

Chapter 16

MANUFACTURED HOMES*

- Sec. 16-1. Definitions.
- Sec. 16-2. Performance standards for manufactured homes.
- Sec. 16-3. Standards for manufactured home parks.
- Sec. 16-4. Travel trailers.
- Sec. 16-5. Administration and enforcement.
- Sec. 16-6. Exceptions.
- Sec. 16-7. Penalties.
- Sec. 16-8. Validity.

***Editor's note**—Ord. No. 01-08, adopted Feb. 28, 2008, repealed ch. 16, §§ 16-1—16-7, in its entirety. Ord. No. 02-08, adopted Feb. 28, 2008, enacted new provisions to read as herein set out. Prior to amendment, ch. 16 pertained to similar subject matter and derived from Ord. No. 9-04, adopted Dec. 13, 2004; Ord. No. 1-00, adopted April 10, 2000; Ord. No. 8-00, adopted Oct. 9, 2000; Ord. No. 6-02, adopted Aug. 12, 2000 and Ord. No. 10-04, arts. I—VII, adopted Dec. 13, 2004.

Cross references—Buildings and building regulations, ch. 6; floods, ch. 12; roads and bridges, ch. 22; subdivisions, ch. 28; utilities, ch. 32.

State law reference—Uniform standards code for manufactured housing, S.C. Code 1976, § 40-29-5 et seq.

Sec. 16-1. Definitions.

Unless specifically defined below, words and phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

Accessory structure means a detached, separate, subordinate building or structure located on the same site or lot as the manufactured home that it serves.

Building code official/inspector/manufactured home inspector/code enforcement officer means person or persons so designated by the Saluda County Director or Saluda County Council to execute the provisions of this chapter. These terms are used interchangeably within this chapter.

Construction means any building, erection or installation of a new/additional manufactured home or manufactured home park, or the enlarging or improving of an existing manufactured home or manufactured home park.

County means all unincorporated areas of Saluda County, South Carolina.

Designated subdivision means a formally recognized parcel of land developed, subdivided, used or set aside into two or more lots for the purpose of single-family dwelling units by the Saluda County Planning Commission.

Health authority means the Saluda County Health Department and/or the South Carolina Department of Health and Environmental Control or their authorized representatives.

Manufactured home means a structure transportable in one or more sections, and which is built on a permanent chassis, and which in the traveling mode is eight body feet or more in width or 40 body feet in length. When erected on the site the home is 320 or more square feet in livable floor area and bears a label that certifies that it's manufactured to meet the requirements of HUD Standards.

- (1) *Double-wide manufactured home.* A manufactured home consisting of two sections combined horizontally at the site, while still retaining their individual chassis.
- (2) *Expandable manufactured home.* A manufactured home with one or more room sections that fold, collapse, or telescope into the principal unit when being transported, and which can be expanded at the site to provide additional living area.

Manufactured home park means a parcel or tract of land containing more than one manufactured home. If there are two or more parcels or tracts of land which are contiguous, owned by the same landowner, where manufactured homes or manufactured home lots are rented, all such adjoining land shall be deemed part of a single manufactured home park under this chapter.

Manufactured home permit means a required permit that must be obtained from the permitting authority prior to siting for the first time or moving a mobile/manufactured home from one property to another property in Saluda County.

