



Anderson County

Building & Codes Department

401 E. River Street, Anderson, SC 29624 • (864) 260-4158 • Fax (864) 260-4795

MANUFACTURED HOME SET-UP GUIDELINES

Phone: 864-260-4158

www.andersoncountysc.org



ATTENTION

A Residential Permit Application Form is required to be filled out and submitted prior to issuance of any permits for the set-up of a Manufactured Home. This form is located on our website and can be filled out on-line and then printed.

<https://www.andersoncountysc.org/building-codes>

For additional information on the requirements for permitting a Manufactured Home in Anderson County reference our Mobile Home Permitting Documents on our website at.

<https://www.andersoncountysc.org/building-codes>

Manufactured homes must be installed by a SC licensed installer in accordance with the South Carolina Manufactured Housing Board guidelines. For more information or to check a license go to <https://www.scstatehouse.gov/code/t40c029.php>.

AUTHORITY

In accordance with Code of Ordinance of Anderson County Section 50, Anderson County Zoning Ordinance, International Residential Code(IRC), and the National Electrical Code (Editions as adopted by Anderson County), this Guideline is provided to offer a listing and explanation of requirements for inspection of a Manufactured Home. Inspections are Not limited by this guideline and are subject to change without notification.

- **ALL NEW HOMES ARE REQUIRED TO BE SET-UP PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE PLANS ARE REQUIRED TO BE ON SITE AT THE TIME OF THE FOUNDATION INSPECTION FOR THE INSPECTOR'S REVIEW. THE FOUNDATION SET-UP WILL NOT BE APPROVED IF THIS INFORMATION IS NOT PROVIDED.**

Note: If the home is older and the installation instructions are not available, minimum set-up per Manufactured Housing Board Installation Regulations (Chapter 19 – Section 79-42 Manufactured Home Installation Requirements). Click on <https://www.scstatehouse.gov/coderegs/Chapter%2079.pdf> for further information. The Manufacturers Installation Instructions and the Manufactured Housing Board Installation Regulations shall preempt any existing local standard.

Please keep in mind the following Manufactured Housing Board Policies Adopted in 2005:

“In addition to new manufactured homes being installed according to the manufactured homes instructions, the licensed installer, contractor, or dealer is responsible for all aspects of the installation including site preparation. **Homeowners cannot install their own homes even if they plan to reside in the home.**” For further information or questions concerning the Program, you may contact the Board at (803) 896-4682.

NOTICE: All Manufactured Homes Must Be Properly Licensed And Permitted Prior To Delivery.

Failure to comply may result in additional permit fees and/or the issuance of fines for violation of Anderson County Code of Ordinance, Section 50-67.

ZONING: Manufactured homes placed in zoned areas must comply with the requirements specified in Anderson County Zoning Ordinance Chapter 70, Article 6, Section 6:15. For information concerning zoning districts or special requirements contact the Development Standards Office at (864) 260-4719.

SILT FENCE INSTALLATION: Where lots are graded and the potential exists for run off, a silt fence will be required.

CONSTRUCTION ENTRANCE PAD: A gravel entrance pad must be provided at the entrance to the site. Minimum dimensions for this pad must be 10' wide by 50' in length. Pad must be **3/4" Stone or larger**, 6" deep.

GAS INSTALLATION: A separate mechanical permit and an inspection shall be required for all Manufactured Homes requiring a gas meter. This permit is separate from the set-up permit for the home.

POSTING OF PERMIT CARD: The permit card must be posted at the meter base or on the door of the home. The inspector will sign the card after each applicable inspection. A notice of corrections will be left for homes not approved. **A \$50.00 re-inspection fee will be required for failure to post the permit card.**

CERTIFICATES OF OCCUPANCY: Compliance with the inspection schedule and approval is required in order to obtain a certificate of occupancy. **All homes must be connected to water and sewer/septic prior to approving the final inspection.** Upon approval of inspections 1 through 3, certificates of occupancy are issued and are available upon request.

