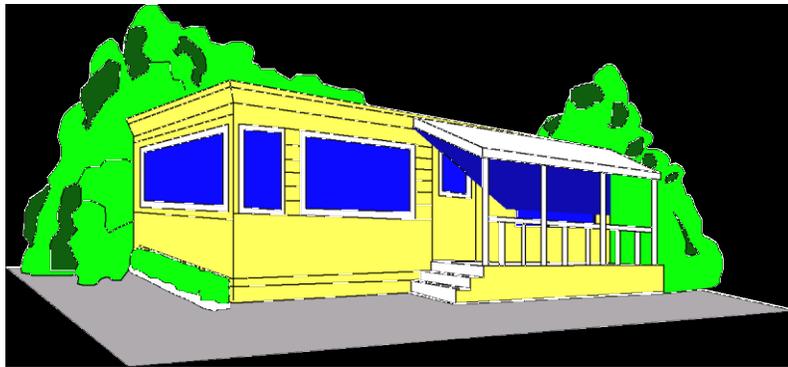


*Installing Your  
Manufactured Home  
in  
Edgefield County  
South Carolina*



*Edgefield County Building Department  
210 Penn Street  
Edgefield, S.C. 29824*

Phone (803)637-4073

Fax (803)637-4088

# Contacts:

Edgefield County Building & Planning

637-4073

Fax 637-4088

Edgefield County Tax Assessor

637-4066



## DRIVEWAYS:

Edgefield County Road

637-4073

S.C. Dept. of Transportation (State Road)

637-6511



## ELECTRIC COMPANIES:

Aiken Electric Cooperative

637-3189

South Carolina Electric & Gas

275-2534



## WATER & SEWER:

DHEC (Department of Health & Environmental Control

637-4035

DHEC (Aiken Office-206 Beaufort St, NE, Aiken, SC)

803-642-1637

Edgefield County Water & Sewer

637-3011

# **MANUFACTURED HOME CHECKLIST**

1. Get a tax map number from the **Tax Assessor's** office.
2. Bring copy of plat for approval to the Edgefield County Building & Planning Office. Once approved you will receive a Site Approval form to take to the DHEC office for a septic permit. If you have an existing septic tank please contact a Certified Septic Tank Installer for an Approval Letter. If you are on County Water and/or Sewer, go to Edgefield County Water and Sewer Authority (ECW&S) for approval to connect. The fee will be set by DHEC or the Water and Sewer Authority. ***We require a copy of the authorizations and/or test results from DHEC and/or ECW&S prior to any further work.***
3. Get a 911 address from the **911 Administration (637-4106)**.
4. Register the home in the Tax Assessor's Office. The fee is \$10.00. The following paper work is required: a stamped site approval form from the Edgefield County Building and Planning Department and Form 400 or title. Form 400 comes from the dealer. A decal will be issued. This decal should be placed on a window facing the driveway.
5. After the home is registered, go to the Edgefield county Building & Planning Office and pay the mobile home fee (***depending on cost of home***).
6. ***Alternative Methods of installation MUST be approved by the Manufacturer.***
7. Installer must have a **moving permit** if the home is not being purchased from a dealer. **This permit is issued from the County that the home is being moved from.** The Edgefield County moving fee is \$50.00 and is issued by the Tax Assessor's Office (803-637-4066).
8. After installation is completed, you will need to contact the Edgefield County Building & Planning Office for a final inspection. ***The following items must be complete: Anchors, Piers, sewer and water pipes (must leave an opening in the underpinning), also septic tank installed or sewer hooked up, copy of final septic tank approval from DHEC, landings with steps and handrails in place, landing secured to ground, electrical complete, 911 address posted (visible and legible from the street or road fronting the property), tax decal in window, driveway completion and underpinning. The tongue and tires must be removed. If you desire to leave tongue on, you must pay a tongue deposit of \$150.00 at the Treasurer's Office. A form to authorize the deposit must be obtained from the Building and Planning Department. The fee is refundable if the home is moved out of Edgefield County.***
9. If all the above items are completed, the Building and Planning Department will authorize power. This authorization will be faxed to the power company which is the supplier for your address.

