MANUFACTURED HOME CODE COMPLIANCE GUIDELINES

1. Provide the Building Department with proof that you are purchasing or have purchased the Manufactured Home and property.

2. Obtain Manufactured Home Code Compliance permit from the Building Office (**$75.00 Singlewide or $125.00 Multi-section**).

3. Schedule an inspection with the Building Department. We will need to get inside the home to inspect the electrical panel.

4. Once the home is inspected, authorization for electrical power will be released if the home meets code compliance. If any code violations are found, they will be written up on the inspection sheet and corrections will need to be made before electrical authorization. If code violations are noted concerning the set up of the home, you will need to get a licensed installer to make the corrections and provide the Building Department with a copy of the installer's license.

5. When you have completed all noted corrections, you will need to request a final inspection, and if no violations are found electrical authorization will be released to the electrical supplier.

6. Your home will need to be registered with the Assessors Office, Suite 107, in your name and you will need to provide a copy of your Manufactured Home Code Compliance permit for registration. (See attached sheet)

7. You may receive up to three (3) inspections to complete code compliance. Any required additional inspections will be $25.00 each.

A. The home must be properly installed per Manufacturer's Installation manual. In the event that the Manual is not provided, the home must be installed according to Section 19 – 425.39, Manufactured Home Minimum Installation, as promulgated by the South Carolina Manufactured Housing Board.

NOTE: If poured concrete is used for footings instead of two 4" x 8" x 16" solid concrete masonary units, a footing inspection is required before placing concrete.

B. Skirting or a curtain wall, unpierced except for required ventilation (one square foot of ventilation per 150 square feet of crawl space, one such ventilation opening shall be within three (3) feet of each corner in each direction) and an access door not less than eighteen (18') inches in any dimension and not less than three (3) square feet must be installed. Such access door(s) or panel(s) shall be fastened in a manner that does not require the use of a special tool to remove or open same. Skirting or a curtain wall may consist of brick, masonry, vinyl, treated wood, corrosive resistant metal, or similar materials designed and manufactured for permanent outdoor installation.

C. Each exterior door **MUST** have a landing or porch area with minimum measurements of thirty six (36) inches by thirty (36) inches. Such landing or porch must be constructed to comply with the minimum standards as set forth by the International Residential Code. If the landing is thirty (30) inches or more above the adjacent grade (vertical distance to the ground measured to the lowest distance six (6) feet out) a guardrail thirty (36) inches in height **MUST** be installed. The guardrail **MUST** have vertical pickets spaced to allow no more than a four (4) inch horizontal opening.

A stairway (steps), thirty six (36) inches minimum width **MUST** be installed to access the landing. Steps **shall not** have a rise of more than eight (8) inches or a tread width less than ten (10) inches. The greatest riser height within any flight of stairs (steps) shall not exceed the smallest by more than 3/8 inch. The greatest tread depth within any flight of stairs (steps) shall not exceed the smallest by more than 3/8 inch. Open risers are permitted, provided that the opening between treads does not permit the passage of a four (4) inch diameter sphere. **Exception –** The opening between adjacent treads is not limited on stairs with a total rise of thirty (30) inches or less.

Handrails **MUST** be provided on a stairway (steps) with four (4) or more risers. The handrails **MUST** be thirty four (34) inches to thirty eight (38) inches in height measured vertically from the tread. The handrail **MUST** have vertical pickets spaced to allow no more than a 4 3/8 inch horizontal

opening. Handrail ends **SHALL** terminate in newel posts or safety terminals. Handrails **MUST** be graspable. (See Attachment) If the landing/steps are not set in the ground, they must be secured with a ground anchor and straps so that the landing/steps cannot turn over or be pushed over. If masonry steps are used, the blocks or bricks must be mortared and provided with handrails as required.

NOTE:

Porches and decks which are enclosed with insect screens **SHALL** be provided with guardrails where the walking surface is located more than thirty (30) inches above the floor or grade below.

