

# County of Marlboro

Post Office Box 419

Bennettsville, SC 29512

Phone: 843-479-5600 [Extension 23] Fax: 843-479-5639



## MOBILE HOME INSPECTION FOR PERMANENT SERVICE

- \_\_\_ Must be properly tied down by a South Carolina licensed mobile home contractor / must be underpinned with sections left open at ends and center for inspector to see under the home.
- \_\_\_ Must have septic tank / drain fields approved and covered
- \_\_\_ All 90 degree turns in sewer lines must have a clean out and be properly supported every 4 feet. Cannot mix ABS [black] and PVC [white] sewer lines.
- \_\_\_ Smoke alarms must be usable and located where placed by mobile home manufacturer. [Recommendation: smoke alarms in each bedroom and in the hall outside of the bedrooms]
- \_\_\_ Chassis must be grounded
- \_\_\_ Must have power lines installed from the home to the meter base [minimum height of service mast is 12 feet]
- \_\_\_ Switches in the electrical box inside the house must be labeled.
- \_\_\_ All holes in electrical boxes both inside and outside larger than 1/2 " in diameter must be closed.
- \_\_\_ Outside electrical boxes must be properly grounded.
- \_\_\_ Must have mobile home decal properly displayed
- \_\_\_ 911 address must be on the home. Address numbers must be no less than 3 inches in height. If the home is more than 50 feet from the street, the address must also be placed near the street by the walk or driveway.

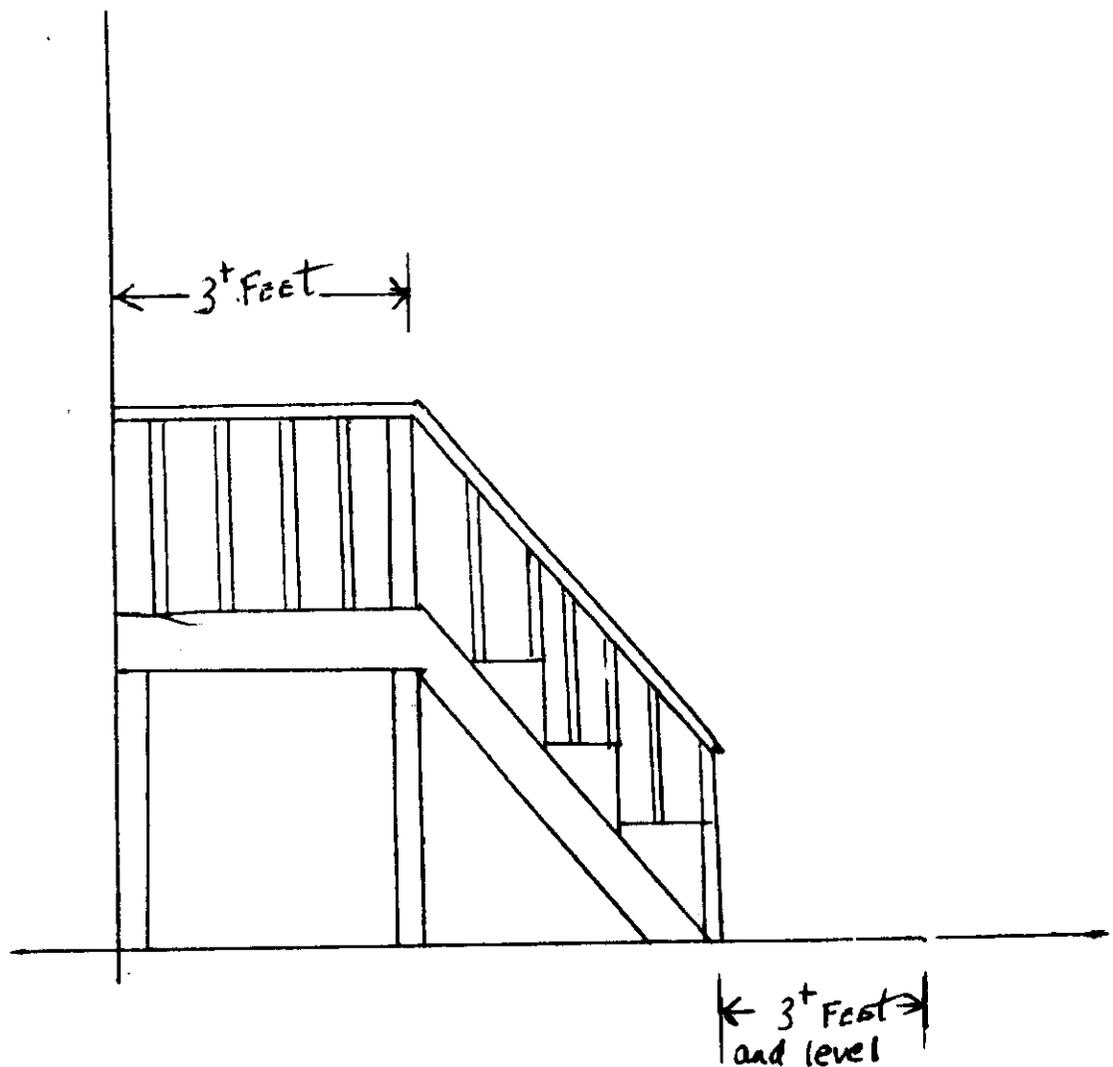
### STEPS [See diagram for the following]:

