

STATE FIRE MARSHAL'S OFFICE



MANUFACTURED HOUSING DIVISION

BLOCKING, ANCHORING AND TIE DOWNS

BULLETIN 93-4

MISSISSIPPI

GEORGE DALE

Commissioner of Insurance
State Fire Marshal



State Fire Marshal's Office
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1415 Woolfolk Building (39201)
P. O. Box 22542 (39225)
Jackson, Mississippi
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This bulletin has been compiled by the State Fire Marshal's Office in an effort to clarify some of the rules & regulations, regarding the proper set-up of a manufactured home, that are continually misconstrued.

The Manufactured Housing Division of The State Fire Marshal's Office stands ready to assist all citizens of Mississippi with any problems relating to a manufactured home.

If you have any questions or need the assistance of the Manufactured Housing Division, please contact Deputy Fire Marshal's: Michael R. Acey, Supervisor; Lee Fryery or Willie Odom, Field Inspectors.

Our office hours are:

Monday - Friday 8:00 a.m. until 5:00 p.m.

Telephone Number (601) 359-1061

Fax Number (601) 359-1370

Sincerely,

A handwritten signature in cursive script that reads "Millard D. Mackey".

Millard D. Mackey
State Chief Deputy Fire Marshal

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REVISED 1993

STATE OF MISSISSIPPI
DEPARTMENT OF INSURANCE
MANUFACTURED HOUSING DIVISION
STATE FIRE MARSHAL'S OFFICE

RULES & REGULATIONS
FOR DEALERS, INSTALLERS/TRANSPORTERS
REGARDING PROPER ANCHORING
AND BLOCKING OF
ALL FACTORY-BUILT HOMES

I. PURPOSE

- A. Minimum standards for blocking, anchoring and tie-downs for manufactured homes, or mobile homes, when delivered to a home site location in the State of Mississippi where they are intended to be used for human habitation shall be installed in accordance with all Rules and Regulations so as to prevent loss of life and property from wind storms and related hazards. A period of thirty (30) days from the date of delivery is allowed for blocking and anchoring of the home.
- B. New manufactured homes with provisions for installation of anchor systems, including instructions, in accordance with Federal Manufactured Home Construction and Safety Standards, Section 3280.306 shall be installed in accordance with the manufacturer's instructions.
- C. Used manufactured homes, or mobile homes not provided with such installation instructions, or manufactured homes, or mobile homes not provided with instructions for the zone (hurricane or non-hurricane) in which they are being installed shall comply with the following specifications:

II. MINIMUM STANDARDS FOR BLOCKING, ANCHORS AND TIE-DOWNS

A. Minimum Blocking Standards

- 1. Pier foundations shall be installed directly under the main frame (or chassis) of the mobile home. The piers shall not be further apart than ten (10) feet on centers on the main frame, front or back, and shall not extend further than five (5) feet beyond the center line of the end of the piers.
- 2. All grass and organic material shall be removed and the pier foundation placed on stable soil. The pier foundation shall be a 16" X 16" X 4" solid concrete pad, precast or poured in place or equivalent.

3. When concrete piers are used, they must be constructed of regular 8" X 8" X 16" concrete blocks, open cells, solid or equivalent (with open cells vertical) capped with a 2" or 4" thick solid 8" X 16" concrete block or both, with either a 2" X 8" X 16" or a 1" X 8" X 16" pressure treated wood plate or a combination of the above placed on top of the pier with shims fitted and driven tightly between the wood plate and the main frame. Shims shall not occupy more than one (1) inch of vertical space. Single tiered block piers shall be installed perpendicular to the main I-Beam. Steel piers or other pier devices when approved by the Commissioner may be used in lieu of concrete. (Combination of blocks and steel piers prohibited.)
4. All piers over forty (40) inches in height shall be double tiered with blocks interlocked and capped with a 4" X 16" X 16" solid concrete block or equivalent. A 2" X 8" X 16" pressure treated wood plate or equivalent shall be placed on top of the pier with shims fitted and driven tight between the wood plate and the main frame.