INSPECTION SCHEDULE

1 – FOUNDATION INSPECTION WILL CONSIST OF THE FOLLOWING:

This inspection will include setbacks, grading of lot, proper drainage, silt fence installation where required, footings, foundation blocking, tie downs, **Plumbing, Dryer Vent, HVAC Ductwork** and placement of license decal. ***This inspection is required prior to installation of skirting. A \$50.00 re-inspection fee will be charged to the permit holder if skirting is installed prior to foundation approval and the skirting will have to be removed.***

NOTE: It is the responsibility of the permit holder to clearly mark the location of the property pins/lines so the set-backs can be verified including the set-backs from the road right-of-way. Property lines shall further be identified by string lines at the time of foundation inspection. NO FOUNDATION WILL BE APPROVED IF THE SET-BACKS CANNOT BE CLEARLY VERIFIED BY THE BUILDING INSPECTOR.

NOTE: It is permissible for electrical installation to be completed for Inspection # 1

2 – ELECTRICAL INSPECTION WILL CONSIST OF THE FOLLOWING:

This inspection will include electrical installation, landings and/or decks and placement of E-911 address numbers. NOTE: Skirting may be installed for this Inspection **only if HVAC Ductwork, Plumbing and Dryer Vent has been inspected and approved as noted in the Foundation Inspection #1 above. This inspection and inspection # 1 must be performed and approved before release of Electrical Power.**

NOTE: INSPECTIONS #1 AND #2 MAY BE COMBINED. Plumbing, HVAC Ductwork and Dryer Vent material and connections must be inspected and approved prior to skirting of home.

3 – SKIRTING INSPECTION WILL CONSIST OF THE FOLLOWING:

Skirting Installation. (See page 4), **HVAC Equipment that was not installed in the prior inspections. All Home's must be connected to water and sewer/septic prior to approving the final inspection.**

NOTIFICATION TO UTILITY COMPANIES: It is the owner/contractors responsibility to contact the utility company after the inspection has been performed and approved.

PENALTY FOR NON-COMPLIANCE: Failure to comply with these regulations shall constitute a misdemeanor and be punishable per Anderson County Code of Ordinance, Section 50-67. You could be subject to fines in excess of \$1,000 (One Thousand Dollars) per day per occurrence.

SCHEDULING AN INSPECTION: All inspections must be scheduled a minimum of one working day in advance. Inspection requests must be called in before 4:00 PM to be scheduled the next business day. Please have your permit number when calling. To schedule and inspection call (864) 260-4158.

INSPECTION PENALTY: When the inspector arrives to conduct the inspection and the home is not ready for inspection **a \$50.00 re-inspection fee will be charged.**

SKIRTING

SKIRTING INSPECTION:

Note: All Manufactured Homes are required to be completely skirted within sixty (60) days of Foundation Approval. (See inspection # 1).

SKIRTING REQUIREMENTS:

For health, safety, energy conservation and aesthetic purposes, skirting underneath all living areas is required within (60) days of foundation approval. The skirting is to be of a solid or perforated skirting material (wood, vinyl, metal, masonry, or similar material. All material which is not pre-treated or pre-finished must be painted or stained, except brick or stone) and is to be erected in such a fashion as not to create a fire hazard or harbor trash or rodents. Skirting shall be maintained in a good state of repair. Skirting must have an access door (Minimum 18" x 24") and must be properly vented. **The minimum net ventilation openings shall not be less than 1 square foot for each 150 square feet of under floor space area. One vent shall be within 3 feet of each corner.**

NOTE: Lattice, treated or untreated is **not** an acceptable skirting material.

NOTE: All brick, block or stone skirting must have a properly installed concrete footing.

NOTE: Brick, block or stone skirting is a requirement in certain zoned areas. Please contact Development Standards at 864-260-4719 for compliance.

SKIRTING NON-COMPLIANCE: Failure to skirt the Manufactured Home within the required time may result in the issuance of fines.

FOUNDATION

Note: These instructions are only to be used for older homes where the Manufacturer's Installation Instructions are not available. For additional information regarding set-up go to:
<https://www.scstatehouse.gov/coderegs/Chapter%2079.pdf>

SITE PREPARATION: The area under the home must be cleared of all vegetation and graded to allow for drainage. All footings or pier foundations shall be constructed on firm undisturbed soil or on controlled fill, which is free of all vegetation, to a minimum load bearing capacity of 2000 pounds per square foot.

