



Orangeburg County Manufactured Home Requirements

Obtaining a permit does not mean that you are scheduled for an inspection. To schedule a manufactured home inspection you need to call the Building Inspection Department at 803-533-6173. Office hours are 8:30am to 5:00pm. We do require a 24-hour notice prior to performing the inspection. (I.E, your request is called in on Monday before 5:00PM, your inspection will be performed on Tuesday.)

When requesting your inspection, you will need to provide the permit number and or tax map number.

The only persons permitted to engage in manufactured home set-up are those individuals who are licensed as installers in the State of South Carolina, per the South Carolina Manufactured Housing Board.

The following items shall be completed prior to calling for an inspection:

1. Newly purchased manufactured homes from a retail location shall be required to comply with the National Manufactured Housing Construction and Safety Act of 1974.
2. The area where your manufactured home is going will have to be free of all vegetation and shall be sloped to prevent water build-up underneath the home.
3. All utilities will have to be hooked up. This includes all electrical, plumbing, non-portable heat source, and gas if provided. Gas lines will require a gas test. Test pressure is 10psi for natural gas and 20psi for LP gas installations.
4. Inspectors will require entry to home to perform following inspections:
 1. Electrical panel shall be inspected
 2. Heat source shall be inspected
 3. Smoke detectors shall be verified
5. Manufactured homes are required to have skirting and will have a 6-mil vapor barrier installed for entire width and length of home.
6. Permit shall be posted in a conspicuous space.
7. Newly purchased and installed homes from a retail location will require set-up manuals to be on-site during the time of inspections.
8. Manufactured home decal from Orangeburg County Permitting office must be displayed in the widow nearest the street.
9. Underground service wiring laid in a trench/ditch will need to be left open for inspection.
10. All egress doors will require stairs that provide no more than an 8-1/4 inch rise. Steps are to be uniform with no more than 3/8 of an inch between the complete rise of steps.
11. All steps shall be secured to earth to prevent wind uplift.
12. 3 ft x 3 ft minimum landing required at main entrance and all doors that swing out.
13. If landing is at a height of 30 inches or more when measured from grade, guardrails shall be provided to a minimum height of 36 inches. Pickets are to be spaced so a sphere 4" in diameter cannot pass through.
14. All stairs with 4 or more rises shall have a minimum of one handrail on either side of the flight of stairs. All stairs shall be anchored to earth.
15. The E-911 address number must be affixed to the home. Numbering height minimum is 3 inches.