

NFPA 501A

Standard for Fire Safety Criteria for Manufactured Home Installations, Sites, and Communities

2005 Edition



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An International Codes and Standards Organization

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Standard for

Fire Safety Criteria for Manufactured Home Installations, Sites, and Communities

2005 Edition

This edition of NFPA 501A, *Standard for Fire Safety Criteria for Manufactured Home Installations, Sites, and Communities*, was prepared by the Technical Committees on Manufactured Housing, released by the Technical Correlating Committee on Manufactured Housing, and acted on by NFPA at its November Association Technical Meeting held November 13–17, 2004, in Miami Beach, FL. It was issued by the Standards Council on January 14, 2005, with an effective date of February 7, 2005, and supersedes all previous editions.

This edition of NFPA 501A was approved as an American National Standard on February 7, 2005.

Origin and Development of NFPA 501A

NFPA activity associated with manufactured homes commenced in 1937 when NFPA organized its first Committee on Trailers and Trailer Courts. The first standard covering trailer coach camps appeared in 1939, with revisions in 1940, 1952, 1960, and 1964. A completely new edition was adopted in 1971, and this text was revised in 1972, 1973, 1974, 1975, 1977, and 1982.

The American National Standards Institute (ANSI) approved the 1972 NFPA edition on May 8, 1973; the 1973 NFPA edition on December 28, 1973; the 1974 NFPA edition on January 30, 1975; the 1975 NFPA edition on February 27, 1976; and the 1977 NFPA edition on October 18, 1977.

The 1982 edition of *Standard for Firesafety Criteria for Mobile Home Installations, Sites, and Communities* superseded the 1977 edition and was adopted by NFPA at its Annual Meeting held in San Francisco on May 19, 1982.

The 1982 edition was produced by the newly formed Committee for Firesafety for Mobile Homes (June 10, 1979), which was charged with the responsibility of developing documents for fire safety criteria for single-family mobile homes, including the installation, sites, and communities, and the maintenance of and improvements for existing mobile homes. Therefore, that edition excluded all sections of previous editions not considered within the committee scope. Notably excluded were stabilizing and anchoring systems, requirements for piers and footings, and plumbing, including sewerage disposal systems. Requirements for park electrical systems were addressed by reference to NFPA 70, *National Electrical Code*®.

Modifications were also made in sections dealing with fuel supply, air conditioning, and life and fire safety.

Major revisions to the standard were made in the 1987 edition in an attempt to better coordinate the NFPA chapters in a joint publication with NCSBCS, ANSI A225.1/NFPA 501A. Major changes included substituting “manufactured home” for “mobile home” throughout; deleting Chapter 3, Air Conditioning; expanding Chapter 2, Fuel Supply; and combining three appendixes into two.

The standard was reconfirmed in 1992 with a plan to expand the scope of NFPA 501A to cover fire safety requirements for the design, construction, installation, alteration/rehabilitation, maintenance, use, and occupancy of manufactured homes, manufactured home sites, and manufactured home communities, including accessory buildings and structures. This was a major revision of the scope and the entire standard, and the committee targeted a complete revision of 501A for 1994.

The 1997 edition was a reconfirmation of the 1992 edition of NFPA 501A. The proposed expansion of the scope of the 1992 edition, as noted in the previous paragraph, was discussed and acted on by the technical committee. The scope of the NFPA 501A document was not expanded; instead a new document was generated. This document, NFPA 501, *Standard on Manufactured Housing*, represents the reconstituted 1977 edition of *Standard for Mobile Homes*. This original document was the basis for the federal *Manufactured Home Construction and Safety Standards*.

The earlier editions of NFPA 501A were jointly developed and published by NFPA and NCSBCS as the A225.1/NFPA 501A document. The 1997 edition of NFPA 501A was published as a separate, stand-alone document in agreement with NCSBCS and contained only the fire safety requirements. The non-fire safety requirements were published by NCSBCS as A225.1 (1994 edition).

NFPA assumed responsibility for the NCSBCS A225 Standard in 2003. It was processed concurrently with the 2003 edition of NFPA 501A.

The 1999 edition was a reconfirmation of the earlier document. In June 1998, NFPA was selected by the U.S. Department of Housing and Urban Development to update the federal standards (24 CFR 3280) for manufactured homes. As a result of this selection by HUD, the original technical committee for manufactured homes was expanded into six technical committees and a technical correlating committee. This expansion occurred during the Report on Comments phase of the 1999 edition.

The 2000 edition had only a few minor revisions. One revision, in 4.3.5, pertained to updating the water supplies for fire department operations. The other revisions were editorial in nature.

The 2003 edition was reformatted to meet the editorial and format-related requirements of the *Manual of Style for NFPA Technical Committee Documents*. Several definitions were deleted during that revision cycle.

