraction, or changes the penalty
6 for a crime or infraction, within the meaning of Section 17556 of
7 the Government Code, or changes the definition of a crime within
8 the meaning of Section 6 of Article XIII B of the California
9 Constitution.

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