



## **Chester County, South Carolina**

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

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### **MANUFACTURED HOME PERMIT REQUIREMENTS**

**You can now apply for permits on-line at  
[evolvepublic.infovisionsoftware.com/chester/](http://evolvepublic.infovisionsoftware.com/chester/)**

911 Address of Property	Property lines must be staked out
Tax Map Number	Recorded Copy of Plat
Copy of Perk Test or Proof of Water & Sewer	Bill of Sale or Title
Name of Power Company	Manufactured Contractor License - w/ email
Deck or Porch square footage with drawing	Sub Subcontractors License - w/ email
Floodplain Elevation Certificate - if the property is in the Flood Plain (our office will verify this)	

#### **Manufactured Homes Require Vinyl Siding and Shingle Roof**

##### **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 vinyl or underpinning kits with metal frames.

##### **Exceptions:**

1. Manufactured Homes in recognized Manufactured Home Parks shall be underpinned per each parks regulation.
2. Manufactured Homes placed in the Flood Plain shall meet the Flood Plan Ordinance Requirements

##### **Footing:**

12" x 12" with 8" concrete

##### **Access:**

Crawlspace shall be provided with a minimum of one access opening not less than 18" x 24"  
Crawlspace shall have a 6-mil 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 SI divided by 60 SI 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 R3110)

1. A 3' x 3' landing is required with a handrail and guardrail, if required, built to the IRC code standards.
2. 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.
3. Floor joists shall be supported in an approved manner, such as ledger strips or joists hangers.

**Handrails:** (IRC Code R311)

1. Stairways having four or more risers above a floor or finished ground level shall be equipped with handrails located not less than 34" nor more than 38" above the leading edge of a tread.
2. 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)

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

**Treads & Risers:** (IRC Code 311)

1. Riser height shall not exceed 7 3/4"
2. The minimum tread depth shall be 10"

**Manufactured Homes Inspections:**

Address must be posted on site with permit 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. Power will be disconnected if it is found the house has been moved into. Absolutely No Exceptions**