

Emergency Escapes in Manufactured Homes

Classification of manufactured homes

The existence of running gear (wheels, axles, etc.) and a frame is used to determine if state or federal standards shall apply to a manufactured home.

For factory built homes

A factory built home is moved on a trailer and must be moved onto a foundation. The furnace and water heaters must be added after arrival.

Emergency escapes shall meet the requirements of the Minnesota State Fire Code (MSFC) and Minnesota Building Code (MBC) as enforced at the time of construction. This includes both the manufactured portion of the home and any foundation upon which it is placed.

For manufactured (mobile) homes

Mobile homes have heavy steel beams under them and arrive on their own wheels. They are sometimes set onto a foundation or basement. Mobile homes always come with the furnace and water heaters already installed.

Federal standards §3280.105, §3280.106 and §3280.404 cover emergency escapes for these homes. This section outlines the requirements, although the actual standards should be referenced for full details.

Number and location of exterior doors for manufactured homes with running gear

- Manufactured homes shall have a minimum of two exterior doors located remotely from each other.
- Required egress doors shall not be located in rooms where a lockable interior door must be used in order to exit.
- In order for exit doors to be considered remote from each other, they must:
 - Not be in the same room or in a group of rooms that are not defined by fixed walls.
 - **In single-wide units:** Not be less than 12 feet center to center from each other as measured in any straight line regardless of the length of path of travel between doors.
 - **In double-wide units:** Not be less than 20 feet center to center from each other as measured in any straight line regardless of the length of path of travel between doors.
 - One of the required exit doors must be accessible from the doorway of each bedroom without traveling more than 35 feet.
- All exterior swinging doors shall provide a minimum 28-inch wide by 74-inch high clear opening. All exterior sliding glass doors shall provide a minimum 28-inch by 72-inch high clear opening.



Minnesota Department of Public Safety State Fire Marshal Division

Escape windows and devices for manufactured homes with running gear

Every room designed expressly for sleeping purposes, unless it has an exit door, shall have at least one outside window or approved exit device. Construction of the egress window shall be as follows:

- Homes built on or after July 1, 1972 and before July 15, 1976.
 - Must have a clear opening of not less than 22 inches in least dimension and 5 square feet in area. The bottom of the opening shall be not more than 4 feet above the floor [ANSI A119.1].

- Homes built on or after July 15, 1976.
 - Clear opening width of not less than 20 inches and 24 inches in height and 5 square feet in area. The bottom of the opening shall be not more than 36 inches above the floor. Locks latches, operating handles, tabs and other devices which need to be operated in order to permit exiting shall not be located in excess of 54 inches from the finished floor [HUD Standards].

When basements are installed under these homes, the basement shall meet the applicable requirements for escape windows in MSFC Section 1030.4.

When manufactured (mobile) homes are set on basements (running gear removed or remaining), the manufactured (mobile) home shall have exiting (doors, windows etc.) installed according to the Federal ANSI or HUD standard under which it was built.

