



Taking the Mystery Out of Manufactured Home Set-up Inspection

Manufactured homes are growing larger. Over 80 percent of the manufactured homes sold in SC in 2004 were multiple-section homes, consisting of two or more sections.

The complexity of current day homes can present a challenge for local building code officials who inspect the installation of the houses.

Fortunately, current law provides a clear road map. Under South Carolina law, each manufactured home must be set-up to the manufacturer's installation manual, which comes with the home. (See Section 40-29-350)

Inspecting by the manual is important from a safety—and liability—standpoint. Federally approved engineers write the instructions, which in many cases are designed for that specific model. HUD reviews the manual to certify that the instructions are consistent with the national building code for manufactured homes. For example, tough new wind safety standards introduced in 1994 can be compromised if the home isn't set-up to the installation manual specifications.

State agency regulations also require that homes that are moved should be installed according to the manual. If the manual isn't available, then set-up instructions issued by regulations of the SC Manufactured Housing Board, apply. (See State SCMHB Regulation beginning at 79-42.)

For additional Information about MHISC or proper installation legislation, please contact MHISC by E-mail at mhisc@mhisc.com or call (803) 771-9046.