**** The future addition of a porch or deck must be permitted**

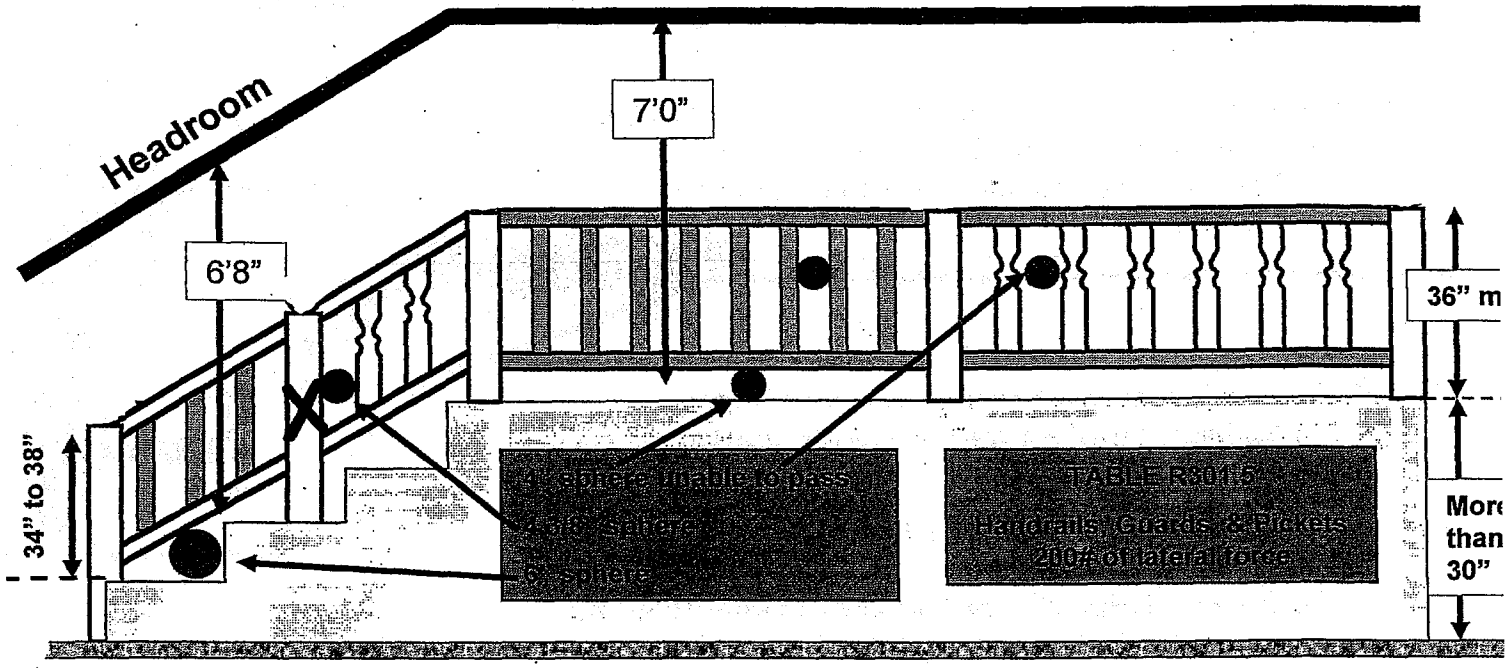
**** If there is anything in these installation instructions that is unclear, please contact the Building Department (803) 874-4201 for clarification.**

**** If there is anything regarding registration that is unclear, please contact the Assessors Office (803) 874-3613 for clarification.**

