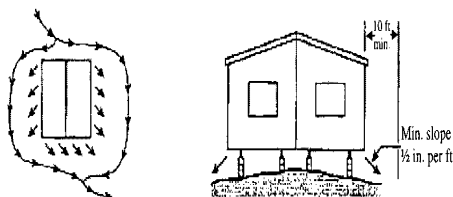


In 2008, House Bill 1435 was passed providing the State Fire Marshal's Office with the ability to implement an inspection program of all manufactured homes. It states that, all manufactured or mobile homes, installed after July 1, 2009, are subject to inspection by the State Fire Marshal's Office prior to occupancy by the homeowner. These inspections are performed to verify that the home meets the minimum installation standards as set forth in Regulation MH-5.

In addition to the inspection service, the State Fire Marshal's Office conducts annual training classes on the Federal and State Regulations governing the installations of new and used manufactured homes. All manufacturers, retailers/developers, and installers/transporters of manufactured homes in Mississippi are required by law to have this training for certification and to obtain licensing to operate in the State.

The standard procedures of the State Fire Marshal's Office Manufactured Home Inspection Program include but are not limited to the following:

*Prior to the placement of the manufactured home on the property location, each site is required to have a finished grade that will provide for drainage of water away from the home and to prevent any water build-up under the structure.



*It is ultimately the responsibility of the retailer/developer and/or installer/transporter to ensure that the site preparation has been properly completed and is in compliance with State Regulation.

*Proof of the Wind Zone classification is required for any manufactured home installed in the lower 6 counties of Mississippi (Hancock, Harrison, Jackson, Pearl River, Stone and George).

*The licensed retailer/developer is required to submit a Property Locator/Certificate of Inspection Form to inform the State Fire Marshal's Office, within 72 hours of the completion of the home installation. These forms state that the manufactured home has been installed at a given location and is ready for inspection.

*Within 72 hours of the completion of the home installation, the licensed installer/transporter must submit to the State Fire Marshal's Office a Property Locator/Certificate of Inspection Form. These forms state that the manufactured home has been installed in accordance with the manufacturer's specifications, if a new home, or, if a used home, that said home is in compliance with Regulation MH-5 and is ready for inspection.

*Upon receipt of all the necessary forms described above, an invoice for the inspection fee (\$160.00) is then sent to the installer/transporter. At this point the State Fire Marshal's Office will schedule an inspection to be completed within three to five business days.

*During the inspection process, the site is evaluated to determine if the home has been properly installed.

*Once the manufactured home has successfully passed the inspection, a color coded sticker will be placed on the home adjacent to the permanently installed HUD identification plate.



* Following the acceptance of the manufactured home installation, the local energy provider will then be contacted by the State Fire Marshal's Office for the electrical power connection to the home to be completed. In some jurisdictions, the State Fire Marshal's Office works with the local building official who ultimately has the authority to withhold electrical power connection until the home passes the inspection.

*If the home installation fails the inspection, the State Fire Marshal's Office will submit an Affidavit letter to the installer/transporter identifying the problem areas. Once the cited problems have been repaired, a signed and notarized Affidavit shall then be forwarded by the recipient to the State Fire Marshal's Office. The notarized Affidavit signifies that repair or replacement of the cited problem areas were

completed in accordance with the Rules and Regulations for the Uniform Standards Code for Factory-Built Homes Law Section 75-49-1.

Some of the most common deficiencies that have been known to fail the inspection of the manufactured home are as follows:

- *Improper or no site preparation for placement of the home.
- *Improper support pier construction.
- *Improper support pier spacing and location.
- *Improper tie-down strap installation and/or tightness.
- *Improper type of anchors as per Regulation MH-5 or missing soil test probe results to verify a match with the proper soil class anchor.
- *Transit damage to the home that had not been properly repaired.
- *Improper installation as per the Wind Zone Classification of the home.
- *Improper installation of the pan foundation systems.

This is a relatively brief summary of the State Fire Marshal's Office Inspection Program for Manufactured Homes. It is hoped that the information presented above will inform the reader about the inspection program, help to improve the quality of the manufactured home installations, expedite the inspection process and provide the owner with a sense of confidence that their health, welfare and safety has been protected. For further information, please contact

the State Fire Marshal's Office at 601-359-1061 or visit the State Fire Marshal page of the Mississippi Insurance Department (MID) website at www.mid.ms.gov.

Frequently Asked Questions:

Who should I to contact to move my manufactured home?

Where can I find the Wind Zone classification of my home?

Do I have a choice in the type of anchoring or foundation systems installed on my home?

Why must site preparation be done at the location of my manufactured home?

Can I do my own site preparation?

If I do the site preparation and install my own home, will an inspection still be required?

If my home fails the installation inspection, what is the allowable time period for the corrections to be completed?

If my home continues to have problems that are not repaired by the manufacturer or the retailer, what are my options?

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State Fire Marshal's Office Inspection Program for Manufactured Homes

The Mississippi Manufactured Housing Association estimates that 17 percent of our state's residents (using 2010 Census figures) live in a manufactured home. Few Mississippians realize that the State Fire Marshal's Office, a division of the Mississippi Insurance Department, oversees this rapidly growing segment of the housing marketplace.



Regulatory oversight of the manufactured housing industry was first assigned to the State Fire Marshal's Office in 1970 with the passage of the Factory-Built Homes Law. Then in 1974, the Federal Factory-Built Homes Construction Safety Standards Act was passed. Mississippi, in turn, adopted this legislation two years later as the standards for construction of manufactured homes.