



General Requirements for Modular Homes

- South Carolina State Law requires that all modular structures or components be built by a South Carolina Licensed Modular Building Manufacturer and labeled by the South Carolina Building Code Council before being installed.
- Modular buildings must meet the 2018 International Building Code for 1 & 2 family dwellings.
- Modular buildings must be certified by the South Carolina Building Codes Council showing that they have been manufactured by an approved compliance assurance program.

City of Woodruff Permitting Requirements for Modular Homes

- Furnish 2 Set of complete plans from the manufacturer with original S.C. Structural Engineers Seal. They must be properly signed and showing that the structure meets wind gust loads of the 2018 International Residential Building Code for 1 and 2 family dwellings. Copies of Engineers Seals will not be accepted.
- Furnish a site plan showing the modular building located on the site with the proper setbacks from each property line as required by the City of Woodruff Planning Department.
- Furnish 1 set of drawings showing the footing and foundation as engineered by a S.C. Registered Engineer. Mobile home tie downs will not be accepted.
- Third party inspection certificates will not be acceptable in lieu of Engineers Seals.
- Modular buildings must be erected on-site by a S.C. Licensed Residential Builder or a General Contractor who is properly licensed by the state. South Carolina Specialty Contractors who are registered only are not allowed to construct modular buildings foot/foundation on site.
- The City's Permit and plan review fees are based on the total cost of the building, including footing and foundation installation.
- Water and sewer tap fees are to be paid prior to the issuance of the permit.
- When all data is received, and a permit application is filled out the permit process and plan review will be made. Please allow up to 14 days to process the permit application.