

Saluda County Building Department

Saluda County Manufactured/Mobile Home Requirements

Below is a detailed checklist of what we look for while inspecting mobile/manufactured home in Saluda Co. Please make sure everything on the list is completed before inspection. If an inspection fails, there will a \$50 inspection fee before coming back out to the home.

1. ***Foundations and Footings:***
 - a. Footings shall have a minimum depth below finished grade of 12 inches unless a greater is recommended by a foundation inspection. All foundations shall be in accordance with S.C Reg 79-42.
2. ***Underfloor:***
 - a. A minimum clearance of 12 inches should be maintained beneath the lowest member of the floor support framing system.
 - b. Under-floor access openings shouldn't be less than 18inches in any dimension and not less than 3sq.ft in areas.
 - c. Needs to be located so that any water supply and sewer drain connections can be reached.
3. ***Skirting and Underpinning:***
 - a. Skirting materials can consist of vinyl, wood, metal or masonry.
 - b. They will need to be secured to assure stability to minimize vibrations, susceptibility to wind damage, and to compensate for possible frost heave.
 - c. Opening shouldn't be less than 24 in. in any dimension and not less than 3sq. ft.
 - d. No wood, roots, grass, organic matter or construction debris should be under the curtain wall (skirting) before installation.
4. ***Water Supply and waste disposal:***
 - a. A cleanout, accessible from outside the skirting, is required for the sanitary waste line.
5. ***Steps and Landings:***
 - a. Exterior doors shall have a landing or porch area with min. measurements of 36in. by 36in.
 - b. Width of stairway trends 36in. wide.
 - c. Handrails must be installed, and stairs should be securely anchored to the ground to prevent wind uplift
 - d. A 3ft x3ft min. landing required at the main entrance and all doors
6. ***Grading and Drainage:***
 - a. All premises need to be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water.
7. ***Weeds and Vegetation:***
 - a. All premised and exterior property need to be free from weeds or grass growth in excess of 6inches.
8. ***Decals:***
 - a. *Mobile Home Decals must be displayed in the window nearest the street. (Do not place decal in kitchen or bathroom due to moisture content)*

9. Doors:

- a. *All egress doors will require stairs that provide no more than a 7-3/4-inch rise. Steps are to be uniform with no more than 3/8 of an inch between the complete rises of steps.*

10. E-911 ADDRESS:

- a. *The E-911 address number must be affixed to the home. Numbering height minimum is 4inches.*

11. Service Equipment:

- a. *Service equipment shall be located adjacent to the mobile not more than 30inches from the house*

12. Inspections:

- a. ***Inspectors will require entry to home to perform the following inspections:***

- i. *Electric panel*
- ii. *Heat Source*
- iii. *Smoke Detectors in hallway and each bedroom*

- b. ***Please make sure the doors are unlocked or someone is at the location on date of inspections***

If you have any further questions, please contact Saluda County Building and Codes Department at (864) 445-4500 ext. 2272.

Thank you