- (4) *Curtain walls and final installation.*
- a. Curtain walls (commonly referred to as skirting or underpinning) shall be installed in accordance with manufacturer's installation instructions and S.C. Reg. 79-42. Skirting materials may consist of vinyl, wood, metal or masonry. Curtain walls shall be secured, as necessary, to assure stability, to minimize vibrations, minimize susceptibility to wind damage, and to compensate for possible frost heave. Access opening(s) not less than 24 inches in any dimension and not less than three square feet in area shall be provided and shall be located so that any water supply and sewer drain connections located under the manufactured home are accessible for inspection. Such access panel(s) or door(s) shall be fastened in a manner that does not require the use of a special tool to remove or open the panel(s) or door(s).
 - b. Before installation of curtain wall, wood, roots, grass, organic matter or construction debris shall be removed from beneath the manufactured home.
 - c. Removal of manufactured home transportation components at the time of installation.
 - d. No portion of a manufactured home shall be removed when located on its home site unless it is designated to be removable and is removed in accordance with the manufacturer's instructions.
- (5) *Water supply and waste disposal.* The water supply and waste disposal systems of all mobile or manufactured homes shall be inspected and approved by the health authority before occupancy. A cleanout, accessible from outside the skirting, is required for the sanitary waste line.
- (6) *Steps and landings.* Each exterior door shall have a landing or porch area with minimum measurements of 36 inches by 36 inches. The minimum width of stairway treads shall be 36 inches wide. Tread depth shall meet 7-11 standard. Handrails must be installed according to International Residential Code Standards. Stairs shall be securely anchored to the ground. Concrete masonry unit (CMU) steps must be constructed with standard masonry joints consisting of masonry cement.
- (7) *HUD Code requirements.* All mobile or manufactured homes shall bear a seal showing compliance with the Federal Manufactured Home Construction and Safety Program (24 CFR 3280, 3282, 3283).
- (8) *Minimum habitability standards.*
- a. All manufactured homes in Saluda County must provide a safe and sanitary living environment. Accordingly, this chapter requires compliance with the minimum habitability regulations of the South Carolina Manufactured Housing Board, S.C. Reg. 79-43.
 - b. Abandoned mobile homes that do not meet livable conditions must be moved from the property within 60 days.

MANUFACTURED HOMES

§ 16-2

- d. Rodent harborage: All structures and exterior property shall be kept free from rodent harborage and infestation.
 - e. Motor vehicles: Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.
- ii. Exterior structure:
- a. General: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
 - b. Exterior walls: All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
 - c. Roofs and drainage: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.
 - d. Stairways, decks, and porches: Every exterior stairway, deck, or porch and appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
 - e. Windows, skylights and doors: Every window, skylight, and door shall be kept in sound condition, good repair, and weather tight. All glazing materials shall be maintained free from cracks and holes. Locks at all exterior entrances shall tightly secure the door.
- iii. Rubbish and garbage:
- a. Accumulation of rubbish or garbage: All exterior property and premises shall be free from any accumulation of rubbish or garbage.
 - b. Disposal of rubbish and garbage: Every occupant of a structure shall dispose of garbage and rubbish in a clean and sanitary manner by placing such material in an approved container.
- iv. Extermination:
- a. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health.

- (3) *Roadways.* Access shall be provided by interior roadways as described below:
- a. Interior roadways shall comply with the Saluda County Road Ordinances.
 - b. No mobile/manufactured home park space shall have direct access to a public street or highway. All mobile home lots shall have access to an interior roadway which complies with Saluda County Road Ordinances. No parking space adjacent to the interior roadway may be closer than 60 feet from the entrance to the manufactured home park.
 - c. All interior roadways shall be completed before occupancy of any units.
 - d. Interior roads shall remain private drives and maintenance of such drives shall be the responsibility of the manufactured home park owner. These interior roads shall be kept clear of all obstructions, no vehicles shall be allowed to park on the roadway, and the roads shall be maintained so as to ensure that no holes or other deterioration shall slow emergency responders responding to distress calls within the park.

