



PEARL RIVER COUNTY PLANNING & BUILDING

PHONE: Poplarville (601) 403-2202 ■ Picayune (601) 749-7731

FAX: Poplarville (601) 403-2209 ■ Picayune (601) 749-7739

Poplarville: 100 S Main St, Poplarville, MS 39470 ■ Picayune: 917 Goodyear Blvd,
Picayune, MS 39466

August 26, 2025

TO ALL STRUCTURE VENDORS

RE: Sale of Buildings for Human Occupancy in Violation of Wind Load Requirements and Code Compliance

To Whom It May Concern:

The Pearl River County Planning and Building Department issues this notice to clarify and enforce regulations concerning the sale and placement of structures intended for human occupancy within unincorporated areas of Pearl River County. This includes, but is not limited to, portable buildings, wood-framed sheds, steel barns, cabins, and similar structures often marketed as tiny homes or barn-dominium's.

It has come to our attention that certain vendors are offering for sale buildings that are either:

1. Rated for **Wind Zone 1** (design wind speeds up to 120+ nominal mph), or
2. Entirely **noncompliant** with recognized building codes,
and are **knowingly or inadvertently advertising these structures for use as dwelling units.**

Regulatory Requirements

Pearl River County enforces the **2018 International Building Code (IBC)** and the **2018 International Residential Code (IRC)** under authority granted by **Mississippi Code § 19-5-9**. These codes establish **minimum structural, wind-load, and life safety standards** for all buildings intended for human occupancy.

As defined in **IBC Section 1609.3** and **ASCE 7-10**, buildings in Pearl River County must meet a **design nominal wind speed of Vult (Velocity Ultimate Wind Speed) 120+ mph (3-second gust, Risk Category II)**.

- **All buildings intended for human occupancy** must be rated for **Wind Zone 2 or higher**, designed to a **minimum Risk Category II**, and comply fully with the **2018 IRC** for residential use.
- Wind exposure conditions must be accounted for in all structural designs. Buildings for **residential or commercial use** must be designed for a minimum of **Exposure Category C**.
- **Agricultural or storage structures** may also be designed for a minimum of **Exposure Category B** and **may not be used or advertised for human habitation** under any circumstance.

Additionally, all dwellings must be:

- Constructed in accordance with the **2018 IRC**, including requirements for foundations, egress, electrical and mechanical systems, thermal envelope, and sanitation.
- Reviewed and approved under a **valid development permit and building permit** issued by the

Planning Department.

- Approved by the Mississippi State Department of Health for **wastewater treatment suitability**; and
- Assigned a valid **E911 address** prior to occupancy.

Prohibited Conduct

It is **unlawful** for any vendor to advertise, sell, or deliver a building for use as a home, cabin, or other dwelling unless that structure fully complies with the building code and wind load requirements adopted by Pearl River County.

Buildings rated as **Wind Zone 1**, or those lacking appropriate wind load certification, are **prohibited for use as dwellings**. Continued advertising or sale of such structures for occupancy may result in **civil penalties, enforcement action**, and referral to the **Mississippi Attorney General's Office** under consumer protection statutes.

Required Vendor Action

If you sell buildings in or to Pearl River County:

- You **must disclose in writing** to buyers that **Wind Zone 1 buildings are not permitted for use as residences** in Pearl River County.
- You must **not advertise or represent** any noncompliant structure as suitable for human occupancy unless it has been properly engineered, permitted, and approved under county regulations.

Questions or Reporting

If you have questions about these requirements or wish to verify whether a specific structure is eligible for residential use, please contact the Planning and Building Department at (601) 403-2300 or visit our office at the Pearl River County Government Complex in Poplarville.

We appreciate your cooperation in protecting the safety and welfare of our residents.


Sincerely,
Jerry L. Crain II
Director of Planning & Building
Pearl River County, Mississippi