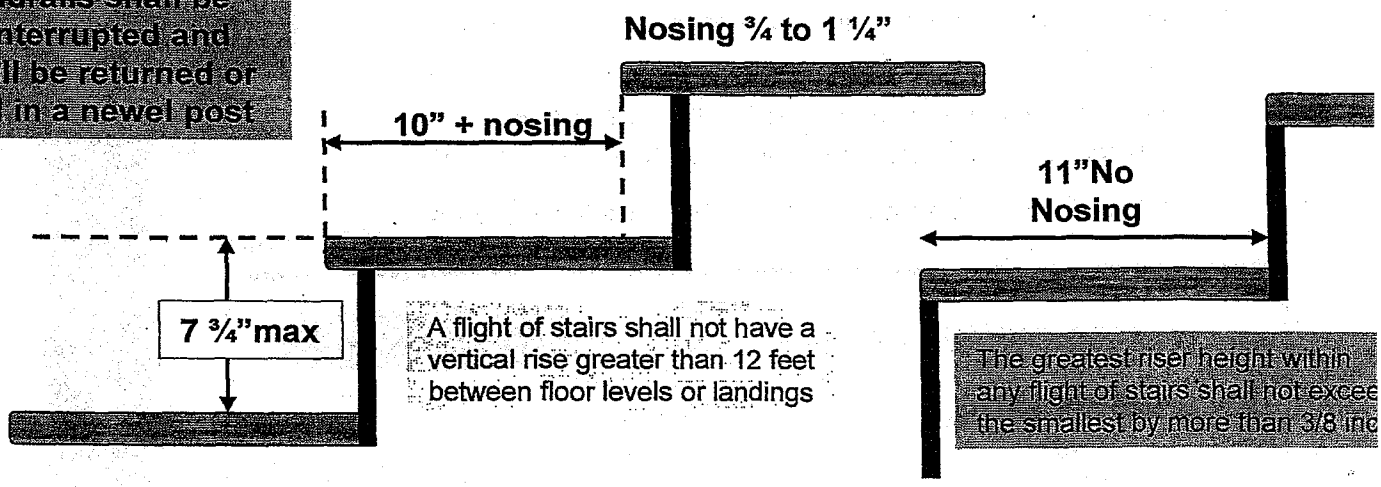
R-2 & R-3 Dwelling Stairs

Handrail = Assist up stairs
Required – 4 or more risers

Guards = Protect from falling off porches, ramps & stairs
Required = When more than 30" above grade



Handrails shall be uninterrupted and shall be returned or end in a newel post



A flight of stairs shall not have a vertical rise greater than 12 feet between floor levels or landings

The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch

Landings

Required Egress Door	Other Doors
➢Landing width of door and 36" deep ➢Not more than 1.5 form threshold ➢Walking surface of stairs and landing 1/48	➢Landing not required if not more than 2 risers ➢7 ¾" from threshold if storm, screen & sliding doors ➢Landing not required at the top of interior stairs as long as door does not swing over steps

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Handrail Graspable Area

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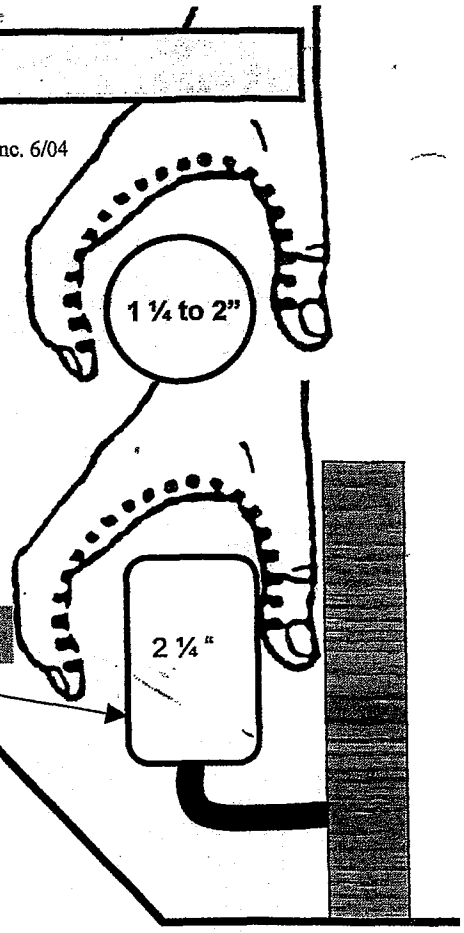
R311.5.6.3 Handrail grip size. All required handrails shall be of one of the following types or provide equivalent graspability.

