

# **MOBILE HOME SETUP UP INSTRUCTIONS**

## **IMPORTANT**

1. CHECK PROPERTY ZONING BEFORE INSTALLING MH
2. HAVE LOCAL UTILITY PINPOINT SERVICE LOCATION
3. REVIEW ATTACHED SET-UP INFORMATION

## **MH INSPECTION PROCEDURE**

### **Mobile Home First:**

- ❖ SET-UP – Blocking & Tie Downs....Utilize manufacturers manual or state set-up instructions.
- ❖ STEPS – With handrails and 3' X 3' landing front and rear
- ❖ ELECTRICAL – 4 wire system...Antioxidant required on aluminum wires
- ❖ PLUMBING – Cut-off valve required at trailer
- ❖ SEWER – Connected to approved system
- ❖ ADDRESS – Must be posted on trailer in 3" min letters
- ❖ COUNTY STICKER – Visibly posted in window
- ❖ DOUBLE WIDE – Ensure trailer halves properly bonded together

### **Mobile Home Second – 90 days after MH first approval**

- ❖ SKIRTING/UNDWERPINNING COMPLETED

**Call any day prior to 3:00PM to receive inspection the next day...No same day inspections!**

**Phone: 843-832-0011 or 843-563-0011**

## Set-up Instruction Guidelines

**For all new home set-ups the manufacturer's set-up instructions must be followed. A copy of the manual must be on site at time of inspection to verify compliance.**

**For Second or multiple set-ups, where the original set-up manual is not available, follow these guidelines.**

### **Piers.**

(a) *General.* The piers used must be capable of transmitting the vertical live and dead loads to the footings or foundation.

(b) *Acceptable piers—materials specification.* (1) Piers are permitted to be concrete blocks; pressure-treated wood with a water borne preservative.

(c) Manufactured piers must be listed or labeled for the required vertical load capacity, and, where required by design, for the appropriate horizontal load capacity.

(d) *Design requirements- Load-bearing capacity.* The load bearing capacity for each pier must be designed to include consideration for the dimensions of the home, the design dead and live loads, the spacing of the piers, and the way the piers are used to support the home.

(e) Center beam/mating wall support must be required for multi-section homes and designs must be consistent with manufacturers requirements

### **Pier configuration.**

#### (a) *Concrete blocks:*

(1) Load-bearing (not decorative) concrete blocks must have nominal dimensions of at least 8 inches × 8 inches × 16 inches;

(2) The concrete blocks must be stacked with their hollow cells aligned vertically; and

(3) When piers are constructed of blocks stacked side-by-side, each layer must be at right angles to the preceding one.

#### (b) *Caps:*

(1) Structural loads must be evenly distributed across capped-hollow block piers.

(2) Caps must be solid concrete or masonry at least 4 inches in nominal thickness, or hardboard lumber at least 2 inches nominal in thickness; or be corrosion-protected minimum one-half inch thick steel; or be of other listed materials.

(3) All caps must be of the same length and width as the piers on which they rest.

(4) When split caps are used on double-stacked blocks, the caps must be installed with the long dimension across the joint in the blocks below.

(c) *Gaps.* Any gaps that occur during installation between the bottom of the main chassis beam and foundation support system must be filled by:

(1) Nominal 4 inch  $\times$  6 inch  $\times$  1 inch shims to level the home and fill any gaps between the base of the main chassis beam and the top of the pier cap;

(2) Shims must be used in pairs and must be driven in tightly so that they do not occupy more than one inch of vertical height;

(3) Hardwood plates no thicker than 2 inches nominal in thickness or 2 inch or 4 inch nominal concrete block must be used to fill in any remaining vertical gaps.

(d) *Manufactured pier heights.* Manufactured pier heights must be selected so that the adjustable risers do not extend more than 2 inches when finally positioned.

#### **Clearance under homes.**

A minimum clearance of 12 inches must be maintained between the lowest member of the main frame (I-beam or channel beam) and the grade under all areas of the home.

#### **Pier location and spacing.**

(a) The location and spacing of piers depends upon the dimensions of the home, the live and dead loads, the type of construction (single-or multi-section), I-beam size, soil bearing capacity, footing size, and such other factors as the location of doors or other openings.

(b) Piers supporting the frame must be no more than 24 inches from both ends and not more than 120 inches center to center under the main rails.

(c) Pier support locations

1. Piers may be offset 6 in. in either direction along supported members to allow for plumbing electrical, mechanical equipment, crawlspaces, or other devices.

