

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:

Osa younan

[Osa younan \(Sep 24, 2020 20:46 PDT\)](#)

OSAMA YOUNAN

General Manager

Department of Building and Safety

Sep 24, 2020

Date Signed

Ralph Terrazas

[Ralph Terrazas \(Oct 5, 2020 12:02 PDT\)](#)

RALPH M. TERRAZAS

Fire Chief

Fire Department

Oct 5, 2020

Date Signed

Vincent P. Bertoni

[Vincent P. Bertoni \(Sep 24, 2020 16:44 PDT\)](#)

VINCENT P. BERTONI, AICP

Director

Department of City Planning

Sep 24, 2020

Date Signed

Ann E. Sewill

[Ann E. Sewill \(Sep 25, 2020 12:02 PDT\)](#)

ANN 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

- o Sprinklers
- o Fire alarm
- o Interconnected strobes for Communication Units, etc.
- Submission to the Designated Plan Check Reviewer per Department/Desk
 - o Plans will be reviewed in parallel by DBS, LAFD, and HCID
 - o 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, LAFD, 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.
- Issuance of Approval 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.

CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CODES AND STANDARDS DIVISION
MANUFACTURED HOUSING PROGRAM

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.

NAME	ADDRESS	TYPE OF APPROVAL	PHONE #	FAX #
BUREAU VERITAS, NA INC	180 PROMENADE CIRCLE, SACRAMENTO, CA 95834	MH Program: DAA, QAA FBH Program: DAA, QAA	916-725-4200	916-725-8242
CI PROFESSIONAL SERVICES	14104 ORANGE AVE, PARAMOUNT, CA 90723	FBH Program: QAA	714-315-3635	562-633-4128
CSG CONSULTANTS, INC	550 PILGRIM DRIVE, FOSTER CITY, CA 94409	FBH Program: DAA	650-522-2500	
EXPERT MODULAR CONSULTANTS, INC	13103 W. LINEBAUGH AVE #102, TAMPA, FL 33626	MH Program: DAA, QAA	813-336-4930	
GEO STRUC ENGINEERING, INC	336 N CENTRAL AVE, STE 10A, GLENDALE, CA 91203	MH Program: DAA, QAA	818-666-7545	
HILBORN, WERNER, CARTER & ASSOCIATES, INC	1627 SOUTH MYRTLE AVE, CLEARWATER, FL 33756	MH Program: DAA, QAA FBH Program: DAA, QAA	727-584-8151	727-585-2392
HZK & ASSOCIATES	14720 NORTHRIDGE RD, SONORA CA 95370	MH Program: QAA	209-988-1400	209-634-0311
INTERTEK TESTING SERVICES NA LTD	1500 BRIGANTINE DR, COQUITLAM, BC, V3K 7C1	FBH Program: QAA	604-520-3321	
NAZCA MANAGEMENT INC.	22 JOOST AVE, SAN FRANCISCO, CA 94131	MH Program: DAA, QAA FBH Program: DAA, QAA	415-518-1652	
NTA, INC	305 NORTH OAKLAND AVE, NAPPANEE, IN 46550	MH Program: DAA, QAA FBH Program: DAA, QAA	574-773-7975	574-773-2732
PACIFIC WEST ASSOCIATES, INC.	1550 W. 15TH STREET, CASPER, WY 82604	MH Program: DAA, QAA	503-970-1474	307-234-3344
PFS CORPORATION	3637 MOTOR AVE STE 380 LOS ANGELES, CA 90034	MH Program: DAA, QAA FBH Program: DAA, QAA	310-559-7287	310-559-1368
	1507 MATT PASS COTTAGE GROVE, WI 53527		608-839-1013	608-839-1373
PROFESSIONAL SERVICE INDUSTRIES, INC (AN INTERTEK COMPANY)	1748 33RD STREET, ORLANDO, FL 32839	MH Program: DAA, QAA FBH Program: DAA	407-304-5560 x287	
PROGRESSIVE ENGINEERING, INC	58640 STATE ROAD 15 GOSHEN, IN 46528	MH Program: DAA, QAA	574-533-0337	574-533-9736
PYRAMID1 INC	19260 CR 46 NEW PARIS, IN 46553	MH Program: DAA, QAA	574-831-4200	574-831-4209
TI RADCO	3220 EAST 59TH STREET LONG BEACH, CA 90805	MH Program: DAA, QAA FBH Program: DAA, QAA	562-272-7231	562-529-7513
T.R. ARNOLD & ASSOCIATES, INC	4703 CHESTER DRIVE, ELKHART, IN 46516	MH Program: DAA, QAA FBH Program: DAA, QAA	574-264-0745	574-264-0740
TR&A INC.	354 27TH STREET, SAN FRANCISCO, CA 94110	MH DAA, QAA	415-553-8004	
XD STUDIO LLC.	7958 WISHING WELL ROAD, LAS VEGAS, NV 89123	MH Program: QAA	702-371-3060	

