

SC Approved Modular Units

(Assembly, Business, Educational, Mercantile)

Greenville County

Greenville County Square 301 University Ridge, Suite S-31000 Greenville, SC 29601 - 3686 864 - 467 - 7060

Modular Building. A building manufactured off site to be used for commercial purposes. As of May 01, 1985 every modular building and/ or components shipped to or in the State of South Carolina for use, must contain a label number issued by the State of South Carolina Building Codes Council.

(The only exception to this law is for units or their components manufactured prior to January 01, 1985)

1. South Carolina Label Number(s) (New Units ONLY) shall be visually verified during inspection.

List Label Number(s) _____

Included on the Label is a designation of occupancy classification; circle the classification listed on the label: **A B E M.**

2. Plan Requirements (See Commercial Plan Review Guidelines) submittal must also include:

- **New Units** not previously used: Modular building plans bearing SC Building Code Council Seal and third-party Design Professional Seal shall be submitted if the unit has not been manufactured and a Label Number(s) is/are not assigned. For SC review or information contact: Maggie Castles, Program Coordinator SC Modular Building Program at (803) 896-4688.
- **Relocated Units** shall be evaluated by a SC Resisted Design Professional and shall meet the current requirements for new construction (all State adopted codes). Sufficient Construction / Evaluation Documents shall be submitted for review.
- An Engineered, scaled and dimensioned foundation plan (plan view, section, structural design criteria)
- Civil / Site plans to include: (Approved LDD plans are required if a grading permit is required)
 - Dimension and location of off-street parking, means of egress and ingress including drawing of building access ramp, parking space in compliance with Handicap Accessibility per **ICC A117.1-2017**.
 - Shape and Dimension of lot and Modular Unit.
 - Dimension from Unit to property lines and between Unit and other structures (Fire Separation Distances).
 - Location of all Right of Ways and setbacks.

3. Setbacks: to property lines and Right of Way (R/W). This dimension is required for processing.

Greenville County maintained road: Road and Bridges Department 864-467-7016.

Width of R/W Greenville County maintained: _____. (To be completed by applicant)

State maintained road: SCDOT Encroachment Office at 13 Saluda Dam Road, Greenville, SC, 29611

Width of R/W SCDOT maintained: _____. (To be completed and initialed by SCDOT). _____

4. Required, Permit information:

- Provide Cost of Unit Installation: \$_____ (Cost includes: setup cost and purchase price or rental price (for duration of unit on site))
- Estimated duration of time unit is to remain on lot: _____ (Unit is considered **Temporary** if on the lot 180 days or less, the Code Official may grant 1 – 180-day extension)
- Service Amperage: _____ Number of Site installed circuit breakers: _____
- Plumbing is connected to: Holding Tank ____ Septic Tank ____ Public Sewer ____
- List all HVAC equipment not factory installed on unit: _____

A MANUFACTURED HOME SHALL NOT BE USED FOR ANY USE OTHER THAN A SINGLE-FAMILY DWELLING.