

TOWN of RIDGELAND

MOBILE HOME PERMITTING CHECKLIST AND REQUIREMENTS

INSPECTION FEE: PERMIT FEE **\$1000**, INCLUDING FIRST TRIP AND **\$50** FOR EACH ADDITIONAL TRIP THEREAFTER. **ALL FEES MUST BE PAID PRIOR TO INSPECTING.**

REQUIREMENTS FOR PERMITTING ** SC State Law REQUIRES ALL MOBILE HOMES TO SET UP BY LICENSED INSTALLER

1. PERMIT APPLICATION FILLED OUT AND SIGNED INCLUDING SC LICENSED INSTALLER.
2. IF YOU DO NOT OWN THE PROPERTY, YOU MUST HAVE NOTARIZED LETTER OR COPY OF CONTRACT FROM PROPERTY OWNER (WITH ADDRESS AND LOT NUMBER) ALLOWING YOU TO LOCATE MH ON THEIR PROPERTY.
3. SITE PLAN DRAWN TO SCALE.
4. COPY OF MOVING PERMIT, TITLE, AND WIND ZONE II CERTIFICATION (Picture of Label from Home or other Official Document)
5. VERIFICATION OF WATER AND SEWER SERVICE, FINAL SEPTIC APPROVAL, OR EXISTING SEPTIC TANK.
6. VERIFICATION OF 911 ADDRESS FROM JASPER COUNTY.
7. **MOBILE HOME SHALL HAVE VINYL SIDING AND SHINGLED GABLED ROOF PRIOR TO ENTERING TOWN**

REQUIREMENTS FOR INSPECTIONS

1. MOBILE HOME TO BE **READY FOR INSPECTION** PRIOR TO SCHEDULING. FOR INSPECTIONS, eMAIL EITHER rfowler@safebuilt.com OR jrowland@ridgelandsc.gov TO SCHEDULE INSPECTION. **INSPECTIONS WILL BE ON MONDAYS.**
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 12" GROUND COVER AND INSULATED WHERE SUBJECT TO FREEZING UNDER HOME WITH AN ACCESSIBLE SHUTOFF VALVE ON **EXTERIOR** OF HOUSE. DRAIN LINES TO INCLUDE CLEANOUT WITHIN 5' OF HOME ON EXTERIOR. **BOTH WATER AND SEWER TO BE HOOKED UP AND WORKING.**
3. IF YOU ARE INSTALLING A CENTRAL AIR UNIT, YOU MUST HAVE A DISCONNECT SWITCH INSIGHT OF THE UNIT. THE UNIT MUST BE CONNECTED.
4. 911 ADDRESS TO BE INSTALLED ON STREET SIDE OF HOME IN CONTRASTING, 4" MINIMUM NUMBERS.
5. MH SERVICE EQUIPMENT SHALL BE READILY ACCESSIBLE & SHALL BE LOCATED IN SIGHT OF & NOT MORE THAN 30' FROM THE EXTERIOR WALL OF THE MH (CANNOT BE MOUNTED ON THE MH) & LOCATED NOT LESS THAN 2' ABOVE THE FINISHED GRADE.
6. ALL STEPS TO BE INSTALLED AS PER 2015 INTERNATIONAL RESIDENTIAL CODE (WITH LANDINGS AND HANDRAILS).
7. **GROUND UNDER HOME TO BE GRADED FOR WATER TO RUN FROM UNDER AND AWAY FROM MOBILE HOME AND VEGATATION REMOVED AND VAPOR BARRIER INSTALLED**
8. **MOBILE HOME SKIRTING/UNDERPINNING TO BE IN PLACE PRIOR TO POWER RELEASE BEING ISSUED.**

SETUP

NEW MANUFACTURED HOME: PIERS AND TIEDOWNS SHALL BE LOCATED IN ACCORDANCE WITH THE MANUFACTURED HOME INSTALLATION INSTRUCTIONS, WHICH SHOULD BE LOCATED WITH THE PERMIT AT TIME OF INSPECTION. SET UP MANUAL TO BE ON SITE WITH PERMIT FOR INSPECTION