Exhibit B

FACTORY BUILT PERMIT AND INSPECTION RESPONSIBILITY MATRIX				FACTORY BUILT PORTION (STATE PERMIT)						SITE BUILT PORTION (LOCAL PERMIT)							
				Plan Check		Inspection at Factory		Inspection at Field		Plan Check		Inspection at Field					
				LOS ANGELES		CALIFORNIA STATE AGENCY		STATE FACTORY THIRD PARTY INSPECTOR	LOS ANGELES	LOS ANGELES	THIRD PARTY SPECIAL INSPECTION	CALIFORNIA STATE AGENCY		LOS ANGELES	LOS ANGELES	THIRD PARTY SPECIAL INSPECTION	
				Detailed Plan Check	Conformance to LA Codes	Detailed Plan Check						Review	Courtesy	Detailed Plan Check			
STATE/FEDERAL Applicable Codes and Standards	Notes	LOS ANGELES Applicable Codes and Standards	OTHER Applicable Codes and Standards														
Applicable Codes and Standards																	
2019 California Building Code (CBC), CCR Title 24, Part 2					Y		Y- PER STATE APPROVAL					PARTIAL - FINAL STRUCTURAL CONNECTIONS					
2019 California Electrical Code (CEC), CCR Title 24, Part 3					Y		Y- PER STATE APPROVAL										
2019 California Mechanical Code (CMC), CCR Title 24, Part 4					Y		Y- PER STATE APPROVAL										
2019 California Plumbing Code (CPC), CCR Title 24, Part 5					Y		Y- PER STATE APPROVAL										
2019 California Energy Code (CEC), CCR Title 24, Part 6					Y		Y- PER STATE APPROVAL										
2019 Green Building Standards Code (CGC), CCR Title 24, Part 11					Y		Y- PER STATE APPROVAL										
California Department of Industrial Relations, Division of Occupational Safety and Health regulations (Cal/OSHA) (Example EBMS)	Applies to construction practices for both site-built and factory-built elements. Applies also to building maintenance equipment installations and operations											PARTIAL - FINAL CONNECTIONS		PARTIAL - FINAL STRUCTURAL CONNECTIONS		Y	Y
CCR Title 8, Department of Industrial Relations, Division of Industrial Safety, Subchapter 6, Elevator Safety Orders (Example Elevator Shaft)	Applies mainly to operations of elevators, not design and installation. Elevator work will be site-built.															Y	Y
State Regulations Relevant to Factory-Built Housing																	
Pre construction meeting recommended. State / Local agreement of resume of work.					Y												
Health and Safety Code Division 13, Part 6, Section 19971	Definition of factory-built housing that is applicable to the proposed delivery method for housing units on this project.				Y		Y- PER STATE APPROVAL										
California Code of Regulations Title 25, Housing and Community Development	Criteria for review and acceptance of factory-built housing by HCD are found in Title 25.				Y		Y- PER STATE APPROVAL										
HCD "Manufactured and Factory Built Housing Programs – Code Matrix"	See the HCD code matrix attached for a summary of applicable codes. Note that HCD has not updated the matrix to show the applicable codes to be the current 2016 CCR Title 24.				Y		Y- PER STATE APPROVAL										
CCR Title 24, Part 2 (CBC), Chapter 1, Section 1.8; Department of Housing and Community Development	This section describes the scope and authority of HCD jurisdiction under the CBC. See the more detailed description of relevant subsections in the Code Memo.				Y		Y- PER STATE APPROVAL										
CCR Title 24, Part 2 (CBC), Chapter 11A, "Housing Accessibility"	Applies to adaptability of residential units for factory-built work and to accessibility to common-use spaces for site-built work				Y	Y	Y- PER STATE APPROVAL			Y	Y			Y	Y	Y	Y
CCR Title 24, Part 2 (CBC), Chapter 11B, "Accessibility to Public Buildings, Public Accommodations, Commercial Buildings and Public Housing"	Applies to accessibility of residential units for factory-built residential units since this is publicly funded housing and to accessibility to public use spaces (if any) for site-built work				Y	Y	Y- PER STATE APPROVAL			Y	Y			Y	Y	Y	Y
AB-2873 Certified access specialists (CASp)					Y					Y	Y			Y	Y	Y	Y