2. Single stack concrete block pier loads must not exceed 8,000 lbs.

3. Piers are not required at openings in the mating wall that are less than 48 inches in width. Place piers on both sides of mating wall openings that are 48 inches or greater in width. For roof loads of 40 psf or greater, a professional engineer or registered architect must determine the maximum mating wall opening permitted without pier or other supports.

4. In areas where the open span is greater than 10 ft., intermediate piers and footings must be placed at maximum 10 ft. on center.

5. Prefabricated piers must not exceed their approved or listed maximum horizontal or vertical design loads.

6. Column piers are in addition to piers required under full-height mating walls.

### **Required perimeter supports.**

(a) Perimeter pier or other supports must be located as follows:

(1) On both sides of side wall exterior doors (such as entry, patio, and sliding glass doors) and any other side wall openings of 48 inches or greater in width, and under load-bearing porch posts, factory installed fireplaces, and fireplace stoves).

(2) Other perimeter supports must be provided by other means such as additional outriggers or floor joists. When this alternative is used, the designs required must consider the additional loads in sizing the pier and footing supports under the main chassis beam.

(3) For roof live loads of 40 psf or greater, a professional engineer or architect must determine the maximum sidewall opening permitted without perimeter pier or other supports.

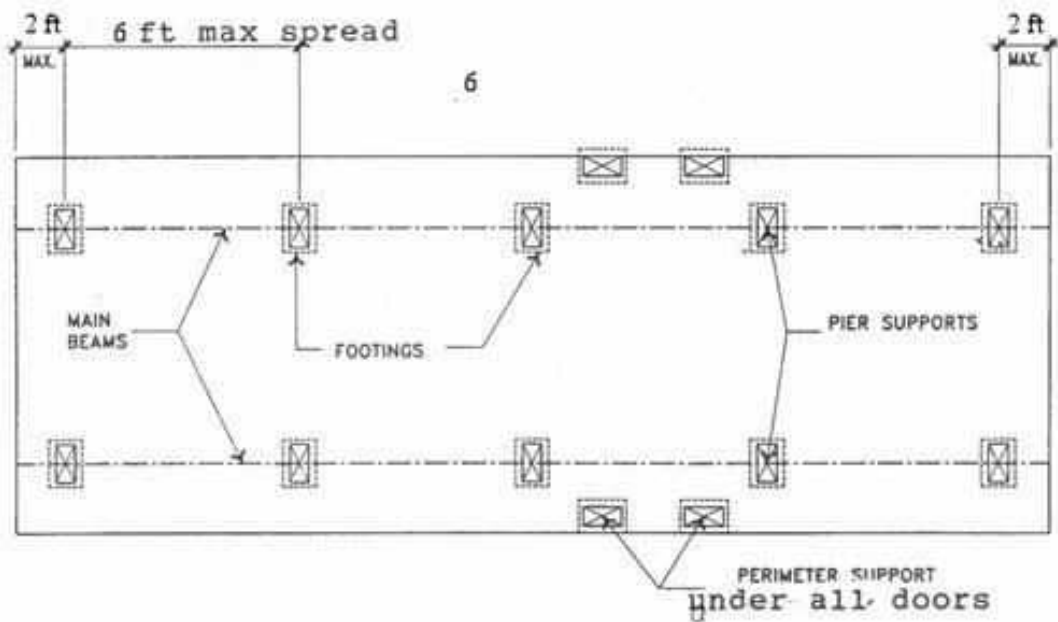
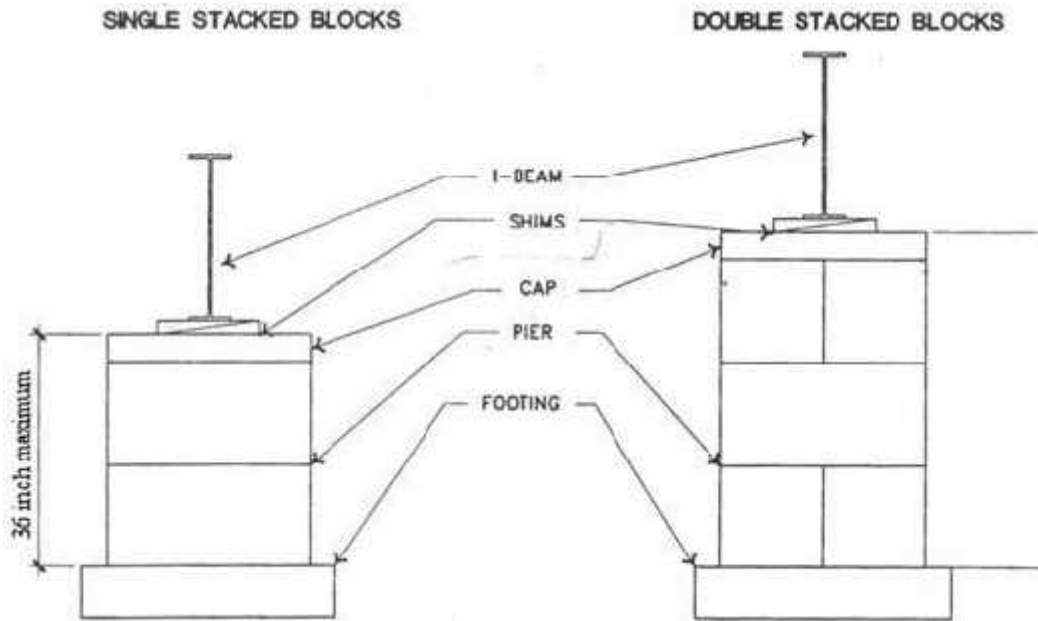
(4) The location and installation of any perimeter pier support must not take the home out of compliance with the Manufactured Home Construction and Safety Standards (part 3280 of this chapter).

