

Mississippi Home Corporation's

SITE DELIVERED HOUSING COMPONENT REQUIREMENTS

1. The housing component must be manufactured in a facility that provides quality control approved, (i.e.: BCOA and/or ICBO), third party inspection and structural evaluation in accordance with the minimum requirements of the U. S. Department of Housing and Urban Development (HUD), the respective State in which the housing component is manufactured and the State of Mississippi. The housing component must be placed on site in accordance with the respective requirements of HUD, VA, Fannie Mae, Freddie Mac and the building code requirements of the local authorities.
2. The housing component site must front a paved street, constructed so as to be acceptable to the local governmental authorities for subsequent public dedication, if it is not already so dedicated and accepted. A component site with an alternative street design that is acceptable to the local governmental authorities will be considered on a case-by-case basis.
3. HUD minimum property standards, for the particular component type housing being utilized, shall be considered acceptable for items 4, 5, 6, 7, 8, 10, 11, 12, 13 and 14.
4. The housing component must be permanently affixed to a foundation with an appropriate vapor barrier properly installed.
5. Minimum Insulation Requirements: Ceiling ----- R-30,
Exterior walls ----- R-11,
Floor -----R-19,
Minimum Framing Requirements: Trusses ----- 24" on center,
Walls ----- 2x4 16" on center,
Floor ----- 2x10 16" on center.
Minimum Flooring Requirements: ¾" Tongue & Groove, glued and nailed.
Minimum Roof Requirements: Pitch ----- 5/12,
Overhang ----- 18" all sides,
Power Ventilators – 2 (unless ridge vents are installed.)
Roofing ----- Asphalt shingles.
6. If a crawl space is used, the housing component must have a permanent curtain wall that is appropriate to and compliments the dwelling unit. The crawl space must be adequately ventilated and have a lockable permanent access door.
7. If a transport structure is required to move the housing component to the site it must be removed from the underside of the unit along with the wheels, axles, and

- towing tongue. Should the transport structure be an integral part of the housing component's structural design as required by HUD it may remain, provided MHC is provided with appropriate installation documentation.
8. The component's exterior finish should be installed on site to provide for a true, plumb and level installation. The exterior should be of a good quality long lasting material, i.e.: rigid vinyl siding that conforms to ASTM D 3679, wood siding, Hardie Board, stucco, or brick each respectively installed in accordance with the requirements of the material's manufacturer and local building codes. Use of multiple exterior finishes to enhance the visual appeal of the component is encouraged.
 9. Aesthetic design of components and communities are encouraged. Identical front elevations shall not be placed adjacent to one another. To break the roofline dormers, gables, porches, carports, etc. should be used, especially when homes aligned. A front entry, preferably covered, should have a minimum size of four foot by five foot, with no more than one riser from the finished floor level of the entry to the finished floor level of the home.
 10. The back porch, for non-slab construction, must be a permanent structure with a minimum size of four foot by five foot (4' x 5'). For slab construction there must be a concrete patio or wood deck with a minimum size of eight foot by ten foot (8' x 10').
 11. Front and rear steps must match the curtain wall or porch design and set on a permanent foundation.
 12. Single-family homes for homeownership and lease-purchase homes must have a storage shed, of similar design to the dwelling unit, with a minimum size of eight foot by ten foot (8' x 10'), containing a lockable secure door and adequate ventilation, permanently affixed to a concrete slab. If a carport, or garage, whose roofline conforms to that of the dwelling, is a permanent part of the building and includes a utility room of 60+ square feet, the storage shed is not required.
 13. Landscaping meeting HUD 203-b new construction requirements is required.
 14. A concrete or macadam driveway is required, with paved parking for two (2) vehicles if there is no carport or garage.