

7. All piers must be removed from under the home;
8. The bottom board must be secured for movement;
9. The unit must be secured to protect the inside of the home from moisture and wind damage.

Source: *Miss. Code Ann.* § 75-49-1, *et seq.*; § 75-49-11 (Supp. 2015).

Rule 5.05: Installation Standards For New Factory-Built Homes

The Mississippi Factory-Built Home Installation Inspection Program (“Installation Program”) is established to set forth the requirements by which manufacturers, retailers, developers, installer/transporters, and installation inspectors will be held accountable for assuring the appropriate installation of new Factory-Built homes within the State of Mississippi meet the intent of the manufacturer’s installation requirements. The Mississippi Factory-Built Home Installation Program Standards (“Installation Standards”) are the standards and requirements as set forth by the Federal Manufactured Housing Construction and Safety Standards Act of 1974, as amended (42 USCS 5401 *et seq.*) and as amended by the Manufactured Housing Improvement Act of 2000, and as same may be revised and amended.

Source: *Miss. Code Ann.* § 75-49-1, *et seq.*; § 75-49-11 (Supp. 2015).

Rule 5.06: Installation Standards For Used Factory-Built Homes

The Mississippi Factory-Built Home Installation Inspection Program (“Installation Program”) is established and sets forth the requirements by which manufacturers, retailers, developers, installer/transporters, and installation inspectors will be held accountable for assuring the appropriate installation of used Factory-Built homes within the State of Mississippi.

Source: *Miss. Code Ann.* § 75-49-1, *et seq.*; § 75-49-11 (Supp. 2015).

Rule 5.06.1: Site Preparation

Rule 5.06.1-1: Planning

Before attempting to move a home, the installer/transporter shall ensure that the transportation equipment and home can be routed to the installation site. Special transportation permits that may be required from federal, state, county, or city officials shall be the responsibility of the installer/transporter.

Source: *Miss. Code Ann.* §§ 75-49-1, *et seq.*; 75-49-11 (Supp. 2015).

Rule 5.06.1-2: Soil Conditions

To help prevent settling or sagging, the foundation must be constructed on firm, undisturbed soil or fill compacted to at least 90 percent of its maximum relative density. Loose sands, gravel or other materials having an allowable soil bearing pressure less than 2000 pounds per square foot (psf) are not to be used as the fill material. All organic material such as grass, roots, twigs, and wood scraps must be removed in areas where footings are to be placed.

Source: *Miss. Code Ann.* §§ 75-49-1, et seq.; 75-49-11 (Supp. 2015).

Rule 5.06.1-3: Site Grading and Drainage

A. The Factory-Built home shall be placed on a properly prepared site. After removal of all organic material, the home site must be graded or otherwise prepared to ensure adequate drainage. Site drainage will be a shared responsibility of the retailer, developer and installer/transporter of Factory-Built homes sold by the retailer except when the site is located in a mobile home park, as contemplated by Mississippi Code Ann., Section 75-49-5, and applicable HUD Regulations. Each site where a home is to be installed shall have a properly crowned and finished grade that will provide for drainage of all water around and away from the home site (see Figure 1).

