FACTORY BUILT HOUSING: MEMORANDUM OF UNDERSTANDING

Between

LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY
And

LOS ANGELES DEPARTMENT OF CITY PLANNING
And

LOS ANGELES FIRE DEPARTMENT
And

HOUSING AND COMMUNITY INVESTMENT DEPARTMENT OF LOS ANGELES

The Los Angeles Department of Building and Safety (LADBS), The Los Angeles Department of City Planning (LACP), The Los Angeles Fire Department (LAFD) and The Housing and Community Investment Department (HCID) have come together in the best interest of the City of Los Angeles (the City) to establish a joint partnership to improve development of factory built housing. All Departments wish to memorialize this partnership by entering into this Memorandum of Understanding (MOU).

Endorsements:

**Osama Younan**
General Manager
Department of Building and Safety
Sep 24, 2020
Date Signed

**Vincent P. Bertoni, AICP**
Director
Department of City Planning
Sep 24, 2020
Date Signed

**Ralph Terrazas**
Fire Chief
Fire Department
Ralph Terrazas (Oct 5, 2020 12:02 PDT)

**Ann E. Sewill**
General Manager
Housing and Community Investment Department
Ann E. Sewill (Sep 25, 2020 12:02 PDT)

**Vincent P. Bertoni, AICP**
Director
Department of City Planning
Sep 24, 2020
Date Signed

**Ann E. Sewill**
General Manager
Housing and Community Investment Department
Sep 25, 2020
Date Signed
FACTORY-BUILT HOUSING: MEMORANDUM OF UNDERSTANDING

BETWEEN: City of Los Angeles Departments of BUILDING AND SAFETY, CITY PLANNING, FIRE and HOUSING AND COMMUNITY INVESTMENT

DATE: September 23, 2020

This Memorandum of Understanding is intended to set forth standards for review and approval timelines of all development projects that incorporate Factory Built Housing, and to outline interdepartmental process improvement measures to enhance regulatory and development review to streamline the approval and development of projects that combine Site-Built and Factory-Built work. The proposed projects consist of residential multifamily dwelling units with occupied floors located 75 feet or less above the lowest level of fire department vehicle access. This Memorandum of Understanding and attached Exhibits seek to establish roles and responsibilities for each Development Services Department in regards to each component of a Factory-built housing development (Site and Factory-built), with a goal of delivering high quality housing to Los Angeles in the most cost effective and timely manner possible.

Factory-built Housing

“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.” California Health and Safety Code (HSC), section 19971.

“Factory-Built” Housing Projects consist of essentially two types of work: Factory-Built / State plan approved, and Site-built / Locally permitted. It is expected that projects reviewed in this process are entitled, any discretionary Planning approvals are secured and plans are ready to proceed through the design review process.

Site-Built work includes but is not limited to:

- Demolition
- Foundations
- Concrete podiums
- Infrastructure (utilities)
- Fire alarm
- Sprinklers
- Site work, flat work and landscaping
- Structural connections installed on site
- Horizontal and vertical circulation elements (such as stairs, corridors, elevators, etc.)
Factory-Built work includes but is not limited to:

- Residential units including interior finishes
- Supporting program elements such as accessory spaces
- Certain structural elements
- Horizontal and vertical circulation elements (such as stairs, corridors, elevators, etc.)

Attached to this memorandum is Exhibit B: Factory Built Permit and Inspection Responsibility Matrix which provide specific Code application, as well as a detailed matrix identifying permit and inspection responsibilities for each code, standard, and regulation. Exhibit C: Global Project Timeline provides a general timeframe for submittals and review of factory built projects from initial site planning through permit Ready to Issue.

**Design Approval Process**

The Designers of Record act as the owner's representative and are responsible for the overall project including both Site-Built and Factory-Built components. The Designer Team must include a State of California Certified Access Specialist (“CASp”) who is a licensed architect or engineer. These Designers are required to design a coordinated set of construction documents that meet all applicable Federal, State, and Local Codes and Regulations, including all applicable Federal, State and Local accessibility requirements. They complete a coordinated set of drawings for submission for Permit, which are comprised of the Site-Built and Factory-Built work and are separately reviewed and approved by Local and State jurisdictions, respectively.

