

NFPA®

501A

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

2021



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Standard for

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

2021 Edition

This edition of NFPA 501A, *Standard for Fire Safety Criteria for Manufactured Home Installations, Sites, and Communities*, 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 501A was approved as an American National Standard on October 25, 2020.

Origin and Development of NFPA 501A

NFPA activity associated with manufactured homes began in 1937, when NFPA organized its first Committee on Trailers and Trailer Courts. The first NFPA 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 that 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The 1982 edition of *Standard for Firesafety Criteria for Mobile Home Installations, Sites, and Communities* superseded the 1977 edition and was adopted by NFPA at its Annual Meeting held in San Francisco in 1982. The 1982 edition was produced by the newly formed Committee for Firesafety for Mobile Homes (created June 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, the 1982 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 sewage 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 the National Conference of States on Building Codes and Standards (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 NFPA 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 preceding paragraph, was discussed and acted on by the technical committee. The scope of NFPA 501A was not expanded; instead, a new document, NFPA 501, *Standard on Manufactured Housing*, was generated. NFPA 501 represented the reconstituted 1977 edition of NFPA 501B, *Standard for Mobile Homes*, which 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 A225.1/NFPA 501A. 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 NCSBCS A225 standard in 2003, which was processed concurrently with the 2003 edition of NFPA 501A.

The 1999 edition was a reconfirmation of the 1997 edition. In June 1998, NFPA was selected by the U.S. Department of Housing and Urban Development (HUD) 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. The 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 incorporated new requirements for fire separation distances between manufactured homes.

The 2009 edition of NFPA 501A updated extracted text where appropriate. In addition, revisions were made that clarified requirements and added new ones for water supplies that serve the site, and newly revised criteria were introduced for fire department access roads and paths.

The 2013 edition was revised to include requirements on retroactivity and equivalencies in Chapter 1. Provisions for storm shelters, community buildings, and emergency considerations such as windstorms were added. Several modifications were made to the organization of requirements within the document.

The 2017 edition included the following revisions:

- (1) The last two sentences of 7.1.4 were removed — referencing the guidance document is sufficient without getting into the details of the document itself.
- (2) Because Annex C in previous editions did not address recommendations for residential fire sprinkler systems in a manner similar to what is currently provided for home smoke alarms, language was added to address maintenance and testing of NFPA 13D systems by directing the owner to the practices recommended in NFPA 13D.
- (3) References were appropriately updated.

The 2021 edition includes changes to the following:

- (1) A new requirement in Chapter 6 to inspect, test, and maintain private fire hydrants in accordance with NFPA 25
- (2) A new requirement in Chapter 6 to inspect, test, and maintain fire alarm systems in community buildings in accordance with *NFPA 72*
- (3) An update to the Wildland/Urban Interface/Intermix section of Chapter 6
- (4) Updates to referenced publications and NFPA extracts