



RECREATIONAL VEHICLES AND CAMPERS POLICY

Recreational vehicles and campers do not meet the prescriptive requirements for a dwelling unit. The South Carolina Residential Building Code and Commentary defines a dwelling as:

DWELLING. *A building that contains one or two dwelling units used, intended, or designed to be used, rented, leased, let or hired out to be occupied for living purposes.*

Dwellings are buildings intended to serve as residences for one or two families. Dwellings can be owner occupied or rented. The term “dwelling,” which refers to the building itself, is defined to distinguish it from the term “dwelling unit,” which is a single living unit within a building. It is important to recognize that the code is intended to regulate detached one- and two-family dwellings and townhouses that are no more than three stories in height. These dwellings are regulated by the South Carolina Residential Code® (SCRC®).

The code gives prescriptive requirements for such things as; means of egress, minimum room areas, minimum ceiling heights, and minimum structural standards.

Furthermore, the Code defines a manufactured home as:

MANUFACTURED HOME. *Manufactured home means a structure, transportable in one or more sections, which in the traveling mode is 8 body feet (2438 body mm) or more in width or 40 body feet (12 192 body mm) or more in length, or, when erected on site, is 320 square feet (30m²) or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein; except that such term shall include any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary (HUD) and complies with the standards established under this title. For mobile homes built prior to June 15, 1976, a label certifying compliance to the Standard for Mobile Homes, NFPA501, in effect at the time of manufacture is required. For the purpose of these provisions, a mobile home shall be considered a manufactured home.*

The Goose Creek Building Inspection Bureau is responsible for the enforcement of the South Carolina Residential Building Code and as such, we cannot attest to the safety and/or validity of using a recreational vehicle or camper (do not meet the criteria for HUD certification) as a permanent residential dwelling. Therefore, this department **will not issue permits** implying that use of such of structures is permissible. Permanent connection of recreational vehicles and/or campers to utilities are prohibited. Additionally, there are currently no RV parks operating within the boundaries of the City of Goose Creek.

For questions or assistance, call the Goose Creek Building Inspection Bureau at 843.553.8350 ex. 1407