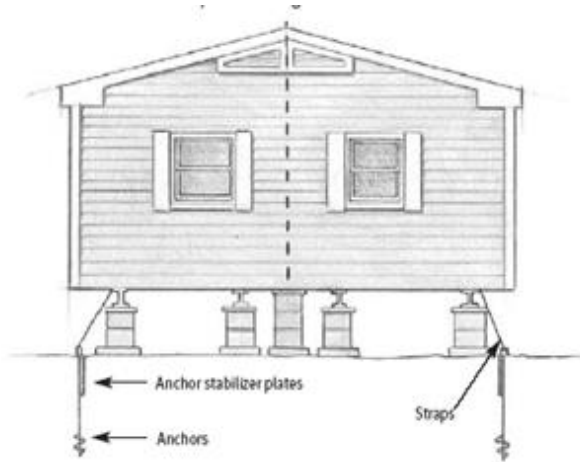
VAPOR BARRIERS: Beginning January 1, 2009 all new homes must have a vapor barrier under the home. This is for new homes that are being set up for the first time. Minimum 6 mil polyethylene sheeting or its equivalent.

PIERS: Piers or load-bearing supports or devices shall be designed and constructed to evenly distribute the loads. Door support piers are needed under each side of door openings. Piers shall be constructed as follows:

1. All piers shall be constructed on footings of solid concrete, poured in place or pre-cast concrete, no less than 16 x 16 x 4 inches thick, except piers over 80 inches high must have footings no less than 24 x 24 x 6 inches thick.
2. Pier Supports shall begin not more than 2 feet from the exterior of each end wall. Supports shall be installed directly under the main frame (chassis).
3. Piers less than 36 inches high shall be constructed of open or closed cell, 8 inches x 16 inches, concrete blocks placed with cores or cells vertically. Piers shall be installed with their long dimensions perpendicular to the main (I-Beam) frame member it supports and shall have a minimum two-inch solid wood cap, solid masonry unit or concrete cap, or equivalent.
4. Piers between 36 and 80 inches high, and all corner piers over three blocks high, shall be double blocked (16" x 16") consisting of interlocking masonry units and shall be fully capped with a minimum of 4-inch solid masonry unit or equivalent.
5. Piers over 80 inches high shall be constructed in accordance with the provisions of subsection 2 above, provided the piers shall be filled solid with concrete and reinforced with four continuous No. 3 reinforcement bars (3/8" Diameter). One bar shall be placed in each corner cell.
6. Cast- in- place concrete piers meeting the same size and height limitations as noted above may be substituted for piers constructed of masonry units.

TIEDOWNS

Tiedowns may be over-the-top tiedowns or frame ties. Tiedowns must be placed in all corners within 2 feet of end of frame and at intermediate points.



Number of Ties Required Per Side, for Single-Section Manufactured Homes

Length of Home	Vertical Ties	Diagonal Ties
Up to 40'	2	3
40' to 46'	2	4
46' to 49'	2	5
49' to 58'	3	5
58' to 84'	3	6

1. Multi-section homes only require diagonal ties. Vertical ties not required.
2. If vertical tie brackets are not installed by the manufacturer, add number of required vertical ties to diagonal requirements.

SETBACKS

Setbacks must comply with those specified on the Development Standards Permit. This permit is issued prior to the issuance of the License, Moving and/or Inspection permit required by the Building and Codes Department.

NOTE: It is the responsibility of the permit holder to clearly mark the location of the property pins/lines, including the Road Right-of-Way, so the set-backs can be verified. Property lines shall further be identified by string lines at the time of foundation inspection. NO FOUNDATION WILL BE APPROVED IF THE SET-BACKS CANNOT BE CLEARLY VERIFIED BY THE BUILDING INSPECTOR.

TIRES AND RIMS

All tires and rims must be removed from the home at the time of set-up.

PLACEMENT OF E-911 HOUSE NUMBERS

All homes must have lot or E-911 Street numbers placed on the home so they are easily visible from the road. If the home is situated fifty (50) feet or more from the street, the house number or lot number must also be placed near the road, walk, or driveway. Numbers must be placed on a mailbox or 4"x 4" post. **Numbers displayed must be four (4) inches or larger.**

DISPLAY OF LICENSE AND TAX DECALS

Yellow license decal and applicable tax decal must be displayed on the glass of a window easily visible from the road.

