



Berkeley County Government-Permitting Department

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Moncks Corner, SC 29461-6120

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Mobile/Manufactured Housing Set-Up Manual

If the home is new and coming off a dealer's lot, you will use the set-up instructions that came with your home. Once the home is completely set up and you are ready for an *inspection*, you must have that set-up manual available for the inspector.

If the home is used, you must use the set-up instructions below:

BEFORE YOUR MANUFACTURED HOME IS SET-UP, READ THE FOLLOWING BASIC REQUIREMENTS

PIERS AND ANCHORS

NEW HOMES:

Use instruction/set-up manual that comes with your home.

USED HOMES:

If the manufacturer's installation manual is available, it must be used. If not, use the Berkeley County Manufactured Housing Set-Up Instructions.

1. Minimum pier footer size: 16in x 16in x 4in solid concrete. Continuous footers need separate building permit and must be inspected prior to pouring concrete.
2. Piers shall be spaced no more than 6 ft. apart.
3. Minimum anchor length: 42 inches. (See page 7 for the amount of required tie downs.)
4. Stabilizer plates are required with any anchors having diagonal tie-downs attached, including longitudinal tie-downs.
5. Vertical tie-down straps can only be spliced using double crimped seals, including straps looped through tie-down brackets. Radius clips are required on all tie-down brackets. All straps must align with anchors.
6. Tie-down straps are required on all frame installed clips or brackets including longitudinal.

ELECTRICAL

ALL HOMES:

1. **See your electrical power provider about service placement and connections.**
2. The service disconnect shall be located within 30 ft. from the perimeter edge of the home.
3. Wiring from the service pole/post disconnect to the manufactured home shall consist of four conductors, one of which must be a minimum size #6 insulated copper or equivalent for grounding purposes only. Minimum size requirements for 200-amp service are either #2/0 copper conductor or #4/0 aluminum conductor. All four wires must be in the same conduit.

4. Service entrance to manufactured home must be buried to a minimum depth of 18" when in conduit and a minimum depth of 24" when using direct bury USE (underground service entrance) cable. **NOTE: TRENCH MUST BE LEFT OPEN FOR INSPECTION**
5. Electrical conduit or PVC must be used. Water pipe is NOT acceptable!!
6. Knock-out holes and breaker holes in electrical panels shall not be left open. Also, wiring must go through proper connectors or bushings entering the panel.
7. **Multi-Unit Homes:** Marriage wall wiring connections shall be made up in covered junction boxes. Frames must be grounded together by #6 solid copper wire.

SMOKE DETECTORS

ALL HOMES

1. Every manufactured home shall have an approved listed smoke detector, installed in accordance with the manufacturer's recommendations and listing.
2. When activated, the detector shall provide an audible alarm.

GRADING

1. Under Home Grading shall be crowned allowing no ponding/collection of water under home.
2. Lot shall be graded to allow proper storm water run off.

PLUMBING: ALL HOMES

WATER:

1. Water line must be connected to home and have a shut-off valve and a check valve in the line next to the home.
2. The water line is to be buried a minimum of 12".

SEWER:

1. Drain lines must be connected between the manufactured home and either a septic tank or public sewer connection. **NOTE: TRENCH MUST BE LEFT OPEN FOR INSPECTION.**
2. ABS (black pipe) and PVC (white pipe) are not designed to be glued together, and will not be accepted when glued. Transitions between ABS and PVC can only be made with a rubber "FERNCO" type sleeve or connector.
3. Tees, 1/4 bends or twin 1/4 bends, cannot be used when change of flow is in a horizontal position. Only "long-sweep" fittings are permissible for horizontal use.
4. Clean-outs are required at the end of horizontal drain lines.

HEATING & AIR CONDITIONING (HVAC)

ALL HOMES:

For exterior units, an outside weatherproof disconnect must be mounted on the home per National Electrical Code article 550.20.

A fixed heating unit must also be in place, capable of maintaining a temperature of 68° at three feet above floor level.

GAS* A SEPARATE GAS PERMIT IS REQUIRED*****

ALL HOMES:

1. New gas service piping to the home must be tested according to the 2003 International Residential Code.
2. The gas line must be pressurized to 10psi on an installed test gauge. The inspector must observe the results.