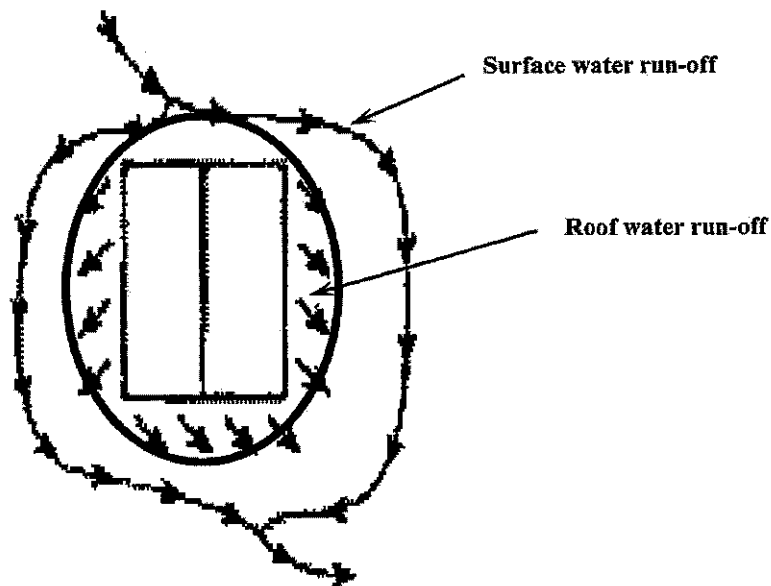


Figure 1. Water drainage must be diverted around and away from the home.

B. The site shall be properly crowned and sloped so that water will not stand under the home or run under the home (see Figure 2).

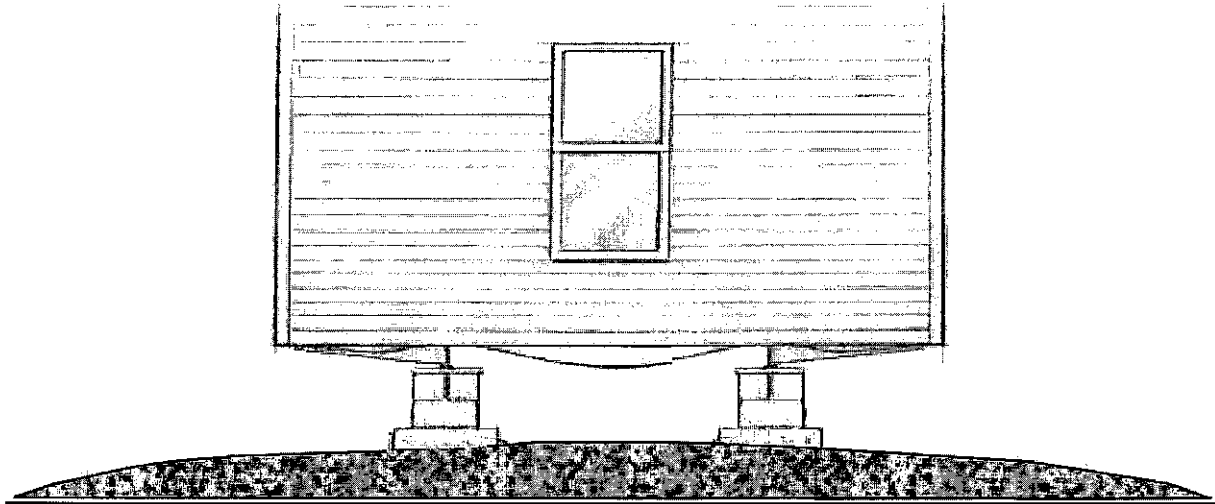


Figure 2. The appearance of a properly crowned soil under the home.

Source: *Miss. Code Ann.* §§ 75-49-1, et seq.; 75-49-11 (Supp. 2015).

Rule 5.06.1-4: Raised Soil Pad

If the installation site is flat or is in a low area, the soil must be brought to the site to create the proper grading under the home. The fill material for the pad of soil must be placed on each home installation site such that the dimensions of the pad will extend a minimum distance of 10 ft beyond each side of the home. The soil pad fill material must be compacted to 90 percent of maximum relative density to provide the proper load bearing capacity for the support pier footings. Loose sands, gravel or other non-compactable materials are not to be used as the fill material for the pad. The soil under the home shall be compacted and adequately crowned and sloped from the centerline of the home and provide a minimum slope of $\frac{1}{2}$ inch per foot out and a minimum distance of 10 ft away from each side of the home (see Figure 3), except where property lines, walls, slopes or other physical conditions prohibit maintaining the minimum distance from the sides of the home. All depressions in the soil pad resulting from the use of the transportation equipment moving the home onto the installation site shall be properly filled and graded by the installer/transporter before departing the installation site.

