MODern TIMES

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Modular Sales Spread Evenly Across the State

South Carolina has some counties with higher modular sales, but the stats reflect population density more than anything else.

Mild Trends

Industry leaders interviewed by **MODern Times** do see a few mild trends that encourage customers to turn to modular for their housing choice.

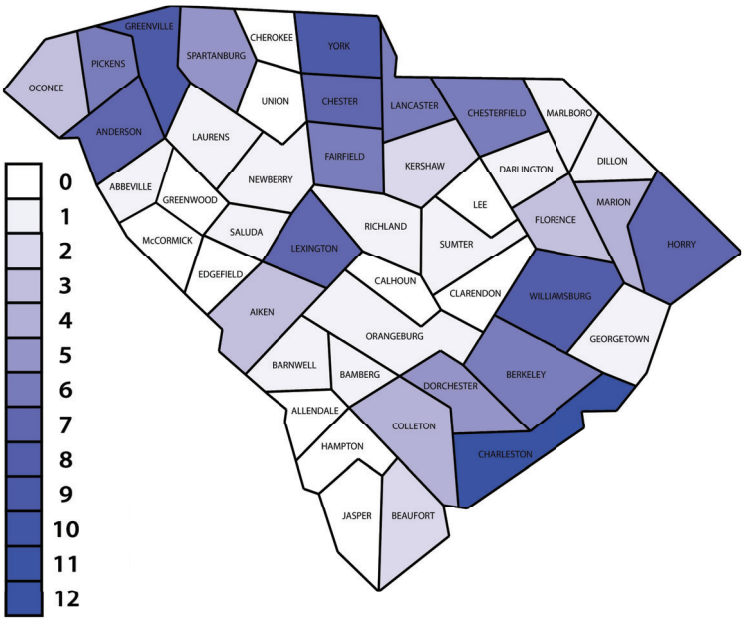
- **Land Costs:** Many customers in areas with high land prices look to offset the cost with more cost-efficient factory-built homes. People living in these pricier areas may be more likely to purchase a modular than a manufactured home.

- **Local Zoning:** While manufactured homes can be excluded in zoning, modular homes cannot. Non-governmental deed restriction and covenants can also be a factor. Some deed restrictions exclude manufactured homes but allow modular homes.

- **Local Industry:** Areas with new employers and an influx of workers often see a boost in modular home shipments. Site-built homes take longer to build, and when there is a large number of people moving to an area build times increase. Employees moving into an area to work in a new factory that pays well are typical modular customers.

MHISC has recently received a county-by-county breakdown of modular home shipments in South Carolina. This data, on right, includes every residential modular home shipped to each county from January 2019 through June 2019.

The map shows three pockets of modular home sales: parts of the coast; a stretch running through the center part of SC and the northwest corner of the state. But those geographical trends are skewed somewhat by the presence of strong modular retailers in those areas. The majority of these homes have been sent directly to consumers, but some of the data includes mods shipped directly to retail centers.



2019 Modular Shipments

Abbeville	1	Dillon	1	Marion	4
Aiken	3	Dorchester	5	Marlboro	1
Allendale	0	Edgefield	0	McCormick	0
Anderson	7	Fairfield	6	Newberry	1
Bamberg	1	Florence	3	Oconee	3
Barnwell	1	Georgetown	1	Orangeburg	1
Beaufort	2	Greenville	9	Pickens	6
Berkeley	6	Greenwood	0	Richland	1
Calhoun	0	Hampton	0	Saluda	1
Charleston	12	Horry	7	Spartanburg	5
Cherokee	0	Jasper	0	Sumter	1
Chester	7	Kershaw	2	Union	0
Chesterfield	6	Lancaster	6	Williamsburg	8
Clarendon	0	Laurens	1	York	9
Colleton	4	Lee	0		
Darlington	1	Lexington	7		

New Administrator for Building Code Council

Molly Price is the new administrator for South Carolina government's building code and modular programs. She was appointed to the position after the previous head, Roger Lowe, retired.

The SC Building Codes Council (SCBCC) is responsible for overseeing and adopting construction codes for site-built and modular buildings in the state, both residential and commercial. The council adopts amendments to the construction standards issued by the International Code Council to best fit the needs of South Carolinians. The council is also responsible for reviewing all state and local requests for code modifications. Under SC law, MHISC holds a seat on the SCBCC. Doug Terrell represents the association on the council.

South Carolina's modular regulatory program also falls under the Building Code Council. Maggie Castles administers the program, issuing labels for each modular building shipped to a location in South Carolina. She was profiled in the last quarterly issue of **MODern Times**.

Ms. Price now also administers the Manufactured Housing Board and the Contractor's Licensing Board. The Manufactured Housing Board is the state agency that regulates the manufactured home industry. All of these boards are part of a large state agency, the South Carolina Department of Labor, Licensing & Regulation (LLR).

Ms. Price has six years of experience in board administration with the LLR. She administers five other boards including the Pyrotechnic Safety Board, Registration for Foresters Board, Boiler Safety Program, Soil Classifier Advisory Council, and the Liquefied Petroleum Gas Board. She graduated with honors from USC with a B.A. in Political Science and Government, and a M.A. in Earth and Environmental Resource Management.

The SC Building Code Council regulates the modular industry in the state

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New Building Code Reduces Restrictions and End Cost

Experts in the industry agree the upcoming edition of the code for modular homes will loosen restrictions and reduce costs for manufacturers. The state will follow a modified version of the 2018 edition of the International Residential Code (IRC) which includes amendments adopted specifically for South Carolina. The new code goes into effect January 1, 2020.

Among the cost-saving features:

- **Fire Sprinklers:** The 2018 IRC requires a mandatory sprinkler system for every new home, but South Carolina amended the code to make the devices a consumer option in this state. Sprinkler systems in permanent living spaces can cause more harm than good, and any malfunction can be catastrophic.
- **Duct Instillation:** Ducts can now be joined without using screws, giving more flexibility for construction.
- **AFCI Outlets:** Homes are no longer required to use arc-fault circuit interrupter (AFCI) outlets in kitchens and laundry rooms as in the previous code. This precaution was redundant and increased the cost of wiring the home.
- **Tiny Homes:** South Carolina adopted an appendix to the IRC that makes it more cost-effective to build a tiny home to the modular code. Specifications for windows, stairs and lofts were modified, reducing costs and increasing customizability. The changes create new opportunities for manufacturers. A tiny home built to the modular code can be placed as a permanent residence. Most counties will not accept a unit built to the RV code as a permanent home.

This cycle of updating the SC building code occurs every three years. A state board, the SC Building Code Council, is presented with the IRC and modifies the code to best fit the needs of the state.

SC Modular Shipments

	2018	2019
1Q	85	75
2Q	89	62
3Q	70	-
4Q	69	-

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RP1430FJ1NA	RPM3036Y20E1
RP1436FJ1NA	RPM3036Y20E1
RP1442FJ1NA	RPM4248Y26E2
RP1448FJ1NA	RPM4248Y26E2

Tonage	Pad	Lineset	Disconnect	Whip	Thermostat
2	EP3434-3	612-30-1/2	EMD610	57507	TH6210U2001
2.5	EP3636-3	612-30-1/2	EMD610	57507	TH6210U2001
3	EP3636-3	612-30-1/2	EMD610	57507	TH6210U2001
3.5	EP3636-3	614-30-1/2	EMD610	57507	TH6210U2001
4	EP4040-3	614-30-1/2	EMD610	57507	TH6210U2001

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