



Chester County, South Carolina

Department of Planning, Building & Zoning
1476 J. A. Cochran Bypass
Chester, South Carolina 29706

MANUFACTURED HOME PERMIT REQUIREMENTS

911 Address of Property	Recorded Plat of Property
Tax Map Number	Bill Of Sale or Title
Copy of Perk Test or Proof of Water and Sewer	Manufactured Contractor License
Name of Power Company	
Deck or Porch square footage	
Floodplain Elevation Certificate- If the property is in the Flood Plain	
Property lines must be staked out	

After obtaining a Manufactured Home Permit and Decal, attach decal to manufactured home window where it will be visible from outside. Display permit card at a location where it will be visible from the road. This will assist the inspector in finding your home and not cause unwanted delays.

When the manufactured home is completely set-up, call **(803) 581-0942** to schedule an inspection. To request an inspection the following information should be given.

NAME -ADDRESS OF PROPERTY -TYPE OF INSPECTION BEING REQUESTED- CONTRACTOR- PHONE NUMBER

If the final inspection is approved, a copy of the inspection notice will be left at the manufactured home. A power authorization will be faxed to your electrical utility company after the final inspection. ***If the power is in a name other than the one the permit you must let us know!!!***

If not approved, a correction notice will be left stating what needs to be corrected and any re-inspection fees that may be owed.

UNDERPINNING:

All single family manufactured homes must be underpinned with permanent brick, ez brick, block, hardee panel or stone. Manufactured homes located in Manufactured Home Parks may use metal or vinyl underpinning kits with metal frames.

EXCEPTIONS:

- 1) Manufactured Homes in recognized Manufactured Home Parks shall be underpinned per each park's regulations.
- 2) Homes placed in the Flood Plain shall meet the Flood Plain Ordinance requirements.

ACCESS:

Crawlspace shall be provided with a minimum of one access opening not less than 18 inches x 24 inches. Crawlspace shall have a 6mil plastic vapor barrier covering ground underneath home.

VENTILATION:

Crawlspaces shall be ventilated by approved mechanical means, or by openings in foundations walls. Openings must be screened. Vents to be calculated in the following method. Net area of opening to be not less than 1 square foot for each 150 square feet of crawlspace. Vents are to be located within 3 feet of all corners.

EXAMPLE FOR A 14' x 66' MANUFACTURED HOME:

14' x 66' = 924 square feet of crawl space

924 SF divided by 150 SF = 6.16 SQUARE FEET of vent opening required.

6.16 SF x 144 Square Inches = 887 SQUARE INCHES of vent opening.

887 SQ IN divided by 60 SQ IN per vent = 14.8 or 15 vents required

EXTERIOR DOORS

All entrances shall be completed in accordance with the following guidelines prior to issuance of power authorization and a certificate of occupancy.

LANDINGS: (IRC Code R311)

- a) A 3 feet x 3 feet landing is required with handrail and guardrail, if required, built to the above standards.
- b) Landings and decks shall be designed to support a 40 pound live load with construction consisting of sills or bands complete with adequate size floor joists. Floor joist shall be supported in an approved manner. (Such as ledger strips or joist hangers)

HANDRAILS: (IRC Code R311)

- a) Stairways having four or more risers above a floor or finished ground level, shall be equipped with handrails located not less than 34 inches nor more than 38 inches above the leading edge of a tread.
- b) Handrails shall be provided on at least one side of each continuous run of treads or flight with 4 or more risers.

GUARDRAILS: (IRC Code R312)

- a) All porches, balconies, raised floor surfaces or landings located more than 30 inches above grade to be equipped with guardrails.
- b) Guardrails shall have intermediate rails or ornamental pattern such that a 4 inch diameter ball cannot pass through any opening.
- c) Residential guardrails shall have a minimum height of 36 inches.

TREADS & RISERS: (IRC Code R311)

- a) Riser height shall not exceed 7 3/4 inches.
- b) The minimum tread depth shall be 10 inches.

Manufactured Homes Inspections

- Address posted on site-permit card in job box
- Footing/Hardee Board does not require a footing.
- Final

In no way shall a structure be occupied until a final inspection is complete and a Certificate of Occupancy is issued. Power will be disconnected if it is found the house has been moved into. No exceptions