



Understanding Manufactured and Modular Homes in South Carolina

Manufactured Homes

- Manufactured homes are built to the national building code known as the HUD Code.
- The HUD Code regulates manufactured housing design and construction, strength and durability, transportability, fire resistance, energy efficiency and quality.

A Safe Home

- Manufactured homes are no more prone to fire than site-built homes. A national fire safety study by the Foremost Insurance Company showed that site-built homes are more than twice as likely to experience a fire than manufactured homes.
- Tough new wind safety standards went into effect in 1994 after Hurricane Andrew. South Carolina counties prone to hurricane-force winds are labeled Wind Zone II: Beaufort, Berkeley, Charleston, Colleton, Dorchester, Georgetown, Horry, Jasper and Williamsburg.

A Smart Choice

- More than 355,000 South Carolina families have chosen quality-built, safe and affordable manufactured homes.

Modular Homes

- In South Carolina, modular homes are built to the same building code as site-built homes, the International Residential Code.
- Modular homes are treated exactly like site-built homes under all city and county zoning ordinances.

Quality Construction

- The construction of a modular home can be complete in as little as 30 days.

Thorough Inspections

- The plans for each home are reviewed by employees of the SC Building Codes Council, the state agency which oversees modular sales and production in South Carolina.
- The local building code official inspects the foundation and installation of the home to be certain that it meets the rigorous International Residential Code.

Manufactured and Modular Homes

- Homes are built entirely in a factory, transported to the home site and set up on the site. Building the homes in a factory setting protects the homes from damage caused by weather, delays due to subcontractors, insufficient manpower and theft of building materials.
- Homes are built to a high standard of superior quality and using the latest construction technology to be energy efficient.
- Repeated studies show that manufactured and modular homes appreciate under the same circumstances as site-built homes: when the home is properly maintained and in a good location.