### **Anchoring/Strapping Requirements**

*Longitudinal anchoring.* Manufactured homes must also be stabilized against wind in the longitudinal direction in all Wind Zones. Manufactured homes located in Wind Zones II and III must have longitudinal ground anchors installed on the ends of the manufactured home transportable section(s) or be provided with alternative systems that are capable of resisting wind forces in the longitudinal direction. A professional engineer or registered architect must certify the longitudinal anchoring method or any alternative system used as adequate to provide the required stabilization, in accordance with acceptable engineering practice.

TYPICAL SINGLEWIDE/DOUBLEWIDE HOME PIER BLOCKING CONSTRUCTION

PIER CONSTRUCTION:



**MAXIMUM DIAGONAL TIE-DOWN STRAP SPACING, WIND ZONE II.**

Nominal floor width, single section/multi-section	Max. height from ground to diagonal strap attachment	Near beam method I-beam spacing		Second beam method I-beam spacing	
		82.5 in.	99.5 in.	82.5 in.	99.5 in.
12 ft/24 ft. 144 in. nominal section(s)	25 in	6 ft. 2 in	4 ft. 3 in	N/A	N/A
	33 in	5 ft. 2 in	N/A	N/A	N/A
	46 in	4 ft. 0 in	N/A	N/A	N/A
	67 in	N/A	N/A	6 ft 1 in	6 ft 3 in
14 ft/28 ft. 168 in. nominal section(s)	25 in	7 ft. 7 in	6 ft. 9 in	N/A	N/A
	33 in	6 ft. 10 in	5 ft. 9 in	N/A	N/A
	46 in	5 ft. 7 in	4 ft. 6 in	N/A	N/A
	67 in	4 ft. 3 in	N/A	N/A	N/A
16 ft/32 ft. 180 in. to 192 in. nominal section(s)	25 in	N/A	7 ft. 10 in	N/A	N/A
	33 in	7 ft. 6 in	7 ft. 2 in	N/A	N/A
	46 in	6 ft. 9 in	6 ft. 0 in	N/A	N/A
	67 in	5 ft. 4 in	4 ft. 7 in	N/A	N/A

## NOTES:

1. All manufactured homes designed to be located in Wind Zone II must have a vertical tie installed at each diagonal tie location.

2. Additional tie downs may be required per the home manufacturer instructions.

3. Ground anchors must be certified by a professional engineer, or registered architect, or listed by a nationally recognized testing laboratory.

4. Ground anchors must be installed to their full depth, and stabilizer plates, if required by the ground anchor listing or certification, must also be installed in accordance with the listing or certification and in accordance with the ground anchor and home manufacturer instructions.

5. Strapping and anchoring equipment must be certified by a registered professional engineer or registered architect or must be listed by a nationally recognized testing agency to resist these specified forces, in accordance with testing procedures in ASTM D 3953—97, Standard Specification for Strapping, Flat Steel and 12. A reduced ground anchor or strap working load capacity will require reduced tie-down strap and anchor spacing.

