

Chesterfield County Codes Enforcement Office

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MANUFACTURED HOUSING INSTALLATION GUIDELINES FOR THE UNINCORPORATED AREAS OF CHESTERFIELD COUNTY S.C.

The inspector will be inspecting the piers, tie downs, steps and landings, water and septic tank hook-up, and electric hook-up from the service pole to the manufactured home. The manufactured home must be inspected and approved by the Building Inspector prior to electrical hook-up from the electric company. A door must be unlocked or key available for inspection of inside sub-panel.

MANUFACTURED HOME SET-UP SHALL BE AS FOLLOWS:

It shall be unlawful for any person or legal entity to import any Pre-June 15, 1976 manufactured home into Chesterfield County.

Manufactured home must be registered within 15 days of moving home into Chesterfield County, and license decal must be posted in window.

SET-UP

Individual must be licensed by the Manufactured Housing Board in order to set-up a mobile home. The only licenses acceptable for the installation of manufactured homes are the *manufactured home contractor* and the *manufactured home installer* licenses. License will be verified

All property line set-backs shall be satisfied:

FOOTINGS

Footings for piers shall be a minimum of 16" x 16" x 4". Solid masonry units or other approved systems shall be permissible.

Poured concrete footings for piers shall be 12" deep x 16" wide and poured a minimum of 4" thick.

Footings for brick or block skirting shall be 12" deep X 12" wide and poured a minimum of 4" thick.

PIERS

Piers shall be designed and constructed to distribute loads evenly. Multiple section homes may have concentrated roof loads which will require special consideration. Load-bearing piers may be constructed utilizing one of the methods below. Such piers shall be considered to resist only vertical forces acting in a downward direction. They shall not be considered as providing any resistance to horizontal loads induced by wind or earthquake forces. Caps and leveling spacers may be used for leveling of the manufactured home. Spacing of piers shall be as specified in the manufacturer's installation instructions, if available or by an approved designer.

- **Piers less than 36 inches** in height may be constructed of masonry units, placed with cores or cells vertically. Piers shall be installed perpendicular to the main frame and shall have a cross-sectional area of 128 square inches. Piers shall be capped with minimum 2-inch solid masonry units or equivalent.
- **Corner Piers and all other piers greater than 36"** in height shall be at least 16 inches by 16 inches consisting of interlocking masonry units and shall be fully capped with minimum 4-inch solid masonry units or equivalent.
- **Piers over 80 inches** in height may be constructed the same as corner piers , provided the piers shall be filled solid with grout and reinforced with four continuous # 5 bars. One bar shall be placed in each corner cell of hollow masonry unit piers or in each corner of the grouted space of piers constructed of solid masonry units.
- **Cast in place concrete piers** meeting the same size and height limitation of items 1, 2 and 3 above may be substituted for piers constructed of masonry units.
- **Alternate materials and methods** of construction may be used for piers which have been designed by a design professional licensed by the state to practice as such. Prefabricated load-bearing devices must be listed and labeled for the intended use.

FRAME TIES

Only bolted or buckled ties are allowed. Anchoring equipment shall be so designed to prevent self-disconnection.

	<u>Length up to 40'</u>	<u>41' to 60'</u>	<u>61' to 82'</u>
Frame ties per side (Diagonal Ties)	3	5	6
Total number of frame Ties per home	6	10	12
Over the roof ties (If Required)	3	3	3

Septic Tanks / Sewer Lines / Plumbing

Septic tanks shall be installed, approved by DHEC and hooked to the home prior to final inspection by the Building Inspector.

Sewer lines shall be scheduled 34, 50 or better. The lines should be properly fitted and glued and strapped up with approved strapping material. Any turn or drop greater than 45 degrees shall have a screw in type clean out installed upstream of the bend.

Outside Hose Bibs (spigot) must have backflow preventor installed unless approved antisiphonage faucet is installed.

SERVICE POLE / ELECTRICAL

Service pole installation per the utility company servicing your home. A diagram of proper installation can be obtained from your utility company. All services must comply with utility company standards. The service entrance cable to mobile homes shall be in approved conduit or be direct burial cable (DBC). If conduit is used, it must be buried a minimum of 12" deep. If (DBC) is used it must be buried 24" deep. All exposed cable (from service box to ground and from ground to mobile home) must be in conduit.