USED MANUFACTURED HOME: PIERS LESS THAN FORTY (40") INCHES IN HEIGHT SHALL BE CONSTRUCTED OF OPEN CELL, 8"x8"x16" CONCRETE BLOCKS. THE PIERS SHALL BE COVERED WITH A 2"x8"x16" WOOD OR CONCRETE CAP. PIERS BETWEEN FORTY (40) AND EIGHTY (80) INCHES IN HEIGHT AND ALL CORNER PIERS OVER THREE (3) BLOCKS HIGH SHALL BE DOUBLE BLOCKED WITH BLOCKS INTERLOCKED AND CAPPED WITH 4"x16"x16" SOLID CONCRETE BLOCK OR EQUIVALENT. ALL PIERS SHALL BE CONSTRUCTED ON FOOTINGS OF SOLID CONCRETE NOT LESS THAN 16"x16"x4. PIERS FOR SINGLE SECTION HOMES ARE TO BE PLACED UNDER EACH LONGITUDINAL MAIN FRAME MEMBER NOT TO EXCEED 8' ON CENTER SPACING FOR HOMES THAT ARE 14' WIDE OR LESS AND 6' CENTER FOR HOMES THAT ARE OVER 14' WIDE. PIERS FOR MULTI SECTION HOMES ARE TO BE PLACED UNDER EACH LONGITUDINAL MAIN FRAME MEMBER NOT TO EXCEED 6' ON CENTER SPACING. FOR USED MULTI SECTION HOMES, PIERS ARE TO BE PLACED UNDER THE CENTER MARRIAGE LINE WITHIN ONE FOOT AT EACH END, UNDER RIDGE BEAM SUPPORT COLUMNS, AND UNDER BOTH SIDES OF OPENINGS AT THE MARRIAGE LINE GREATER THAN 12'. FOR ALL HOMES, EXTERIOR DOORS SHALL HAVE PIERS DIRECTLY UNDER BOTH SIDES OF THE DOOR OPENINGS. GROUND ANCHORS TO BE FLUSH WITH GROUND AND HAVE **STABILIZER PLATES** WHEN INSTALLED VERTICAL

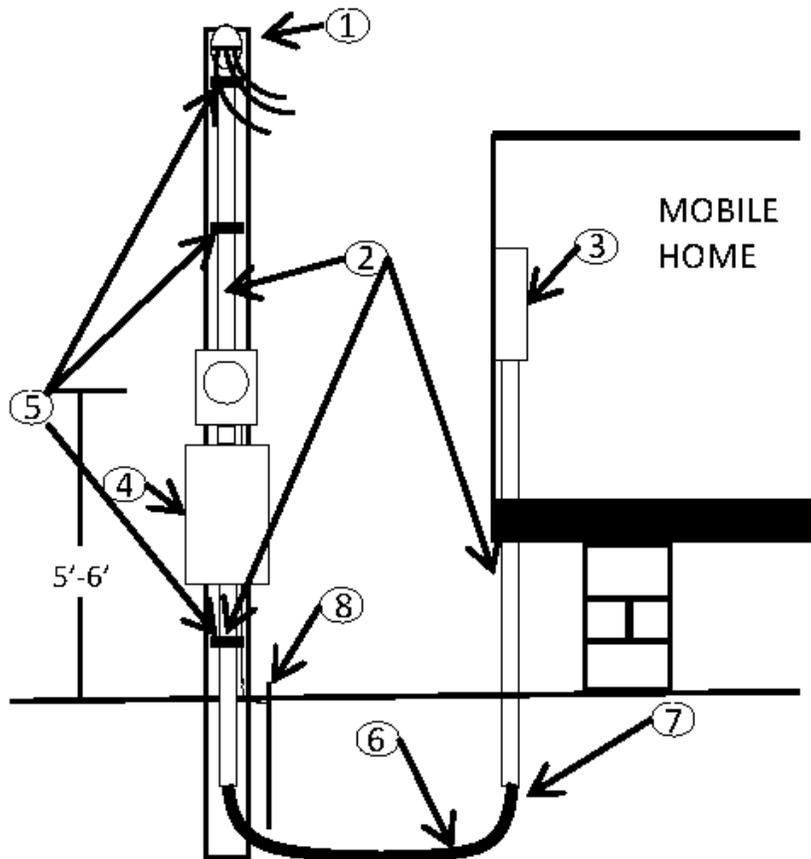
9. **NEW MOBILE HOMES TO BE TIED DOWN AS PER MANUFACTURE INSTALLATION INSTRUCTIONS FROM SETUP MANUAL – USED HOMES AS FOLLOWS**