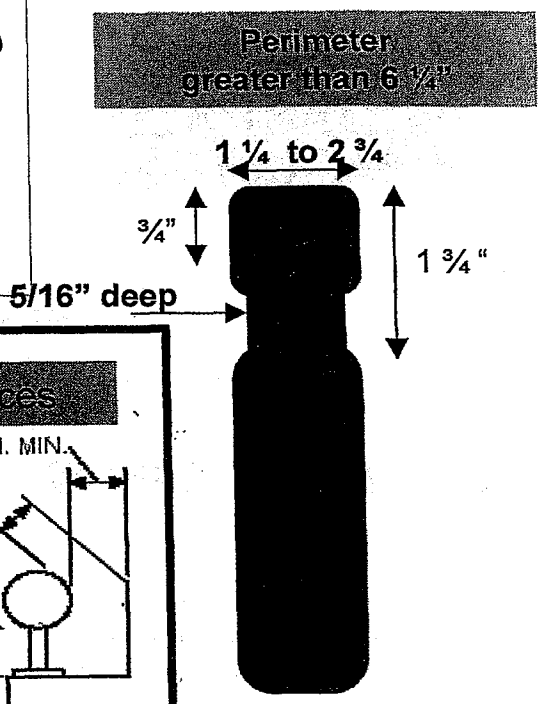
Type I. Handrails with a circular cross section shall have an outside diameter of at least 1 ¼ inches (32 mm) and not greater than 2 inches (51 mm).

> If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6 ¼ inches (160 mm) with a maximum cross section of dimension of 2 ¼ inches (57 mm).

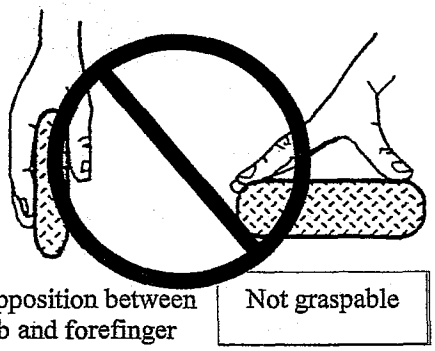


Type II. Handrails with a perimeter greater than 6 ¼ inches (160mm)shall provide a graspable finger recess area on both sides of the profile.

- The finger recess shall begin within a distance of ¾ inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8mm) within 7/8 inch (22mm) below the widest portion of the profile.
- This required depth shall continue for at least 3/8 inch (10mm) to a level that is not less than 1 ¾ inches (45 mm) below the tallest portion of the profile.
- The minimum width of the handrail above the recess shall be 1 ¼ inches (32 mm) to a maximum of 2 ¾ inches (70 mm).
- Edges shall have a minimum radius of 0.01 inches (0.25 mm).



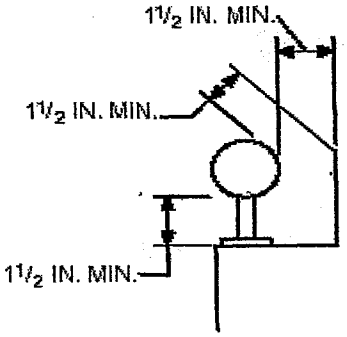
Unacceptable Designs



No opposition between thumb and forefinger

Not graspable

Clearances



OFFICE OF THE ASSESSOR
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REQUIREMENTS FOR MOBILE HOME REGISTRATION IN CALHOUN COUNTY

All mobile homes must begin registration procedures within 15 days of relocation or ownership change per SC 31-17-320. In order to make an application to register a mobile home with the Calhoun County Assessor's Office you MUST submit the following documentation:

-the Building and Planning Site Approval form for new installations or a "Manufactured Home Code Compliance Permit" for previously installed or existing units.

-the 911 address of the mobile home.

-PROOF OF OWNERSHIP!:
For NEW units from a dealer, the Form 500 and a copy of the financing agreement.
For USED units, along with the bill of sale (Form 500 or DMV Form 4031), and financing agreement, we must also have a copy of the title, OR the form 400 Application for Title as submitted to the DMV (with DMV receipt!) as proof of submission!
*(*IMPORTANT* DMV will not accept an application for title without either a Manufacturer's Statement of Origin (MSO) or a copy of the title made over to you from the previous owner!)*

-the moving permit (if coming from other than a M. H. dealer).

-$5.00 for the registration fee.

After the mobile home license has been received, you must place the mobile home decal in a window where it may be seen from the road or driveway when approaching the mobile home. The decal must be properly displayed in order to pass the final inspection.

Should the mobile home be moved from its registered location or be sold to another owner, it must be re-registered with the County Assessor.

In order to see the complete requirements for mobile home installation in this county, the bulletin entitled "INSTALLING A MANUFACTURED HOME IN CALHOUN COUNTY" by the Calhoun County Building and Planning Office should be consulted. Any questions regarding the set-up and installation of a mobile home should be directed to the Calhoun County Building and Planning Office at 874-4201.