Aluminum service entrance cable must be 4/0 with 2/0 neutral (or larger) with # 6 ground. Aluminum service conductors must have proper amount of anti-corrosive compound or inhibitors applied to all end's at connection.

Copper service entrance cable must be 2/0 with 1/0 neutral (or larger) with # 8 ground.

Your utility company can supply you with a diagram for proper wiring specifications. Meter base must be located on a pole or pedestal and not attached to the structure. Exception: Double Wide Mobile homes may have meter base attached to the home.

911 ADDRESS

The numbers shall be conspicuously placed immediately above, on or at the side of the property of each building so that the number can be seen clearly from the street line. Whenever the building is more than 50 feet from the street line or when the numbers at the door are not clearly visible from the street line, the number must be placed at the entrance to the building, on a mail box, gate post, fence or other appropriate place so as to be easily read from the street line. Numbers shall not be less than four (4) inches in height, and shall be made of a durable and clearly visible material which is in contrasting color to the building.

LANDINGS AT DOORS

There shall be a floor or landing on each side of each exterior door. The width of each landing shall not be less than the stairway or door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel.

Landing Height

- Exit Doors that **swing in** shall be no higher than 7 ¾" above the landing.
- Exit Doors that **swing out** shall be not be greater than 1 ½" above the landing.

GUARDS & HANDRAILS

GUARD RAILS:

Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below, shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below, shall have guards not less than 34 inches and not more than 38 inches in height measured vertically from the nosing of the treads.

Required guards on open sides of raised floor areas, porches and steps shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches in diameter.

HANDRAILS:

Handrails must be graspable, returned and at least on one side of steps of 4 or more risers.

STEPS:

- The maximum rise of steps shall not exceed $7\frac{3}{4}$ " and cannot vary more than $\frac{3}{8}$ " of each other.
- The maximum width of steps shall not be less than 10" and cannot vary more than $\frac{3}{8}$ " of each other.
- Treads are permitted to be open when landing is less than 30" above grade.
- Treads are required to be closed when landing is 30" or greater above grade.

UNDERPINNING

Underpinning must be installed with approved materials for this purpose. Metal, vinyl, masonry (brick, block, stone) or treated wood. Please leave one piece of underpinning off at the middle and ends of the home for inspection.

Brick, block and stone skirting requires continuous concrete footings. Footings shall be 12" deep X 12" wide and poured a minimum of 4" thick.

NOTE

Vapor barrier: Of 6-mil poly (plastic) or thicker with 100% total ground coverage shall be installed underneath the structure of all new mobile homes.

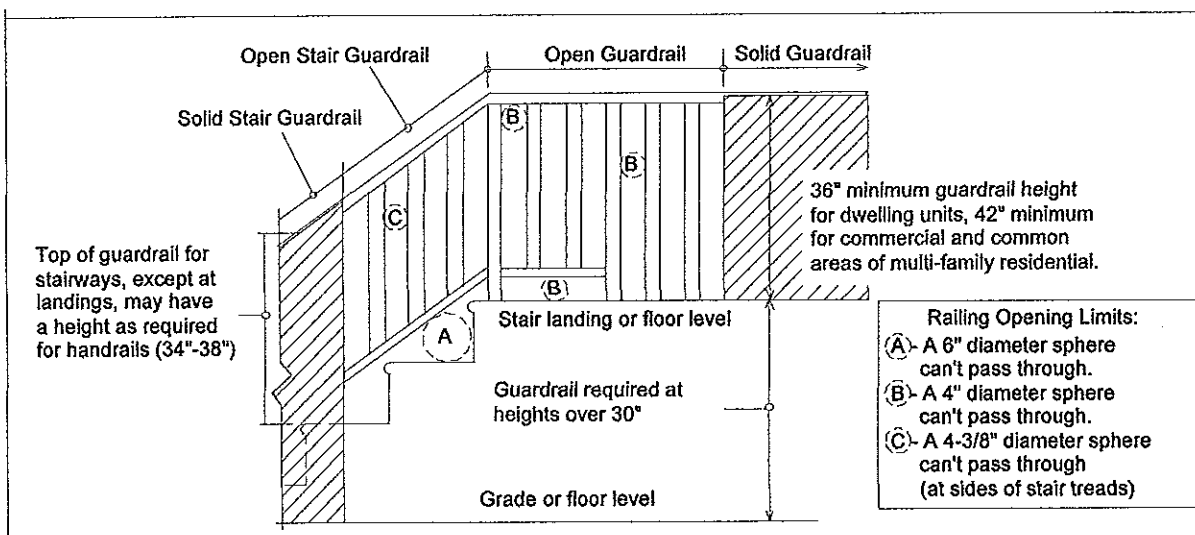
SMOKE DETECTORS

All manufactured homes shall have a minimum of two (2) operational smoke detectors.