EXTERIOR STAIRS/STEPS/LANDINGS AND DECKS

1. Stairs having four or more risers shall have a handrail. Stairs that are 30 inches above ground need guardrails on both sides of stairway. All stairs shall be a minimum of 36 inches wide.
2. All Exterior doors (including sliding doors) need a minimum of 3 ft. X 3 ft. landing. **Anything larger than 4 X 4 landing requires a Building Permit.* The required egress exit door landing must be within 1 ½ inches below the threshold. Remaining exterior door landings can not exceed 7 ¾ inches below the threshold.
3. Landings, porches and decks with floor surfaces 30" or more off of the ground shall have guardrails on all open sides.
4. Guardrails, and handrails shall not have an opening greater than 4".

ADDRESS

All homes shall have address numbers visible from the street either attached to the home or posted at the driveway.

BEFORE YOU CALL FOR AN INSPECTION!!

FOR NEW HOMES: BE SURE THAT THE MANUFACTURER'S NEW HOME INSTALLATION MANUAL IS AVAILABLE FOR THE INSPECTOR TO USE DURING THE INSPECTION.

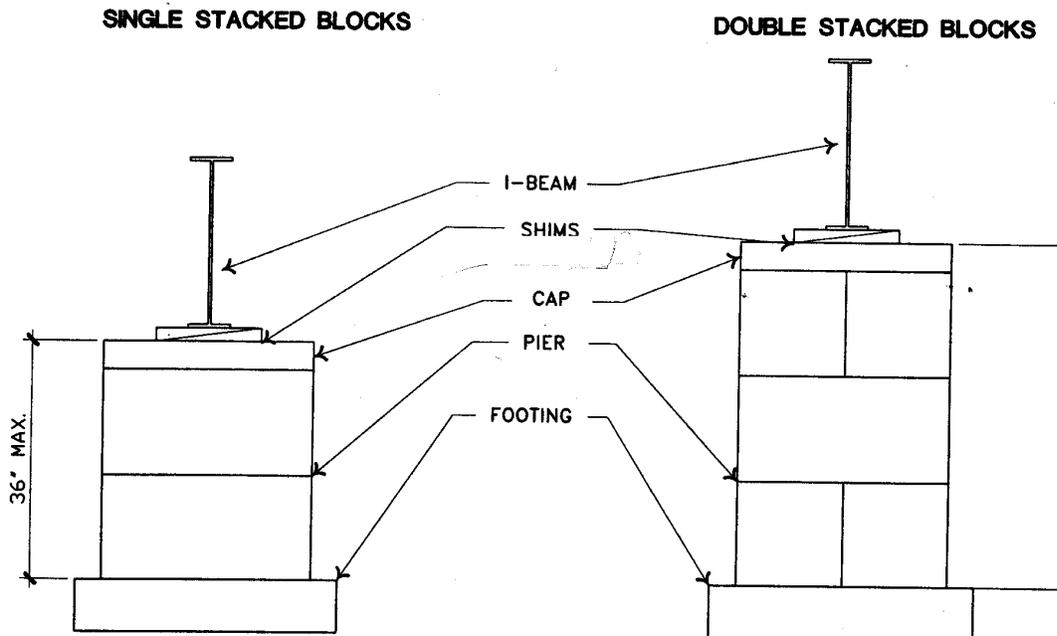
Please ensure that the above items are completed. The inspector will look and check each. If any are not completed or are completed improperly, a re-inspection fee will be required to be paid at the Permitting Office before another inspection will be performed.

When you call for an inspection, have the following information ready to give the inspector:

1. Set-up Permit Number (MM _____ - _____)
2. Name permit is issued to _____
3. Telephone number at which you can be reached _____

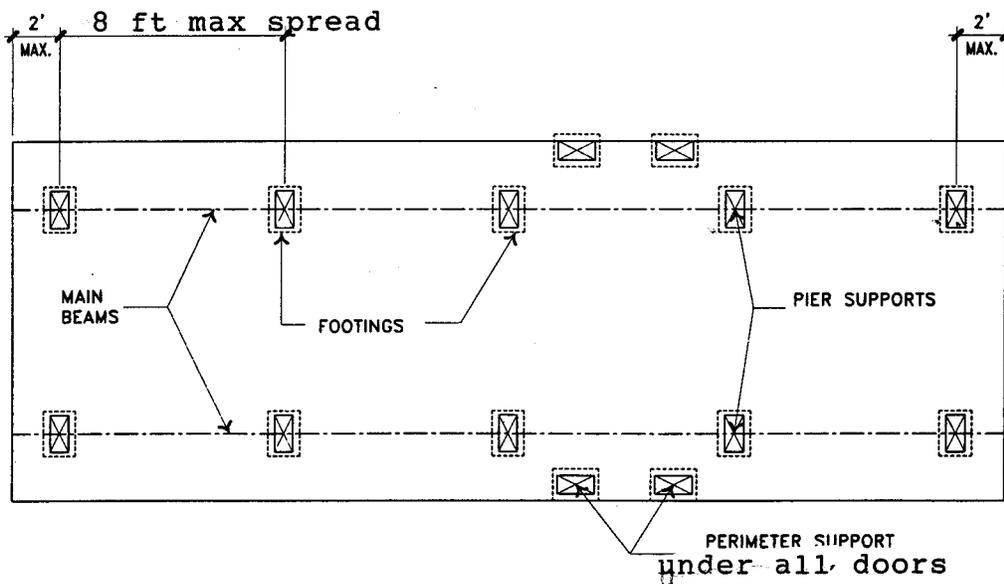
DO NOT INSTALL SKIRTING BEFORE INSPECTION !!