LENGTH OF HOME	VERTICAL TIES	DIAGONAL TIES
Up to 46'	2	4
46' to 49'	2	5
49' to 58'	3	5
58' to 70'	3	6
70' to 73'	3	7
73' to 84'	4	7

1. Multi section homes only require diagonal ties. Vertical ties not required
2. An alternate method of setup and tiedown may be accepted when designed by a registered architect or engineer based upon the criteria set forth in the Federal Manufactured Home Construction and Safety Standards.
3. If Vertical Tie brackets are not installed by the manufacture, add number of required vertical ties to diagonal requirements

MOBILE HOME

ELECTRICAL DIAGRAM



1. THE HEIGHT OF THE SERVICE CABLE FROM THE BOTTOM OF THE DRIP LOOP TO THE GROUND TO BE A MINIMUM OF 12' OVER RESIDENTIAL PROPERTIES AND DRIVEWAYS
2. RIDGID METAL CONDUIT OR RIDGID ELECTRICAL PVC SCHEDULE 80
3. SERVICE ENTRANCE CONSISTING OF A MAIN BREAKER AND BRANCH CIRCUIT PROTECTION
4. ALL SERVICES MUST HAVE A DISCONNECT BOX AND MUST BE 24" MINIMUM FROM THE FINISHED GRADE TO THE BOTTOM OF THE DISCONNECT, WITH PROTECTION COORDINATED WITH THE WIRE SIZE. METER BASE TO BE 5'-6' TO CENTER.
5. MUST USE APPROVED 2-HOLE STRAPS ON ALL CONDUIT (WITHIN 12' OF MAST HEAD AND NO FARTHER THAN 30' APART) AND THE GROUNDING ELECTRODE CONDUCTOR (GROUND WIRE) JACKET.
6. IF CONDUIT IS NOT CONTINUOUS, DIRECT BURIAL CABLE MUST BE USED AND BE MINIMUM OF 24" IN GROUND, LEAVE DITCH OPEN. AN 18" COVER IS REQUIRED OR COMPLY WITH TABLE E3803.1
7. BOND WIRE MUST COME FROM PANEL IN THE MH TO DISCONNECT. #4 ALUMINUM OR #6 COPPER.
8. COPPERWELD GROUNDING ELECTRODE (GROUND ROD) MINIMUM SIZE – ½" X 10'.
9. AN APPROVED ACORN CLAMP MUST BE USED ON THE GROUND ROD.
10. ALL KNOCK OUT OPENINGS MUST HAVE APPROVED COVERS.
11. THE SERVICE MUST BE WITHIN 30 FT. OF MOBILE HOME, BUT CANNOT BE MOUNTED TO MOBILE HOME.

CONDUCTOR SIZE:

200 AMPS – 2/0 CU OR 4/0 AL

150 AMPS - #1 CU OR 2/0 AL

100 AMPS - #4 CU OR #2 AL

GROUNDING ELECTRODE CONDUCTOR SIZES:

#4 CU

#6 CU

#6 CU