



State of Nevada

Department of Business and Industry

Manufactured Housing Division





Jim deProsse

Administrator

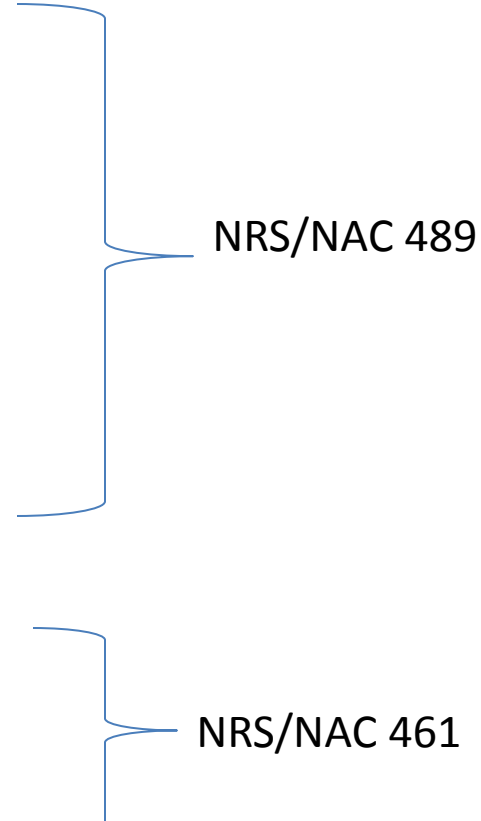
State of Nevada

Manufactured Housing Division

Mission Statement

The mission of the Manufactured Housing Division is to protect the interests of the owners and occupants of manufactured homes and commercial structures as well as the Manufactured Housing Industry.

Structures We Regulate

- **Manufactured Homes**
 - **Mobile Homes**
 - **Commercial Coaches**
 - **Portable Buildings**
- NRS/NAC 489
- Modular Buildings
 - Factory-Built Housing
- NRS/NAC 461
- 

Manufactured Home (1976 – present)

NRS 489.113 “Manufactured home” defined.

1. “Manufactured home” means a structure which is:
 - (a) Built on a permanent chassis;
 - (b) Designed to be used with or without a permanent foundation as a dwelling when connected to utilities;
 - (c) Transportable in one or more sections; and
 - (d) Eight feet or more in body width or 40 feet or more in body length when transported, or, when erected on-site, contains 320 square feet or more.
2. The term includes:
 - (a) The plumbing, heating, air-conditioning and electrical systems of the structure.
 - (b) **Any structure:**
 - (1) **Which meets the requirements of paragraphs (a), (b) and (c) of subsection 1, and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §§ 5401 et seq.; or**
 - (2) Built in compliance with the requirements of [chapter 461](#) of NRS.
3. The term does not include a recreational park trailer.
(Added to NRS by 1983, 775; A [1995, 2601](#); [2001, 1726](#))



Manufactured Home (1976 – present)

This present day federal building code for “H.U.D.” homes came out of “The National Manufactured Housing Construction and Safety Standards Act of 1974” and became federal law on June 15, 1976.

Mobile Home (pre-1976)

NRS 489.120 “Mobile home” defined.

1. “Mobile home” means a structure which is:
 - (a) Built on a permanent chassis;
 - (b) Designed to be used with or without a permanent foundation as a dwelling when connected to utilities; and
 - (c) Transportable in one or more sections.
2. The term includes the design of the body and frame and the plumbing, heating, air-conditioning and electrical systems of the mobile home.
3. The term does not include a recreational park trailer, travel trailer, commercial coach or manufactured home or any structure built in compliance with the requirements of [chapter 461](#) of NRS.



Commercial Coach

NRS 489.062 “Commercial coach” defined.
“Commercial coach” means a structure without motive power which is designed and equipped for human occupancy for industrial, professional or commercial purposes. The term does not include a recreational park trailer or portable building.



Portable Building

NRS 489.133 “Portable building” defined. “Portable building” means a structure which:

1. Is at ground level, has no axles and rests on the surface of the ground;
2. Is for nonresidential use;
3. Is not a fixture or improvement to real property;
4. Is designed to be used without a permanent foundation; and
5. Contains an electrical system with a component that allows for the quick connection or disconnection of the electrical system to a source of electricity.



