



Anderson County

Building and Codes Department

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

Update: 12-21-2022

SC APPROVED MODULAR BUILDINGS

(Offices, Class Rooms, Sales, Etc.)

As of May 1st, 1985 every Modular Building and/or components shipped to or in the State of South Carolina for use, must contain a certification label issued by the South Carolina Building Codes Council. The only exception to this law is for existing units or their components in their current location manufactured prior to January 1st, 1985.

The following items are required to be submitted and approved before permits are issued and commencement of work. This form is required to be filled out and submitted along with the documents as noted below. **A LAND USE PERMIT IS REQUIRED TO BE ISSUED BY DEVELOPMENT STANDARDS PRIOR TO ISSUANCE OF A BUILDING PERMIT. PLEASE CONTACT THEIR OFFICE @ 864-260-4719 FOR ADDITIONAL REQUIREMENTS.**

1. Submit a completed Commercial Permit Application Form.

2. Submit two (2) sets of plans for review, which would include:

- a. Site Plan: Location of all right of ways, parking including handicap parking, means of egress and ingress, shape and dimension of lot and modular unit, location and distance of any existing buildings to Modular Building, distance of Modular Building to property lines (All Sides), handicap ramps, landings, fire hydrant location, etc.

Note: The Modular Building must be handicap accessible and meet the requirements of ANSI A117.1 - 2017 for ramps, parking, etc.

- b. Foundation Plan: Scaled and dimensioned, Pier spacing, Pier size including footings.

- c. Modular Building Plans: Plans must bear the SC Building Code Council Seal.

Note: If the Modular Building is a used unit, a Site Plan and Foundation Plan is only required to be submitted as noted above.

Modular Unit location on property must meet:

- Fire Resistance Rating Requirements For Exterior Walls Based on Fire Separation Distance per IBC Table 602.
- Zoning Requirements and Setbacks per Anderson County Ordinance. **Contact Development Standards @ 864-260-4719.**

Other Required Information:

SC Label Number _____. This number shall be visually inspected at time of inspections. ***Neither Power nor CO will be issued if this label is missing.***

Manufacturer _____

Year _____

Note: A Manufactured Home (Mobile Home) does not qualify as a Modular Building. A Mobile Home shall not be used, under any circumstance, for anything other than a Single-Family Dwelling.



Accredited by the
American Public
Works Association

Member of the Anderson County Public Works Division