

		<b>West Virginia Department of Health and Human Resources</b>			
		<b>MANUAL OF ENVIRONMENTAL HEALTH PROCEDURES</b>			
Section	Housing / Institution	Date	October 4, 2007	Procedure #	H-15
Subject	Mobile Home Park Spacing Requirements			Page	1 of 1

The State Fire Marshal's office references the 2003 [National Fire Protection Association \(NFPA\) 501A: Standard for Fire Safety Criteria for Manufactured Home Installations, Sites, and Communities](#), for spacing requirements in mobile home parks. The following distances shall be used in enforcement of the Mobile Home Parks Rule, 64 CSR 40:

### **Required Distance Between Units Excluding Accessory Buildings or Structures**

10 feet side to side  
8 feet end to side  
6 feet end to end

Another area of concern in mobile home parks is accessory buildings and structures, and their spacing and location requirements. NFPA 501A defines Accessory Building or Structure as, "A building or structure that is an addition to a manufactured home or supplements the facilities provided in a manufactured home; it is not a self-contained, separate, habitable building or structure." Examples include an: awning, cabana, carport, fence, garage, porch, ramada, or windbreak.

NFPA 501A states, "Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 3 ft. from an accessory building or structure on an adjacent site. An accessory building or structure constructed of combustible materials shall be located no closer than 5 ft. from the site line of an adjoining site."

### **Setback Requirements For Accessory Buildings or Structures**

3 ft. from adjacent accessory building or structure  
5 ft. from adjacent lot if constructed of combustible materials

Exception - NFPA 501A states that the above distances apply " . . . unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a one-hour fire rating or the structures are separated by a one-hour fire rated barrier." Please contact your area representative of the State Fire Marshal's Office for assistance when applying this exception.

References                      [NFPA 2003, 501A Standard](#)

History                              Replaces H-15 dated June 11, 1992

Attachments