Manufactured Housing Installation Oversight

Installation Regulated for:

NRS 489.113 “Manufactured home”

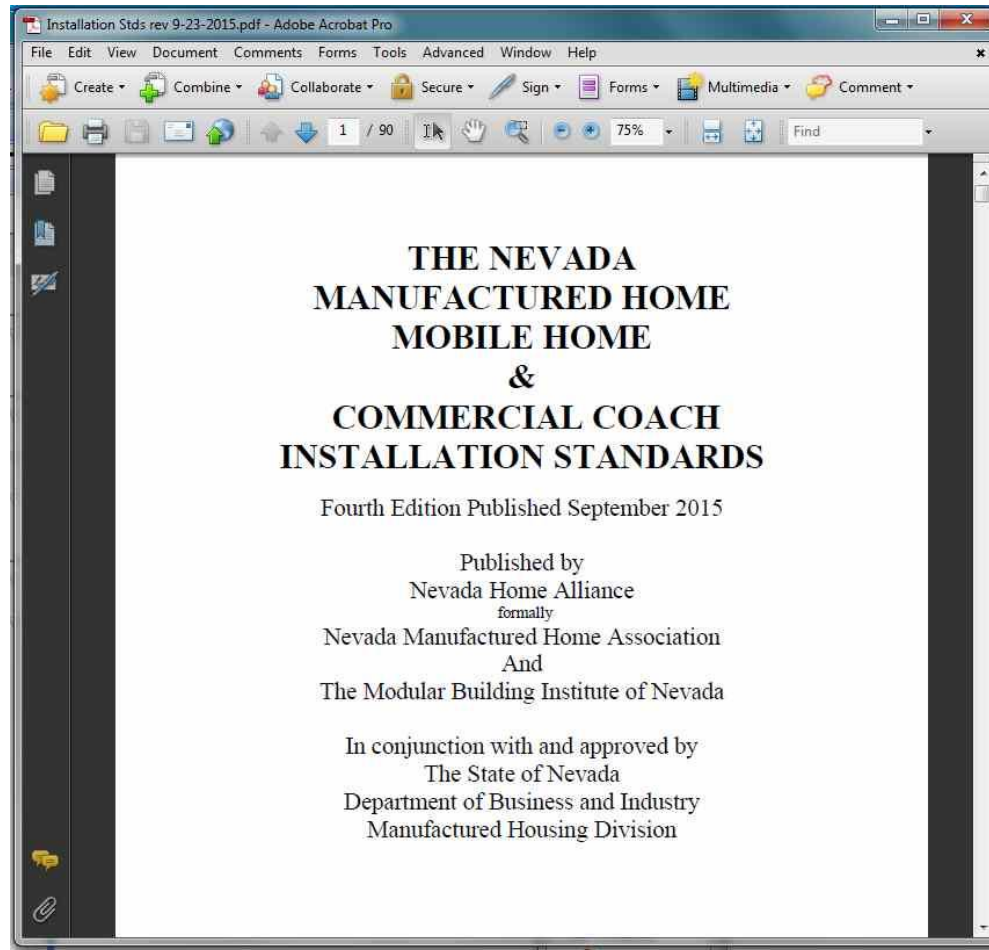
NRS 489.120 “Mobile home”

NRS 489.062 “Commercial coach”

Not Currently regulated by the Division

NRS 489.133 “Portable building”

Installation Standards



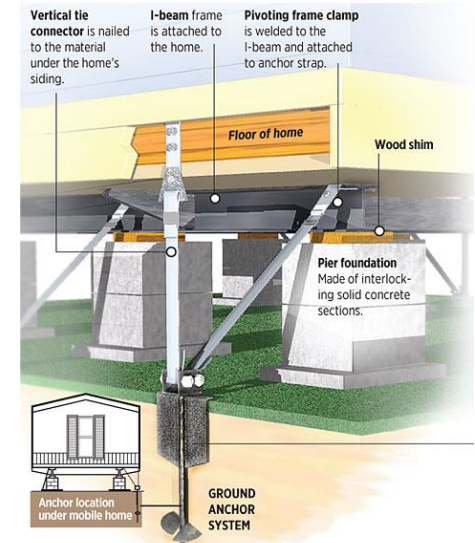
Manufactured Housing Division Regulates

- Installation inspections statewide of manufactured homes, mobile homes and commercial coaches. The installation inspections include the fixing in place of the unit for occupancy and connection to utilities at the site. Specifically;
 - The installation of manufactured homes commonly referred to as a H.U.D. home which was built after June 15, 1976.
 - The installation of mobile homes.
 - The installation of commercial coaches.

NRS/NAC 489

NRS 489.104 “Installation” defined.