## **DRAINAGE**

The home must be provided with adequate drainage to allow the runoff rain water to flow away, not under, the home. It may require the excavating of a trench to divert to the flow or the installation of a drain. Water that is allowed to flow under the home will cause rot and mildew and could possibly undermine the piers and cause sagging and damage to your floors.

## **DRIVEWAYS**

A concrete pipe of at least 15" in diameter must be placed under the driveway at the drainage ditch. This is required by the Edgefield County Road Ordinance. Any questions regarding this installation should be directed to the Edgefield County Building & Planning Office (803-637-4073).

## **E 911 NUMBERS**

In order that emergency vehicles can locate your home in the event that you require assistance, you must display the number assigned to you by the 911 office on your home. If your home cannot be viewed from the road, place the number at your driveway and on your home.

## **ELECTRICAL CONNECTIONS**

All electrical work must comply with the National Electric Code. You may perform this work yourself or hire a S.C. licensed electrician. As per the HUD Manual, Sec. 3280.803(k)(3)(i), installation of the meter receptacle on the side of the home can be done ONLY by the manufacturer.

You will be required to obtain a meter receptacle from the power company or in the case of SCE&G, obtain one from an approved supplier. All manufactured homes also require a disconnect panel installed at the meter location. The size of the disconnect is determined by the power requirement of the home, i.e. 100, 150 or 200 amp. There are two types of service, overhead and underground. The illustrations attached will assist you in the installation of these electrical panels.

## **PLUMBING**

All plumbing connections (water, sewer, etc.) must be made in accordance with the International Plumbing Code. All pipes under the home must be supported by metal strapping at no more than 5 foot intervals, proper slopes must be maintained to allow drainage on sewer lines. All joints in plastic piping must be glued with an approved cement for the pipe being used. Green pipe can be glued to either ABS or PVC. All plumbing connections need to be left uncovered until after inspection.

## **REGISTRATION DECAL**

The decal that will be provided to you at the time you register your home must be placed in a window that faces the roadway or driveway in order that it can be seen from a vehicle without driving off the road or driveway.

## **SITE CLEARING**

The site under the home must be cleared of all organic materials, grass, roots, stumps, weeds, etc. A plastic vapor barrier may be installed using 6 mil or better plastic sheeting.

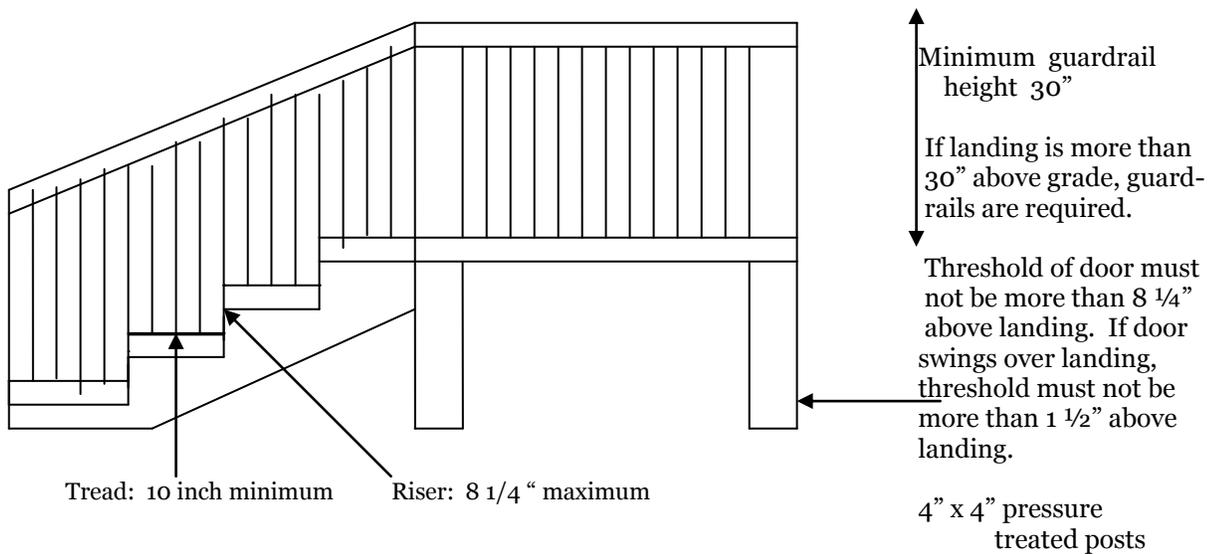
## **STEPS**

All door openings must be equipped with a set of steps with a minimum landing of 36" by 36". Steps shall not have a rise of more than 8 1/4" per step. Anywhere a step or landing is 30" or more above the ground, it must be provided with a handrail at least 30" tall and have vertical pickets spaced to allow no more than a 4" opening.

