



CHEROKEE COUNTY

Building Safety



110 Railroad Ave.
Gaffney, SC 29340
Office 864-487-2561 Fax 864-902-1100

Manufactured Home Set-Up Permit Requirements

- A South Carolina licensed Manufactured Home Set-Up Contractor or Manufactured Home Installer to pull the permit
- If the site address is within the Township of Chesnee, SC, you must first go to 201 W. Cherokee St., Chesnee SC 29323 or call 864-461-2225 to talk with The Zoning Department to receive an approval document that must be brought to our office before issuance of the permit.
- If the site address is within the Township of Blacksburg SC, please contact Blacksburg Town Hall at 105 S Shelby St. Blacksburg, SC 29702 or 864-839-2333.
- A completed Manufactured Home Permit Application.
- A copy of the SC Title in the owner's name or copy of the Sales Agreement from a manufactured home dealership if it is a new home
- A copy of the Moving Permit. If moving within Cherokee County, will need the SC Title in the owner's name, Manufactured Home Moving Permit application, and Manufactured Home Tax Clearance Form to obtain the moving permit.
- If a new address, an address letter from the addressing department, Brian Hamrick contact at Brian.hamrick@cherokeecountysc.com or 864-902-2250, must be obtained to verify the correct site address.
- Approval from DES on the septic tank system (Septic Permit to Construct) or a statement stating that the site is serviced by a public sewer system. Please contact DES at or 1-855-731-2504 or des.sc.gov/permits-regulations/septic-tanks
- A site plan showing the location of the dwelling to any related property lines, wells, septic systems, etc., showing setbacks from the front, sides and rear.
- Curb Cut Approval and/or driveway pipe installation is required before the first inspection. If the site is on a County Road, please contact Mike Carter at Roads and Bridges, at 864-487-2536 or by email mike.carter@cherokeecountysc.gov, if the site is on a State Hwy, contact the SCDOT at 864-489-2844 or by email at 18644875592@fax.nwncloud.com This must be turned into our office by email or letter from the correct agency, before the first inspection.
- Payment for any applicable fees.

A residential plan review is required for all residential construction projects. This process allows us sufficient time to review construction documents against current codes and verify proper licensing of the contractors. This review process will be completed, and the contractor notified of the results, as soon as possible but should be completed in five (5) business days after completed submittal.