6. Ground anchors must not be spaced closer than the minimum spacing permitted by the listing or certification.

**Appliance venting.**

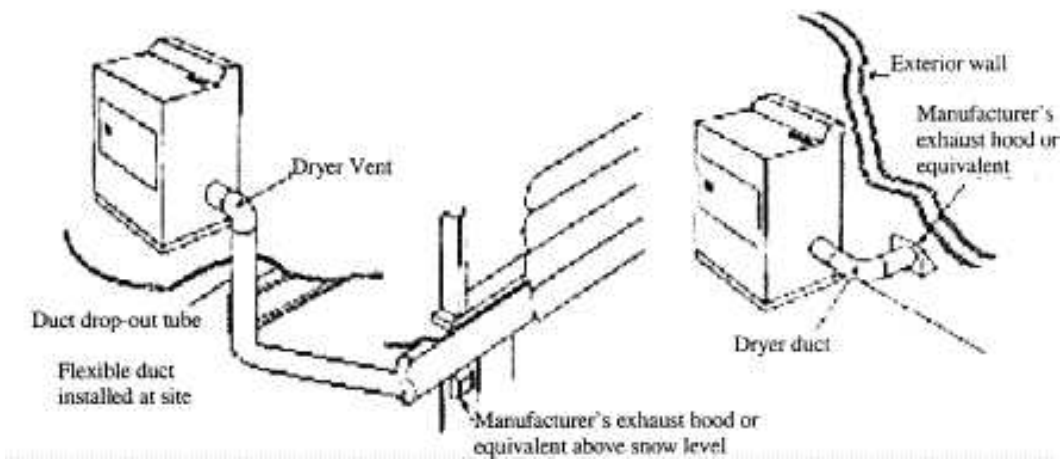
(1) All fuel burning heat producing appliances of the vented type except ranges and ovens must be vented to the exterior of the home.

(2) Upon completion, the venting system must comply with all requirements of the Manufactured Home Construction and Safety Standards.

(3) When the vent exhausts through the floor, the vent must not terminate under the home and must extend to the home's exterior and through any skirting that may be installed.

(4) *Clothes dryer exhaust duct system.* A clothes dryer exhaust duct system must conform with and be completed in accordance with the appliance manufacturer instructions. The vents must exhaust to the exterior of the home, beyond any perimeter skirting installed around it..

**Dryer Exhaust System.**



NOTES:

1. Installation of the exhaust system must be in accordance with the dryer manufacturer instructions.

2. Dryer exhaust system must not contain reverse slope or terminate under the home.

### **Skirting.**

(a) Skirting, if used, must be of weather-resistant materials or provided with protection against weather deterioration at least equivalent to that provided by a coating of zinc on steel of not less than 0.30 oz./ft.<sup>2</sup> of surface coated.

(b) Skirting must not be attached in a manner that can cause water to be trapped between the siding and trim or forced up into the wall cavities trim to which it is attached.

(c) All wood skirting within 6 inches of the ground must be pressure-treated or be naturally resistant to decay and termite infestations.

(d) Skirting must not be attached in a manner that impedes the contraction and expansion characteristics of the home's exterior covering.

### **Water supply.**

(a) *Crossover.* Multi-section homes with plumbing in both sections require water-line crossover connections to join all sections of the home.

(b) *Maximum supply pressure and reduction.* When the local water supply pressure exceeds 80 psi to the manufactured home, a pressure-reducing valve must be installed.

(c) *Mandatory shutoff valve.*

(1) An identified and accessible shutoff valve must be installed between the water supply and the inlet.

(2) The water riser for the shutoff valve connection must be located underneath or adjacent to the home.

(3) The shutoff valve must be a full-flow gate or ball valve, or equivalent valve.

### **Drainage system.**

(a) *Assembly and support.* If portions of the drainage system were shipped loose because they were necessary to join all sections of the home and designed to be located underneath the home, they must be installed and supported.

