

open from either side by a single movement of the hardware mechanism in any direction.

(b) Each manufactured home interior door, when provided with a privacy lock, shall have a privacy lock that has an emergency release on the outside to permit entry when the lock has been locked by a locking knob, lever, button, or other locking device on the inside.

#### § 3280.109 Room requirements.

(a) Every manufactured home shall have at least one living area with not less than 150 sq. ft. of gross floor area.

(b) Rooms designed for sleeping purposes shall have a minimum gross square foot floor area as follows:

(1) All bedrooms shall have at least 50 sq. ft. of floor area.

(2) Bedrooms designed for two or more people shall have 70 sq. ft. of floor area plus 50 sq. ft. for each person in excess of two.

(c) Every room designed for sleeping purposes shall have accessible clothes hanging space with a minimum inside depth of 22 inches and shall be equipped with a rod and shelf.

[40 FR 58752, Dec. 18, 1975. Redesignated at 44 FR 20679, Apr. 6, 1979, and further redesignated at 58 FR 55004, Oct. 25, 1993]

#### § 3280.110 Minimum room dimensions.

The gross floor area required by § 3280.110 (a) and (b) shall have no clear horizontal dimension less than 5 feet except as permitted by § 3280.102(a).

[40 FR 58752, Dec. 18, 1975. Redesignated at 44 FR 20679, Apr. 6, 1979, and further redesignated at 58 FR 55004, Oct. 25, 1993]

#### § 3280.111 Toilet compartments.

Each toilet compartment shall be a minimum of 30 inches in width, except, when the toilet is located adjacent to the short dimension of the tub, the distance from the tub to the center line of the toilet shall not be less than 12 inches. At least 21 inches of clear space shall be provided in front of each toilet.

[40 FR 58752, Dec. 18, 1975. Redesignated at 44 FR 20679, Apr. 6, 1979, and further redesignated at 58 FR 55004, Oct. 25, 1993]

#### § 3280.112 Hallways.

Hallways shall have a minimum horizontal dimension of 28 inches measured from the interior finished surface to the interior finished surface of the opposite wall. When appliances are installed in a laundry area, the measurement shall be from the front of the appliance to the opposite finished interior surface. When appliances are not installed and a laundry area is provided, the area shall have a minimum clear depth of 27 inches in addition to the 28 inches required for passage. In addition, a notice of the available clearance for washer/dryer units shall be posted in the laundry area. Minor protrusions into the minimum hallway width by doorknobs, trim, smoke detectors or light fixtures are permitted.

[40 FR 58752, Dec. 18, 1975. Redesignated at 44 FR 20679, Apr. 6, 1979, and further redesignated at 58 FR 55004, Oct. 25, 1993]

#### § 3280.113 Glass and glazed openings.

(a) *Windows and sliding glass doors.* All windows and sliding glass doors shall meet the requirements of § 3280.403 the "Standard for Windows and Sliding Glass Doors Used in Manufactured Homes".

(b) *Safety glazing.* Glazing in all entrance or exit doors, sliding glass doors, units (fixed or moving sections), unframed glass doors, unbacked mirrored wardrobe doors (*i.e.*, mirrors not secured to a backing capable of being the door itself), shower and bathtub enclosures and surrounds to a height of 6 feet above the bathroom floor level, storm doors or combination doors, and in panels located within 12 inches on either side of exit or entrance doors shall be of a safety glazing material. Safety glazing material is considered to be any glazing material capable of passing the requirements of Safety Performance Specifications and Methods of Test for Safety Glazing Materials Used in Buildings, ANSI Z97.1-1984.

[40 FR 58752, Dec. 18, 1975. Redesignated at 44 FR 20679, Apr. 6, 1979, as amended at 52 FR 4581, Feb. 12, 1987. Redesignated at 58 FR 55004, Oct. 25, 1993]

### Subpart C—Fire Safety

SOURCE: 49 FR 32008, Aug. 9, 1984, unless otherwise noted.

#### § 3280.201 Scope.

The purpose of this subpart is to set forth requirements that will assure reasonable fire safety to the occupants by reducing fire hazards and by providing measures for early detection.

#### § 3280.202 Definitions.

The following definitions are applicable to subparts C, H, and I of the Standards:

*Combustible material:* Any material not meeting the definition of limited-combustible or non-combustible material.

*Flame-spread rating:* The measurement of the propagation of flame on the surface of materials or their assemblies as determined by recognized standard tests conducted as required by this subpart.

*Interior finish:* The surface material of walls, fixed or movable partitions, ceilings, columns, and other exposed interior surfaces affixed to the home's structure including any materials such as paint or wallpaper and the substrate to which they are applied. Interior finish does not include:

- (1) Trim and sealant 2 inches or less in width adjacent to the cooking range and in furnace and water heater spaces provided it is installed in accordance with the requirements of § 3280.203(b)(3) or (4), and trim 6 inches or less in width in all other areas;
- (2) Windows and frames;
- (3) Single doors and frames and a series of doors and frames not exceeding 5 feet in width;
- (4) Skylights and frames;
- (5) Casings around doors, windows, and skylights not exceeding 4 inches in width;
- (6) Furnishings which are not permanently affixed to the home's structure;
- (7) Baseboards not exceeding 6 inches in height;
- (8) Light fixtures, cover plates of electrical receptacle outlets, switches, and other devices;
- (9) Decorative items attached to walls and partitions (i.e., pictures, decorative objects, etc.) constituting no

more than 10% of the aggregate wall surface area in any room or space not more than 32 square feet in surface area, whichever is less;

(10) Plastic light diffusers when suspended from a material which meets the interior finish provisions of § 3280.203(b);

(11) Coverings and surfaces of exposed wood beams; and

(12) Decorative items including the following:

(i) Non-structural beams not exceeding 6 inches in depth and 6 inches in width and spaced not closer than 4 feet on center;

(ii) Non-structural lattice work;

(iii) Mating and closure molding; and

(iv) Other items not affixed to the home's structure.

*Limited combustible:* A material meeting:

(1) The definition of Article 2–3 or NFPA 220–1992; or

(2) 5/16-inch or thicker gypsum board.

*Noncombustible material:* A material meeting the definition of contained in NFPA 220–1992.

*Single-station alarm device:* An assembly incorporating the smoke detector sensor, the electrical control equipment, and the alarm-sounding device in one unit.

*Smoke detector:* A wall-mounted detector of the ionization chamber or photoelectric type which detects visible or invisible particles of combustion and operates from a 120V AC source of current.

[58 FR 55004, Oct. 25, 1993]

#### § 3280.203 Flame spread limitations and fire protection requirements.

(a) *Establishment of flame spread rating.* The surface flame spread rating of interior-finish material shall not exceed the value shown in § 3280.203(b) when tested by “Standard Test Method for Surface Burning Characteristics of Building Materials, ASTM E 84–91a” except that the surface flame spread rating of interior-finish materials required by § 3280.203(b)(5) and (6) may be determined by using the “Standard Test Method for Surface Flammability of Materials Using a Radiant Heat Energy Source, ASTM E 162–90”. However, the following materials need not be tested to establish their flame spread