Wooden steps must be constructed of pressure treated lumber and fastened together with galvanized fasteners. If the landing/steps are not set into the ground, they must be secured with a ground anchor and strap so that the landing/step cannot turn over or be pushed over. If masonry steps are used, the blocks or bricks must be mortared and provided with handrails if required.

# Steps & Landing

Handrail height – 30”  
Measured from nosing of each tread.  
Pickets required on handrails when landing  
is 30” or more to grade. Pickets must be  
spaced 4” apart or less.



Steps & landing must be freestanding.  
Landing **MUST NOT** be attached to mobile home.

All exterior doors **must** have a landing the  
width of door x 36" deep

# HANDRAILS

## **R311.5.6 Handrails.**

Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

### **R311.5.6.1 Height.**

Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 30 inches (864 mm) and not more than 38 inches (965 mm).

### **R311.5.6.2 Continuity.**

Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1½ inch (38 mm) between the wall and the handrails.

### **Exceptions:**

1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

### **R311.5.6.3 Handrail grip size.**

All required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1¼ inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6¼ inches (160 mm) with a maximum cross section of dimension of 2¼ inches (57 mm).
2. Type II. Handrails with a perimeter greater than 6¼ inches (160 mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of ¾ inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 1¾ inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1¼ inches (32 mm) to a maximum of 2¾ inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

# **RESTRICTIONS**

## **Pre-1977 MANUFACTURED HOMES**

Manufactured homes titled prior to June 1976 does not meet the Housing and Urban Development (HUD) requirements and cannot be used in Edgefield County without meeting the County ordinance concerning manufactured homes. You need to contact the Building and Planning Department prior to the purchase of this home or moving this home to another site.

# **PENALTIES**

Failure to license, register, or obtain proper permitting for a manufactured home located within the unincorporated areas of Edgefield County shall be punishable as a misdemeanor and subject to a fine not to exceed \$500 per day.



# **WARNING!**

Read below before connecting to  
Service-Entrance Equipment

The electrical system of this home has been designed for a 4-wire feeder system. The grounding system is isolated from the neutral system. Be sure to connect a separate insulated, green colored conductor to the service ground in the service-entrance equipment located adjacent to or near the home. All bonding screws, straps or buses in this main electrical distribution panel as well as on all appliances, have been removed and discarded. Two ground rods or grounding electrode conductors, 8ft min and 6ft apart are required. Connecting to a 3-wire system is a violation of the applicable National Electric Code and increases the risk of electrical shock and fire.

