

# Resident Reporter



Western  
Manufactured Housing Communities  
Association

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## HCD Manufactured Home Alterations and Permit Guidelines Part I

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Part One of this two-part *Resident Reporter* provided by HCD is an informational summary to assist residents of manufactured homes when they decide to alter or remodel their home. It identifies when: a permit is or is not required; plans are required; electrical load calculations are required; and, when the plans have to be submitted and certified by a California licensed engineer or architect. The following matrixes offered in this issue are divided up by *Plumbing* and *Structural* requirements. Next month we will provide *Mechanical* and *Electrical* requirements. If the type of permit or alteration is not listed, please contact HCD for clarification. **NOTE:** When multiple alterations are being done to the same MH such as plumbing, electrical and structural, the alterations may be included on the same Application for Permit (HCD 415). The HCD 415 can be located on the internet at: <http://www.hcd.ca.gov/codes/mhp/>

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### Plumbing

Alteration Type	Permit	Plan Review	Engineered Plans	Comments
<b>Drain, Waste and Vent</b>				
Installation/Modify-Drain, Waste and Vent (DWV) or Water System.	*Yes	Yes	No	*Bathtub, Dishwasher, Lavatory, Shower, Sink, Toilet, Washing Machine, etc.
Repair/Replace-DWV Tailpiece or Trap.	No	No	No	
Replace-Kitchen sink, Lavatory or Trap.	*No	No	No	*Provide no alteration to DWV or water system.
Replace-Mechanical Auto Vent.	No	No	No	
<b>Garbage Disposal</b>				
Install (Add)-Garbage Disposal	Yes	No	No	
Replace-Garbage Disposal	No	No	No	
<b>Washing Machine</b>				
Install/Replace-Washing Machine	*No	No	No	*Permit required if water supply and/or drain line not present or altered.
<b>Miscellaneous</b>				
Gas Lines				See MECHANICAL requirements
Water Heater				See MECHANICAL requirements



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Structural				
Alteration Type	Permit	Plan Review	Engineered Plans	Comments
<b>Chassis/Frame</b>				
Repair-Chassis/Frame	Yes	Yes	*Yes	*An engineer's plan or design is required for units manufactured after Sept. 15, 1971.
<b>Doors (Exterior)</b>				
Replace-Door(s) with same size and type*	*Yes/No	No	No	*Alternate size or type requires permit.
<b>Floors</b>				
Repair-Decking	*Yes	No	No	*Required over 4 square feet.
Repair-Joist	Yes	Yes	No	
Replace-Joist	Yes	No	No	
<b>Roof</b>				
"California Roof"	Yes	Yes	*Yes	*An engineer's plan or design is required for units manufactured after Sept. 15, 1971. HCD plan available with 30 PSF maximum.
Built-Up or Overlay	Yes	Yes	Yes*/No	*An engineer's plan or design is required for units manufactured after Sept. 15, 1971.
Insulated Roof System*	*Yes	Yes	No	*One inspection required.
Re-Roof* (Existing roof covering removed)	*Yes	Yes	No	*Two inspections required (Underlayment and final). This does not include coating metal roof with approved roof coating material.
Repair-Rafter or Truss	Yes	Yes	No	
Repair/Replace-Sheathing	Yes	No	No	
Replace-Truss	Yes	Yes	*Yes/No	*An engineer's plan or design is required for units manufactured after Sept. 15, 1971.
<b>Walls</b>				
Modify/Remove-Bearing Wall	Yes	Yes	*Yes/No	*An engineer's plan or design is required for units manufactured after Sept. 15, 1971.
Modify/Remove-Non-bearing Wall(s)	Yes	Yes	No	
Wall Covering-Exterior	Yes	Yes	*Yes/No	*An engineer's plan or design is required for units manufactured after Sept. 15, 1971.
Wall Covering-Interior	Yes	No	No	Maximum flame spread 200 required. (Details available for flame spread requirements.)
Sidewall or Endwall Opening (New or enlarged)	Yes	Yes	*Yes/**No	*If endwall shear is affected. **Use HCD header schedule.
<b>Windows</b>				
Replace-Windows (Same size/type)	*Yes/No	No	No	*Alternate size or type requires permit.
<b>Structure Attachment</b>				
Attached-*Awning (Wood), Garage or Porch	**Yes	Yes	***Yes/No	*Awning shall comply with T25, Sec. 1468 **MH Alteration Permit required from HCD. Awning, garage and Porch construction is a separate permit issued by the enforcement agency having jurisdiction. Alternate Approval from HCD may be required for attachment. ***An engineer's plan or design is required for units manufactured after Sept. 15, 1971.