

Panola County Code Requirements for Manufactured Residential Use Buildings

1. General & Permitting

- **Permitting:** All residential buildings must be permitted through Panola County.
- **Minimum Size:** 500 sq feet of heated living space is required.
- **Permit Fees:** \$0.30 per sq feet with \$250.00 minimum
- **Subcontractors:** Electrical, Plumbing and HVAC contractors shall be licensed thru the Mississippi State Board of Contractors.
- **Code Compliance:** All framing, plumbing, electrical, and mechanical work must conform to the adopted **2012 International Residential Code** for Panola County, Mississippi.
- **Address Visibility:** E-911 address numbers must be plainly visible and legible from the street or road fronting the property.
- **Wastewater:** An on-site wastewater sewer disposal system must be provided in accordance with the Mississippi State Department of Health.

2. Setbacks & Foundation

- **Setbacks:** Minimum building setbacks are **50 feet** from the front property line, **20 feet** from the rear, and **15 feet** from the sides.
- **Foundation Piers:** Buildings must be set on concrete piers poured in the ground measuring 24"×24'×12" deep.
- **Pier Placement & Depth:** A minimum of 8 piers must be located under the support frame. Piers must be poured flush with the top of the ground (not below). Install a 1-inch PVC pipe in the concrete for the inspector to check pier depth.
- **Termite Protection:** Physical barriers (such as metal or plastic sheeting) must be installed to prevent termites from entering the structure.

3. Structural & Tie-Downs

- **Anchors & Ties:** Steel strapping, cables, chains, or other approved materials must be used for ties, fastened securely to the ground, and drawn tight.
- **Tie Spacing:** Tie spacing shall be no greater than 10 feet.
- **Roof Security:** All rafters must feature hurricane clips.

4. Interior & Living Space Standards

- **Ceiling Height:** Minimum ceiling height for habitable space must not be less than 7 feet.

- **Emergency Egress:** Egress windows are required in all sleeping rooms, with an operable area of not less than 5.0 square feet.
- **Insulation:** Structure must be insulated to **R-13** in walls and **R-30** in ceilings.
- **Required Facilities:** Must include a toilet facility (water closet, bathtub or shower) and a kitchen area equipped with a sink.
- **Egress Windows:** Required in all sleeping rooms and be 5.0 Sq feet of operable space

5. Electrical & Safety

- **Exterior Outlets:** Receptacles are required to be GFCI-protected on all exterior, bathroom and kitchen countertop outlets.
- **Panel Box Location:** The electrical panel box cannot be located in bathrooms or clothes closets; occupants must have ready access to breakers.
- **Circuit Protections:** All bedroom outlets require Arc-Fault protection; all countertop and bathroom receptacles require GFCI protection.
- **Smoke Alarms:** Must be hardwired into the building's electrical system with battery backups. Required in every sleeping room, outside each sleeping room in the immediate vicinity, and all units must be interconnected.

6. Entrance Steps

- All exterior ingress and egress steps require a **3 feet x 3 feet** landing with a handrail on at least one side.