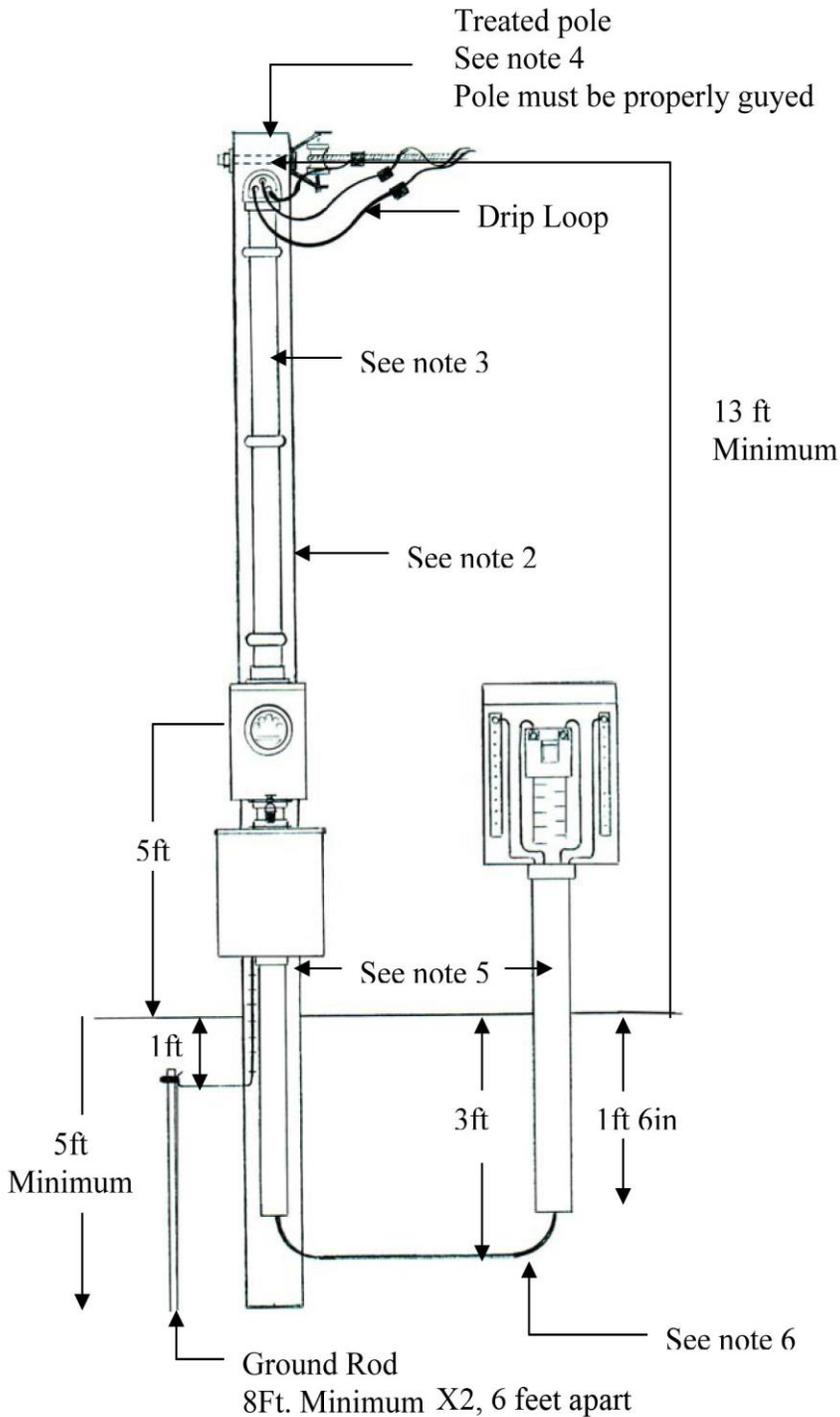
# **PLEASE READ THE FOLLOWING CAREFULLY!**

Electrical power will not be authorized until your home is completely installed with all the steps, skirting in place and all inspections completed and approved. The home must be **registered with the Tax Assessor's Office and ALL fees paid in full before home is moved to the site.** Edgefield County is not responsible for promises made by dealers and sales people regarding completion in a given time frame. The time for proper installation of a manufactured home is dependent upon many factors including but not limited to the guidelines in this manual. Edgefield County's primary concern is the safety and habitability of all homes placed within the county. Manufactured homeowners are asked to reinforce this message to the dealerships where they purchase their homes.



Aiken Electric Cooperative, Inc.  
PO Box 417 – 2790 Wagener Rd  
Aiken, South Carolina 29802-0417  
(803) 649-6245 – Fax (803) 641-8310