1. “Installation” means the complete operation of fixing in place a manufactured home, mobile home or commercial coach for occupancy.
2. The term includes, without limitation, **pier blocking, prefabricated footings, ground anchoring** and the **connection to utility terminals** on the site.



Jurisdictional Boundaries

Jurisdictional Boundaries for Installations pertaining to NRS/NAC 489 Regulated Structures

(Manufactured Homes, Mobile Homes and Commercial Coaches)

- The jurisdiction boundaries for the Division are where the connection points terminate from the structure as delivered from the manufacturer.

Jurisdictional Boundaries

NAC 489.180 Administration and enforcement of chapter. ([NRS 489.231](#), [489.241](#))

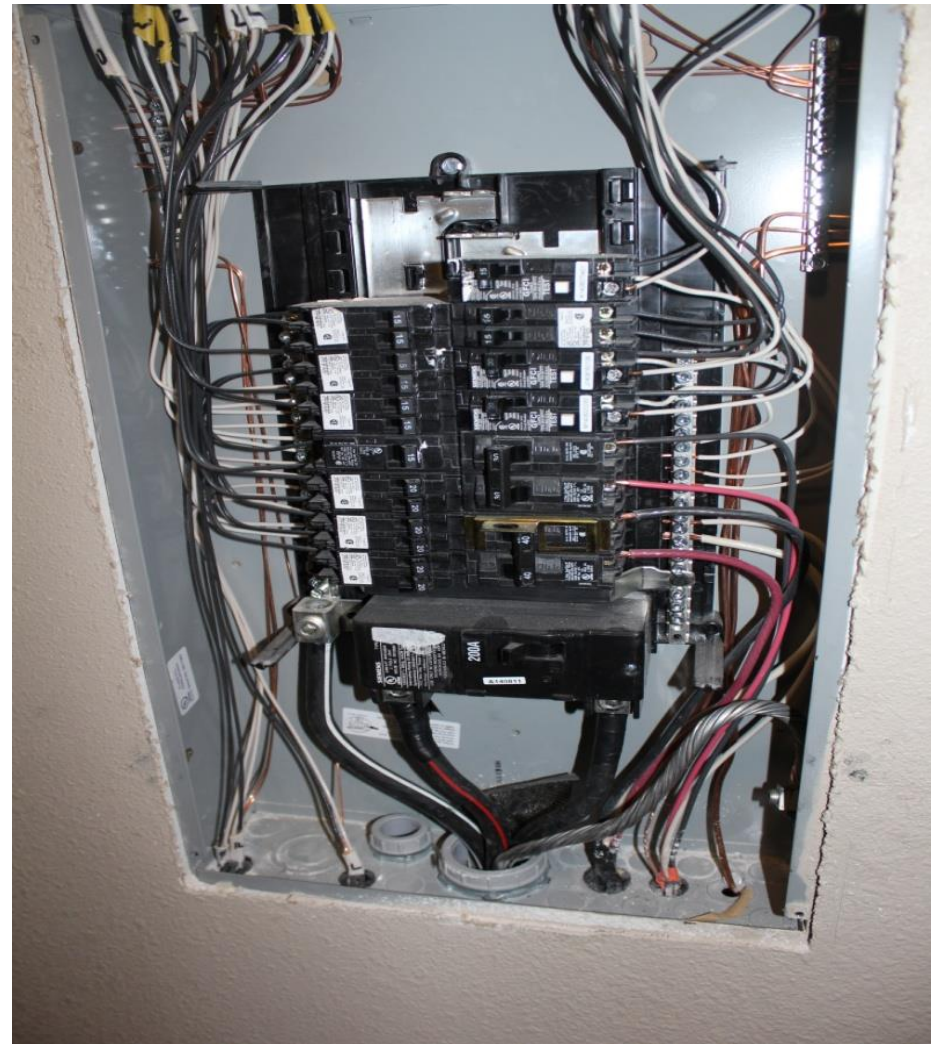
1. The Division will administer and enforce the provisions of [chapter 489](#) of NRS and the regulations adopted pursuant thereto, the Manufactured Home Construction and Safety Standards, 24 C.F.R. Part 3280, and the Manufactured Home Procedural and Enforcement Regulations, 24 C.F.R. Part 3282, of the United States Department of Housing and Urban Development.
2. Each manufacturer, distributor and dealer of manufactured homes shall establish and maintain the records, make the reports and provide the information required by the Department of Housing and Urban Development to enable that Department to determine whether the manufacturer, distributor or dealer has complied with the National Manufactured Home Construction and Safety Standards Act of 1974, 42 U.S.C. §§ 5401 et seq., this chapter and [chapter 489](#) of NRS.
3. **Standards for continuous foundations and underground services are the responsibility of local governmental units.** Any local governmental unit which discovers a violation of this chapter shall report the violation to the Division.
4. Every manufactured home or mobile home manufactured after June 15, 1976, which is sold or offered for sale in this State must bear a label of compliance issued by the United States Department of Housing and Urban Development.
5. Every manufactured home, mobile home and commercial coach which is reconstructed in this State must be certified by the Division or by a licensed engineer that it is reconstructed in compliance with the standards or their equivalent applicable at the time of original manufacture.