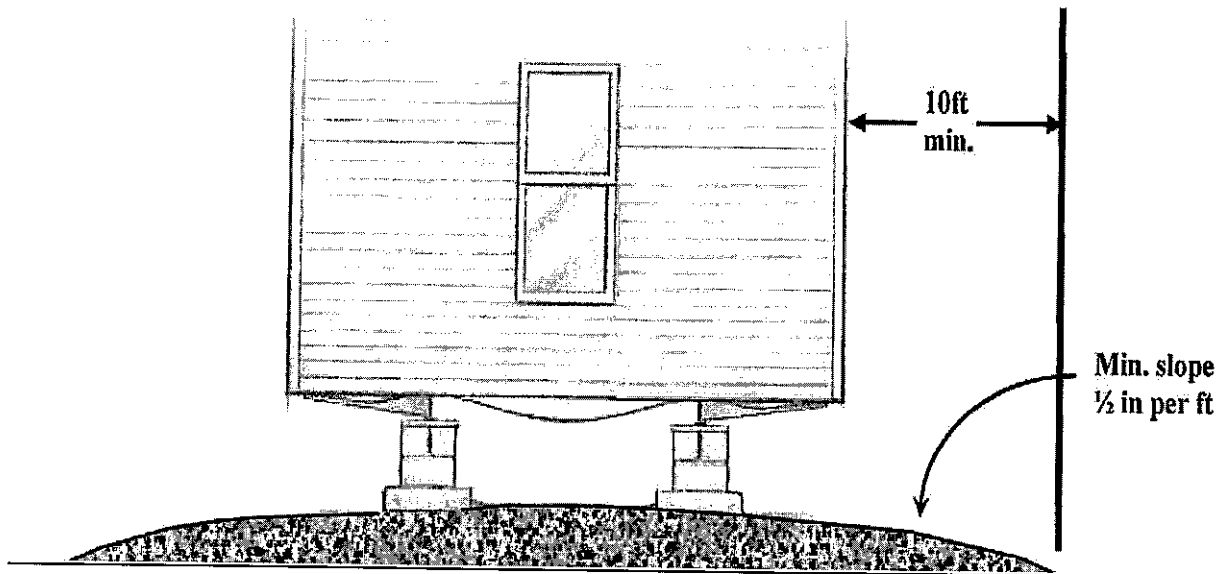


Figure 3. Slope of pad and distance of slope beyond edges of home.

Source: *Miss. Code Ann.* §§ 75-49-1, et seq.; 75-49-11 (Supp. 2015).

Rule 5.06.1-5: Determination of Proper Site Preparation

A. Before installing the Factory-Built home, the installer/transporter has the responsibility to determine that the site preparation meets the requirements set forth in either the manufacturer’s installation manual for all new Factory-Built homes or as set forth in this Regulation for all secondary sitings of used Factory-Built homes. If the LAHJ has more stringent regulations for homes installed in local mobile home parks, those regulations shall take precedence.

B. If the retailer or developer sells the Factory-Built home and retains the installer/transporter, the responsibility to ensure that site preparation is done properly shall be a shared responsibility of both the retailer, the developer, and the installer/transporter.

Source: *Miss. Code Ann.* §§ 75-49-1, et seq.; 75-49-11 (Supp. 2015).

Rule 5.06.1-6: Written Contract on Site Preparation

A written contractual agreement between the homeowner, the retailer, the developer and/or installer/transporter may be used to determine which party is to perform the site preparation. The installation of Factory-Built homes shall not be performed on improperly prepared home sites.

Source: *Miss. Code Ann.* §§ 75-49-1, et seq.; 75-49-11 (Supp. 2015).