B. Minimum Anchoring Standards

1. Ground anchors shall be aligned close to the end of the piers, but not in exact center that will interfere with frame ties.
2. Auger-type anchors shall be at least 4' in length, have a minimum diameter of six (6) inches (arrowheads 8") and be sunk their full depth. Steel rods shall be at least 5/8" diameter, have a forged or welded eye at top, or have a yoke-type fastening and tensioning device or a threaded connector and tensioning device. Anchors shall be capable of withstanding 4,750 pounds of pull (in a vertical or diagonal direction) without failure.
3. Anchors to reinforced concrete slabs must be strength comparable to that presented above.
4. Other anchors which are capable of withstanding 4,750 pounds of pull without failure may be approved by the Manufactured Home Division of the State Fire Marshal's Office as equivalent to above specifications.

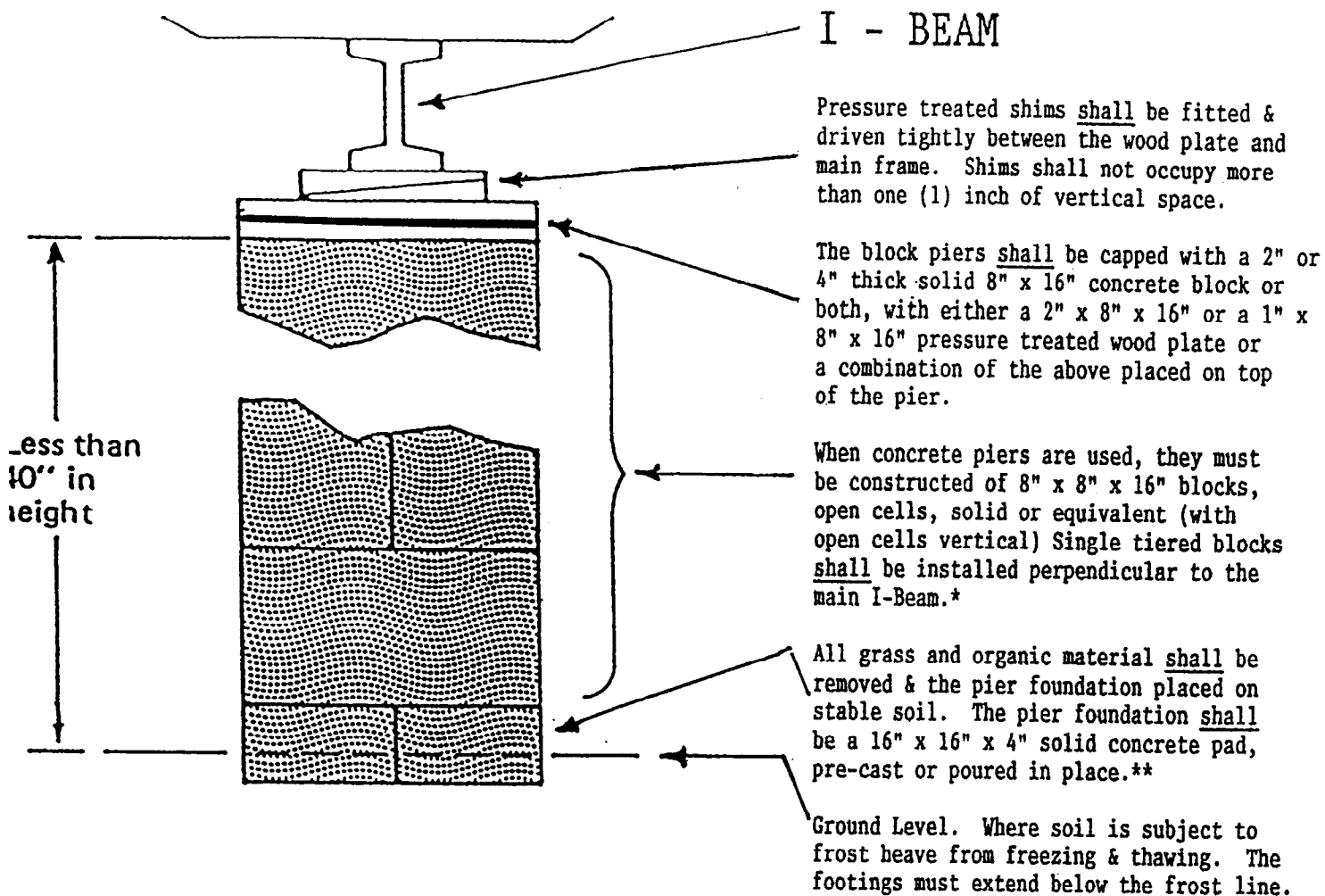
C. Tie-Downs

1. All factory-built homes shall have tie-downs with provisions for distributing the load of these tie-downs and provisions for the attachment to the ground anchors so as to resist wind overturning and sliding as imposed by the respective design loads of this part.

2. Each tie-down shall be designed to resist an allowable working load equal to or exceeding 3,150 pounds and shall be capable of withstanding a 50 percent overload without failure.
3. Unless the tie-down system is designed by a Registered Professional Engineer or Architect, tie-downs shall be placed as follows:
 - a. Hurricane Zones -- Not more than 12 feet on centers beginning from the ground wall (first stud and/or first cross member). Not more than 6 feet open-end spacing shall be provided at the rear wall of the factory-built home unless additional tie-downs are installed.
 - b. Non-Hurricane Zones -- Not more than 24 feet on centers beginning from the front wall (first stud and/or first cross member). Not more than 6 feet open-end spacing shall be provided at the rear wall of the factory-built home unless additional tie-downs are installed.
4. Provisions for diagonal ties between ground anchors and the mobile home shall be made in conjunction with each vertical tie-down.
5. Designated Hurricane Zone Counties are Hancock, Harrison, Jackson, George, Stone, Pearl River, Greene, Perry, Forrest, Lamar, Marion, Walthall, Pike, Amite, and Wilkinson.
