

Electrical Safety Requirements for Manufactured Home Parks

(For the purpose of this bulletin, mobile home is synonymous with manufactured home)

The number of hazardous electrical installations found in manufactured home parks indicates that some park owners or managers may not be aware of the laws and rules regulating the licensing and inspection of electrical work or the requirements of the National Electrical Code.

Manufactured homes designed for 100-ampere or larger feeders are not permitted to be supplied from existing 50-ampere circuits or outlets. It is a violation of Federal regulations CFR 3820.801, CFR 3820.803(K), the Minnesota Manufactured Home Code Parts 1350.3400 and 1350.3800, and National Electrical Code Article 550.33 for the supply to such units. Manufactured homes are required to be supplied with a permanently installed feeder that shall have adequate capacity for the loads supplied and shall be rated at not less than 100-amperes. Feeders shall consist of four insulated and color-coded conductors, including a properly sized insulated equipment-grounding conductor.

When manufactured homes requiring 100-ampere or larger feeders are installed on existing lots, the wiring for that lot shall be brought up to the minimum standards. The service conductors, feeder conductors, service disconnect, and feeder disconnect shall have an ampere rating not less than that required by the manufactured home as evidenced by a label typically located near the feeder entrance point.

Misuse of extension cords is a frequent cause of electrical fires and accidents. Extension cords are permitted only for temporary use to supply power to portable appliances, and shall not be used for connection of heat tapes or auxiliary structures. Heat tapes shall be installed strictly in accordance with the manufacturer's installation instructions.

Wiring under a manufactured home is required to be installed in rigid metal conduit, intermediate metal conduit, or where the wiring closely follows the frame or structure, electrical metallic tubing or rigid nonmetallic conduit. The aboveground portion of underground circuits shall be enclosed in rigid metal or nonmetallic conduit.

Direct buried conductors shall be buried to a depth of at least 24 inches. Conductors installed in rigid nonmetallic conduit shall be buried to a depth of at least 18 inches. Conductors and raceways shall not be run exposed over the surface of the ground for temporary hookups.

Per MN Stat. 326B.33 Subd 14, all wiring in manufactured home parks shall be performed by properly licensed employees of licensed electrical contractors. Owners of manufactured homes, park owners, park employees, manufactured home dealers or installers, or other unlicensed persons are not permitted to install any electrical wiring for manufactured home feeders, auxiliary structures, air conditioners, or for any other purpose.

Per MN Stat. 326B.36 all new or replacement electrical wiring is required to be inspected. This includes connection of new or relocated manufactured homes to an existing permanent feeder. Unsafe conditions shall be promptly corrected.

To avoid accidents and potential liability, park managers should have unsafe conditions corrected when they are discovered, and should not knowingly permit occupants or owners of manufactured homes to do their own wiring.