[Mfd. Housing Div., Mobile Homes Reg. § 120, eff. 12-20-79]—(NAC A 8-23-95; R126-08, 12-17-2008)

Electrical Connections

- The jurisdiction boundary of the MHD shall be at the electrical distribution panel, typically located inside the manufactured or mobile home, and often located on an exterior wall of a commercial coach.

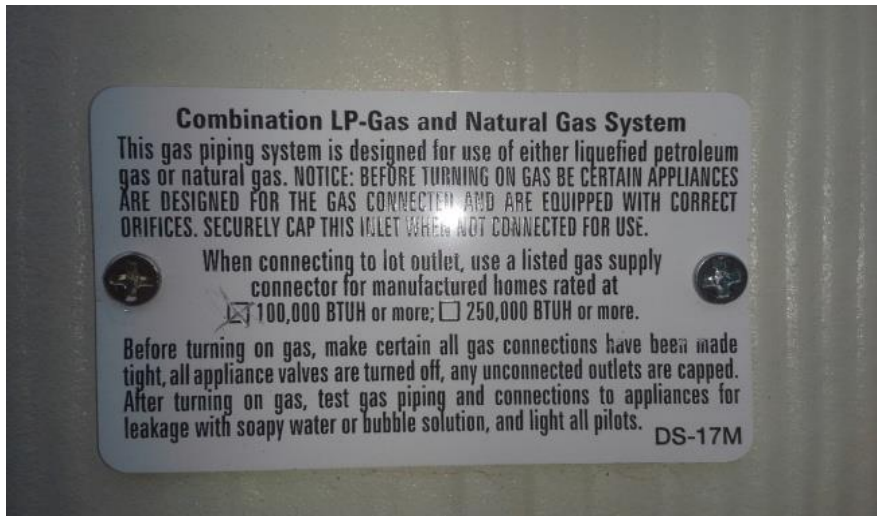
Typical placard and electrical distribution panel



Gas/Propane

- The jurisdiction boundary of the MHD shall be at the connection point of the factory installed stub out, typically a threaded steel pipe connection.

Typical placard and connection point for gas/propane



Sewer And Septic

- The jurisdiction boundary of the MHD shall be at the connection point of the factory installed stub out, typically a PVC drain line connection point.

Typical connection point for the waste/sewer line



Water

- The jurisdiction boundary of the MHD shall be at the connection point of the factory installed stub out, typically a standard pipe connection.

Typical placard indicating the location of the connection point



Accessory Structures

NRS 489.261

Regulations pertaining to accessory structures.

The term, “accessory structure” includes awnings, cabanas, carports, porches, skirting or steps established for the use of the occupant of the manufactured home or mobile home and which depends upon the manufactured home or mobile home for some or all of its structural support.

Construction of certain additions or alteration of certain systems.

Restrictions and application for approval, NAC 489.486;

1. A person **shall not**:

- (a) Construct a room, garage or other addition that is freestanding or adjoined to a manufactured home or mobile home if the room, garage or other addition is directly accessible from the manufactured home or mobile home; **or**
- (b) Alter or reconstruct the structural, electrical, mechanical, roofing or plumbing system of a manufactured home or mobile home,
unless the person first obtains approval from the Division.

2. The application for approval must be on a form provided by the Division and include:

- (a) Two copies of the plans for the work to be performed;
- (b) A copy of each applicable certificate, label or permit; and
- (c) Any other document required by the Division or local governing body.

3. Any construction, addition, alteration or reconstruction must:


- (a) Comply with all applicable technical codes; and
- (b) Be completed in accordance with the plans as approved by **the Division and the local governing body.**

Projects Requiring a Permit

NV Inspections & Permits x mhd.nv.gov/uploadedFile x

mhd.nv.gov/uploadedFiles/mhdnvgov/Content/Inspections/ProjectRequiringPermit.pdf

Apps NV mhd.nv.gov NV nv.gov MSN.com NEATS - Home Page Lenovo Recommen...