6. Minimum specifications for tie-down materials shall be: 1 1/4" X .035 cold rolled, heat treated, hot dipped galvanized steel strapping. Said strapping shall be manufactured to conform to Federal Specifications 00-S-781F, Type 1, Class B, Grade 1. Breaking strength must be a minimum of 4,750 pounds. Hot dipped, zinc coating shall be a minimum of 0.30 ounces per square foot of surface. Any materials (including cable) other than those specified above must be equal to or exceed said federal specifications as regards to strength and weather resistance.
7. The support and anchoring systems of all mobile homes that bear the HUD label shall be designed by a Registered Professional Engineer or Architect and meet the requirements of part 280.306 of the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended (42 U.S.C.S. 5401, et seq.). The manufacturer shall provide complete tie-down instructions with each mobile home.

8. From and after July 1, 1992, no dealer, transporter or installer shall deliver or cause to be delivered any factory-built home to any person at any site where such home is to be used for human habitation without anchoring and blocking such home in accordance with rules, regulations and procedures promulgated by the Commissioner pursuant to section 75-49-5; provided, however, that a period of thirty (30) days from date of delivery shall be allowed for the anchoring and blocking of such homes.

MINIMUM BLOCKING STANDARDS



Pier foundations shall be installed directly under the main frame (or chassis) of the mobile home. The piers shall not be further apart than ten (10) feet on centers on the main frame, front or back, and shall not extend further than five (5) feet beyond the center line of the end of the piers.

All piers over forty (40) inches in height shall be double tiered with blocks interlocked and capped with a 4" x 16" x 16" solid concrete block or equivalent.

A 2" x 8" x 16" pressure treated wood plate or equivalent shall be placed on top of the pier with shims fitted and driven tight between the wood plate and the main frame.

* Steel piers or other pier devices, when approved by the Commissioner, may be used in lieu of Concrete. (Combination of blocks and steel piers prohibited).

** An impervious ground cover such as a sheet of plastic (4 mil or thicker) should be placed under the house to reduce opportunity for condensation.

