

**MANUFACTURED HOME ALTERATIONS AND PERMIT GUIDELINES**

HCD MH 604 (Rev. 12/24)

The following manufactured home and mobilehome (MH) alteration and conversion guidelines provide information on HCD's permitting requirements, assists in determining what constitutes an alteration to an MH, and identifies when form HCD MH 415, engineered plans, electrical load calculations, and/or product manufacturer's specifications are required. The table below is divided into four classifications consisting of: electrical, mechanical, plumbing, and structural. If the type of MH alteration work to be performed is not identified, you should contact the nearest area office noted below for further assistance.

**NOTE:** Alteration projects that include multiple elements, such as plumbing, electrical, and structural may be included on the same HCD MH 415 permit application, available at <https://www.hcd.ca.gov/manufactured-and-mobilehomes/modifying-mobilehome>.

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Sacramento, CA 95826  
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<b>ELECTRICAL</b>				
<b>Alteration Type</b>	<b>Permit (HCD MH 415)</b>	<b>Plan Review</b>	<b>Electrical Load Calculations Required (HCD MH 527)</b>	<b>Comments</b>
<b>Air Conditioning</b>				
Install (Add) – Air Conditioning	Yes	No	Yes	Appliance manufacturer's specifications required. Refer also to the Mechanical section.
Replace – Air Conditioning (like for like)	Yes	No	Yes	Appliance manufacturer's specifications required. Load calculations required when electrical loads are increased. Refer also to the Mechanical section.
<b>Appliance</b>				
Install New – "Built-in" Electrical Appliance	Yes	No	Yes	N/A
Replace – "Built-in" Electrical Appliance (like for like)	No	No	No	N/A
<b>Ceiling Fan</b>				
Install (Add) – Ceiling Fan	Yes	No	No	N/A
<b>Receptacle/Switch</b>				
Replace – Receptacle/Switch	No	No	No	N/A

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<b>Misc.</b>				
Change – Electrical System (Upgrade/Downgrade)	Yes	No	Yes	Single line diagram required.
Install (Add) – Dedicated Branch Circuit	Yes	No	Yes	Examples: furnace, water heater, range, etc.
Install (Add)/Replace – Electrical Panel	Yes	No	No	Product manufacturer's specifications required. Electrical load calculations not required unless removing branch circuit(s)/derating the MH.
Install (Add)/Replace – Electrical Circuit	Yes	No	No	Electrical load calculations not required unless derating the MH.
Install – Meter Base	Yes	Yes	No	HCD detail available for use.
Replace – Circuit Breaker or Fuse	No	No	No	Must be the same amperage and type.
Replace Aluminum Branch Circuits with Copper	Yes	No	No	Includes: pigtails, receptacles, and switches.
Install (Add) – Electric Vehicle Charger or Receptacle	Yes	No	Yes	Manufacturer's specifications required.

<b>MECHANICAL</b>				
<b>Alteration Type</b>	<b>Permit (HCD MH 415)</b>	<b>Plan Review</b>	<b>Engineered Plans</b>	<b>Comments</b>
<b>Air Conditioning / Evaporative Cooler</b>				
Install (Add) – Air Conditioning	Yes	No	No	Refer also to the Electrical section.
Replace – Air Conditioning (like for like)	Yes	No	No	Refer also to the Electrical section.
Install – Evaporative Cooler	Yes	No	No	N/A
<b>Furnace / Heater / Heat Pump / Stove</b>				
Install – Furnace	Yes	No	No	Product manufacturer's specifications required.
Replace – Furnace (like for like)	Yes	No	No	Product manufacturer's specifications required.
Install – Heater (Freestanding Gas or Oil Burning)	Yes	No	No	Product manufacturer's specifications required.

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Replace – Heater (Freestanding Gas or Oil Burning) (like for like)	Yes	No	No	Product manufacturer's specifications required.
Install or Replace – Heat Pump	Yes	No	No	Electrical load calculations and product manufacturer's specifications required.
Install or Replace – Wood or Pellet Burning Stove	Yes	No	No	Product manufacturer's specifications required.
<b>Gas Line</b>				
Install/Add to Length/Modify – Gas Line	Yes	Yes	No	Material list and gas system calculations required.
<b>Range, Oven, or Cooktop (Gas)</b>				
Replace – Built-in Oven, Range, Cooktop, or Freestanding Range.	Yes	No	No	Same size, location, and BTU rating with no gas piping changes.
<b>Range Hood</b>				
Install – Range Hood (with or without microwave)	Yes	No	No	Electrical load calculations and product manufacturer's specifications required.
Replace – Range Hood (with or without microwave) (like for like same location)	No	No	No	Different size or location requires electrical load calculations and product manufacturer's specifications.
<b>Water Heater</b>				
Install – Water Heater (Tank type Gas)	Yes	No	No	Product manufacturer's specifications and gas piping calculations required.
Replace – Water Heater (Tank type Gas) (like for like)	Yes	No	No	Product manufacturer's specifications and gas piping calculations required.
Replace or Install – Water Heater (Electric)	Yes	No	No	Product manufacturer's specifications and electrical load calculations required.
Install – Water Heater (Tankless Gas)	Yes	No	No	Product manufacturer's specifications and gas piping calculations required.
Replace – Water Heater (Tankless Gas) (like for like)	Yes	No	No	Product manufacturer's specifications and gas piping calculations required.

