

NOTICE TO BUILDING DEPARTMENTS

In response to recent inquiries, the South Carolina Building Codes Council (BCC) would like to remind local building departments and building codes enforcement officers that South Carolina law prohibits any person or entity from installing, modifying, altering, or repairing the structural, mechanical, or electrical systems of a manufactured home without first obtaining a license issued or recognized by the South Carolina Manufactured Housing Board. Pursuant to South Carolina Code § 40-29-30, it is unlawful for any individual or entity, including owners of the property or home in question, to perform such work without being licensed. Currently, a license issued by the SC Manufactured Housing Board is required for all manufactured home installations. The installation of a manufactured home is defined as those operations performed at the occupancy site which render a manufactured home fit for occupation. S.C. Code Ann. § 40-29-20(8). This includes, but is not limited to, positioning, blocking, leveling, supporting, tying down, connecting utility systems, and assembling multiple or expandable units. Repairs, modifications or alterations to a manufactured home may be performed by individuals or entities with active licenses authorizing the work to be performed issued by either the SC Manufactured Housing Board, the South Carolina Contractor's Licensing Board, or SC Residential Builders Commission, per the SC Manufactured Housing Board's motion on August 8, 2006.

Building departments and building codes enforcement officers are encouraged to use LLR's [Licensee Lookup Portal](#) for the most current information on those individuals and entities holding licenses issued by the Manufactured Housing Board or Contractor's Licensing Board authorizing them to install, modify, alter, or repair manufactured homes in South Carolina.

Individuals requiring additional information may contact the BCC via the following methods:

Telephone - (803) 896-4688

Email - Contact.BCC@llr.sc.gov

Website - llr.sc.gov/bcc/