The 2005 edition incorporates new requirements for fire separation distances between manufactured homes.

Technical Correlating Committee on Manufactured Housing (MAN-AAC)

David Hilton Goins, *Chair*

North Carolina Department of Insurance, NC [E]

William C. Farish, Fleetwood Homes, CA [M]

Danny D. Ghorbani, Manufactured Housing Association for Regulatory Reform, DC [M]

Martin C. Gilchrist, Urban Research & Development Corporation, PA [SE]

Christopher P. Jones, Christopher P. Jones & Associates, NC [E]

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Rep. Building Seismic Safety Council/Code Resource Support Committee

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(Alt. to C. P. Jones)

Mark A. Nunn, Manufactured Housing Institute, VA [M]
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Nonvoting

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Rep. TC on Fire Safety for Manufactured Housing

Richard A. Mancini, Rhode Island State Building Commission, RI [E]

Rep. TC on Plumbing for Manufactured Housing

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Rep. TC on Structural for Manufactured Housing

Michael L. Ziemann, RADCO, CA [RT]

Rep. TC on Mechanical for Manufactured Housing

Milosh T. Puchovsky, NFPA Staff Liaison

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Committee Scope: This Correlating Committee shall have primary responsibility for documents or portions of documents that provide a safe and healthy environment for the occupant of a manufactured home.

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Federation of Manufactured Home Owners of Florida, Inc., FL [C]

Danny D. Ghorbani, Manufactured Housing Association for Regulatory Reform, DC [M]

Martin C. Gilchrist, Urban Research & Development Corporation, PA [SE]

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Doug Gorman, Home-Mart, Incorporated, OK [M]
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Rep. National Association of Home Builders

Christopher P. Jones, Christopher P. Jones & Associates, NC [E]

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Rep. American Public Health Association

Raymond F. Tucker, Consulting Professional Engineer/RADCO, CA [RT]

Alternates

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Frank Walter, Manufactured Housing Institute, VA [M]

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Milosh T. Puchovsky, NFPA Staff Liaison

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Rep. International Association of Electrical Inspectors

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C. Edgar Bryant, Champion Enterprises, Inc., MI [M]

Thomas L. Harman, University of Houston/Clear Lake, TX [SE]

Daniel J. Kissane, Pass & Seymour/Legrand, NY [M]

Robert L. La Rocca, Underwriters Laboratories Inc., NY [RT]

Kent Pribyl, Nebraska Public Service Commission, NE [E]

Clifford L. Rediger, Independent Electrical Contractors Training Fund, CO [IM]

Rep. Independent Electrical Contractors, Inc.

Frank Whittaker, Jr., City of Roanoke, VA [E]

Michael L. Zieman, RADCO, CA [RT]

Alternate

David R. Keller, Champion Enterprises, Inc., MI [M]

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Committee Scope: This Committee shall have primary responsibility for documents or portions of documents on electrical conductors and electrical equipment installed within or on manufactured homes to provide a safe and healthy environment for the occupants of a manufactured home.

Technical Committee on Fire Safety for Manufactured Housing (MAN-FIR)

John Lake, Chair
Marion County Fire Rescue, FL [E]

Jim Blair, Foremost Insurance Group, MI [I]
Kenneth E. Gaiser, City of Jackson Fire Department,
MI [E]
Rep. International Association of Fire Chiefs
William M. Hug, Cavco Industries, LLC, AZ [M]
M. L. "Larry" Maruskin, U.S. Department of Homeland
Security, MD [C]
Richard A. Mendlen, U.S. Department of Housing
& Urban Development, DC [E]

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Rep. American Forest & Paper Association
James V. Ryan, Potomac, MD [SE]
Michael J. Slifka, PFS Corporation, WI [RT]
Randy E. Vogt, State of Minnesota, MN [E]
Richard Weinert, State of California, CA [E]
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Committee Scope: This Committee shall have primary responsibility for documents or portions of documents on fire safety to the occupants of a manufactured home.

Technical Committee on Mechanical for Manufactured Housing (MAN-MEC)

Michael L. Zieman, Chair
RADCO, CA [RT]

Devra R. Bachrach, Natural Resources Defense Council
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John M. Halliwill, Int'l. Assn. of Plumbing & Mechanical
Officials, CA [E]
Rep. International Association of Plumbing
& Mechanical Officials
Jordan Heiman, Jordan L. Heiman Inc., MO [SE]
Michael Lubliner, Washington State University Energy
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Rep. Northwest Energy Efficiency Alliance

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Milosh T. Puchovsky, NFPA Staff Liaison

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Committee Scope: This Committee shall have primary responsibility for documents or portions of documents on condensation control; air infiltration; thermal insulation; certification for heating and comfort cooling; and heating, cooling, and fuel-burning equipment that is installed within, on, or external to a manufactured home.