LANDINGS AND STEPS

Note: All Decks and stairs are to be constructed to meet the minimum requirements as outlined in the current adopted edition of the International Residential Code (IRC). Note: Additional reference material is available on our website at <https://www.andersoncountysc.org/building-codes>

1. All landings/decks and steps must be free standing.
2. **Landings are required at each exterior door.** Landings must be a minimum of three (3) feet by three (3) feet and have guardrails, pickets and steps that comply with the International Residential Code. **The top of the landing shall not be more than 1 ½ inches below the threshold of the door when the door swings over the landing. The top of the landing shall not be more than 7 ¾ inches below the threshold of the door when the door swings into the home.**
3. Landings 30 inches or more above grade must have guardrails with pickets spaced less than 4 inches apart.
4. Steps having four (4) or more risers must have handrails on each open side regardless of the height and must continue the full length of the stairs.
5. Steps shall be 7 ¾ inches maximum in height. Treads shall be a minimum of 10 inches deep.
6. Guardrail height shall be 36 inches minimum.
7. Handrail height shall be 34 inches minimum and 38 inches maximum measured from nosing of the treads. Handrails must continue the full length of the stairs. *Note: All Handrail must meet the minimum graspability requirements (Type I or Type II). Reference our separate handout on our website at www.andersoncountysc.org for a more detailed description. Note: See page 11 of this handout for additional information.*
8. All wood components in contact with the ground shall be treated and approved for ground contact.
9. Wood exposed to weather must be pressure treated for outdoor use.
10. *Per Anderson County Ordinance Sec. 50-92, all steps with a height of 30 inches or more shall be anchored to the ground. Acceptable method of anchorage will be concrete.*

ELECTRICAL POWER SUPPLY

NOTE: Meter bases and service equipment may be mounted on the exterior wall per Manufacturer Instructions Only. Any person desiring to mount the electrical service equipment onto the exterior wall of a home must provide written documentation from the Manufacturer stating that it is permissible to attach equipment.

An exterior means of disconnect is required on all services.

Meter bases and service equipment must be located no more than 30 feet from the exterior wall of the home it serves.

The feeder circuit shall be installed in accordance with the following instructions using the diagrams, numbers and letters as shown. In some cases the service entrance stack conductors are furnished and installed by the power company. Check with your power company before installing these conductors.

Reference: National Electric Code

Grounding of the main service equipment shall be made by means of a #6 copper wire (minimum) to an approved grounding system. *A minimum of 2 ground rods 8 feet in length and spaced 6 feet apart or more is required, driven in the ground near the service.

FOUR WIRE SYSTEM CONDUCTORS AND SIZES

Use (4) separate insulated conductors approved for ampacity of main service disconnect. See Wire Size below.

<u>Copper</u>				<u>Aluminum</u>			
<u>Amps</u>	<u>2-Hot</u>	<u>Neutral</u>	<u>Ground</u>	<u>Amps</u>	<u>2-Hot</u>	<u>Neutral</u>	<u>Ground</u>
200	2/0	#1	#6	200	4/0	2/0	#4
175	1/0	#2	#6	175	3/0	1/0	#4
150	#1	#3	#6	150	2/0	#1	#4
125	#2	#4	#8	125	1/0	#2	#6
100	#4	#8	#8	100	#2	#4	#6

All Copper or Aluminum, no mixing on the Hot or Neutral. Ground may be different if there is no physical contact.

1. A minimum of 2 grounding electrodes (Ground Rods) is now required and shall be spaced 6 feet apart or more and connected by means of #6 copper wire.
2. Any new receptacles/outlets installed for 125 volt, 15 and 20 ampere circuits are now required to be Tamper Resistant. *Note: Includes new GFCI outlets.*

PLUMBING

Installation of plumbing must meet the current adopted edition of the International Residential Code (IRC) and the International Plumbing Code (IPC). All plumbing must be connected, inspected and approved by our department prior to installation of skirting. *(Reference the Inspection Schedule on Page 3)*

1. Do not connect PVC and ABS.

HVAC (Heating & Cooling Equipment)

Installation of HVAC equipment is required to meet the current adopted edition of the International Residential Code (IRC), the International Mechanical Code (IMC) and the International Fuel Gas Code (IFGC). All Ductwork under the home (If Applicable) must be installed, inspected and approved by our department prior to installation of skirting. *(Reference the Inspection Schedule on Page 3).*

