



COALINGA FIRE DEPARTMENT

GREG DUPUIS, FIRE CHIEF

300 W. Elm Ave • Coalinga, CA 93210 • Phone (559) 935-1652 • Fax (559) 935-1638

CITY OF COALINGA FIRE DEPARTMENT		
FIRE PREVENTION STANDARD		
STANDARD TITLE:	405.005 FIRE SPRINKLER REQUIREMENTS FOR NEW MANUFACTURED HOMES ON PRIVATE PROPERTY	
STANDARD NUMBER: 405.005	EFFECTIVE DATE: October 26, 2022	REVISION DATE: October 26, 2022

PURPOSE

The purpose of this policy is to clarify the Coalinga Fire Department's (CFD or Department) requirements regarding fire sprinklers in new manufactured homes and new multifamily manufactured homes on private property. Manufactured homes being installed in a Mobile Home Park are excluded from this policy.

APPLICATION

This policy applies to all new manufactured homes and new multifamily manufactured homes on private property within the Department's service area. These requirements apply to both required and voluntary fire sprinkler systems.

OPERATIONAL POLICY

Fire sprinklers are required to be installed in new manufactured homes and new multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations

OPERATIONAL GUIDELINE

Where a fire sprinkler system is installed in a manufactured home, the following information is provided to assist in the domestic water system design for development and the preparation of on-site utility plans:

1. For State of California Department of Housing and Community Development (HCD) and Federal Department of Housing and Urban Development (HUD) certified pre-manufactured housing units, fire sprinklers must be installed, and HCD/HUD inspected in the factory based on a prescriptive water supply curve of thirty-five (35) pounds per square inch (psi) static, thirty (30) psi residual at one thousand (1,000) gallons per minute (gpm) as the design basis.
2. For the purposes of fire sprinkler design for each house, a demand of approximately thirty-one (31) gpm (fire sprinkler demand + 5 gpm domestic demand) will be needed at the most hydraulically remote units and the housing manufacturer will be requesting verification of available water pressure at the house shut-off valve. Each model will get a separate hydraulic calculation.



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3. It is important to design the domestic water service(s) without a reduced pressure backflow device and one should not be required when a separate irrigation service is provided. For the purposes of the civil engineer's domestic water pipe sizing, utilize an available water pressure at the meter of thirty-five (35) psi. The goal for efficient fire sprinkler system design will be to have at least sixteen (16) psi available at the house shut off valves.
4. The connection to domestic water must be made after the unit domestic water shutoff valve

PROCESS

The Department has determined that where a manufactured home is being installed the following information must be included in the building plan submittal:

1. Note on plan: "Obtain a residential fire sprinkler permit from the Fire Prevention Division". The purpose of this permit requirement is for an inspection to witness a flush of the underground pipe to each unit prior to connection.
2. Note on plan: "As these systems do not require CFD review of proposed sprinkler design, all final approvals are subject to compliant field inspections by sworn CFD staff for the underground connection to the units and by HCD personnel for the interior piping system"
3. Note on plan: "Provide a completed copy of the Fire Sprinkler System Information and Installer Certification with the fire sprinkler permit submittal." This is to ensure that the system was designed to the available water pressure as indicated above.
4. Note on plan: "For the purposes of the civil engineer's domestic water pipe sizing, utilize an available water pressure at the meter of thirty-five (35) psi. The design of the domestic water service(s) must not include a reduced pressure backflow device."

INFORMATION

Fire sprinklers are required to be installed in new manufactured homes and new multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations. However, the fire sprinkler system already installed or intended to be installed



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will not operate properly unless the water pressure available at the proposed installation site is adequate to satisfy the fire sprinkler system design.

Additionally, per the California Fire Code (CFC) and California Residential Code CRC), the fire code official has the authority to formulate policies they deem necessary based upon local conditions related to fire sprinkler systems in one- and two-family dwellings.