- (4) *Lots in manufactured/mobile home parks.*
- a. Each manufactured/mobile home lot shall have a minimum area of 22,000 square feet and comply with all setbacks as provided in the Saluda County Building Code Ordinances.
 - b. No accessory structure shall be erected within 15 feet of any manufactured/mobile home or within 25 feet of any common building.
- (b) *Refuse disposal.*
- (1) Each mobile/manufactured home park shall be provided with a sanitary method of solid waste collection and disposal.
 - (2) Refuse shall be legally disposed of at least once weekly.
 - (3) No burning of any type of debris will be allowed within the mobile home park. Violation of this section will be deemed a safety hazard and criminal violation of Saluda County Ordinances. The penalty for a violation of this section shall be a fine up to \$500.00 or maximum allowed by state law, which shall be paid by the park owner.
- (c) *Supervision of mobile/manufactured home park.*
- (1) *Park supervision and maintenance.* The person to whom a building permit is issued for a mobile/manufactured home park shall be responsible for providing adequate supervision of the park to maintain it in full compliance with these regulations, and keep the park's facilities and equipment in good repair and in a clean and sanitary condition.
 - (2) *Tenant register.* The manager of a mobile/manufactured home park shall keep an up-to-date register of the park by lot or street address, and maintain such register of departed occupants for a period of three years following their departure. Such register shall be made available to any authorized person inspecting the park, and shall contain the following information:
 - a. Names of all occupants of the mobile/manufactured home quartered on each designated space and ages of minors.
 - b. Make, model and year of the mobile/manufactured home, year occupied, and serial number, state and license number, or description.
 - c. Date of registration and departure of the mobile/manufactured home and its occupants.
 - d. Abandoned mobile homes that do not meet livable conditions must be moved from the park within 60 days.

All manufactured home parks must come into compliance with this section within three months of the enactment of this chapter.

- (3) Any nonconforming manufactured home park may not be added onto or expanded unless the entire park comes into compliance with all provisions of this chapter.
- (4) Any manufactured home park, which is a legal nonconformity may be continued for a period of five years, without increasing the degree of nonconformity. After five years, the manufactured home park may continue only through compliance with all portions of this chapter, except section 16-3(a)(1)a., 16-3(a)(3)a. and 16-3(a)(3)b. Any applicable federal, state, or county regulations or guidelines, including but not limited to DHEC Regulations, building code ordinances, road ordinances, and subdivision ordinances must be met.

(Ord. No. 02-08, Art. III, 2-28-2008; Ord. No. 09-13, 11-11-2013)

Sec. 16-4. Travel trailers.

(a) Definition.

(1) A travel trailer is a vehicle having one or more of the following features:

- a. Has a net interior area of less than 500 square feet.
- b. Is intended for short duration occupancy.
- c. Has a self-contained tank for temporary holding of sanitary waste.
- d. Does not have a HUD certification (seal) of manufacturing to the federal manufactured home construction and safety program.

(b) *Siting.* No permit for electrical service or sanitary sewage disposal connection will be issued in cases where the unit is not certified as being in compliance with HUD standards for manufactured homes.

(Ord. No. 02-08, Art. IV, 2-28-2008)

Sec. 16-5. Administration and enforcement.

(a) *Administration.* This chapter shall be administered by the Saluda County Building Code Department.

(b) Notices, hearings, and orders.

- (1) Whenever the inspector determines that there are reasonable grounds to believe that there has been a violation of any provision of these regulations, he shall give notice of such alleged violation to the owner or agent of the mobile home or mobile home park, as hereinafter provided. Such notice shall: (1) be in writing; (2) include a statement of the reasons for its issuance; (3) allow a reasonable performance period for any corrective action required; and (4) be served upon the owner or his agent as the case may require by certified mail, return receipt requested, mailed to the address set forth on the permit.
- (2) Any person affected by any notice which has been issued in connection with the enforcement of any provision of these regulations may request and shall be granted a hearing on the matter before the inspector, provided: that such person shall file in the

chapter have been misconstrued or wrongly interpreted. Notice of such appeal shall be in writing and shall be filed within 90 days of the time that the decision being appealed is rendered.

(3) *Variances.*

- a. The appeal committee, when so appealed to and after a hearing, may vary the application of any provision of this chapter to any particular case when in its opinion the enforcement thereof would do manifest injustice.
- b. Variances shall be issued upon (1) a showing of good and sufficient cause; (2) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (3) a determination that the granting of a variance will not result in additional threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public or conflict with existing local laws or ordinances.
- c. A decision of the appeals committee to vary this application of any provision of this chapter or to modify an order of the building code inspector shall specify in what manner such variation or modification is made, the conditions upon which it is made, and the reasons thereof.
- d. Any taxpayer or any person aggrieved by the decision of the appeals committee may appeal such decision to the Saluda County Court of Common Pleas.

