

ANSON COUNTY MANUFACTURED HOME SET-UP REQUIREMENTS

****Remember, MODULARS Must Meet NCIRC Standards****

“NEED BUILDING PERMIT FOR MODULARS”

Remember, all manufactured homes must meet NC Manufactured Housing Code. This List is intended to help you meet these codes.

****Inspector must be able to get inside M/H to check electrical panel inside and, therefore, make sure dead-bolt lock is unlocked at rear door****

AFTER the 1st Inspection ALL violations must be corrected or a \$50.00 re-inspection fee will be charged for additional inspections.

SET-UP:

1. At Set-up all code requirements shall be met including - Set-up (with steps), water, sewer, electric and mechanical (central heat-air) to be complete before calling for final inspection. **Make sure we have inspected the M/H prior to skirting (underpinning or brick).**
2. **** All curtain walls and footings shall be installed per Code. All manufactured homes shall be underpinned with brick, fiberglass, rock, corrugated metal or stone materials.** Underpinning material is required to be **approved prior** to installation by the Building Inspection Department and shall **not be installed prior** to all under home inspections have been approved. ****EFFECTIVE 06/08/2011**
3. Minimum clearance of 12” required on low end.
4. Engineers approval required when more than 25% of the home is more than 36” off the ground.
5. Homes may not be placed on any fill dirt without engineered plans.
6. Under home must be smooth and free of all organic debris.
7. Straps and anchors to be by NC Manufactured Housing Code.
8. Dug pier and foundation footings must be inspected.
9. Fill-in around all piers.
10. Double stack blocks required on all four (4) corners.
11. Steps and handrails to be built per code.
12. All wood used on exterior SHALL be treated.
13. All out-swing doors must have a minimum 3’ X 3’ landing at top.
14. All landing, decks and steps over 30” must have pickets spaced so 4” sphere cannot pass through.
15. All landing & Decks shall have post set on minimum 4” X 8” X 16” solid concrete block.
16. Decks & Landings shall have joist supported by hangers or ledger.

17. Decks shall have girders notched into post or bolted to post with 5/8" galvanized bolts.
18. Positive drainage for 15' on all sides of home, or a drainage ditch at least 8' from home to divert water away from under the home.
19. Mobile Home Dealership to haul off all M/H trash to landfill.
20. Smoke detectors at each bedroom area.
21. Set-up manual to be placed on counter top next to kitchen sink.
22. **All NEW manufactured homes to be set-up by HUD's 3285 New Installation Standard effective July 1st, 2009**
23. **ELECTRIC:**
 - A. 8' galvanized ground rod, #6 bare copper ground and a direct Burial Ground Clamp for outside panel.
 - B. 2 Ground rods to be flush with top of ground. Ground rods are to be visible, and 6' apart.
 - C. Electrical wire to be 2 4/0, 1 2/0 neutral, and 1 #4 ground, with use 2 Stamped on wire.
 - D. Install Bonding Bridge under panel.
24. **MECHANICAL (HEAT & AIR):**
 - A. Concrete pad 3" thick to be under A/C Unit.
 - B. If outside A/C unit not within sight of outside panel, a disconnect **shall be Required.**
 - C. Return duct under home from outside A/C unit to be off ground, either on 8" Concrete blocks or strapped to joists under home.
 - D. All materials used shall be **listed and labeled.**
25. **PLUMBING (WATER & SEWER):**
 - A. **White PVC & Black ABS Pipes cannot be glued together.**
 - B. Water cut-off & check valve to be installed within 3' of crawl space door or In an **Approved cut-off box in the ground.**
 - C. 160 PSI rating on water line (3/4" minimum pipe and minimum 12" deep).
 - D. Correct bends and clean-outs to be used on sewer drain.
 - E. Where sewer drain enters septic tank – **Leave Uncovered.**
 - F. Minimum 3" cover on sewer drain after it leaves from under home.
 - G. More than 1 drop out requires **LICENSED PLUMBER.**

ALL HOMES SHALL HAVE 911 ADDRESS MOUNTED WHERE VISIBLE FROM STATE MAINTAINED ROAD BESIDE DRIVEWAY.

***** Updated 06/08/2011***