SUSPENSION PROCEDURES

I. NOTICE OF RENEWAL

- A. Mail On April 15th To Last Known Address (Certified)
- B. Second & Final Notice Mailed On June 1st

II. FAILURE TO RENEW ON OR BEFORE JUNE 30TH

- A. Automatic Suspension
- B. Suspension Letter (Certified) July 1st

III. RENEWAL OF SUSPENDED LICENSE

- A. Schedule Hearing Before Commissioner or his designee
- B. If Good Cause Shown: Licensee Must Pay Double The Renewal Fee For Said Delinquency

IV. LICENSEE OPERATING UNDER SUSPENDED LICENSE

- A. Shall Be Deemed A Violation Of 75-49-9 (1) MS Law
- B. An affidavit will be filed in the appropriate court, county having jurisdiction
 - 1. Civil penalties upon conviction are as follows: not more than one thousand dollars (\$1,000) for each such violation, ...except that the maximum civil penalty may not exceed one million dollars (\$1,000,000) for any related series of violations occurring within one (1) year from date of the first violations.
 - 2. Criminal penalties upon conviction is guilty of a misdemeanor and shall be fined not more than one thousand dollars (\$1,000) or imprisoned not more than one (1) year, or both.

OPERATING WITHOUT A LICENSE

THE FOLLOWING PROCEDURES WILL BE CARRIED OUT WHEN A COMPANY/
INDIVIDUAL IS FOUND TO BE OPERATING WITHOUT AN APPROPRIATE LICENSE
(NEVER HAVING BEEN ISSUED ONE) IN THE STATE OF MISSISSIPPI.

- I. CERTIFIED LETTER
 - A. Addressing Violation
 - B. Copy Of Law Requiring License
- II. PERSONAL CONTACT
 - A. Visit Lot/Office Location
 - B. Or Phone Call (Written Documentation)
 - C. At Least One (1) Attempt At A And Two (2) Attempts At B
- III. CERTIFIED LETTER
 - A. Notice Of Hearing Date, Time And Location
- IV. COURT PROCEEDINGS
 - A. An affidavit will be filed in the appropriate court, county having jurisdiction
 1. Civil penalties upon conviction are as follows: not more than one thousand dollars (\$1,000) for each such violation, ...except that the maximum civil penalty may not exceed one million dollars (\$1,000,000) for any related series of violations occurring within one (1) year from date of the first violations.
 2. Criminal penalties upon conviction is guilty of a misdemeanor and shall be fined not more than one thousand dollars (\$1,000) or imprisoned not more than one (1) year, or both.

INSTALLATION VIOLATION(S)

I. NOTICE OF VIOLATION(S)

- A. Mail certified letter to person(s) responsible listing violation(s)
 - 1. Dealer responsible on all new housing installations
 - 2. Independent contractor on all secondary installations
- B. Person(s) Responsible For Installation Shall:
 - 1. Any infractions which would cause the home to be unsafe for human habitation shall be corrected immediately upon receipt of notification
 - 2. Have (5) five working days to respond, upon receipt of letter, as to their intended action relating to the violation(s) in writing to the State Fire Marshal
 - 3. Violation(s) relating to improper anchoring and/or tie-down regulations shall be corrected within (twenty) 20 working days of notification letter
 - 4. Any other violations shall be corrected within thirty (30) working days of notification.
- C. Failure To Respond To Notice
 - 1. No Response From Responsible Party
 - a. Automatic license suspension
 - b. To renew suspended license, a schedule hearing will be held before the Commissioner or his designee

D. Failure To Correct Violation(s)

1. Automatic suspension of license
2. An affidavit will be filed in the appropriate court, county having jurisdiction
 - A. Civil penalties upon conviction are as follows: not more than one thousand dollars (\$1,000) for each such violation, ...except that the maximum civil penalty may not exceed one million dollars (\$1,000,000) for any related series of violations occurring within one (1) year from date of the first violations.
 - B. Criminal penalties upon conviction is guilty of a misdemeanor and shall be fined not more than one thousand dollars (\$1,000) or imprisoned not more than one (1) year, or both.

E. Corrected Violation(s)

1. Notify State Fire Marshal, in writing
2. Set inspection date with State Fire Marshal
3. File closed by State Fire Marshal

INSTALLER/TRANSPORTER

ADDRESS

STATE FIRE MARSHAL'S OFFICE
MANUFACTURED HOUSING DIVISION
MONTHLY INDEPENDENT CONTRACTOR
INSTALLER/TRANSPORTER REPORT

STATE FIRE MARSHAL LICENSE NO.