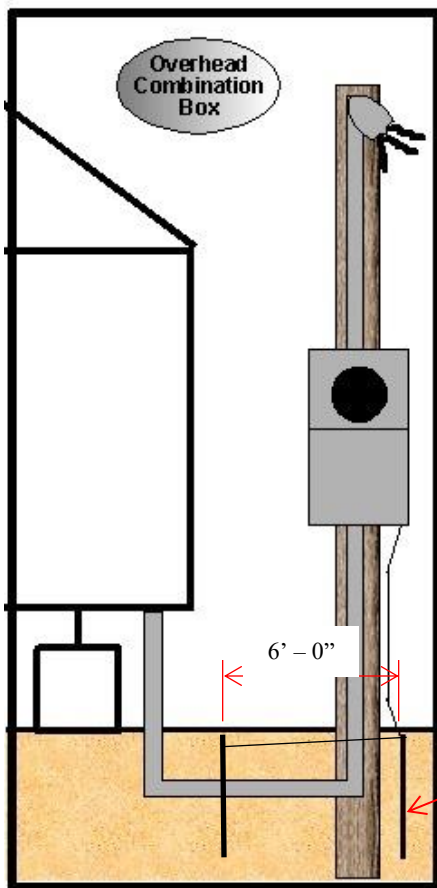
1. All mechanical equipment shall be installed in accordance with the manufacturer's installation instructions.
2. An exterior means of disconnect is required and must be properly secured. The exterior means of disconnect cannot be mounted on the unit
3. A separate Mechanical Permit will be required for all homes requiring a gas meter.

Dryer Vents

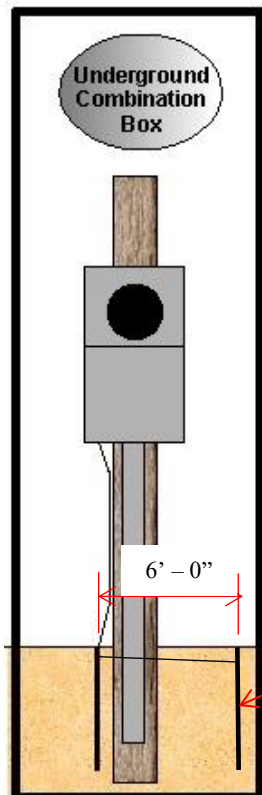
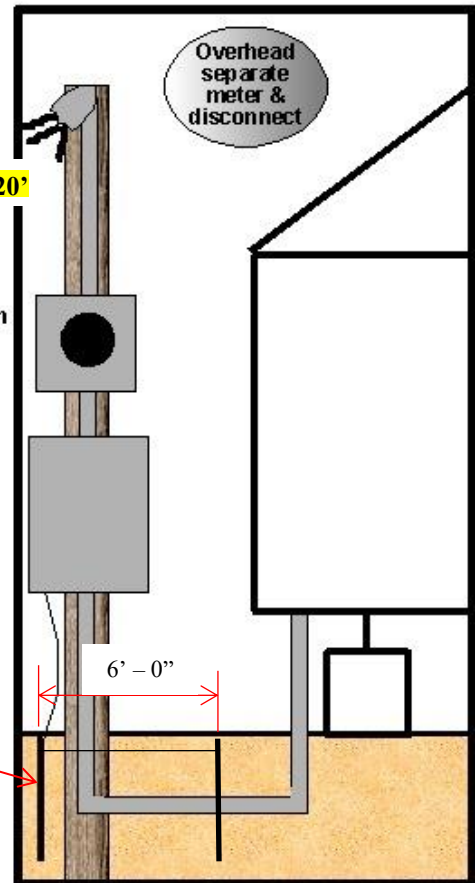
Dryer vent installation shall be in accordance with the current adopted edition of the International Residential Code (IRC), the International Mechanical Code (IMC) and the Manufacturer's Installation Instructions. Dryer Vents must be installed, inspected and approved by our department prior to installation of skirting. *(Reference the Inspection Schedule on Page 3).*

1. Dryer vents/ducts shall terminate on the outside of the building. Exhaust cannot terminate under the crawl space area.
2. Exhaust ducts shall be constructed of minimum 0.016 inch thick rigid metal having smooth interior surfaces with joints running in the direction of air flow. Exhaust ducts shall not be connected with sheet metal screws or fastening means which extend into the duct.