Each jurisdiction receives a set of drawings covering the scope of work for which they are responsible. Work outside the scope of authority reviewing is clearly identified in a consistent graphic manner and clearly noted as reference or by review of “other”.

**Factory-Built Components (the “State Plan Check Set” drawings)**

The State of California Department of Housing and Community Development (HCD) maintains jurisdiction over the approval of Factory-Built Housing. The plan check is completed by an HCD Certified Third Party Firm (See Exhibit A, State List of Approved Design Approval Agencies and Quality Assurance Agencies). Site-Built drawings are included for reference only and are not approved by the State.

Los Angeles Department of Building and Safety, the Los Angeles Fire Department, the Housing and Community Investment Department (HCID), and the Department of City Planning (DCP) (as applicable) will review for conformance the State Plan Check Set for general conformance to the State and Local Codes before it is submitted to HCD for formal plan review and approval (as final approval of the plans falls solely under HCD jurisdiction) of the State Plan Check Set. Likewise, HCID will review for compliance with Federal and State law in its housing program prior to plan submission to HCD for formal plan review and approval. The local Review for Conformance will consist of:

- Design Development Level drawings consisting of:
  - Grading and Soils Report
  - Floor plans
  - Unit elevations
  - Structural connections of factory-built to site-built components
  - Site installed mechanical, electrical and plumbing connections and coordination
  - Grab bar backing
Sprinklers
Fire alarm
Interconnected strobes for Communication Units, etc.

- Submission to the Designated Plan Check Reviewer per Department/Desk
  - Plans will be reviewed in parallel by DBS, LAFD, and HCID
  - Plans will be reviewed by staff dedicated to Factory Built Housing in the following departments:
    - LAFD
    - DBS – Building
    - DBS – Mechanical
    - DBS – Electrical
    - DBS – Plumbing
    - DBS – Green
    - HCID – Construction Services
    - HCID – Accessibility
    - DCP (as applicable)

HCID will review compliance with all applicable federal and state accessibility standards including Section 504, 2010 ADA, FHA, CBC Chapters 11A & 11B. Like all residential projects, projects including Factory Built Housing must comply with all accessibility standards including those mandated by the Corrected Settlement Agreement and Voluntary Compliance Agreement, and as such the development shall provide 11% mobility units and 4% hearing/vision units.

Review for Conformance shall not be longer than 8 weeks total (including 2 weeks of time for Design Team responses and revisions to drawings) to include:

- Architectural Plan Submittal review and comments (not more than 4 weeks)
- Corrections and modifications to drawings (not more than 4 weeks, including Design Team response, which shall be facilitated by Designer of Record and occur in 5 days or less).
- Reviews will be simultaneous/parallel
- Local authority acknowledgement of final clean set.

Should Design Team responses and revisions exceed their allotted time, the Review for Conformance will extend for a commensurate time period.

**Site-Built Components (the “Site-Built Permit Set” drawings)**

- The Local Authorities Having Jurisdiction (DBS, HCID, LAFD, DCP, DWP, DOT, etc.) retain their jurisdiction over the Site-Built construction work, and the connection of the Factory-Built components to the site.
- A permit application will follow typical Parallel Design-Permitting Program or Housing Streamlined Approval Process, including payment of applicable fees.
- Applicant must request expedited Plan Review from LAFD and pay applicable fees.
- The Site-Built Permit Set will be coordinated with the HCD approved Factory-Built Permit Set, which will be responsive to the DBS/HCID/LAFD Review for Conformance described above so the building as a whole is compliant with applicable codes.
- Due to the front loaded nature of Factory-Built construction, multiple addenda (submittals) may require concurrent or out of sequence plan check. DBS, HCID, LAFD and DCP will cooperate with the project teams as needed to begin review as early as possible.
Building Wide Individually Permitted Systems (Fire Alarm, Fire Sprinklers, ERRCS, etc.)

