



# COUNTY OF ORANGEBURG

## Manufactured Home Guidelines & Facts

### Guidelines & Facts:

1. Factory-built homes manufactured before June 15, 1976 are not to be installed in Orangeburg County
2. HUD labeled manufactured homes are constructed as single family detached residences only. They are not designed or intended for use as, nor will they meet any building code requirements for offices, stores/shops, classrooms, places of assembly, etc.
3. All manufactured homes must meet the Minimum Habitability Standards as per SC Regulations 79-43.
4. Any repairs or alterations to a manufactured home must be permitted and will be inspected to current edition of the International Residential Code as adopted by the State. Fee based upon job cost.
5. Accepted licenses for repairs or alterations of manufactured homes are:
  - a. Manufactured Home Contractor/Repairer License.
  - b. Retail Dealer License is repairs are to home sold by dealer.
  - c. Residential Builders License if authorized by Residential Builders Commission.
  - d. Residential Specialty Contractor if authorized by Residential Builders Commission.
  - e. General Contractor License if authorized by Contractors Licensing Board.
6. Not be joined, affixed or in any way combined with another mobile home.
7. Any decks exceeding 200 square feet in area, that are more than 30 inches above grade at any point require permits.