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Residential park homes – Specification

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Foreword

Publishing information

This British Standard is published by BSI Standards Limited, under licence from The British Standards Institution, and came into effect on 30 September 2023. It was prepared by Technical Committee B/511, *Buildings mobile and temporary*. A list of organizations represented on this committee can be obtained on request to the committee manager.

Supersession

This British Standard supersedes [BS 3632:2015](#), which will be withdrawn on 30 September 2024.

Information about this document

When this British Standard was first published in 1963, the title *Specification for permanent residential caravans* was adopted to reflect the design and use of this type of caravan, the term by which it was then commonly known. Since then, the permanent residential caravan has undergone considerable development in terms of size, services, equipment and material.

When issued in 1981, this British Standard was titled *Specification for mobile homes*, “mobile home” being the term used in the United Kingdom following the Mobile Homes Act 1975 [1]. In 1981, the term “park home” was adopted by the caravan industry and was introduced into the 1981 revision of this standard. The term “residential park home” was adopted when this standard was revised in 1995.

The 2005 revision of this standard was developed to include criteria appropriate to more conventional forms of housing, and was aimed at ensuring the suitability of a residential park home as a permanent dwelling. The 2015 revision of the standard continued that approach and reflected the advances in material technologies and building techniques that had taken place since the 2005 revision. The revision also included a significant increase in the requirements to incorporate energy efficiency measures that were unavailable or unsuitable for inclusion in the 2005 edition. These measures helped to reduce the environmental footprint of residential park homes in the built environment.

The 2023 revision has gone further in considering wider technical direction affecting residential use as the UK prepares for a more sustainable future. In addition to improved thermal transmittances through the external envelope structure, moisture control has been enhanced to help mitigate the risk of interstitial condensation. This revision has also been reformatted to separate improved construction design guidance from habitation design which includes additional guidance for features which have become common.

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Where websites and webpages have been cited, they are provided for ease of reference and are correct at the time of publication. The location of a webpage or website, or its contents, cannot be guaranteed.

Presentational conventions

The provisions of this standard are presented in roman (i.e. upright) type. Its requirements are expressed in sentences in which the principal auxiliary verb is “shall”.

Commentary, explanation and general informative material is presented in smaller italic type, and does not constitute a normative element.

Where words have alternative spellings, the preferred spelling of the Shorter Oxford English Dictionary is used (e.g. “organization” rather than “organisation”).

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Compliance with a British Standard cannot confer immunity from legal obligations.

Attention is drawn to the following regulations:

- Furniture and Furnishing (Fire) (Safety) Regulations 1988, as amended [2]
- Gas Safety (Installation and use) Regulations 1998 [3]
- Gas Safety (Installation and Use) Regulations (Northern Ireland) 2004 [4]
- Water Supply (Water Fittings) Regulations 1999, as amended [5]
- Water Supply (Water Fittings) (Scotland) Byelaws 2014 [6]
- Water Supply (Water Fittings) Regulations (Northern Ireland) 2009 [7]
- Caravan Sites and Control of Development Act 1960, as amended [8]
- Caravan Sites Act 1968, as amended [9]
- General Product Safety Regulations 2005 [10]
- Manual Handling Operations Regulations 1992, as amended [11]

1 Scope

This British Standard specifies requirements for the manufacture of ex-works residential park homes for use as a permanent place of residence. It also specifies the tests and acceptance criteria to verify conformity to the requirements.

2 Normative references

The following documents are referred to in the text in such a way that some or all of their content constitutes provisions of this document.¹⁾ For dated references, only the edition cited applies. For undated references, the latest edition of the referenced document (including any amendments) applies.

Standards publications

[BS 476-3](#), *Fire tests on building materials and structures – Part 3: Classification and method of test for external fire exposure to roofs*

[BS 476-7](#), *Fire tests on building materials and structures – Part 7: Method for classification of the surface spread of flame of products*

[BS 715](#), *Specification for metal flue boxes for gas-fired appliances not exceeding 20 kW*

[BS 1188](#), *Specification for ceramic wash basins and pedestals*

[BS 5410-1](#), *Code of practice for oil firing – Part 1: Installations up to 45 kW output capacity for space heating and hot water supply purposes*

[BS 5440-1](#), *Flueing and ventilation for gas appliances of rated input not exceeding 70 kW net (1st, 2nd and 3rd family gases) – Part 1: Specification for installation of gas appliances to chimneys and for maintenance of chimneys*

[BS 5446-2](#), *Fire detection and fire alarm devices for dwellings – Specification for heat alarms*

[BS 5608](#), *Specification for preformed rigid polyurethane (PUR) and polyisocyanurate (PIR) foams for thermal insulation of pipework and equipment*

[BS 5839-6](#), *Fire detection and fire alarm systems for buildings – Part 6: Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic buildings*

[BS 6172](#), *Specification for installation, servicing and maintenance of domestic gas cooking appliances (2nd and 3rd family gases) – Specification*

[BS 6262-4](#), *Glazing for buildings – Part 4: Code of practice for safety related to human impact*

[BS 6702-2](#), *Services for leisure accommodation vehicles and transportable accommodation units – Part 2: Code of practice for the installation of solid fuel fired heating in park homes and transportable accommodation units*

[BS 6991](#), *Installation of low pressure gas pipework of up to 35 mm (R11/4) in domestic premises (2nd family gas) – Specification*

[BS 7671](#), *Requirements for electrical installations – IET Wiring Regulations*

[BS 8303](#), *Installation of domestic heating and cooking appliances burning wood and solid mineral fuels – Specification*

[BS 8417](#), *Preservation of wood – Code of practice*

¹⁾ Documents that are referred to solely in an informative manner are listed in the Bibliography.