- The Local Authorities Having Jurisdiction (DBS, HCID, LA FD, DCP, DWP, DOT, etc.) retain their jurisdiction over the Building Wide Systems and the local permitting process.
- Due to the front loaded nature of Factory-Built construction, submittals may require concurrent or out of sequence plan check so that information can make it to the State Plan Check Set as applicable.
- A copy of the approved State drawings are included as part of a final building permit set.

State Responsibilities

The HCD Factory-Built Housing Program carries out its responsibilities through the following activities:

- Plan check of Factory-Built designs through HCD-approved Design Approval Agencies.
- In-plant inspections of Factory-Built housing through HCD-approved Quality Assurance Agencies.
- Insignia of Approval issuance and record-keeping, including the travel binder.
- Application review for eligibility to act as a Design Approval Agency and perform plan checking on behalf of HCD.
- Application review for eligibility to act as the Quality Assurance Agency or Quality Assurance Inspector and perform in-plant inspection on behalf of the HCD.
- Monitoring of Design Approval and Quality Assurance Agencies, Quality Assurance Inspectors, and local building departments.
- Complaint handling and investigations.

Factory-Built housing must be built to the California Building Standards Code: Parts 2, 2.5, 3, 4, 5, 6, and 11 of Title 24, California Code of Regulations.

City Responsibilities

The City of Los Angeles, exclusive of the State review process, requires compliance with, but is not limited to, the following local requirements: allowable uses per zone, height, floor area, seismic requirements, local fire zones, building setbacks, side and rear yards, open space, site development, as well as the review and regulation of design guidelines and any overlay requirements.

Prevailing Wage and Local Hiring Targets will be calculated on Site-Built work only. The Construction Contract should divide the work between Site-Built and Factory-Built with applicable percentages.

Factory-Built housing must be built to the California Building Standards Code: Part 9 of Title 24, California Code of Regulations and is enforced by the Los Angeles Fire Department on behalf of the State Fire Marshal.

Factory Process

The Factory Process involves only the Factory-built work and does not involve Local Agencies.

Factory Assembly

- Production of the Factory-Built components are completed as one Project Specific run. The fabrication may begin ahead of On Site field work and may be coordinated up to one year in advance.
- Modules may include a portion of a residential unit, an entire residential unit, common area space, stair towers, elevator towers, corridors, etc. And modules may be nested side by side, or in another configuration.
Factory Inspection

See Exhibit B for a comprehensive list of inspections completed within the factory process.

- The Factory-Built components are inspected and tested during each stage of production by the Factory Quality Control staff as well as State of California (HCD) Certified 3rd Party Inspection Firm that performed the State Plan Check Factory-Built plan review.
- The 3rd Party Inspection Firm inspects for quality, applicable Codes, including state and federal accessibility codes, and for any other project specific items/criteria that are noted on the approved Factory-Built drawings. 3rd Party Inspection Firm must use CASp certified inspectors.
- The 3rd Party Certified Inspection Agency, on behalf of the Local Agencies inspects components of the systems within each module at the factory for the Building Wide Individually Permitted Systems (Fire Alarm rough-in, Fire Sprinkler, etc.) as included on the State Plan Check Set.
- Once each module is complete, final inspection of the module occurs, they are sealed and have CA State Inspection Insignia affixed. The inspections include a “Traveler” binder that documents all of the applicable inspections performed on the unit by the 3rd Party Inspector at the Factory.

Factory Components – Delivery, Erection and Interconnection

[See Exhibit B for “Interconnection and Inspection on Site for a list of interconnection systems to be inspected by the Local Agencies.]

