

## **Housing Definitions:**

**BUILDING.** Any structure utilized or intended for supporting or sheltering any occupancy.

Exception: [HCD 1, HCD 2 & HCD 1-AC] For applications listed in Section 1.8.2 regulated by the Department of Housing and Community Development, "Building" shall not include the following:

1. Any mobilehome as defined in Health and Safety Code Section 18008.
2. Any manufactured home as defined in Health and Safety Code Section 18007.
3. Any commercial modular as defined in Health and Safety Code Section 18001.8 or any special purpose commercial modular as defined in Section 18012.5.
4. Any recreational vehicle as defined in Health and Safety Code Section 18010.
5. Any multifamily manufactured home as defined **2019 CALIFORNIA BUILDING CODE Ch 2**

**BUILDING.** Any one- or two-family dwelling or portion thereof, including townhouses, used or intended to be used for human habitation, for living, sleeping, cooking or eating purposes, or any combination thereof, or any accessory structure.

Exceptions: For applications listed in Section 1.8.2 regulated by the Department of Housing and Community Development, "Building" shall not include the following:

1. Any mobilehome as defined in Health and Safety Code Section 18008.
2. Any manufactured home as defined in Health and Safety Code Section 18007.
3. Any commercial modular as defined in Health and Safety Code Section 18001.8 or any special purpose commercial modular as defined in Section 18012.5.
4. Any recreational vehicle as defined in Health and Safety Code Section 18010.
5. Any multifamily manufactured home as defined in Health and Safety Code Section 18008.7.

For additional information, see Health and Safety Code Section 18908.

Note: Building shall have the same meaning as defined in Health and Safety Code Sections 17920 and 18908 for the applications specified in Section 1.11. **2019 CALIFORNIA RESIDENTIAL CODE Ch 2**

**DWELLING.** Any building that contains one or two dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes. **2019 CALIFORNIA RESIDENTIAL CODE Ch 2**

**DWELLING UNIT.** A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. **2019 CALIFORNIA RESIDENTIAL CODE Ch 2**

**“Dwelling unit”** means one or more habitable rooms which are designed to be occupied by one family with facilities for living, sleeping, cooking, eating, and sanitation. **California Health and Safety Code Section 18003.3**

**EMERGENCY SLEEPING CABIN.** Relocatable hard-sided structure constructed in accordance with this appendix, which may be occupied only for emergency housing if allowed by the enforcing agency. **2019 CALIFORNIA BUILDING CODE App O; 2019 CALIFORNIA RESIDENTIAL CODE App X**

**EMERGENCY TRANSPORTABLE HOUSING UNIT.** A single- or multiple-section prefabricated structure that is transportable by a vehicle and that can be installed on a permanent or temporary site in response to a need for emergency housing. Emergency transportable housing units include, but are not limited to, manufactured homes, mobile- homes, multifamily manufactured homes, recreational vehicles, and park trailers. For the purposes of this appendix, emergency transportable housing units may also include commercial modulares as defined in the Health and Safety Code Section 18001.8, if approved by the enforcing agency. Emergency transportable housing units do not include factory-built housing as defined in the Health and Safety Code Section 19971. **2019 CALIFORNIA BUILDING CODE App O; 2019 CALIFORNIA RESIDENTIAL CODE App X**

**“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. **California Health and Safety Code Section 19971**

**MANUFACTURED HOME.** A structure designed to be used as a single-family dwelling, as defined in the Health and Safety Code, Section 18007. **2019 CALIFORNIA BUILDING CODE App O; 2019 CALIFORNIA RESIDENTIAL CODE App X**

**“Manufactured home”**

- (a) “Manufactured home,” for the purposes of this part, means a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected on site, is 320 or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. “Manufactured home” includes any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the

standards established under the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Sec. 5401, and following).