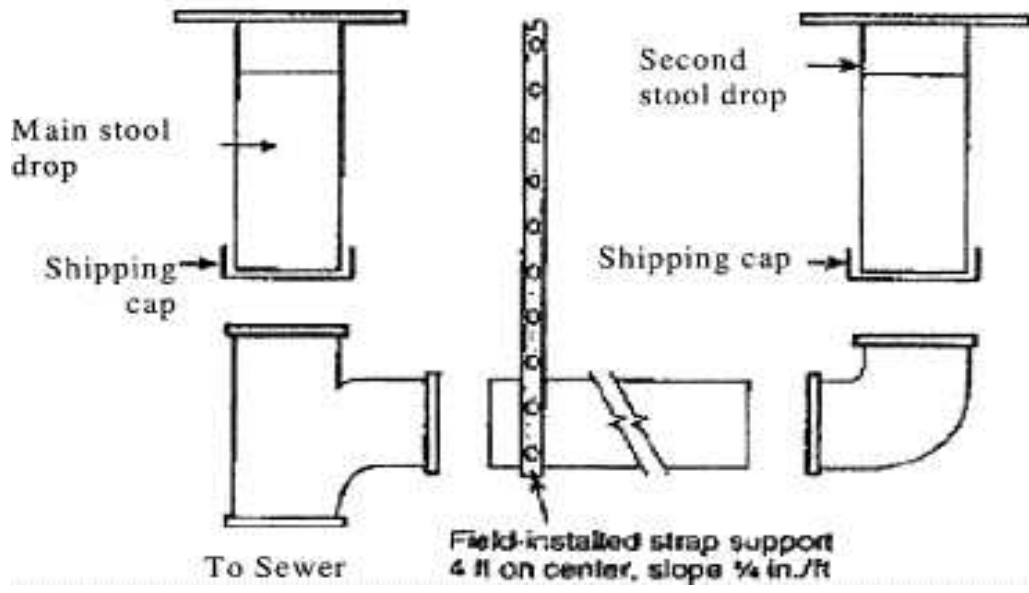
(b) *Proper slopes.*

(1) Drain lines must not slope less than one-quarter inch per foot.

(2) A slope of one-eighth inch per foot may be permitted when a clean-out is installed at the upper end of the run.



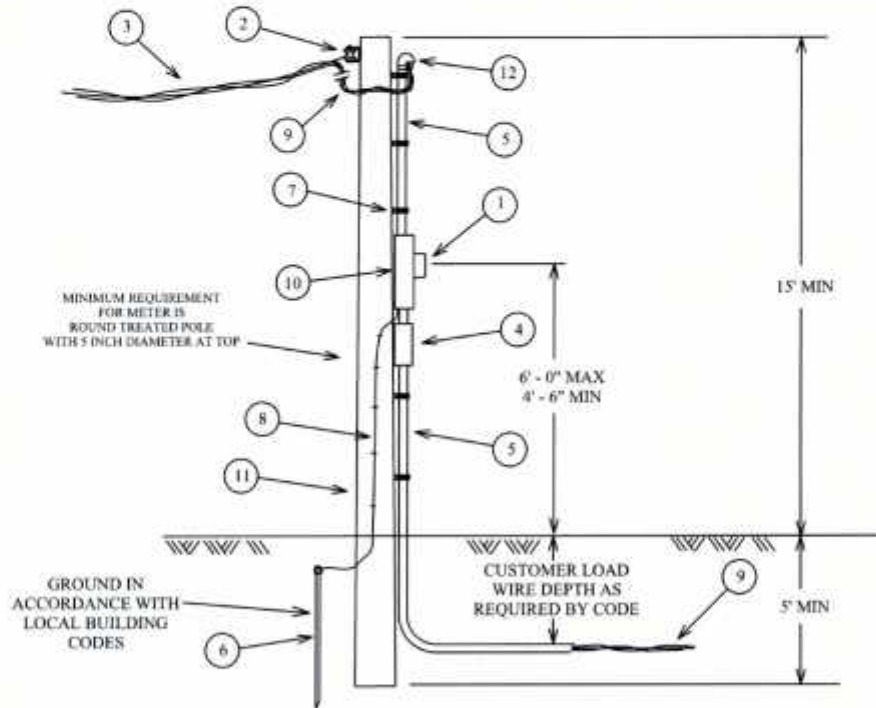
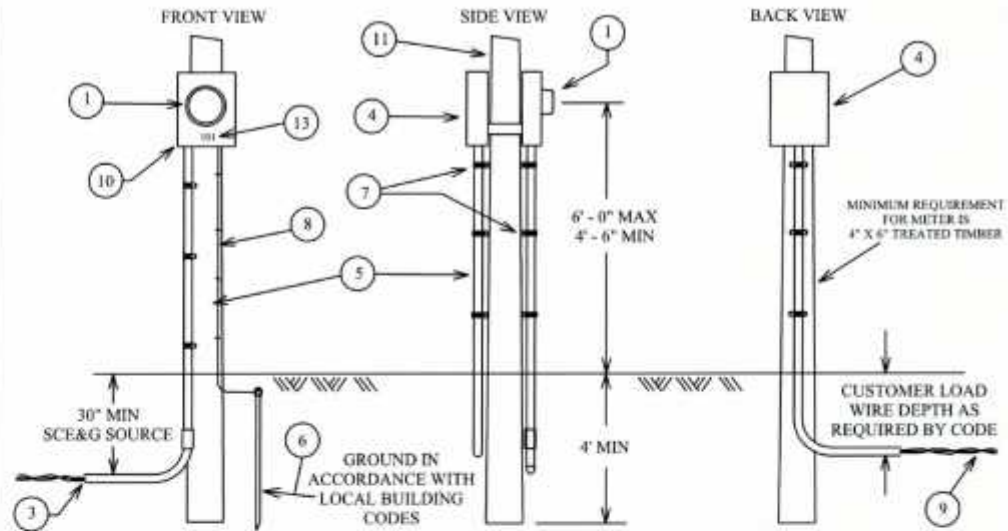
### Drain Pipe Slope and Connections.