- Factory-Built units arrive on site when needed and are hoisted into place directly from the flat bed delivery truck.
- Final connections including Structural and Building Systems, including but not limited to Mechanical, Electrical, Plumbing, Fire Life Safety, Fire Alarm, Fire Separation and Sprinkler are performed and inspected on site. Inspections are by Local Agencies.
- Temporary Certificate of Occupancy and final Certificate of Occupancy approval and issuance is by LADBS after all other required clearances.

Site-Built Area Construction and Inspection

- Follows normal permit application, field inspection, and acceptance schedules and protocols.
### LIST OF APPROVED DAA DESIGN APPROVAL AGENCIES AND QAA QUALITY ASSURANCE AGENCIES  MAY 2019

All third-party agencies listed below act on behalf of the Department as a design approval agency (DAA) and/or quality assurance agency (QAA), approving the design and construction of product from one or both of the following programs:

- Manufactured Housing (MH) Program: Commercial Modular (CM), Special Purpose Commercial Modular (SPCM), Multifamily Manufactured Homes (MFMH) and Fire Sprinkler Systems installation in Manufactured Housing and Multifamily Manufactured Homes. AND/OR:
- Factory-Built Housing (FBH) Program: Factory-Built Housing (FBH) building components or building systems.

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>TYPE OF APPROVAL</th>
<th>PHONE #</th>
<th>FAX #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bureau Veritas, NA Inc</td>
<td>180 Promenade Circle, Sacramento, CA 95834</td>
<td>MH Program: DAA, QAA&lt;br&gt;FBH Program: DAA, QAA</td>
<td>916-725-4200</td>
<td>916-725-8242</td>
</tr>
<tr>
<td>Ci Professional Services</td>
<td>14104 Orange Ave, Paramount, CA 90723</td>
<td>FBH Program: QAA</td>
<td>714-315-3635</td>
<td>562-633-4128</td>
</tr>
<tr>
<td>CSG Consultants, Inc</td>
<td>550 Pilgrim Drive, Foster City, CA 94409</td>
<td>FBH Program: DAA</td>
<td>650-522-2500</td>
<td></td>
</tr>
<tr>
<td>Expert Modular Consultants, Inc</td>
<td>13103 W. Linebaugh Ave #102, Tampa, FL 33626</td>
<td>MH Program: DAA, QAA</td>
<td>813-336-4930</td>
<td></td>
</tr>
<tr>
<td>Geo Struc Engineering, Inc</td>
<td>336 N Central Ave, Ste 10A, Glendale, CA 91203</td>
<td>MH Program: DAA, QAA</td>
<td>818-666-7545</td>
<td></td>
</tr>
<tr>
<td>HZK &amp; Associates</td>
<td>14720 Northridge Rd, Sonora CA 95370</td>
<td>MH Program: QAA</td>
<td>209-988-1400</td>
<td>209-634-0311</td>
</tr>
<tr>
<td>InterTek Testing Services NA Ltd</td>
<td>1500 Brigantine Dr, Coquitlam, BC, V3K 7C1</td>
<td>FBH Program: QAA</td>
<td>604-520-3321</td>
<td></td>
</tr>
<tr>
<td>Nazca Management Inc.</td>
<td>22 Joost Ave, San Francisco, CA 94113</td>
<td>MH Program: DAA, QAA&lt;br&gt;FBH Program: DAA, QAA</td>
<td>415-518-1652</td>
<td></td>
</tr>
<tr>
<td>NTA, Inc</td>
<td>305 North Oakland Ave, Nappanee, IN 46550</td>
<td>MH Program: DAA, QAA&lt;br&gt;FBH Program: DAA, QAA</td>
<td>574-773-7975</td>
<td>574-773-2732</td>
</tr>
<tr>
<td>PFS Corporation</td>
<td>3637 Motor Ave Ste 380 Los Angeles, CA 90034</td>
<td>MH Program: DAA, QAA&lt;br&gt;FBH Program: DAA, QAA</td>
<td>310-559-7287</td>
<td>310-559-1368</td>
</tr>
<tr>
<td>Professional Service Industries, Inc (an InterTek Company)</td>
<td>1748 33rd Street, Orlando, FL 32839</td>
<td>MH Program: DAA, QAA&lt;br&gt;FBH Program: DAA</td>
<td>407-304-5560 x287</td>
<td></td>
</tr>
<tr>
<td>Progressive Engineering, Inc</td>
<td>58640 State Road 15 Goshen, IN 46528</td>
<td>MH Program: DAA, QAA</td>
<td>574-533-0337</td>
<td>574-533-9736</td>
</tr>
<tr>
<td>Pyramid1 Inc</td>
<td>19260 CR 46 New Paris, IN 46553</td>
<td>MH Program: DAA, QAA</td>
<td>574-831-4200</td>
<td>574-831-4209</td>
</tr>
<tr>
<td>Ti Radco</td>
<td>3220 East 59th Street Long Beach, CA 90805</td>
<td>MH Program: DAA, QAA&lt;br&gt;FBH Program: DAA, QAA</td>
<td>562-272-7231</td>
<td>562-529-7513</td>
</tr>
<tr>
<td>TR&amp;A Inc.</td>
<td>354 27th Street, San Francisco, CA 94110</td>
<td>MH DAA, QAA</td>
<td>415-553-8004</td>
<td></td>
</tr>
<tr>
<td>XD Studio LLC.</td>
<td>7958 Wishing Well Road, Las Vegas, NV 89123</td>
<td>MH Program: QAA</td>
<td>702-371-3060</td>
<td></td>
</tr>
</tbody>
</table>
### FACTORY BUILT PERMIT AND INSPECTION RESPONSIBILITY MATRIX

