



WILLIAMSBURG
COUNTY, SC
Building Department

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Attn: Manufactured/Mobile Home Installers and Owners

The following is a letter that must be reviewed and signed by the owner of the home, as well as the installer hired to set up the home. Please verify that the installer is licensed with the State of South Carolina Manufactured Housing Board. The installer must sign below and check the box next to the applicable code. The owner of the home must sign as well. The inspector will verify that the letter is signed, submitted at the time of the requested final inspection, and posted on the home at the time of inspection. Electric nor fuel/gas service will *be released* to the appropriate utility company unless this is provided.

The manufactured/mobile home:

Description: _____ Location: _____

Tax Map Number: _____ Electric Company: _____

Work was completed in according to: (check one)

Manufacturer's Specifications or
2021 International Residential Code, Appendix E or
South Carolina Code Section 40-29-50 to South Carolina Regulation 19-425.43.
New Mobile Homes require manufacturers setup manual.

Note: The manufactured/mobile home must comply with Wind Zone 2 requirements.
Flood Elevation Certificates required before setting up and after set-up if your home is in A or AE zone
along with a Site plan.

Print/Sign Contractor's Name

Print/Sign Owner's Name

Telephone No. of Contractor

Telephone No. of Owner

Electrical Contractor's License No. _____

Company Name

Telephone No. _____

Electrical Contractor's Signature



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A. Mobile Home Set-up Requirements

1. Newly purchased mobile homes from a retail location shall be required to comply with the National Manufactured Housing Construction and Safety Act of 1974.
2. A dirt pad is *mandatory* under all newly set up mobile homes and sloped to prevent water build-up underneath the home. Under home should be free of all vegetation.
3. *All utilities will have to be hooked up.* This included all electrical, plumbing, non-portable heat source, and gas if provided. Gas lines require a gas test. Test pressure is psi for natural gas and propane.
4. **DHEC Septic Tank Approval**
 - a. If well water and septic tank: An original letter of approval from a licensed septic contractor is required.
 - b. If public water and septic tank: Proof of water connection from Water & Sewer Department and an original letter of approval from licensed septic contractor is required for septic tank.
 - c. If public Water and sewer an original letter from Water & Sewer Dept. as proof of connections.
5. The inspector will require *entry* into the home to perform the following inspections:
 - a. Electrical panel,
 - b. Heat source, and
 - c. Operational smoke detectors (less than ten years old) shall be placed in each bedroom and outside (hallway) of each sleeping compartment.
6. Mobile homes are required to have *skirting* and shall have a *10-mil (thick) vapor barrier* installed for the entire width and length of the home.
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. Mobile home decals from Williamsburg County Tax Assessor's office must be displayed in the window nearest the street.

(Note: Do not place decals in kitchen or bathroom window due to moisture content).
9. Underground service wiring laid in a trench/ditch will need to be left open for inspections. Conduit 18" or, wire 24" final grade.
10. All egress doors will require stairs that provide no more than a 7-3/4-inch rise. Steps are to be uniform with no more than 3/8 of an inch between the complete rises of steps.
11. All steps shall be secured (strapped) to the earth to prevent wind uplift.
12. A landing at least the width of the door, minimum 3 ft. by 3 ft. is required at the main entrance and all exterior doors.

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 thirty-six inches. Pickets are to be spaced so that an object 4" in diameter cannot pass through. (IRC: R31 I. 7.8, 8311.7.8.1 and R311.7 8.3)
14. All stairs with 3 or more risers shall have a minimum of one graspable handrail: on either side of the flight of stairs. No opening at trends with toe plate 4" high.
15. The *E-911 address* number must be affixed to the home. Visible from the street. Numbering height minimum is four inches and width one inch, and not contrasting.
16. Mobile home service equipment shall be located adjacent to the mobile not more than (30') from the house.

B. Electrical Overhead/Underground Installation Requirements

1. A Ground rod size 5/8" x 8' copper or galvanized rod buried below finished grade. If 25 ohms or less are not merged, a second ground rod six feet apart from each other are required.
2. Ground rod clamp. UL approved for direct burial-see (IRC-E3608.4)
3. Grounding electrode conductor, wire size no. 6 copper min. (100 amps), wire size no. 4 copper min. (200 amps). NOTE: Grounding electrode is to be continuous from meter base to ground rod.
4. External 200 amps disconnect (weatherproof). (100 amp disconnect may be used where applicable).

Note: *Minimum clearance to bottom of disconnect must be four inches from final grade.*

5. Secure conduit with straps minimum 36" from termination.
6. Meter base. supplied by Duke Energy. Santee Electric Cooperative. and other company.
7. Service mast, size 2": (min.) schedule 80 electrical PVC (gray) or galvanized rigid conduit of sufficient J= height for NESC ground clearance.
8. Adequate weatherproof structure to support meter installation.
9. Leave minimum of 24' of wire for attachment.
10. Weather head, UL approved, mounted 6" (min.) below the top of the pole.
11. Wire holder to be supplied and connected by Duke Energy. Santee Electric Cooperative. and other company.
12. Pole 6" by 6" (square edges) treated minimum., utility type pole (rounded) is preferred. The minimum pole height shall be 20' high from final grade.

Note: A 4" by 4" (squared) treated pole that is adequately braced may be used only for temporary construction services. This pole must be able to support the pull of the conductor and the weight of a lineman on a ladder. This type of temporary service will be allowed for a maximum of six months.

C. NOTES:

1. Ground connection should also be made to underground metal water pipes where available on the premises.
2. All connections shall be tight.
3. All Conduit and socket mounting hardware and fittings shall be galvanized or otherwise no corrosive. If PVC conduit is used it shall be schedule 80 electrical PVC (gray) 2-hole straps are required on all conduits.
4. Conduit shall be vertical to grade and shall secured by a strap just above ground level.
5. Any exceptions to the above must have prior approval from Duke Energy, Santee Electric Cooperative, and other company. "Service pole must be at least 2' from house and pole must be 20' tall with 14' clearance and 4' with ground."
6. Electrician confirms that it is safe to put power on the mobile home: _____(sign).
7. Call 843-355-9321 Ext. 5300 to schedule an inspection with a 24 - to - 36 hour notice.