# MOBILE HOME SERVICE DETAILS

BY SR MTR - MH  
DATE 03-18-09  
REV. 0 SHEET 2 OF 2

FORMERLY SMTR-2, SHEET #



**DISTRIBUTION CONSTRUCTION STANDARD**  
**SOUTH CAROLINA ELECTRIC & GAS CO.**

FORMERLY SMTR-2, SHEET 3

<b>MOBILE HOME SERVICE DETAILS</b>	BY <u>SB</u> DATE <u>03-18-09</u> REV. <u>0</u> SHEET <u>1</u> OF <u>2</u>
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**TO BE FURNISHED, INSTALLED AND MAINTAINED BY SCE&G**

<u>ITEM #</u>	<u>DESCRIPTION</u>
1	METER
2	PULLEY BRACKET
3	SERVICE (SOURCE) CONDUCTORS

**TO BE FURNISHED, INSTALLED AND MAINTAINED BY CUSTOMER**

<u>ITEM #</u>	<u>DESCRIPTION</u>
4	CABINET AND CIRCUIT BREAKER(S)
5	CONDUIT (GALVANIZED IRON OR PVC) 2 INCH MIN DIAMETER
6	GROUND ROD (5/8" X 8' GALVANIZED OR COPPER CLAD)
7	PIPE STRAPS (SECURELY ATTACHING CONDUIT)
8	COPPER GROUND WIRE #6 MIN. (ALUMINUM NOT ACCEPTABLE)
9	SERVICE CONDUCTORS
10	METER SOCKET (RINGLESS AND UL APPROVED)
11	TREATED POLE (TIMBER NOT ACCEPTABLE FOR OVERHEAD SERVICE POLE)
12	CONDUIT SERVICE WEATHERHEAD
13	ADDRESS OR LOT NUMBER (PERMANENTLY MARKED ON COVER OF METER SOCKET)

**NOTES:**

1. SOURCE SIDE CONNECTIONS IN METER SOCKET TO BE MADE BY SCE&G. LOAD SIDE CONNECTIONS IN METER SOCKET TO BE MADE BY CUSTOMER. (EXCEPTION: FOR OVERHEAD SERVICE THE CUSTOMER IS RESPONSIBLE FOR SOURCE AND LOAD SIDE CONNECTIONS)
2. WEATHERHEAD TO BE LOCATED NO LOWER THAN 6 INCHES BELOW PULLEY BRACKET, ITEM #2.
3. HEIGHT OF POLE MUST MEET N.E.S.C. CLEARANCE REQUIREMENTS. (MINIMUM CLEARANCE IS 12 FEET FOR PEDESTRIAN TRAFFIC, 15.5 FEET FOR DRIVEWAY AND 16.5 FEET FOR TYPICAL ROADWAY)
4. METER POLE MUST BE SPOTTED BY SCE&G REPRESENTATIVE AND CAN NOT BE INSTALLED FURTHER THAN 125 FEET FROM SCE&G POLE/TRANSFORMER.
5. IF DOWN GUY AND ANCHOR IS REQUIRED THE CUSTOMER SHALL BE RESPONSIBLE TO FURNISH, INSTALL AND MAINTAIN.
6. GROUNDING CONDUCTOR (ITEM 8) TO BE SECURELY ATTACHED TO STRUCTURE.
7. ENTIRE ASSEMBLY TO MEET SCE&G, N.E.C. AND LOCAL CODE REQUIREMENTS.
8. CALL PALMETTO UTILITIES PROTECTION SERVICE (P.U.P.S.) BEFORE YOU DIG: # 811.

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SOUTH CAROLINA ELECTRIC & GAS CO.**