

NFPA®

225

Model Manufactured
Home Installation
Standard

2021



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NFPA® 225

Model Manufactured Home Installation Standard

2021 Edition

This edition of NFPA 225, *Model Manufactured Home Installation Standard*, was prepared by the Technical Committee on Manufactured Housing. It was issued by the Standards Council on October 5, 2020, with an effective date of October 25, 2020, and supersedes all previous editions.

This edition of NFPA 225 was approved as an American National Standard on October 25, 2020.

Origin and Development of NFPA 225

The first edition of NFPA 225 was developed as a result of numerous actions that led to NFPA being further involved in manufactured housing regulatory issues. First, it should be noted that the previous responsibility for management of the ANSI standard for this subject was with the National Conference of States on Building Codes and Standards (NCSBCS). Their 1994 document, NCSBCS A 225.1, *Manufactured Home Installations*, formed the basis for the first edition of NFPA 225. In 2000, an agreement in principle was reached between NCSBCS and NFPA that would allow transfer of the ANSI standard to NFPA. It was a logical move, since an installation standard would use the basic criteria of the manufactured housing standard, as contained in NFPA 501, *Standard on Manufactured Housing*, for a completed unit to be efficiently, effectively, safely, and adequately installed.

The second area that highlighted the need for the installation standard was passage of the Manufactured Housing Improvement Act (MHIA) of 2000. Although the MHIA was not implemented until 2001, the act established a broad set of criteria to ensure that changes could be effectively promulgated with respect to the design, construction, and installation of the stock of manufactured homes. A key provision of the MHIA was the need to establish an installation standard that could be utilized by the U.S. Department of Housing and Urban Development (HUD), the ultimate overseer of manufactured homes. Thus, not only was NFPA 225 developed to pick up where that previous NCSBCS document had left off, it became an integral part of providing another option, along with other state-sponsored installation standards, that could potentially be considered by HUD.

The installation criteria in this standard are widely varied and cover a range of subjects. As written, NFPA 225 is intended to be applied to new installations, regardless of whether they are at new or existing manufactured housing sites. These criteria are intended to be adopted and enforced by the authority having jurisdiction when an alternative state or federal installation standard does not exist.

In addition to covering the basic administrative features and criteria, provisions are included for site preparation work, foundations, and procedures during on-site installation or erection, as well as management of appliances and utility connections. Requirements reflecting current design loads and practices associated with seismic, wind, and flood events have been included. These provisions govern single-section as well as multisection homes and provide requirements for everything from interconnection criteria for multisection homes to anchor provisions to restrict movement from wind loads, seismic events, and floods.

The 2009 edition added extensive revisions to the ground anchor design and spacing criteria. These revisions included the addition of more detail concerning soil conditions, width of the unit being installed, and anticipated loading on the home. An entirely new chapter, Chapter 15, outlined a design approach for prescriptive flood design provisions. These changes allowed the 2009 edition of NFPA 225 to align more closely with the requirements of FEMA's flood-resistant design criteria and the 2005 edition of ASCE/SEI 7, *Minimum Design Loads for Buildings and Other Structures*.

The 2013 edition included a new section on retroactivity in Chapter 1, and a new provision requiring carbon monoxide detectors was added to align with the requirements for other residential occupancies. Also, the lists of publications in Chapter 2 and Annex E were updated.

The 2017 edition included the following changes:

- (1) The 2013 standard provided guidance on smoke alarms and carbon monoxide detectors but was silent on how fire sprinkler systems should be dealt with during the installation process. For the 2017 edition, language was added to ensure that the installer is provided with the necessary information from the manufacturer to accomplish the connection of the fire sprinkler system and system inspection so the system performs as the codes and standards intend.
- (2) In Section 11.2, the committee removed the word *approved* as being beyond the scope of this document.
- (3) Because ASCE 24, *Flood Resistant Design and Construction*, was revised and republished in 2014, 12.4.2.2.1 clarified which item refers to non-engineered flood openings, revised the referenced section number to match the 2014 edition of ASCE 24, and also clarified which item refers to engineered flood openings.
- (4) Referenced publications were updated as appropriate.