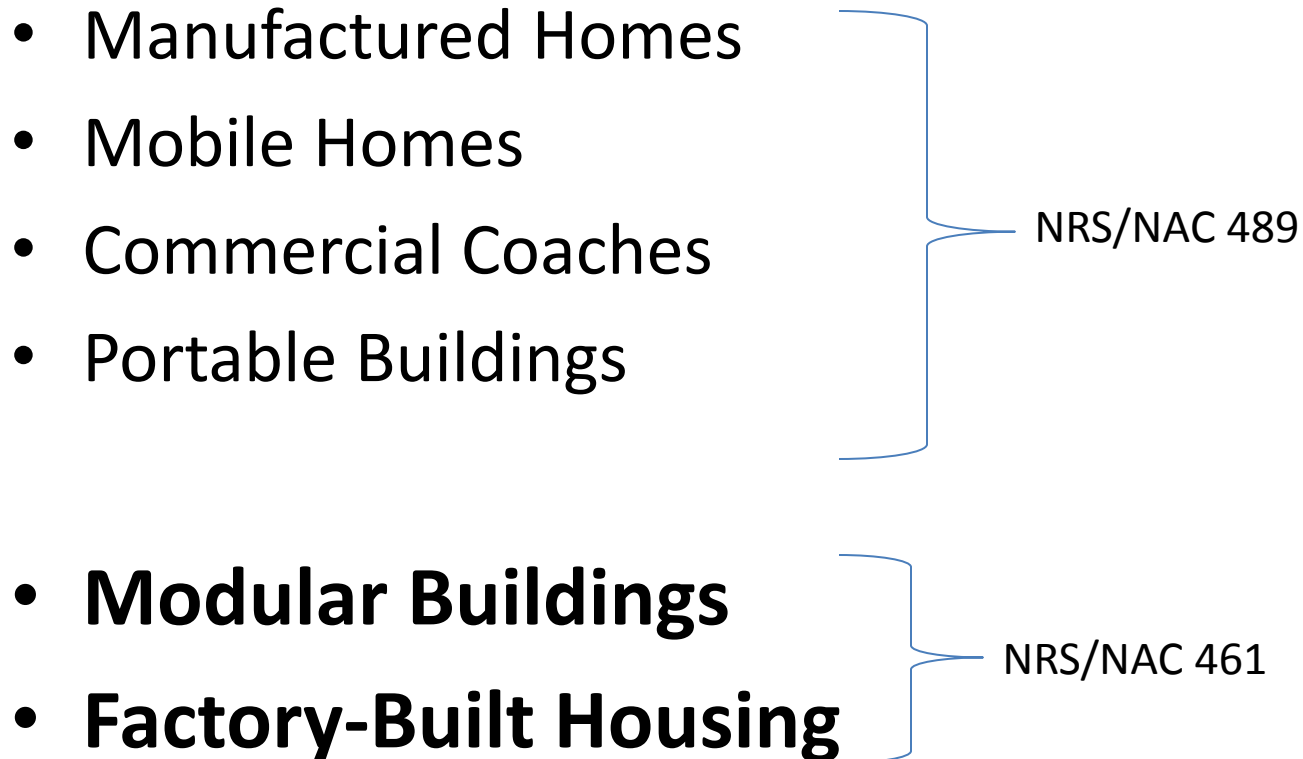
DEPARTMENT OF BUSINESS AND INDUSTRY
MANUFACTURED HOUSING DIVISION
 1830 E. College Parkway, Suite 120, Carson City, NV 89706 775-684-2940 Fax 775-684-2949
 2501 E. Sahara Avenue, Suite 204, Las Vegas, NV 89104 702-486-4135 Fax 702-486-4309
<http://mhd.nv.gov>