FACTORY BUILT PERMIT AND INSPECTION RESPONSIBILITY MATRIX			FACTORY BUILT PORTION (STATE PERMIT)							SITE BUILT PORTION (LOCAL PERMIT)					
			Plan Check		Inspection at Factory		Inspection at Field			Plan Check		Inspection at Field			
			LOS ANGELES		CALIFORNIA STATE AGENCY		STATE FACTORY THIRD PARTY INSPECTOR	LOS ANGELES	LOS ANGELES	THIRD PARTY SPECIAL INSPECTION	CALIFORNIA STATE AGENCY		LOS ANGELES	LOS ANGELES	THIRD PARTY SPECIAL INSPECTION
			Detailed Plan Check	Conformance to LA Codes	Detailed Plan Check						Review	Courtesy	Detailed Plan Check		
Applicable Federal Regulations & Standards for Public Housing															
Federal Fair Housing Act of 1968, 42 U.S. Code Chapter 45 - Fair Housing	This is the legal basis for housing accessibility			Y	Y		Y- PER STATE APPROVAL						Y	Y	Y
Fair Housing Act Design Manual, Rev. 1998	A HUD publication illustrating the accessibility and adaptability requirements of the Fair Housing Act			Y	Y		Y- PER STATE APPROVAL						Y	Y	Y
2010 ADA Standards for Accessible Design (ADAS) - 28 CFR, part 35 (with additional UFAS modifications)	Maybe used in lieu of UFAS with some exceptions			Y	Y		Y- PER STATE APPROVAL						Y	Y	Y
Uniform Federal Accessibility Standards (UFAS) 24 CFR, part 40	Older criteria that predates the ADA. Referenced in HUD regulations. May be generally superseded by use of current ADA with attention to certain higher standards for access contained only in UFAS			Y	Y- PER DESIGNERS SPECIFICATION		Y- PER STATE APPROVAL						Y	Y	Y
Los Angeles Department of Building and Safety (LADBS)															
	2019 City of Los Angeles Building Code (LABC), CCR Title 24, Part 2			Y	Y - THIS WILL BE BUILT INTO THE DESIGN		Y - THIS WILL BE BUILT INTO THE DESIGN			PARTIAL - FINAL CONNECTIONS	PARTIAL - FINAL STRUCTURAL CONNECTIONS		Y	Y	Y
	2019 City of Los Angeles Electrical Code (LAEC), CCR Title 24, Part 3			Y	Y - THIS WILL BE BUILT INTO THE DESIGN		Y - THIS WILL BE BUILT INTO THE DESIGN			PARTIAL - FINAL CONNECTIONS			Y	Y	
	2019 City of Los Angeles Mechanical Code (LAMC), CCR Title 24, Part 4			Y	Y - THIS WILL BE BUILT INTO THE DESIGN		Y - THIS WILL BE BUILT INTO THE DESIGN			PARTIAL - FINAL CONNECTIONS			Y	Y	
	2019 City of Los Angeles Plumbing Code (LAPC), CCR Title 24, Part 5			Y	Y - THIS WILL BE BUILT INTO THE DESIGN		Y - THIS WILL BE BUILT INTO THE DESIGN			PARTIAL - FINAL CONNECTIONS			Y	Y	
	2019 City of Los Angeles Residential Code (LARC), CCR Title 24, Part 6			Y	Y - THIS WILL BE BUILT INTO THE DESIGN		Y - THIS WILL BE BUILT INTO THE DESIGN						Y	Y	
	2019 City of Los Angeles Green Building Standards Code (LAGBC), CCR Title 24, Part 11			Y	Y - THIS WILL BE BUILT INTO THE DESIGN		Y - THIS WILL BE BUILT INTO THE DESIGN						Y	Y	
	California Department of Industrial Relations, Division of Occupational Safety and Health Regulations (Cal / OSHA)			Y	Y - THIS WILL BE BUILT INTO THE DESIGN		Y - THIS WILL BE BUILT INTO THE DESIGN						Y	Y	Y
	Department of City Planning			Y	Y - THIS WILL BE BUILT INTO THE DESIGN		Y - THIS WILL BE BUILT INTO THE DESIGN						Y	Y	
Los Angeles Fire Department (LAFD)															
	2019 City of Los Angeles Fire Code (L AFC), CCR Title 24, Part 9			Y	Y - THIS WILL BE BUILT INTO THE DESIGN		Y - THIS WILL BE BUILT INTO THE DESIGN			PARTIAL - FINAL CONNECTIONS, COMMISSIONING & ACCEPTANCE TESTING			Y	Y	
Information Bulletins															
	LADBS Information Bulletin Reference "Cargo Container Conversion to Building Modules" No. LABC-104.2.6 and Document No. P/BC 2017-145			Y	Y - THIS WILL BE BUILT INTO THE DESIGN		Y - THIS WILL BE BUILT INTO THE DESIGN								
	LADBS Information Bulletin Reference "Plan Check Guidelines for State Approved Factory-Built Housing (FBH)" No. N/A and Document No. P/BC 2017-112			Y	Y - THIS WILL BE BUILT INTO THE DESIGN		Y - THIS WILL BE BUILT INTO THE DESIGN								
	Factory-Built Housing Handbook for Local Enforcement Agencies, Builders, and The General Public (Rev. 10/18)			Y	Y - THIS WILL BE BUILT INTO THE DESIGN		Y - THIS WILL BE BUILT INTO THE DESIGN								