The 2021 edition includes changes to the following:

- (1) A revision to the scope in Section 1.1 to widen the use of the document outside the United States
- (2) A new definition of *dwelling unit*, as extracted from NFPA 101®, *Life Safety Code*®
- (3) A new section in Chapter 7 on interior finish requirements from NFPA 286
- (4) Removal of the requirement for water mist systems and the reference to NFPA 750 in Chapter 10
- (5) Updates to referenced publications and NFPA extracts

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This list represents the membership at the time the Committee was balloted on the final text of this edition. Since that time, changes in the membership may have occurred. A key to classifications is found at the back of the document.

NOTE: Membership on a committee shall not in and of itself constitute an endorsement of the Association or any document developed by the committee on which the member serves.

Committee Scope: This Committee shall have primary responsibility for documents on manufactured homes including the installation, sites and communities, and the maintenance of and improvements for existing manufactured homes.

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NOTICE: An asterisk (*) following the number or letter designating a paragraph indicates that explanatory material on the paragraph can be found in Annex A.

A reference in brackets [] following a section or paragraph indicates material that has been extracted from another NFPA document. Extracted text may be edited for consistency and style and may include the revision of internal paragraph references and other references as appropriate. Requests for interpretations or revisions of extracted text shall be sent to the technical committee responsible for the source document.

Information on referenced and extracted publications can be found in Chapter 2 and Annex E.

Chapter 1 Administration

Δ 1.1* Scope.

N 1.1.1 This model standard shall cover the installation of manufactured homes.

N 1.1.2 The manufacturer’s installation instructions shall apply under either of the following conditions:

- (1) To items not covered by this standard
- (2) Where the manufacturer’s approved installation instructions provide a specific method of performing a specific operation or assembly

1.2 Purpose. (Reserved)

1.3 Application. The provisions of this standard shall apply to manufactured homes used as dwelling units. This standard makes no provisions for other residential occupancies.

1.3.1 This standard shall not apply to manufactured homes used for other than dwelling purposes.

1.3.2 The provisions of this standard shall not apply to recreational vehicles as defined in NFPA 1192, or to park trailers as defined in ANSI/RVIA A119.5, *Recreational Park Trailers*.

1.3.3* The provisions of this standard shall apply to park trailers labeled as manufactured homes.

1.3.4 The manufactured homes covered by this standard shall comply with the U.S. Department of Housing and Urban Development (HUD) federal Manufactured Home Construction and Safety Standards (MHCSS) Program, as set forth in 24 CFR 3280, “Manufactured Home Construction and Safety Standards”; 24 CFR 3282, “Manufactured Home Procedural and Enforcement Regulations”; and 24 CFR 3285, “Model Manufactured Home Installation Standard.” Mobile homes built prior to June 15, 1976, are also covered by this standard.

1.3.5 This standard is designed to be adopted by authorities having jurisdiction over, and responsibility for, the safety and health of manufactured home users. It is intended to apply to all home installations, whether at new or existing manufactured home sites.

1.3.6 Flood Hazard Areas. The provisions of this standard shall apply to installations on home sites that are wholly or partly located in flood hazard areas, including installations of new manufactured homes, replacement manufactured homes, substantial improvement of existing manufactured homes, and repair of substantially damaged manufactured homes. Installations in flood hazard areas shall meet the requirements of Chapter 12.

1.3.6.1* Pre-Installation Considerations. Prior to the installation of a manufactured home, it shall be determined whether the home site lies wholly or partly within a special flood hazard area as shown on the authority having jurisdiction’s (AHJ’s) flood hazard map. If the AHJ has not adopted a flood hazard map, the AHJ shall be consulted to determine installation requirements.

1.4 Retroactivity. The provisions of this standard reflect a consensus of what is necessary to provide an acceptable degree of protection from the hazards addressed in this standard at the time the standard was issued.

1.4.1 Unless otherwise specified, the provisions of this standard shall not apply to facilities, equipment, structures, or installations that existed or were approved for construction or installation prior to the effective date of the standard. Where specified, the provisions of this standard shall be retroactive.

1.4.2 In those cases where the authority having jurisdiction determines that the existing situation presents an imminent danger, the authority having jurisdiction shall be permitted to apply retroactively any portions of this standard deemed appropriate.

1.4.3 The retroactive requirements of this standard shall be permitted to be modified if their application clearly would be impractical in the judgment of the authority having jurisdiction, and only where it is clearly evident that a reasonable degree of safety is provided.

1.5 Term Use. The term *manufactured home* where used in this document shall be permitted to be used interchangeably with *home*.