## Permanent Mobile Home Overhead Service



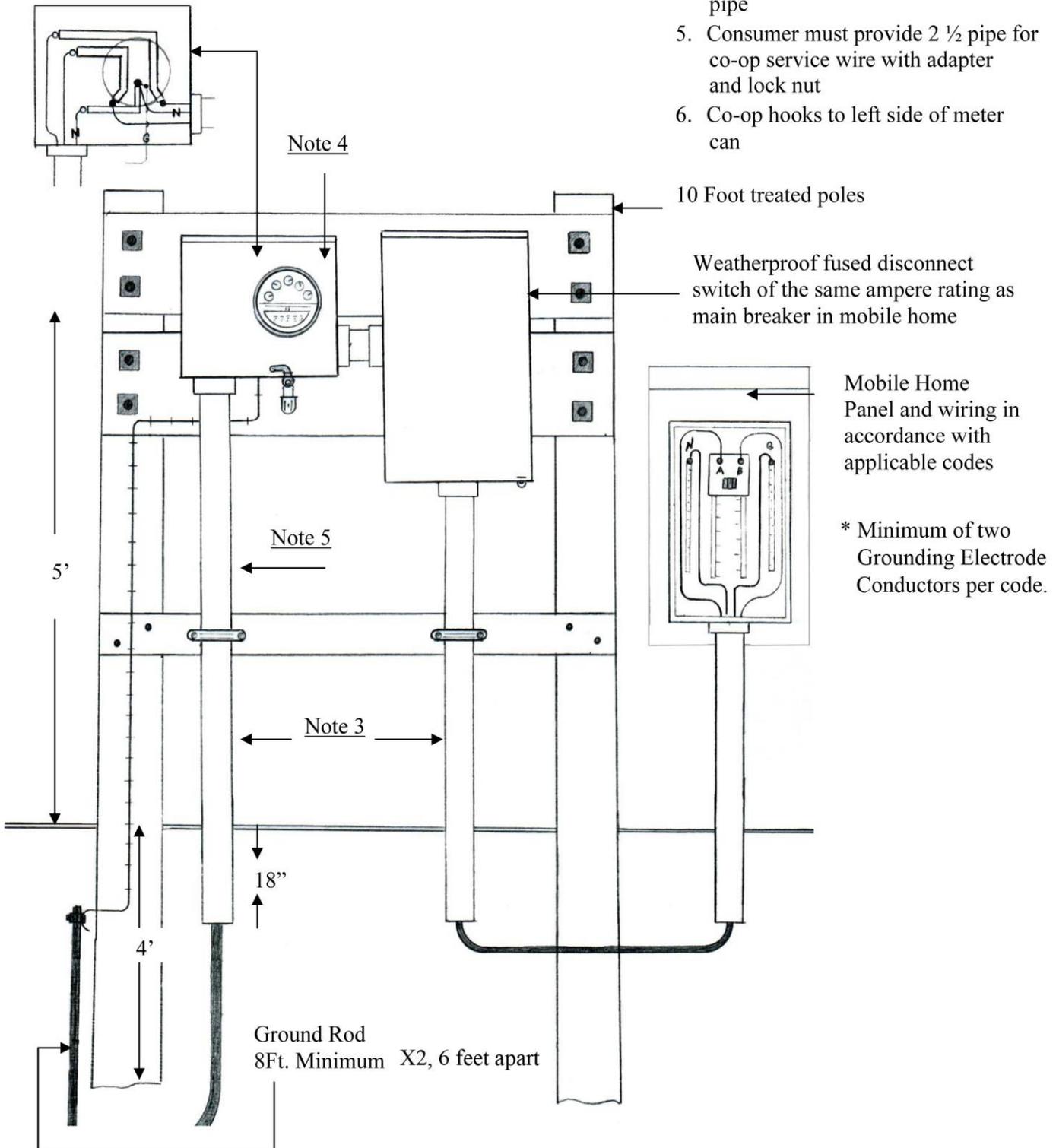
1. Meter location must be approved by Aiken Electric Co-op
2. All wiring shall be in accordance with the latest edition of the N.E.C., N.E.C.S. and any local government agency having jurisdiction
3. Minimum height weather head 13ft
4. Pole minimum height 20ft  
Minimum diameter 6in
5. Minimum size conduit 2 inches
6. Four (4) conductor UF or use cable-direct buried or in conduit.
7. Must have a minimum of two grounding rods or grounding electrode conductors per code.