PUBLIC SERVICE CERTIFICATE #,
STATE TAX # OR SOCIAL SECURITY #

MONTH YEAR

TELEPHONE NO. TAX NO.

DATES TRANSPORTED	DATE(S) INSTALLED	MANUFACTURER & YEAR/MODEL	HUD # OR SERIAL #	MAILING ADDRESS & ST./RD NAME IF ROUTE	NAME OF OWNER & PHONE NUMBER

THIS FORM SHALL BE SUBMITTED BY THE FIRST OF EVERY MONTH

MAIL TO: State Fire Marshal's Office

Manufactured Housing Division
Post Office Box 22542

Washington DC 20002-0542

The form on page (10) ten shall be filled out on all transports and installations done by a company and forwarded to the State Fire Marshal's Office prior to the 1st of every month.

The address is:

State Fire Marshal's Office
Manufactured Housing Division
Post Office Box 22542
Jackson, MS 39205

This form is to be used by all dealers and independent contractors who transport or install a manufactured home in the State of Mississippi.

NOTE: This form does not replace the Dealer's Monthly Sales Report. However, this report may be submitted along with the Dealer's Monthly Sales Report.

MONTHLY DEALER SALES REPORT FORM
(See Next Page)

DEALER _____ LIC. # _____
 ADDRESS _____
 MONTH _____ YEAR _____ TELEPHONE NO. _____

STATE FIRE MARSHAL'S OFFICE
 MANUFACTURED HOUSING DIVISION
 MONTHLY DEALER SALES REPORT

DATE SOLD	MANUFACTURER	YEAR MODEL	HUD NO. OR SERIAL NO.	TO WHOM SOLD	PHONE NUMBER	ADDRESS MAILING AND PHYSICAL

SIGNED _____

THIS FORM IS TO BE SUBMITTED THE 1ST DAY OF EACH MONTH TO:
 STATE FIRE MARSHAL'S OFFICE
 Post Office Box 22542
 Jackson, MS 39225-2542

DEFINITIONS

- (A) "Manufactured Home" - means a structure, transportable in one or more sections, which in the traveling mode is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein.
- (B) "Manufacturer" - means any person engaged in manufacturing or assembling manufactured homes, including any person engaged in importing manufactured homes for resale.
- (C) "Dealer" - means any person engaged in the retail sale of new or used manufactured or relocatable homes to the general public.
- (D) "Independent Contractor Installer Or Transporter" - means any person who is engaged for hire in the movement or transportation, or both, or the installation, blocking, anchoring and tie-down of a factory-built home.

An "Independent Contractor Installer Or Transporter" shall not include persons who do not hold themselves out for hire to the general public for the purposes described in this definition.

FREQUENTLY ASKED QUESTIONS

1. Who is responsible for the proper installation of a NEW manufactured home?

The dealer, even if he hires an independent contractor, has thirty (30) days from date of delivery to ensure proper installation is completed.

2. Does my license as a dealer allow me to sale a "Park Model" factory-built homes?

NO! Only HUD approved "Manufactured Homes" with a HUD Label or "Mobile Homes manufactured before June 15, 1976", may be sold by dealer's in the State of Mississippi.

3. As a Licensed Dealer may I hire my transportation and installation equipment out to the general public for use?

NO! You must first obtain a separate license for a independent contractor installer/transporter. The ONLY homes as a licensed dealer, you can move & install are those homes which you sell to an individual (first move only). You, as a licensed dealer cannot make any secondary moves unless you have a independent contractor's installer or transporter's license. EFFECTIVE JULY 1, 1993 by Senate Bill 2296, amending Section 75-49-5 of the MS Code Annotated, 1972.

4. Can hard wood be used in place of pressure treated wood on installations?

NO!

5. If a manufactured home is damaged during transport to a dealer, can the manufacture or dealer take corrective action?

NO! Not without prior approval of the State Fire Marshal's Office.

6. If a manufactured home is damaged during transport to a site, can the dealer or manufacturer take corrective action?

NO! Not without prior approval of the State Fire Marshal's Office.