ELECTRICAL INSTALLATIONS

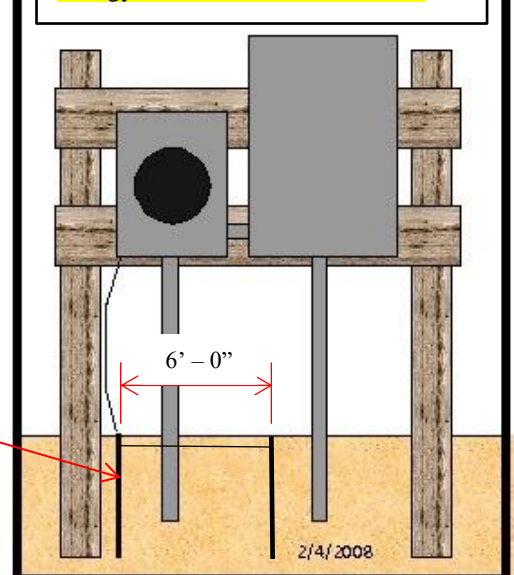


- ☆ Service disconnect minimum 100 amp
- ☆ For overhead services, use 6" x 6" x 20' treated pole. Placed in ground to depth of 4'-0"
- ☆ Underground services using combination boxes may be mounted on a single 6"x6"x10' treated pole. placed in ground to depth of 3' 6"
- ☆ For overhead installation, secure service rise with straps 12" from head and not exceeding 30" intervals.
- ☆ Maximum distance between home and service = 30'
- ☆ Wiring above ground, to burial depth, must be in conduit.
- ☆ Trench depth must be:
6" burial/ Rigid metal conduit
18" burial/ Rigid non-metallic conduit
24" Direct burial wire type



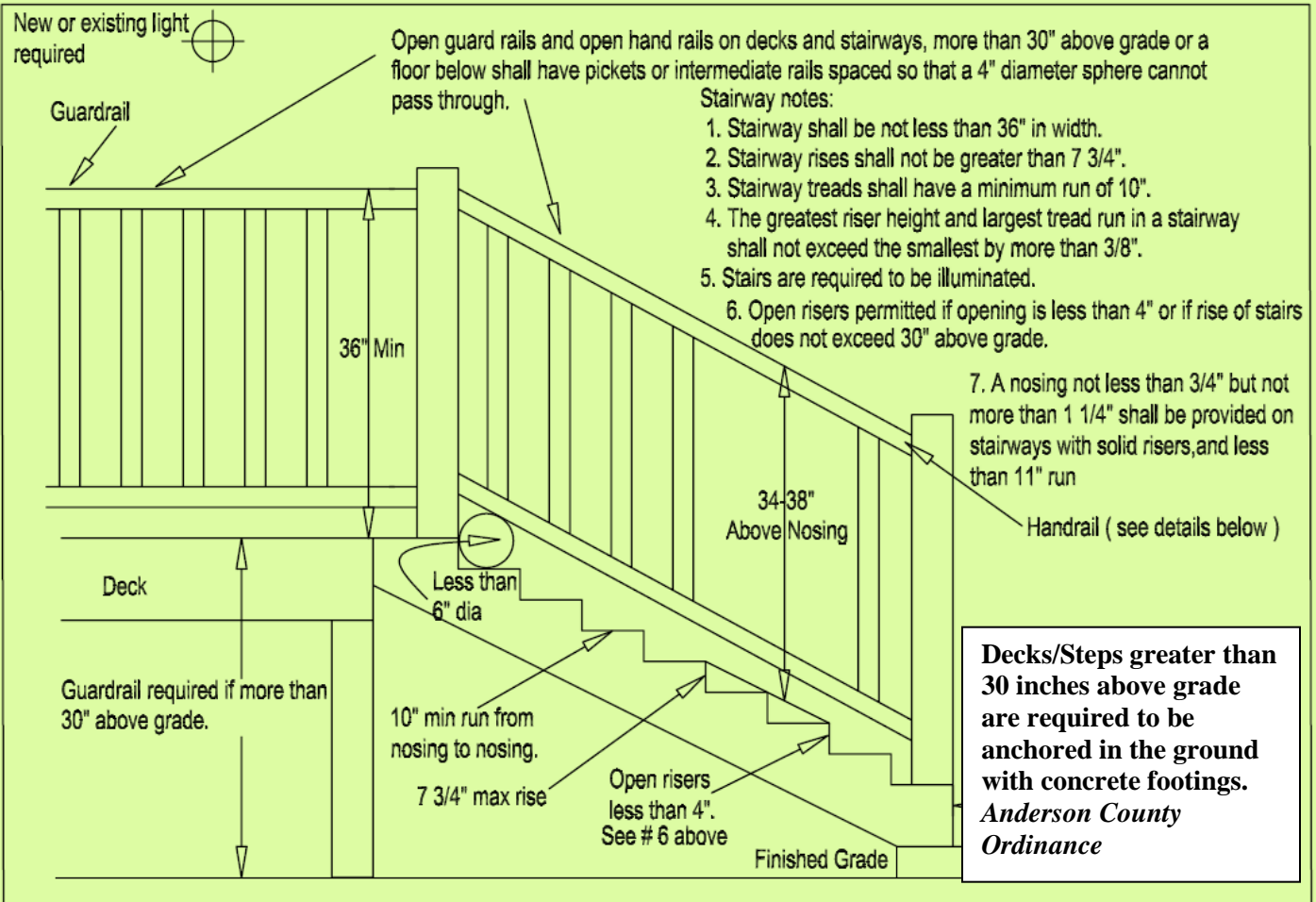
- ☆ 2' minimum clearance from bottom of disconnect to grade level.
- ☆ Meter height between 5' & 6' above grade level.
- ☆ Trench must be left open for inspection.
- ☆ Separate Meter & Disconnect should be mounted on 4"x4" pressure treated posts. 2"x6" treated cross members joined with galvanized nails. Posts must be 3'6" in the ground.
- ☆ Service ground wire must be minimum #6 Copper wire to ground rod. (same for overhead service)
- ☆ Ground rod must be minimum 5/8" x 8' Ground rod must be driven to grade level or below.

