
SKIRTING

Skirting is required and must be secured to assure stability. Material must be suitable for ground contact. Skirting must have ventilation vents and a opening for access to crawl space. Ventilation vents must provide cross ventilation on at least two (2) opposite sides. Vents need to be every 6 feet and one vent 3 feet from a corner. Access door under floor to be 24 X 36 inches.

OTHER ITEMS TO BE INSPECTED

The outlet of a pressure relief valve must be discharged to the outside of the manufactured home and skirting.

Dryer exhaust vent must terminate outside the manufactured home and skirting.

Air conditioning condensate drain should terminate outside the manufactured home and skirting.

Water lines are to be insulated above ground, where possible lines are to be buried 12 inches minimum.

All sewer lines to be buried 12 inches minimum where possible.

All service drops over residential property and driveways should be 15 feet minimum.

All service drops over public street, alleys, road and parking areas should be 18 feet minimum.

The manufactured home frame should be grounded to the grounding electrode.

Smoke Alarms are required in or near bedrooms.

GFI outlets are required outside and in bathrooms and kitchens. (within 6 feet of sink.)

ALL CODE REQUIREMENTS MUST BE COMPLETE BEFORE THE INSPECTOR ARRIVES FOR THE INSPECTION & BEFORE POWER TO THE MOBILE HOME IS APPROVED.

A \$15.00 RE-INSPECTION FEE WILL/MAY BE IMPOSED FOR ANY ADDITIONAL INSPECTIONS AND MUST BE PAID BEFORE AN INSPECTION IS RE-SCHEDULED.



**SALUDA COUNTY
BUILDING CODE OFFICE**

407 W. Butler Ave.
Saluda, SC 29138

Phone: 864-445-1849 EXT #2272
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REVISED 7/12/18



**MANUFACTURED
HOMES
REGISTRATION
&
INSPECTIONS**

**SALUDA COUNTY
BUILDING CODE OFFICE**



407 W. BUTLER AVE.
SALUDA, SC 29138

Tel: 864-445-1849 ext. #2272



**MANUFACTURED HOME
REGISTRATION
WITHIN 15 DAYS OF PURCHASE**

Once you have made the decision to purchase a manufactured home or move a current home to or within Saluda County, you must come to the Building Code Office & provide the following information:

- 1) **BILL OF SALE & FORM 400** (Application for Certificate of Title Filed at DMV) **IF PURCHASED FROM A DEALER**
- 2) **Or a COPY OF THE TITLE ISSUED FROM THE DMV IN YOUR NAME** (From an individual)
- 3) Copy of the **SEPTIC TANK PERMIT** (DHEC 864-445-2141) **& WELL APPROVAL LETTER** from well driller (Unless pre-existing) **OR TAP RECEIPTS**
- 4) Copy of the **MOVING PERMIT** (Moved from another County or within Saluda County)
- 5) **COPY OF INSTALLERS LICENSE** (Must be licensed with SC Dept of LLR as a **MH Installer or MH Contractor**)
- 6) **E-911 ADDRESS** (864-445-2529)
- 7) **ELECTRICAL CO. INFO** (SCE&G/MCEC/AIKEN)
- 8) **DECAL/PERMIT/INSPECTION FEE** (Cash or Check only)



*REGISTRATION /DECAL FOR
MANUFACTURED HOMES
IN SALUDA COUNTY*

No mobile home manufactured prior to June 15, 1976 is allowed to enter or re-locate within the County

INSPECTIONS/SET UP

DECAL

Place the decal provided to you at the time you register your manufactured home in a window that faces the roadway.

LOCATION OF MANUFACTURED/MOBILE HOME

Must comply with all setbacks as provided in the Saluda County Mobile Home Ordinance #2-08.

No manufactured/mobile home shall be located closer than twenty-five (25) feet to the right-of-way of a street or closer than twenty-five (25) feet from another manufactured./mobile home.

No accessory structure shall be erected within fifteen (15) feet of any manufactured/mobile home within twenty-five (25) feet of any common building.

All manufactured or mobile homes and all buildings or structures shall have a minimum setback of ten (10) feet from the property line.

DRAINAGE

The home must be provided with adequate drainage to allow runoff rain water to flow away, not under, the home. It may require the excavating of a trench to divert the flow or the installation of a drain. Water that is allowed to flow under the home will cause rot and mildew and could possibly undermine the piers and cause sagging and damage to your floors.

SITE CLEARING

The site under the home must be cleared of all organic materials, grass, roots, stumps, weeds, etc. A plastic vapor barrier may be installed using 6-mil or better plastic sheeting.

DRIVEWAYS

Please direct questions regarding driveway installation to the Saluda County Roads and Bridge Department at (864) 445-2106 for County roads or to the State D.O.T. for State roads.

PLACEMENT OF MANUFACTURED HOME

A minimum clearance of 12 inches shall be maintained beneath the lowest member of the main frame (I-beam or channel beam).

FLOOD ZONE PROPERTY

Flood Zone Verification/Approval is required before you purchase or setup a Mobile Home on Flood Zone Property.

PIERS AND ANCHORS

All manufactured homes require piers and anchors.

STEPS

All door openings must be equipped with a set of steps with a minimum landing of 36" by 36". Steps shall not have a rise of more than 7 3/4" per step. Anywhere a step or landing is 30" or more above the ground, it must be provided with handrails at least 36" tall and have vertical pickets spaced to allow no more than a 4" opening. Wooden steps must be constructed of pressure treated lumber and fastened together with galvanized fasteners. If the landing/steps are not set into the ground, they must be secured with a ground anchor and strap so that the landing/step cannot turn over or be pushed over. If masonry steps are used, the blocks or bricks must be mortared and provided with handrails of required.

PLUMBING

All plumbing connections (water, sewer, etc.) must be made. All pipes under the home must be supported by metal strapping at no more than 5 feet intervals, proper slopes must be maintained to all drainage on sewer lines. All joints in plastic piping must be glued with an approved cement for the pipe being used. All plumbing connections need to be left uncovered until after inspection.

ELECTRICAL CONNECTIONS

All electrical work must comply with the National Electric Code. You may perform this work yourself if you own the manufactured home or hire a South Carolina licensed electrician. As per the HUD Manual, Sec. 3280.803 (K)(3)(I), installation of the meter receptacle attached to the side of the home can be done ONLY by the manufacturer's recommendation. There are 2 (two) types of service, overhead and underground.

(TWO (2) GROUND RODS REQUIRED)