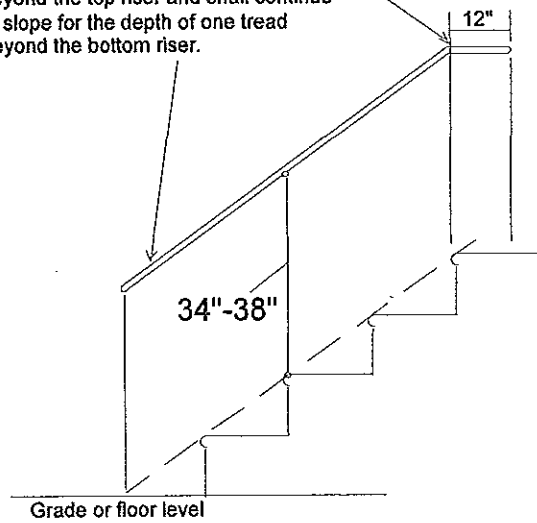
REMOVAL OF DEBRIS

The under-floor grade shall be cleaned of all vegetation and organic material. All wood forms used for placing concrete shall be removed before a building is occupied or used for any purpose. All construction materials shall be removed before a building is occupied or used for any purpose.

IRC 311.7.8

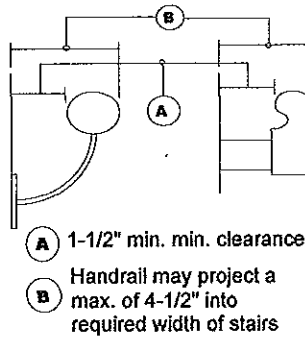
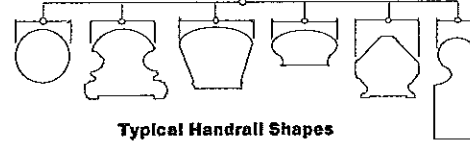


Handrail extensions are required on commercial and common areas of multi-family buildings. The extension length shall be at least 12" horizontally beyond the top riser and shall continue to slope for the depth of one tread beyond the bottom riser.

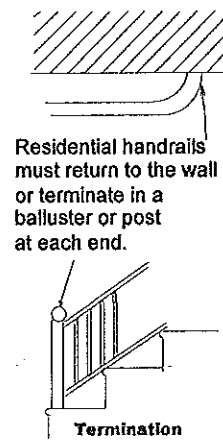


Handrail Height and Extensions

1-1/4" minimum - 2-1/4" maximum

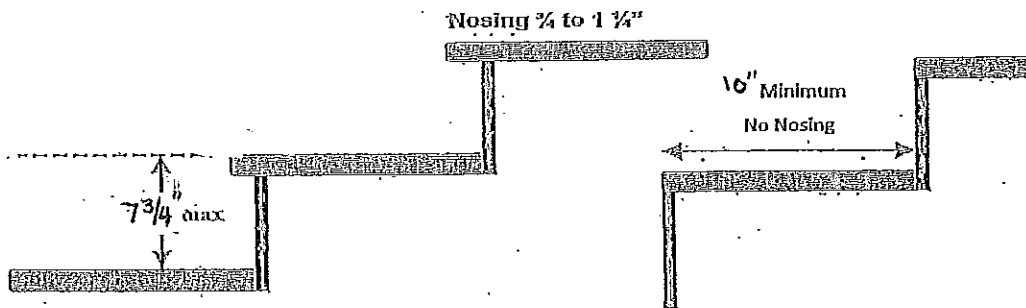


Wall Clearance



STEPS

- The maximum rise of steps shall not exceed 7 3/4" and cannot vary more than 3/8" of each other.
- The maximum width of steps shall not be less than 10" and cannot vary more than 3/8" of each other.



LANDINGS MUST BE:

- Maximum 1 1/2" below threshold if door swings out
- Maximum 7/8" below threshold if door swings in
- At least the width of the door and 36" in direction of travel

* Must use treated lumber for all materials exposed to weather

* Must use galvanized nails on outside decks