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Replace or Install – Water Heater (Tankless Electric)	Yes	No	No	Product manufacturer's specifications and electrical load calculations required.

<b>PLUMBING</b>				
<b>Alteration Type</b>	<b>Permit (HCD MH 415)</b>	<b>Plan Review</b>	<b>Engineered Plans</b>	<b>Comments</b>
<b>Drain, Waste, and Vent</b>				
Install/Modify – Drain, Waste, and Vent (DWV) Piping or Water System.	Yes	Yes	No	Permit required for installing or modifying a bathtub, dishwasher, lavatory, shower, sink, toilet, washing machine, etc.
Repair/Replace – DWV Tailpiece or Trap	No	No	No	N/A
Replace – Kitchen Sink, Lavatory, or Toilet.	No	No	No	Permit required if there are modifications to DWV piping or water supply system.
Replace – Mechanical Auto Vent/Air Admittance Valve	No	No	No	N/A
<b>Garbage Disposal</b>				
Install (Add) – Garbage Disposal	Yes	No	No	Electrical load calculations and product manufacturer's specifications required when adding new circuit.
Replace – Garbage Disposal	No	No	No	N/A
<b>Washing Machine</b>				
Install/Replace – Washing Machine (Clothes Washer)	No	No	No	Permit required if water supply and/or drain line are newly installed or altered. Electrical load calculations and product manufacturer's specifications required when adding new circuit.
<b>Misc.</b>				
Gas Lines				Refer to the Mechanical section.
Water Heater				Refer to the Mechanical section.

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<b>STRUCTURAL (MH-Unit)</b>				
<b>Alteration Type</b>	<b>Permit (HCD MH 415)</b>	<b>Plan Review</b>	<b>Engineered Plans</b>	<b>Comments</b>
<b>Chassis / Frame</b>				
Repair – Chassis/Frame	Yes	Yes	Yes	N/A
<b>Doors (Exterior)</b>				
Replace – Door(s) with same size	No	No	No	Alternate size requires permit.
<b>Floors</b>				
Repair – Decking/Subfloor	No	No	No	No permit required if under four-square feet.
Repair – Joist	Yes	Yes	No	N/A
Replace – Joist	Yes	Yes	No	N/A
<b>Roof</b>				
“California” or Gable Roof	Yes	Yes	Yes	HCD plan available with 30 PSF maximum. Minimum of two inspections required.
Built-up or Overlay	Yes	Yes	Yes	Minimum of two inspections required.
Insulated Roof System (Aluminum)	Yes	No	No	N/A
Re-Roof (Existing roof covering removed)	Yes	No	No	Minimum of two inspections required (tear-off and final). Does not include the application of liquid roof coating materials.
Repair – Rafter or Truss	Yes	Yes	No	N/A
Repair/Replace – Sheathing	Yes	No	No	N/A
Replace – Truss	Yes	Yes	Yes	N/A
<b>Walls</b>				
Modify/Remove – Bearing or Shear Wall	Yes	Yes	Yes	N/A
Modify/Remove – Non load bearing Wall(s)	Yes	Yes	No	N/A
Wall Covering – Exterior Siding	Yes	No	No	Perimeter support detail required.
Wall Covering – Interior	Yes	No	No	A maximum flame spread rating of 200 required.
Sidewall or End-Wall Opening (New or enlarged)	Yes	Yes	Yes	Engineered plans are required if end or shear wall are affected. HCD header schedule available for other alterations.

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<b>Windows</b>				
Replace – Windows (Same size/type)	Yes	No	No	<p><u>Permit required</u> when openings are enlarged or reduced; when bedroom egress window is replaced; or when structural change to window framing or header is necessary.</p> <p><u>No permit required</u> when replacing single pane window with dual pane window or when installing bay window(s) with no additional support.</p>

<b>STRUCTURAL (Accessory Structure)</b>				
<b>Alteration Type</b>	<b>Permit (HCD MH 415)</b>	<b>Plan Review</b>	<b>Engineered Plans</b>	<b>Comments</b>
<b>Structure Attachment</b>				
Awning (Wood), Garage, or Porch (Inside MH Park)	Yes	Yes	Yes	<p>Awning shall comply with T25, Section 1468.</p> <p>Inside of parks, a park construction permit is issued by the enforcement agency (HCD or the local enforcement agency).</p> <p>An HCD MH 415 Alternate Approval <u>may</u> be required when permissible to attach a structure to the MH.</p>
Awning (Wood), Garage, or Porch (Outside MH Park)	Yes	Yes	Yes	<p>Permit required by the enforcing agency (city/county).</p> <p>An HCD MH 415 Alternate Approval <u>may</u> be required when permissible to attach a structure to the MH.</p>