<table>
<thead>
<tr>
<th>Applicable Codes and Standards</th>
<th>Notes</th>
<th>LOS ANGELES Applicable Codes and Standards</th>
<th>OTHER Applicable Codes and Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019 California Building Code (CBC), CCR Title 24, Part 2</td>
<td></td>
<td>Y</td>
<td>Y- PER STATE APPROVAL</td>
</tr>
<tr>
<td>2019 California Electrical Code (CEC), CCR Title 24, Part 3</td>
<td></td>
<td>Y</td>
<td>Y- PER STATE APPROVAL</td>
</tr>
<tr>
<td>2019 California Mechanical Code (CMC), CCR Title 24, Part 4</td>
<td></td>
<td>Y</td>
<td>Y- PER STATE APPROVAL</td>
</tr>
<tr>
<td>2019 California Plumbing Code (CPC), CCR Title 24, Part 5</td>
<td></td>
<td>Y</td>
<td>Y- PER STATE APPROVAL</td>
</tr>
<tr>
<td>2019 California Energy Code (CEEnC), CCR Title 24, Part 6</td>
<td></td>
<td>Y</td>
<td>Y- PER STATE APPROVAL</td>
</tr>
<tr>
<td>California Department of Industrial Relations, Division of Occupational Safety and Health (Cal/OSHA) (Example EBMS)</td>
<td>Applies to construction practices for both site-built and factory-built elements. Applies to building maintenance equipment installations and operations.</td>
<td>PARTIAL - FINAL CONNECTIONS</td>
<td>PARTIAL - FINAL STRUCTURAL CONNECTIONS</td>
</tr>
<tr>
<td>CCR Title 8, Department of Industrial Relations, Division of Industrial Safety, Subchapter 6, Elevator Safety Orders (Example Elevator Shaft)</td>
<td>Applies mainly to operations of elevators, not design and installation. Elevator work will be site-built.</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>State Regulations Relevant to Factory-Built Housing</td>
<td>Pre-construction meeting recommended, State/local agreement of course of work.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health and Safety Code Division 13, Part B, Fictional Reality (2005)</td>
<td>Definition of factory-built housing that is applicable to the proposed project, method for tracking code on the project.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>California Code of Regulations Title 25, Housing and Community Development</td>
<td>Criteria for review and acceptance of factory-built housing by HCD are found in Title 25.</td>
<td>Y</td>
<td>Y- PER STATE APPROVAL</td>
</tr>
</tbody>
</table>