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## Permanent Underground Service Mobile Home

1. If county approves, meter may be attached to doublewide... Meter location must be approved by Aiken Electric Co-op
2. All wiring shall be in accordance with the latest edition of the N.E.C., N.E.C.S. and any local government agency having jurisdiction
3. Minimum size conduit 2 ½ inches
4. Consumer must use the right hand side of meter base for entrance cable and pipe
5. Consumer must provide 2 ½ pipe for co-op service wire with adapter and lock nut
6. Co-op hooks to left side of meter can



# MOBILE HOME SERVICE DETAILS

BY RAS

DATE 3-13-02 SMTR-2

REV. 7 SHEET 5 OF 7

ALL ASSEMBLIES TO MEET SCE&G, NEC AND ANY LOCAL CODE REQUIREMENTS

## TO BE INSTALLED AND MAINTAINED BY SCE&G CO.

- 7. METER
- 17. SPOOL RACK
- 20. SERVICE CONDUCTORS

## TO BE FURNISHED, INSTALLED AND MAINTAINED BY CUSTOMER

- 1. WEATHERPROOF ENCLOSURE FOR CIRCUIT BREAKERS (WITH COVER)
- 2. CONDUIT GALVANIZED STEEL OR SCH. 40 PVC & CONDUIT FITTINGS  
(CONDUIT SIZE: 2" FOR 200 AMP, 3" FOR 400 AMP)
- 3. 5/8" X 8' GALV. GROUND ROD WITH U.L. APPROVED CLAMP
- 4. PIPE STRAPS TO BE ATTACHED WITH WOOD SCREWS ONLY
- 5. NO. 6 COPPER GROUND WIRE (ALUMINUM GROUND WIRE NOT PERMITTED)
- 8. SERVICE ENTRANCE CONDUCTORS IN CONDUIT TO METER SOCKET  
MINIMUM SIZE #4 AL. OR CU.-MAXIMUM #2 AL. OR CU.
- 9. METER SOCKET (UL LISTED)
- 10. 4" X 6" TREATED TIMBER (UNDERGROUND), CLASS 7 TREATED POLE (OVERHEAD)
- 11. METER SOCKET HUB BLANK COVER
- 12. WEATHERHEAD
- 19. CUSTOMER WIRING SYSTEM (4 WIRE)
- 22. ADDRESS OR LOT NUMBER TO BE PERMANENTLY MARKED ON THE OUTSIDE OF THE  
METER SOCKET COVER AND ON THE INSIDE OF METER SOCKET

### **UNDERGROUND NOTES:**

- A. GROUND FAULT PROTECTION AS REQUIRED BY N.E.C.
- B. SOURCE SIDE CONNECTIONS IN METER SOCKET TO BE MADE BY SCE&G AND LOAD SIDE CONNECTIONS TO BE MADE BY CUSTOMER.

### **OVERHEAD NOTES:**

- A. WEATHERHEAD PREFERABLY ABOVE SECONDARY, MAY NOT BE MORE THAN 6" BELOW SPOOL RACK.
- B. POLE MUST BE SUFFICIENT HEIGHT TO PROVIDE 18'-0" CONDUCTOR CLEARANCE OVER DRIVEWAYS AND ROADS.
- C. SOURCE SIDE AND LOAD SIDE CONNECTIONS IN METER SOCKET TO BE MADE BY CUSTOMER.
- D. METER POLE MUST BE INSTALLED AT A POINT NOT MORE THAN 125' FROM SERVICE POLE
- E. CUSTOMER SHALL BE RESPONSIBLE FOR ANCHOR AND GUY IF NECESSARY

### **GENERAL NOTES:**

- A. ALL GROUNDING CONDUCTORS SHALL BE SECURELY FASTENED TO THE SURFACE ON WHICH IT IS TO BE CARRIED AND PROTECTED FROM PHYSICAL DAMAGE.
- B. METER SOCKET TO FACE THE ROAD
- C. GROUND FAULT PROTECTION AS REQUIRED BY N. E. C.
- D. ALL WIRING TO BE IN ACCORDANCE WITH N.E.C., SCE&G CO. AND ANY LOCAL INSPECTION AUTHORITY GUIDLINES