(4) *Decisions.*

- a. The appeals committee shall, in every case, reach a decision without unreasonable or unnecessary delay.
- b. If a decision of the appeals committee reverses or modifies a refusal, order or disallowance of the building code inspector, or varies the application of any provision of this chapter, the building code inspector shall immediately take action in accordance with such decision.
- c. Every decision of the appeals committee shall be final, subject, however, to such remedy as any aggrieved party might have at law or in equity. It shall be in writing and shall indicate the vote upon the decision. Every decision shall be promptly filed in the office of the building code department, and shall be open to public inspection; a certified copy shall be sent by mail or otherwise to the appellant and a copy shall be made publicly available in the office of the building code department.

(Ord. No. 02-08, Art. V, 2-28-2008)

Sec. 16-6. Exceptions.

Except in compliance with the provisions of this chapter, it shall be unlawful for any person to cause or allow any mobile home, manufactured home, or travel trailer to be parked, located, placed, maintained or used for business, living or other purposes on any street, alley, park, public or private road, county property or private property within the unincorporated areas of

MANUFACTURED HOMES

§ 16-8

- (2) Nothing in this chapter shall conflict with the authority of the Assessor's Office placing mobile home property on the roll for tax purposes, as required by S.C. Code, 1976, Act 208, Title 31, Chapter 17 of S.C. Tax Commission Regulations and other relevant statutes.

(Ord. No. 02-08, Art. VIII, 2-28-2008)

- (3) Any nonconforming manufactured home park may not be added onto or expanded unless the entire park comes into compliance with all provisions of this chapter.
- (4) Any manufactured home park, which is a legal nonconformity may be continued for a period of five years, without increasing the degree of nonconformity. After five years, the manufactured home park may continue only through compliance with all portions of this chapter, except section 16-3(a)(1)a., 16-3(a)(3)a. and 16-3(a)(3)b. Any applicable federal, state, or county regulations or guidelines, including but not limited to DHEC Regulations, building code ordinances, road ordinances, and subdivision ordinances must be met.

(Ord. No. 02-08, Art. III, 2-28-2008; Ord. No. 09-13, 11-11-2013)

Sec. 16-4. Travel trailers.

(a) *Definition.*

- (1) A travel trailer is a vehicle having one or more of the following features:
 - a. Has a net interior area of less than 500 square feet.
 - b. Is intended for short duration occupancy.
 - c. Has a self-contained tank for temporary holding of sanitary waste.
 - d. Does not have a HUD certification (seal) of manufacturing to the federal manufactured home construction and safety program.

(b) *Siting.* No permit for electrical service or sanitary sewage disposal connection will be issued in cases where the unit is not certified as being in compliance with HUD standards for manufactured homes.

(Ord. No. 02-08, Art. IV, 2-28-2008)

Sec. 16-5. Administration and enforcement.

(a) *Administration.* This chapter shall be administered by the Saluda County Building Code Department.

(b) *Notices, hearings, and orders.*

- (1) Whenever the inspector determines that there are reasonable grounds to believe that there has been a violation of any provision of these regulations, he shall give notice of such alleged violation to the owner or agent of the mobile home or mobile home park, as hereinafter provided. Such notice shall: (1) be in writing; (2) include a statement of the reasons for its issuance; (3) allow a reasonable performance period for any corrective action required; and (4) be served upon the owner or his agent as the case may require by certified mail, return receipt requested, mailed to the address set forth on the permit.
- (2) Any person affected by any notice which has been issued in connection with the enforcement of any provision of these regulations may request and shall be granted a hearing on the matter before the inspector, provided: that such person shall file in the