



Orangeburg County

Manufactured Home Checklist

AT TIME OF INSPECTION THE FOLLOWING ITEMS NEED TO BE COMPLETED (No exceptions)

- ✓ **Permit must be posted** in a visible location from the street named on permit.
- ✓ 911 Addressing must be on site in the form of **4" high numbers** that are visible from the street that the residence is on.
- ✓ All exterior doors must have a **minimum of 3'x3' landing** prior to stairs. **Landing must be anchored** to prevent becoming wind borne debris. All landings that are higher than 30" above grade requires guards installed with a spacing no greater than 4" of clearance between guards. All guards must be a min. of 36" in height and will withstand a minimum of 200 lbs. of pressure exerted against them. When in installing a top rail, the 36" can be measured from this rail. All landings require handrails on both sides unless stairs are parallel with the exterior of home (only requires handrail on open side).
- ✓ A 6 Millimeter thick **vapor barrier** must be in place along with complete **underpinning** of home.
- ✓ All plumbing complete with proper supports in place along with shut-off valve installed within 1' of where the service surfaces above ground (**no connections prior to valve**).
- ✓ Water Heater T&P relief valves, water heater drain pans, and air conditioner condensate drains **must be piped to the outside** with a 90 degree elbow turned down at underpinning penetrations.
- ✓ A **Fixed/Permanent heat source** must be installed prior to final inspection (window units and non-vented gas fired heaters are NOT considered fixed nor permanent).
- ✓ Home must be water tight with all emergency egress exits accessible.
- ❖ **Electrical**
- ✓ Smoke detectors shall be in place
 - Manufactured homes must have smoke detectors mounted where originally mounted at the factory. (**Min. of 2** – 1 at each end outside of bedroom)
- ✓ Electrical trench for underground feeders must remain open for inspection. Direct burial cables must be installed a min. of **24" deep**. These cables must be protected where they penetrate the surface by 2" Sch. 40 electrical conduit (Gray in color). Conduit must extend into the ground a min. of 18" at both points of surfacing.
- ✓ All electrical services must be equipped with either a 100 or 200 amp disconnect at meter location.
- ✓ An 8' ground rod must be attached to this disconnect with a min. of #6 copper grounding wire. Attachment at ground rod must be done with an "ACORN CLAMP".
- ✓ **All openings in disconnect must be sealed with approved devices.**
- ✓ Inside electrical panel must be connected with 4 conductors (2 hot, 1 Neutral (white), & 1 Ground (Green), these wires must be identifiable. Inside panel must have all grounds and neutrals separated with neutral bar isolated from touching panel box and grounding bar bonded to panel box.
- ✓ All conductors on the outside disconnect and meter base must have antioxidant inhibitor installed.
- ✓ Customer service pole must be no closer than 3' from home and no further than 30' from home.

Access to inside of home must be provided. If the homeowner chooses, a door may be left unlocked with notification to the permit technician scheduling the inspection. If personal items are located within the home the inspector does have the right to refuse entry due to concern of unattended valuables, this will result in a failed inspection and is their determination to make.