

Chapter 11

Fire and Life Safety

11-1 Smoke Alarms

- In new manufactured dwellings (the initial installation) 24 CFR 3280 (MHCSS) requires that manufactured dwelling manufacturer provide instructions on how to inspect and test smoke alarms. The number and location of the smoke alarms is established by HUD.
- For secondary installations smoke alarms must be tested to be sure the smoke alarm is connected and in working order.

Note: ORS 479.260 and OAR 837-045-0050 specific information relating to secondary manufactured dwelling installations.

Note: Administrative rule OAR 918-500-0590 provides a broader scope of smoke alarm requirements in different situations.

The following information from OAR 918-500-0590 is provided for information only:

Manufactured dwellings must have approved operating smoke alarms installed and located according to the following:

- (1) At the time of initial sale and installation, a new manufactured dwelling must have operating smoke alarms installed complying with the federal Manufactured Home Construction and Safety Standards (24 CFR 3280).
- (2) After the initial sale or installation, a manufactured dwelling must have approved operating smoke alarms according to the following:
 - (a) When a manufactured dwelling is relocated to or within a manufactured dwelling park, mobile home park, or combination park, as required by ORS 90.740;
 - (b) When a manufactured dwelling is being altered or repaired to the degree that a permit is required;
 - (c) When a manufactured dwelling is being installed on a site as a secondary installation;
 - (d) When a manufactured dwelling is being sold or offered for sale, as required by ORS 479.260(2);
 - (e) When a manufactured dwelling is being rented, leased, or offered for rent or lease, as required by ORS 479.270;
 - (f) When a visual inspection is being performed on a manufactured dwelling by the division; and
 - (g) Prior to an Oregon insignia of compliance being issued by the division.
- (3) Unless specified otherwise, smoke alarms must be installed according to the device manufacturer's instructions and located according to the following:
 - (a) In the living area remote from the kitchen and cooking appliances;
 - (b) In each room designated for sleeping;
 - (c) In the corridor or area giving access to sleeping areas; and
 - (d) On each additional level where sleeping areas are located.

11-2 Fire Separation Distances

- Each manufactured dwelling, accessory building, and accessory structure must be sited and installed to comply with the fire separation distances specified in this code.
- Fire separation distances outside a manufactured dwelling park must be in accordance with the Oregon Residential Specialty Code, Section R302, or the requirements of the municipality, whichever is more stringent.
- Fire separation distance inside a manufactured dwelling park must be as required in Table 11-2.3, and where not specific to the Oregon Residential Specialty Code.

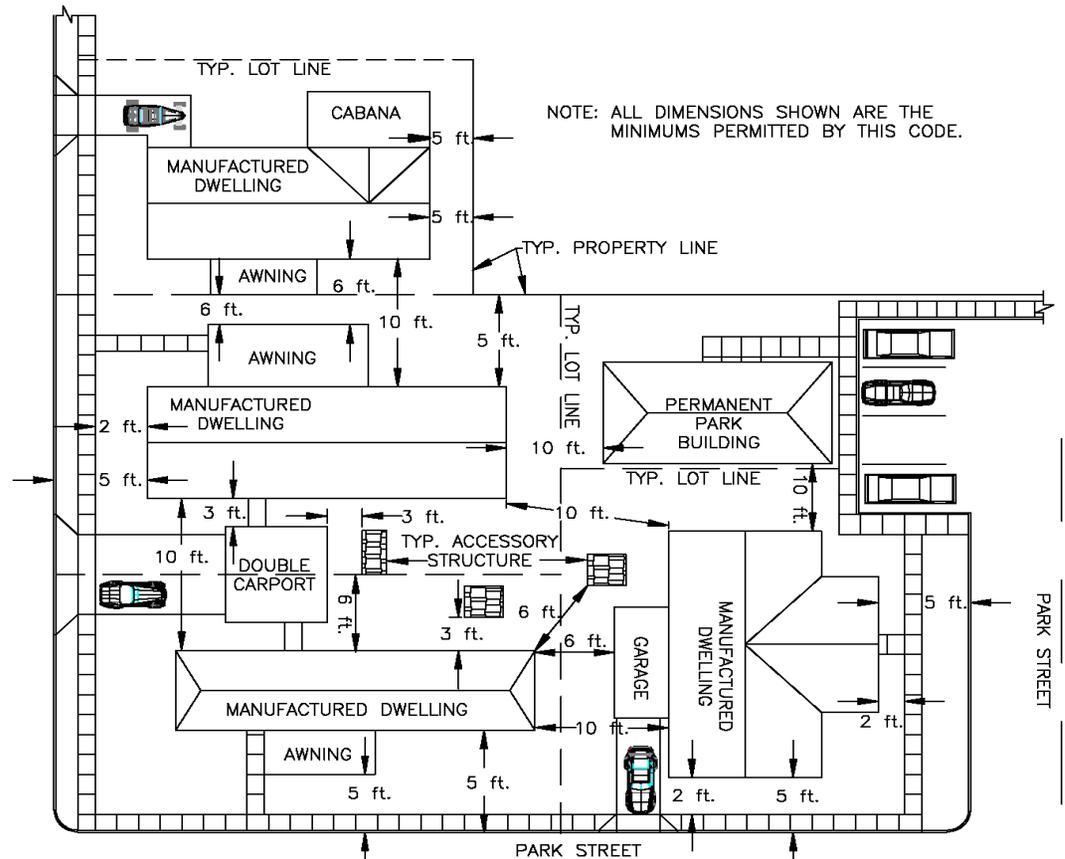


Figure 11-2.3 Typical Fire Separation Distances within a Manufactured Dwelling Park

Table 11-2.3 Minimum Setbacks and Fire Separation Inside Parks

	Manufactured Dwellings	Accessory Buildings	Accessory Structures
Property Line	5 ft.	5 ft.	5 ft.
Park Street	5 ft.	5 ft.	5 ft.
Park Sidewalk	2 ft.	2 ft.	0 ft.
Manufactured Dwelling on Same Lot	<i>See Note (1) & (2)</i>	3 ft.	0 ft.
Manufactured Dwelling on Adjacent Lot	10 ft.	6 ft.	6 ft.
Buildings on the Same Property	10 ft.	6 ft.	6 ft.
Accessory Buildings on Same Lot	3 ft.	3 ft.	0 ft.
Accessory Building on Adjacent Lot	6 ft.	6 ft.	6 ft.
Accessory Structures on Same Lot	0 ft.	0 ft.	0 ft.
Accessory Structures on Adjacent Lot	6 ft.	6 ft.	6 ft.

11-3 Fire Sprinkler Systems

Fire sprinkler systems, if provided, must have a water supply system that complies with NFPA 13D, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes.

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