Pressure treated wood not allowed by Duke Energy for this configuration. Minimum 1 1/2" Unistrut, or Aluminum, Galvanized, or Zinc Plated Steel Angle. Contact Duke Energy for additional information.



DRAWINGS ARE NOT TO SCALE

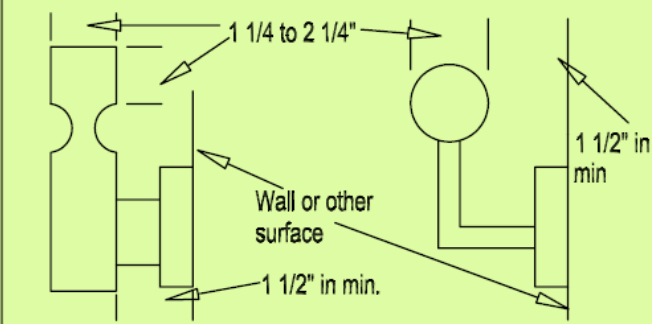
STAIR & HANDRAIL SPECIFICATIONS



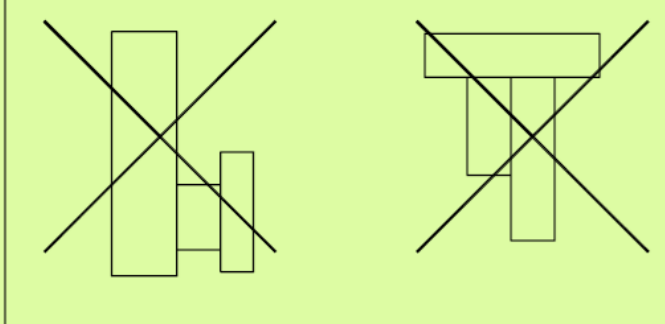
HANDRAIL NOTES :

1. Handrails shall be continuous on at least one side of stairs with 4 or more risers.
2. Handrails shall be placed not less than 34" nor more than 38" above stair nosings.
3. The hand grip portion of handrails shall be not less than 1-1/4" nor more than 2 1/4" in circular cross section.
4. Handrails shall be placed not less than 1-1/2" from any wall or other surface.
5. Handrails to be returned to wall, post or safety terminal

ACCEPTABLE HANDRAIL DETAILS



UNACCEPTABLE HANDRAILS



A graspable handrail is required on at least one side of the stair. Other shapes may be acceptable but require prior approval.