DEFINITIONS

Manufactured Home:

1. “Manufactured home,” for the purposes of this part, means a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on site, is three hundred twenty (320) or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. “Manufactured home” includes any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Sec. 5401, and following).
2. Notwithstanding any other provision of law, if a codified provision of state law uses the term “manufactured home,” and it clearly appears from the context that the term “manufactured home” should apply only to manufactured homes, as defined under subdivision (1), the codified provision shall apply only to those manufactured homes. If any codified provision of state law, by its context, requires that the term applies to manufactured homes or mobile homes without regard to the date of construction, the codified provision shall apply to both manufactured homes, as defined under subdivision (1), and mobile homes as defined under Section 18008.

Health & Safety Code (HSC) Section 18007

Multi Family Manufactured Home:



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1. “Multifamily manufactured home,” for the purposes of this part, means either of the following:
 - a. A structure transportable under permit in one or more sections, designed and equipped to contain no more than two dwelling units, a dormitory, or an efficiency unit, to be used either with a support system pursuant to Section 18613 or a foundation system pursuant to subdivision (a) of Section 18551.
 - b. A structure transportable under permit in one or more sections, designed to be used with a foundation system for three or more dwelling units, as defined by Section 18003.3.
2. Multifamily manufactured homes shall be constructed in compliance with applicable department regulations. The egress and fire separation requirements of Title 24 of the California Code of Regulations applicable to dormitories, hotels, apartment houses, and structures that contain two dwelling units shall also be applicable to all multifamily manufactured homes constructed for those purposes. The accessibility and adaptability requirements of Title 24 of the California Code of Regulations applicable to covered multifamily dwelling units shall also be applicable to multifamily manufactured homes containing three or more dwelling units.
3. Notwithstanding any other provision of law, all provisions of law that apply to manufactured homes shall apply equally to multifamily manufactured homes, except as provided in this section.
4. For purposes of this section:
 - a. “Dormitory” means a room or rooms inhabited for the purposes of temporary residence by two or more persons.
 - b. “Efficiency unit” has the same meaning as defined in Section 17958. 1.
 - c. “Multiunit manufactured housing” has the same meaning as “multifamily manufactured home,” as that term is defined in this section.

Health & Safety Code (HSC) Section 18008. 7



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New Manufactured Home – “New manufactured home,” is a manufactured home, coach which is not defined as a “used manufactured home,” under Section 18014, which is delivered for sale or lease in this state, and which has not been delivered to a first purchaser or lessor for purposes other than resale or reletting.

Health & Safety Code (HSC) Section 18009

Mobile home Park:

1. “Mobile home park” is any area or tract of land where two or more lots are rented or leased, held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes, mobile homes, or recreational vehicles used for human habitation. The rental paid for a manufactured home, a mobile home, or a recreational vehicle shall be deemed to include rental for the lot it occupies. This subdivision shall not be construed to authorize the rental of a mobile home park space for the accommodation of a recreational vehicle in violation of Section 798.22 of the Civil Code.
2. Notwithstanding subdivision (1), employee housing that has obtained a permit to operate pursuant to the Employee Housing Act (Part 1 (commencing with Section 17000)) and that both meets the criteria of Section 17021.6 and is comprised of two or more lots or units held out for lease or rent or provided as a term or condition of employment shall not be deemed a mobile home park for the purposes of the requirement to obtain an initial or annual permit to operate or pay any related fees required by this part.
3. Notwithstanding subdivision (1), an area or tract of land shall not be deemed a mobile home park if the structures on it consist of residential structures that are rented or leased, or held out for rent or lease, if those residential structures meet both of the following requirements:
 - a. The residential structures are manufactured homes constructed pursuant to the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C. Sec. 5401 et seq.) or mobile homes containing two or more dwelling units for human habitation.
 - b. Those manufactured homes or mobile homes have been approved by a city, county, or city and county pursuant to subdivision (e) of Section 17951 as an alternate which is at least the equivalent to the requirements prescribed in the



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California Building Standards Code or Part 1.5 (commencing with Section 17910) in performance, safety, and for the protection of life and health.

4. Notwithstanding subdivision (a), an area or tract of land shall not be deemed a mobile home park due to the rental or lease of an accessory dwelling unit created by use of a manufactured home, as defined in Section 65852.2 of the Government Code. Health & Safety Code (HSC) Section 18214.

CROSS REFERENCES

California Building Code (CBC), Current edition

California Fire Code (CFC), Current edition

Health & Safety Code (HSC), Current edition

Title 25 of the California Code of Regulations

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