## **DISTRIBUTION CONSTRUCTION STANDARD SOUTH CAROLINA ELECTRIC & GAS CO.**

Link = Const. Stds. / URD

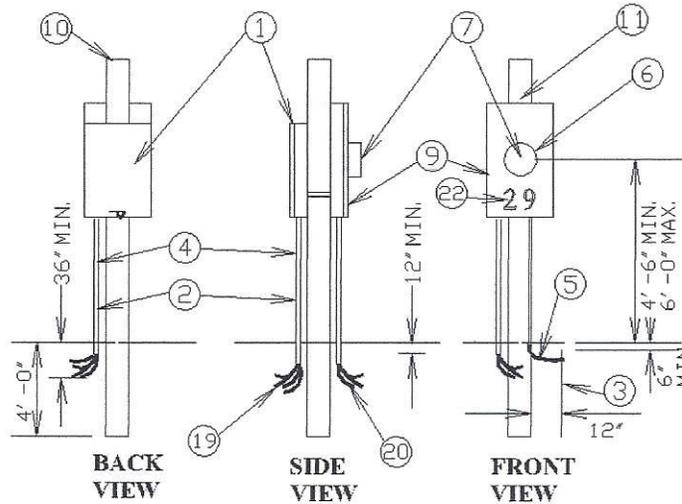
REV. 5 = REVISION REFLECTS COMPANY NO-ISSUE OF SOCKETS  
REV. 6 = CHANGED TO TWO PAGE FORMAT  
REV. 7 = CHANGED SPOOL RACK RESPONSIBILITY

# MOBILE HOME SERVICE DETAILS

BY RAS  
 DATE 3-13-02 SMTR-2  
 REV. 6 SHEET 6 OF 7

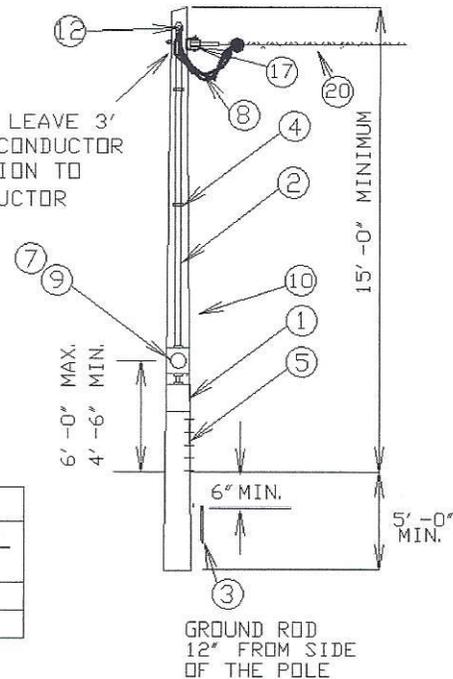
REV. 6 = CHANGED TO TWO PAGE FORMAT

## UNDERGROUND SERVICE TO MOBILE HOMES



## OVERHEAD SERVICE TO MOBILE HOMES

CUSTOMER TO LEAVE 3'  
 OF SERVICE CONDUCTOR  
 FOR CONNECTION TO  
 SOURCE CONDUCTOR



CLASS 7 ROUND TREATED POLE  
 MINIMUM POLE DIMENSIONS

POLE HEIGHT	BUTT DIA.	TIP DIA.	GROUNDLINE DIA.	BURIAL DEPTH
20'	6.2"	4.8"	5.9"	5.0'
25'	7.0"	4.8"	6.5"	5.5'

## DISTRIBUTION CONSTRUCTION STANDARD SOUTH CAROLINA ELECTRIC & GAS CO.

Link = Const. Stds. / URD

**SOUTH CAROLINA MANUFACTURED HOME  
INSTALLATION CERTIFICATION**

Customer \_\_\_\_\_ Date \_\_\_\_\_

Address Where Home  
Is To Be Installed \_\_\_\_\_

Private Property       Park

Manufacturer/Year/ Model \_\_\_\_\_

New       Pre-Owned       Single Section       Multi-Section

Serial Number \_\_\_\_\_

Retail Center \_\_\_\_\_ Salesperson \_\_\_\_\_

Licensed Installer \_\_\_\_\_ License No. \_\_\_\_\_

Installer Address \_\_\_\_\_

Installer Phone \_\_\_\_\_

I CERTIFY THAT THE MANUFACTURED HOME HAS BEEN INSTALLED IN ACCORDANCE WITH THE INSTALLATION GUIDELINES OF THE MANUFACTURER AND THE REGULATIONS ESTABLISHED BY THE SOUTH CAROLINA MANUFACTURED HOUSING BOARD. *SCMHB Regulation No. 19-425.16B(3)*

\_\_\_\_\_  
Licensed Installer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Sales Manager

\_\_\_\_\_  
Date

Approved for use by the South Carolina Manufactured Housing Board