



COUNTY OF ORANGEBURG

Used Manufactured Home Minimum Habitability Requirements

SC Manufactured Housing Regulations

79-43. Used Manufactured Home Minimum Habitability Requirements.

(A) Scope and Applicability. No person or retail dealer shall sell to a consumer for occupancy any used manufactured home to be used for the purpose of living, sleeping, cooking, or eating therein, which does not comply with the following requirements. Any home meeting the standards for habitability of this Section may be placed for occupancy throughout the State. No additional regulation or standard may be enforced with regard to the condition or repair of the home.

(B) Facilities Required.

- (1) Sanitary facilities. Every Manufactured home shall contain not less than a kitchen sink, lavatory, tub or shower, and a water closet all in good working condition and properly connected to an approved water and sewer system. Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good sanitary working condition free from defects, leaks, and obstructions.
- (2) Hot and cold water supply. Every manufactured home shall have connected to the kitchen sink, lavatory, and tub or shower an adequate supply of both cold water and hot water. All water shall be supplied through an approved distribution system connected to a portable water supply.
- (3) Water heating facilities. Every manufactured home shall have water heating facilities which are properly installed and maintained in a safe and good working condition and are capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory basin, bathtub or shower at a temperature of not less than 120 degrees Fahrenheit.
- (4) Heating facilities. Every manufactured home shall have heating facilities which are properly installed and maintained in safe and good working condition, and are capable of safely and adequately heating all habitable rooms, and bathrooms. Where a central heating system is not provided, each manufactured home shall be provided with facilities whereby heating appliances may be connected. Unvented fuel burning heaters shall be prohibited except for gas heaters listed for unvented use and the total input rating of the unvented heaters is less than 30 BTU per hour per cubic foot of room content. Unvented fuel burning heaters shall be prohibited in bedrooms.
- (5) Cooking and heating equipment. All cooking and heating equipment and facilities shall be installed in accordance with Federal Manufactured Home Construction and Safety Standards and shall be maintained in a safe and good working condition. Portable cooking equipment employing flame is prohibited.
- (6) Smoke detector. Every manufactured home shall be provided with an approved listed smoke detector, installed in accordance with the manufacturer's recommendations and listing. When activated, the detector shall provide an audible alarm.
- (7) Windows. Every habitable room excluding bathrooms, kitchens and hallways, shall have at least one window or skylight facing directly to the outdoors.
- (8) Ventilation. Every habitable room shall have at least one window or skylight which can be easily opened, or such other device as will adequately ventilate the room.

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(9) Electric service. Where there is electric service available to the manufactured home, every habitable room or space shall contain at least two separate and remote convenience outlets and bedrooms shall have, in addition, at least one wall switch controlled ceiling or wall type light fixture. In kitchens, three separate and remote convenience outlets shall be provided, and a wall or ceiling type light fixture controlled by a wall switch shall be required. Every hall, water closet compartment, bathroom, laundry room or furnace room shall contain at least one electric fixture. In bathrooms a wall switch shall control the electric light fixture. In addition to the electric light fixture in every bathroom and laundry room there shall be provided at least one convenience outlet. Any new bathroom outlet shall have ground-fault circuit interrupter protection. Every such outlet shall be properly installed, shall maintain in good and safe working condition, and shall be connected to the source of electric power in a safe manner.

(10) Exterior Walls. Every exterior wall shall be free of holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain, or dampness to the interior portions of the walls or to the occupied spaces of the manufactured home.

(11) Roofs. Roofs shall be structurally sound and maintained in a safe manner and have no defects which might admit rain or cause dampness in the walls or interior portion of the home.

(12) Window sash. Window sash shall be properly fitted and weather tight within the window frame.

(13) Interior floors, walls and ceiling. Every floor, interior wall and ceiling shall be substantially rodent proof, shall be kept in sound condition and good repair and shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon. Every toilet, bathroom and kitchen floor surface shall be maintained so as to be substantially impervious to water.

(14) Structural supports. Every structural element of the dwelling shall be maintained structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.

(15) Dangerous structures. Any manufactured home which shall be found to have any of the following defects shall be red tagged and deemed unfit for human habitation, and shall be so designated by the placement of a red tag on the home by the State Inspector. Placement of the red tag means that the manufactured home cannot be sold unless and until repairs are completed and the home is brought back into compliance with this section of the regulations.

(a) One which is so damaged, decayed, dilapidated, unsanitary, unsafe or vermin-infested that it creates hazard to the health or safety of the occupants or the public.

(b) One which lacks illumination, ventilation or sanitation facilities adequate to protect the health or safety of the occupants or the public.

(16) Removal of red tag. An employee of the South Carolina Manufactured Housing Board can only remove the red tag, after inspection and verification that repairs have been completed. Removal of red tag by any licensee prior to this verification could result in license revocation or suspension by the South Carolina Manufactured Housing Board.

(C) Exception for Homes Purchased for Repair.



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(1) If a home is to be sold for purposes of repair prior to occupancy, the provisions of this Section will not apply if the purchaser shall have executed a document indicating the home is purchased for purposes of repair and not for habitation until the standards established hereby are met.

(2) No home may be placed for occupancy until standards herein are met. HISTORY: Added by State Register Volume 29, Issue No. 2, eff February 25, 2005

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