TYPICAL SINGLE WIDE HOME PIER BLOCKING TYPICAL PIER CONSTRUCTION



MAXIMUM HEIGHT OF SINGLE STACKED BLOCKS UNDER THE I-BEAMS IS 36", MAX. HEIGHT OF SINGLE STACKED BLOCKS FOR PERIMETER PIERS AND MATING WALL COLUMN SUPPORT PIERS IS 48".

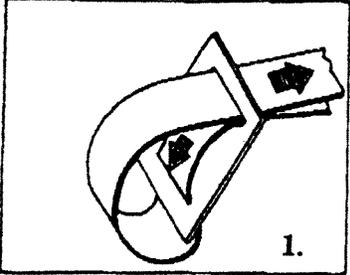
PIER CONSTRUCTION



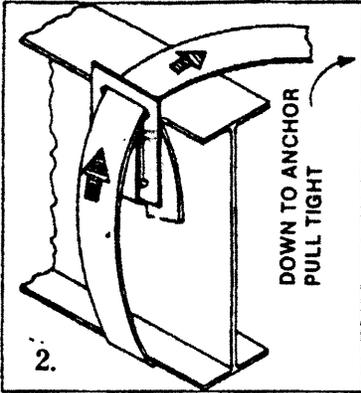
CONSTRUCTION AND INSTALLATION OF FRAME TIE-DOWNS

POSITIONING FRAME TIE

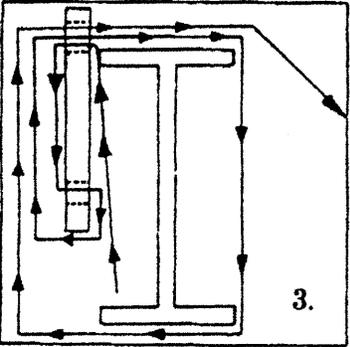
FRAME TIE INSTALLATION INSTRUCTIONS



1.



2.



3.

1. Thread 7' length of frame tie strap through buckle as shown.
2. Next, thread long end of strap between frame and floor of home. Bring strap through buckle as shown in diagram and fasten to anchor head.
3. Diagram showing strap in position around frame and through buckle. It is important to remove all slack from system.

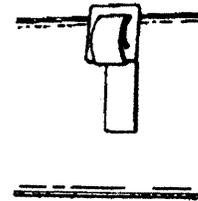
1. See step one in installation instructions



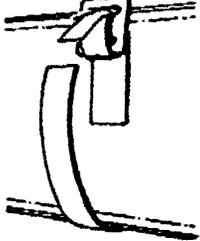
2. Insert strap in position through buckle.



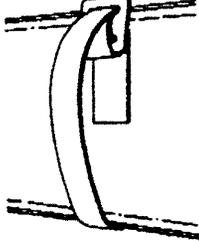
3. Strap should be through buckle in this configuration before installation on frame.



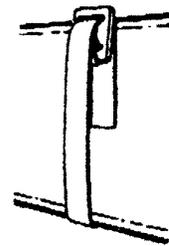
4. Strap should be pass over frame from inside and buckle pulled in position as shown.



5. Strap should encircle frame and pass through buckle for the second time and over the frame.



6. Strap is pulled tight from outside or anchor side, of frame.



7. Inside of frame tie, properly installed.

Number of Ties Required per Side of Single Section Manufactured Home

| Length of Home (ft) | No. of Vertical Ties | No. of Diagonal Ties |
|----------------------------|-----------------------------|-----------------------------|
| Up to 45 | 2 | 4 |
| 46 to 49 | 2 | 5 |
| 50 to 58 | 3 | 5 |
| 59 to 70 | 3 | 6 |
| 70 to 73 | 3 | 7 |
| 74 to 84 | 4 | 7 |

Double section manufactured homes require only the diagonal ties.