### Exclusive (STATE PERMIT)

- **Plan Check**: Detailed Plan Check
- **Inspection at Field**: Field Inspection

### Third Party

- **Plan Check**: Detailed Plan Check
- **Inspection at Field**: Third Party Special Inspection

### Site Built Portion (LOCAL PERMIT)

- **Plan Check**: Detailed Plan Check
- **Inspection at Field**: Revisit

---

**Notes**

- Y: Yes
- N: No
- NA: Not Applicable

**Exhibit B**

- Final: Final
- Special: Third Party
- Final: Final

---

**Detailed Plan Check**

**State Factories**

- Third Party

**Los Angeles**

- Third Party

**State Factories**

- Third Party

---

**State Factories**

- Third Party

**Los Angeles**

- Third Party

---

**State Factories**

- Third Party

**Los Angeles**

- Third Party

---

**State Factories**

- Third Party

**Los Angeles**

- Third Party

---

**State Factories**

- Third Party

**Los Angeles**

- Third Party

---

**State Factories**

- Third Party

**Los Angeles**

- Third Party

---

**State Factories**

- Third Party

**Los Angeles**

- Third Party

---

**State Factories**

- Third Party

**Los Angeles**

- Third Party

---

**State Factories**

- Third Party

**Los Angeles**

- Third Party

---

**State Factories**

- Third Party

**Los Angeles**

- Third Party

---

**State Factories**

- Third Party

**Los Angeles**

- Third Party

---

**State Factories**

- Third Party

**Los Angeles**

- Third Party

---

**State Factories**

- Third Party

**Los Angeles**

- Third Party

---

**State Factories**

- Third Party

**Los Angeles**

- Third Party

---

**State Factories**

- Third Party

**Los Angeles**

- Third Party

---

**State Factories**

- Third Party

**Los Angeles**

- Third Party

---

**State Factories**

- Third Party

**Los Angeles**

- Third Party

---

**State Factories**

- Third Party

**Los Angeles**

- Third Party

---

**State Factories**

- Third Party

**Los Angeles**

- Third Party

---

**State Factories**

- Third Party

**Los Angeles**

- Third Party

---

**State Factories**

- Third Party

**Los Angeles**

- Third Party

---
### FACTORY BUILT PERMIT AND INSPECTION RESPONSIBILITY MATRIX

#### FACTORY BUILT PORTION (STATE PERMIT)

<table>
<thead>
<tr>
<th>Plan Check</th>
<th>Inspection at Factory</th>
<th>Inspection at Field</th>
<th>Plan Check</th>
<th>Inspection at Field</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOS ANGELES</td>
<td>CALIFORNIA STATE AGENCY</td>
<td>STATE FACTORY THIRD PARTY INSPECTOR</td>
<td>LOS ANGELES</td>
<td>LOS ANGELES THIRD-PARTY SPECIAL INSPECTION</td>
</tr>
<tr>
<td>Detailed Plan Check</td>
<td>Conformance to LA Codes</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
</tbody>
</table>

#### SITE BUILT PORTION (LOCAL PERMIT)

<table>
<thead>
<tr>
<th>Plan Check</th>
<th>Inspection at Field</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOS ANGELES</td>
<td>CALIFORNIA STATE AGENCY</td>
</tr>
<tr>
<td>Detailed Plan Check</td>
<td>Partial - Final Structural Connections</td>
</tr>
</tbody>
</table>

### Applicable Federal Regulations & Standards for Public Housing

- **2010 ADA Standards for Accessible Design** (28 CFR, part 35) (with additional UFAS modifications)
- **Uniform Federal Accessibility Standards (UFAS)** - 24 CFR, part 40
- **California Department of Industrial Relations, Division of Occupational Safety and Health Regulations (Cal/OSHA)**
- **Los Angeles Department of Building and Safety (LADBS)**
  - 2019 City of Los Angeles Building Code (LABC), CCR Title 24, Part 2
  - 2019 City of Los Angeles Fire Code (LAFC), CCR Title 24, Part 9
- **Los Angeles County Department of Public Health**
  - 2019 County of Los Angeles Public Health Code (LAPHC), CCR Title 24, Part 7