Exhibit C

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	2020				2021		
							Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2
1		Sample Project Timeline	410 days	Wed 1/1/20	Sat 2/13/21								
2		Initial Site Planning	90 days	Wed 1/1/20	Mon 3/30/20								
6		Factory-Built Housing Design Lock	96 days	Tue 3/31/20	Sat 7/4/20								
11		Design Development	81 days	Sat 5/30/20	Tue 8/18/20								
14		Construction Documents	105 days	Fri 10/2/20	Thu 1/14/21								
17		Plan Check Approval Process	320 days	Tue 3/31/20	Sat 2/13/21								
18		HSAP Architectural Zoning Plan Submittal	30 days	Tue 3/31/20	Wed 4/29/20	5							
19		Issue FBH Plans to AHJ (HCIDLA & LAFD) Conformance Check	30 days	Wed 8/19/20	Thu 9/17/20	13							
20		HSAP Architectural Building Plan Submittal	30 days	Wed 8/19/20	Thu 9/17/20	13							
21		Issue FBH Plans to HCD for Approval	60 days	Fri 10/2/20	Mon 11/30/20	19FS+14 days							
22		HSAP Structural Building Plan Submittal	30 days	Tue 12/1/20	Wed 12/30/20	15							
23		Permit RTI	30 days	Fri 1/15/21	Sat 2/13/21	16							

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Project: Exhibit C_Global Date: Sat 5/23/20	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	