- \_\_\_ Steps are to have a maximum riser of 7 1/4" and a minimum tread depth of 10". Each step must be the same distance apart and the same depth.
- \_\_\_ Steps must have a 3' x 3' landing at top. The landing must be level with the house's floor level or no more than 1 1/2 " below the house's floor level at the door. [see attached]
- \_\_\_ Steps must be attached to the mobile home.
- \_\_\_ Steps must have guard rails on both sides with spindles spaced for 4" clearance maximum. Guard rails must be at least 34" but not more than 38 " in height.
- \_\_\_ Ground at the bottom of the steps must be level and flat and the step must have the same riser as the other steps.

### HABITABILITY [Mobile homes must meet the following habitability requirements before being occupied]:

- \_\_\_ Home has no major defects, damage, or deterioration.
- \_\_\_ Exterior doors and windows are in place and free from breaks.
- \_\_\_ Plumbing, heating, and electrical systems are in safe working order.
- \_\_\_ Roof, floors, and walls have no holes, breaks, loose or rotting boards.
- \_\_\_ Home has a kitchen sink, lavatory, tub or shower, and a toilet properly connected to approved water system. Plumbing fixtures and pipes are free from defects.
- \_\_\_ Home has hot and cold water supply.
- \_\_\_ Home has heating system installed.
- \_\_\_ Cooking equipment installed according to Federal Manufactured Home Construction and Safety Standards.

\*\* A fee of \$25.00 will be charged for first reinspection; \$50.00 for second; \$100.00 for third or more.  
Please call if you have any questions.



DRAWING NOT TO SCALE! FOR ILLUSTRATION PURPOSES ONLY.

- 1) Riser height between the top surface of the steps =  $7 \frac{1}{4}$  inches.  
(The greatest riser height within any flight of stairs shall not exceed the smallest by more than  $\frac{3}{8}$  inch.)
- 2) Tread Depth: 10 inches (No more than  $\frac{3}{8}$  inches variation between maximum and minimum depth of any tread.)
- 3) Handrails and Side guards: Must be between 34 inches and 38 inches high measured vertically.
- 4) The openings between each post must be LESS than 4 inches.
- 5) Landing (required top ~~width~~): Must be at least 3 feet by 3 feet.

## Re: Means of Egress, Exterior doors, Steps, & Landings

In Marlboro County we interpret the IRC Code to mean:

All dwellings are required to have a means of EGRESS. (IRC R311.4)

That required egress door must be at least 36" wide. And have at least a 3 foot X 3 foot landing which is no less than 1 1/2 inches below the top of the threshold of the door way.

All other exits must also meet this requirement EXCEPT if the exit door is NOT the required egress door listed in the above paragraph and the door swings inwards or is a sliding glass door the required landing may be as much as 7 3/4 inches below the top of the threshold. (Storm doors and screen doors may swing out.)

All landings and steps must be at least 36 inches wide.