### Annotated Federal Regulations & Standards for Public Housing

- **Federal Fair Housing Act of 1968, 42 U.S. Code Chapter 45 - Fair Housing**
- **2010 ADA Standards for Accessible Design** (28 CFR, part 35) (with additional UFAS modifications)
- **Uniform Federal Accessibility Standards (UFAS)** - 24 CFR, part 40
- **California Department of Industrial Relations, Division of Occupational Safety and Health Regulations (Cal/OSHA)**
- **Los Angeles Department of Building and Safety (LADBS)**
  - 2019 City of Los Angeles Building Code (LABC), CCR Title 24, Part 2
  - 2019 City of Los Angeles Fire Code (LAFC), CCR Title 24, Part 9

### Information Sources

- LADBS Information Bulletin Reference "Cargo Container Conversion to Building Modules" No. LABC-104.2.6 and Document No. P/BC 2017-145
- Factory-Built Housing Handbook for Local Enforcement Agencies, Builders, and the General Public (Rev. 10/18)
<table>
<thead>
<tr>
<th>ID</th>
<th>Task Mode</th>
<th>Task Name</th>
<th>Duration</th>
<th>Start</th>
<th>Finish</th>
<th>Predecessors</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>Sample Project Timeline</td>
<td>410 days</td>
<td>Wed 1/1/20</td>
<td>Sat 2/13/21</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td>Initial Site Planning</td>
<td>90 days</td>
<td>Wed 1/1/20</td>
<td>Mon 3/30/20</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td></td>
<td>Factory-Built Housing Design Lock</td>
<td>96 days</td>
<td>Tue 3/31/20</td>
<td>Sat 7/4/20</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td></td>
<td>Design Development</td>
<td>81 days</td>
<td>Sat 5/30/20</td>
<td>Tue 8/18/20</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td></td>
<td>Construction Documents</td>
<td>105 days</td>
<td>Fri 10/2/20</td>
<td>Thu 1/14/21</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td></td>
<td>Plan Check Approval Process</td>
<td>320 days</td>
<td>Tue 3/31/20</td>
<td>Sat 2/13/21</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td></td>
<td>HSAP Architectural Zoning Plan Submittal</td>
<td>30 days</td>
<td>Tue 3/31/20</td>
<td>Wed 4/29/20</td>
<td>5</td>
</tr>
<tr>
<td>19</td>
<td></td>
<td>Issue FBH Plans to AHJ (HCIDLA &amp; LAFD) Conformance Check</td>
<td>30 days</td>
<td>Wed 8/19/20</td>
<td>Thu 9/17/20</td>
<td>13</td>
</tr>
<tr>
<td>20</td>
<td></td>
<td>HSAP Architectural Building Plan Submittal</td>
<td>30 days</td>
<td>Wed 8/19/20</td>
<td>Thu 9/17/20</td>
<td>13</td>
</tr>
<tr>
<td>21</td>
<td></td>
<td>Issue FBH Plans to HCD for Approval</td>
<td>60 days</td>
<td>Fri 10/2/20</td>
<td>Mon 11/30/20</td>
<td>19FS+14 days</td>
</tr>
<tr>
<td>22</td>
<td></td>
<td>HSAP Structural Building Plan Submittal</td>
<td>30 days</td>
<td>Tue 12/1/20</td>
<td>Wed 12/30/20</td>
<td>15</td>
</tr>
<tr>
<td>23</td>
<td></td>
<td>Permit RTI</td>
<td>30 days</td>
<td>Fri 1/15/21</td>
<td>Sat 2/13/21</td>
<td>16</td>
</tr>
</tbody>
</table>