- (b) Notwithstanding any other provision of law, if a codified provision of state law uses the term “manufactured home,” and it clearly appears from the context that the term “manufactured home” should apply only to manufactured homes, as defined under subdivision (a), the codified provision shall apply only to those manufactured homes. If any codified provision of state law, by its context, requires that the term applies to manufactured homes or mobilehomes without regard to the date of construction, the codified provision shall apply to both manufactured homes, as defined under subdivision (a), and mobilehomes as defined under Section 18008. **California Health and Safety Code Section 18007**

**MOBILE-HOME.** A structure designed to be used as a single-family dwelling, as defined in the Health and Safety Code, Section 18008. **2019 CALIFORNIA BUILDING CODE App O; 2019 CALIFORNIA RESIDENTIAL CODE App X**

**“Mobilehome”**

- (a) “Mobilehome,” for the purposes of this part, means a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. “Mobilehome” includes any structure that meets all the requirements of this paragraph and complies with the state standards for mobilehomes in effect at the time of construction. “Mobilehome” does not include a commercial modular, as defined in Section 18001.8, factory-built housing, as defined in Section 19971, a manufactured home, as defined in Section 18007, a multifamily manufactured home, as defined in Section 18008.7, or a recreational vehicle, as defined in Section 18010.
- (b) Notwithstanding any other provision of law, if a codified provision of state law uses the term “mobilehome,” and it clearly appears from the context that the term “mobilehome” should apply only to mobilehomes, as defined under subdivision (a), the codified provision shall apply only to those mobilehomes. If any codified provision of state law, by its context, requires that the term applies to mobilehomes or manufactured homes without regard to the date of construction, the codified provision shall apply to both mobilehomes, as defined under subdivision (a), and manufactured homes, as defined under Section 18007. **California Health and Safety Code Section 18008**

**“Commercial modular”** means a structure transportable in one or more sections, designed and equipped for human occupancy for industrial, professional, or commercial purposes, which is required to be moved under permit, and shall include a trailer coach as defined in Section 635 of

the Vehicle Code. “Commercial coach” has the same meaning as “commercial modular” as that term is defined in this section. **California Health and Safety Code Section 18001.8**

**“Park Trailer”** means a trailer designed for human habitation for recreational or seasonal use only, that meets all of the following requirements:

- (1) It contains 400 square feet or less of gross floor area, excluding loft area space if that loft area space meets the requirements of subdivision (b) and Section 18033. It may not exceed 14 feet in width at the maximum horizontal projection.
- (2) It is built upon a single chassis.
- (3) It may only be transported upon the public highways with a permit issued pursuant to Section 35780 of the Vehicle Code. **California Health and Safety Code Section 18009.3**

**RECREATIONAL VEHICLE.** A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation, that meets all requirements in the Health and Safety Code, Section 18010. **2019 CALIFORNIA BUILDING CODE App O; 2019 CALIFORNIA RESIDENTIAL CODE App X**

**“Recreational vehicle”** means both of the following:

(a) A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy, that meets all of the following criteria:

- (1) It contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.
- (2) It contains 400 square feet or less of gross area measured at maximum horizontal projections.
- (3) It is built on a single chassis.
- (4) It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit.

(b) A park trailer, as defined in Section 18009.3. **California Health and Safety Code Section 18010.**

**SLEEPING UNIT.** A single unit that provides rooms or spaces for one or more persons, includes permanent provisions for sleeping and can include provisions for living, eating and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units. **2019 CALIFORNIA BUILDING CODE Ch 2**

**TENT.** A structure, enclosure or shelter, with or without sidewalls or drops, constructed of fabric or pliable material supported by any manner except by air or the contents that it protects. **2019 CALIFORNIA BUILDING CODE App O; 2019 CALIFORNIA RESIDENTIAL CODE App X**

**TINY HOUSE.** A dwelling that is 400 square feet (37 m<sup>2</sup>) or less in floor area excluding lofts. **2019 CALIFORNIA RESIDENTIAL CODE App R**