Rule 5.06.1-7: Site Preparation by Homeowner

In the event that site preparation work is requested to be done by the homeowner, the retailer, developer or the installer/transporter, may agree to this, but, the agreement must be made in writing. However, the existence of said contractual agreement shall not relieve the installer/transporter of the responsibility of determining that the site for the home has been properly prepared. Before the installer/transporter may begin the installation of the Factory-Built home, the installer/transporter shall determine that the site preparation meets the requirements set forth in either the manufacturer's installation manual for all new Factory-Built homes or as set forth in this Regulation for all used Factory-Built homes. If there is conflict between the retailer, developer, installer/transporter and the homeowner regarding the site preparation, the State Fire Marshal's Office may be required to mediate.

Source: *Miss. Code Ann.* §§ 75-49-1, et seq.; 75-49-11 (Supp. 2015).

Rule 5.06.1-8: Removal of Organic Material

All organic material, such as grass, roots, twigs, and wood scraps, shall be removed from beneath the site where the home will be placed and will include where the footings and the piers of the home are to be installed. The purpose of this is to minimize settling and reduce the potential for any insect damage.

Source: *Miss. Code Ann.* §§ 75-49-1, et seq.; 75-49-11 (Supp. 2015).

Rule 5.06.1-9: Clearance Under the Home

The site should be properly graded such that a minimum clearance of 12 inches shall be maintained beneath the lowest member of the main frame (I beam or channel beam) and the soil under the home. No more than 25 % of the underside of the main frames of the home shall be at the minimum clearance of 12 inches above the existing grade.

Source: *Miss. Code Ann.* §§ 75-49-1, et seq.; 75-49-11 (Supp. 2015).

Rule 5.06.1-10: Sloped Site Installation

Where the site slopes toward the foundation (piers) of the home, it is important to provide wide, shallow, drainage swales on the uphill side of the home for diversion of water around and away from the underside of the home.

Source: *Miss. Code Ann.* §§ 75-49-1, et seq.; 75-49-11 (Supp. 2015).

Rule 5.06.1-11: Ventilation of Under-floor Areas and Moisture Barrier Recommendation

- A. For all used Factory-Built homes, if the space under the home is to be enclosed with skirting or other materials, the skirting shall be vented, and it is recommended that a 6 mil polyethylene sheeting or equivalent be placed on the ground area in the crawlspace below the home. When installed, the moisture barrier should cover the entire area under the home and overlap at least 12 inches at all joints. All decayable material, such as grass, roots, twigs, and wood scraps shall be removed from beneath the home.
- B. A minimum of four ventilation openings totaling no less than 4 square feet of net free vent area must be provided. One shall be placed at or near each corner as high as practicable. If manufacturer's installation instructions are available and require more vents, the manufacturer's instructions shall apply.
- C. Vent openings shall provide cross ventilation on at least two opposite sides. The openings shall be covered with corrosion resistant mesh or as part of the vinyl skirting material.
- D. Moisture producing devices, such as dryers, shall be vented to the atmosphere in such a manner to insure that moisture laden air is carried beyond the perimeter of the home.
- E. Ventilation and moisture barrier requirements for all new Factory-Built homes shall be provided according to the manufacturer's installation manual.

Source: *Miss. Code Ann.* §§ 75-49-1, et seq.; 75-49-11 (Supp. 2015).

Rule 5.06.2: Fire Separation

Separation from adjacent structures and lot lines is based on the fire resistance rating of the home pursuant to **NFPA 501A Standard for Fire Safety Criteria for Factory-Built Home Installations, Sites and Communities**, Section 4 2.1, entitled "Fire Safety Separation Requirements," Sub section 4.2.1.1 as follows:

Any portion of a Factory-Built home, excluding the tongue, shall not be located closer than 10 ft. side to side, 8 ft. end to side, or 6 ft. end to end horizontally from any other Factory-Built home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a one hour fire rating or the structures are separated by a one hour fire rated barrier." Most Factory-Built homes may be classified as "non-rated" construction. However, manufacturers may, in some instances, construct one hour rated walls. Information regarding the fire rating of the unit may be obtained from the manufacturer or third party inspection agency identified on the data plate.

Source: *Miss. Code Ann.* §§ 75-49-1, et seq.; 75-49-11 (Supp. 2015).