



MANUFACTURED
HOUSING
Institute of South Carolina

For more information, contact

Clayton Evans, Communication Director
(304) 629-2566 | cevans@mhisc.com
mhisc.com

MEDIA GUIDE

ABOUT MHISC – The Manufactured Housing Institute of South Carolina is a non-profit business association representing the manufactured and modular housing industries in the state. The member-run organization was founded in 1967 and is comprised of over 400 companies. MHISC’s mission is to maximize opportunities for South Carolinians to enjoy the benefits of factory-built homes. One out of every five South Carolina families live in a manufactured home, and around 4,500 new manufactured homes are sold in the state every year.

IMPORTANT TERMS

MANUFACTURED HOME: Manufactured homes are built in a controlled factory environment for use as a permanent home. Homes built after 1976 to a national building code are manufactured homes. They are built to standards issued under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C.A. §§ 5401-5426.)

MOBILE HOME: Modern manufactured homes are no longer referred to as “mobile homes.” This term specifies a major turning point in building codes, as “mobile home” is reserved for structures built prior to the creation of national building codes in 1976. Any home built after 1976 is by definition not a mobile home.

This distinction is most important when discussing safety issues. Mobile homes were generally built to very loose codes, while manufactured homes are built to stringent federal standards. These two types of structures are also treated differently by some local and county ordinances.

MODULAR HOME: Modular building yields a finished product that is nearly indistinguishable from a traditionally built home. These homes are built in-factory in sections and transported to a traditional foundation. These homes must be built to the same code as traditional homes.

TRAILER / TRAILER PARK: “Trailer” refers to a product that functions primarily to be pulled behind a vehicle with intent to be easily portable. These can be campers, travel trailers, etc. “Trailer Parks” more closely resemble campsites and are used for very short-term stays (such as traveling workers).

Manufactured homes are generally only moved one time, and must be carried by a dedicated rig. Campers, RVs or anything that can be pulled behind a passenger vehicle is not considered a manufactured home by both the industry and building code standards.