PROJECTS REQUIRING A PERMIT

Type of permit:	Fees are based on one hour of inspection time	Fee	Per additional ½ hour
Installations: NAC 489.411			
Single wide Manufactured Home or Mobile Home		\$160.00	N/A
Multi section Manufactured Home or Mobile Home		\$240.00	N/A
Commercial Coach with plumbing (wet)		\$160.00	N/A
Commercial Coach without plumbing (dry)		\$140.00	N/A
Additional re-inspections for an installation		\$80.00	\$40.00
Electrical modifications; commercial and residential: NAC 489.411, NAC 489.486			
* No permit is required for cooking ranges and cord and plug portable appliances. *			
Partial or complete electrical construction, re-construction, or additions		\$90.00	\$40.00
Distribution panel replacement		\$90.00	\$40.00
Partial or complete conversion from gas to electric or electric to gas		\$90.00	\$40.00
Plumbing modifications; commercial and residential: NAC 489.411			
Partial or complete construction, re-construction, or additions to the:			
Water supply system		\$90.00	\$40.00
Drain, waste and vent system		\$90.00	\$40.00
Gas, LPG, or oil fuel systems		\$90.00	\$40.00
Water heater installation or replacement		\$90.00	\$40.00
**Hydronic system connected to the home water supply		\$90.00	\$40.00
High or low pressure gas line test		\$90.00	\$40.00
HVAC / Mechanical modifications; commercial or residential: NAC 489.411, NAC 489.510			
Partial or complete construction, re-construction, or additions to the duct systems			
Furnace installation or replacement		\$90.00	\$40.00
Installation or replacement of other heat producing devices		\$90.00	\$40.00
Install, reconstruct, alter, or replace solid fuel burning devices (wood, pellet or other)		\$90.00	\$40.00
Air Conditioner installation or replacement		\$90.00	\$40.00
Solar Panel installation or replacement (New installations require engineering)		\$90.00	\$40.00
Structural modifications; commercial or residential: NAC 489.411			
**Partial or complete construction, re-construction, or additions (includes roof systems)			
Re-roof or repairing 25% or more existing roof systems		\$90.00	\$40.00
**Framing or other structural remodels		\$90.00	\$40.00
Accessory structures additions; commercial or residential: NAC 489.470, NAC 489.486			
**Lightweight metal accessory structures attached to home			
		\$90.00	\$40.00
**Other accessory structures / additions adjoined to the home (engineering required)		\$90.00	\$40.00

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Structures We Regulate

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- NRS/NAC 489
- **Modular Buildings**
 - **Factory-Built Housing**
- NRS/NAC 461
- 

Modular Building

NRS 461.143

“Modular building” means an office, apartment, school, motel or other building, whether it is a total building or a room, which is either wholly manufactured or is in substantial part manufactured at an off-site location to be wholly or partially assembled on-site in accordance with regulations adopted by the Division pursuant to NRS 461.170, but does not include a mobile home or recreational park trailer.

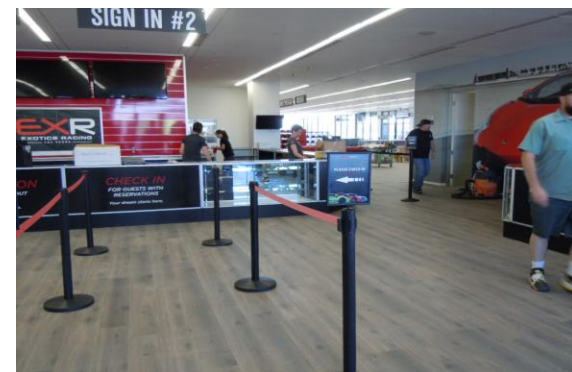


Modular Building Example

Exotics Racing at Las Vegas Motor Speedway

23 sections; 145' x 91' = 13,195 sq. ft.

Units were towed/transported to site with axles affixed to units.



Factory-built Housing

NRS 461.080 “Factory-built housing” defined.

“Factory-built housing” means a residential building, dwelling unit or habitable room thereof which is either wholly manufactured or is in substantial part manufactured at an off-site location to be wholly or partially assembled on-site in accordance with regulations adopted by the Division pursuant to NRS 461.170, but does not include a mobile home or recreational park trailer.



NRS 461/NAC 461

NAC 461.010 Applicability of chapter. ([NRS 461.170](#))

1. Except as otherwise provided in subsection 2, this chapter applies to the design and construction of any factory-built housing, manufactured building or modular component that is:
 - (a) To be installed permanently on a building site within the State of Nevada as an improvement to real property; and
 - (b) Manufactured at one location to be installed at another location.
2. Except as otherwise provided in [NAC 461.050](#), this chapter does not apply to any:
 - (a) Commercial coach;
 - (b) Factory-built housing, manufactured building or modular component that may be substantially inspected during its installation at the job site;
 - (c) Manufactured home, as defined in [NRS 489.113](#); or
 - (d) Mobile home.

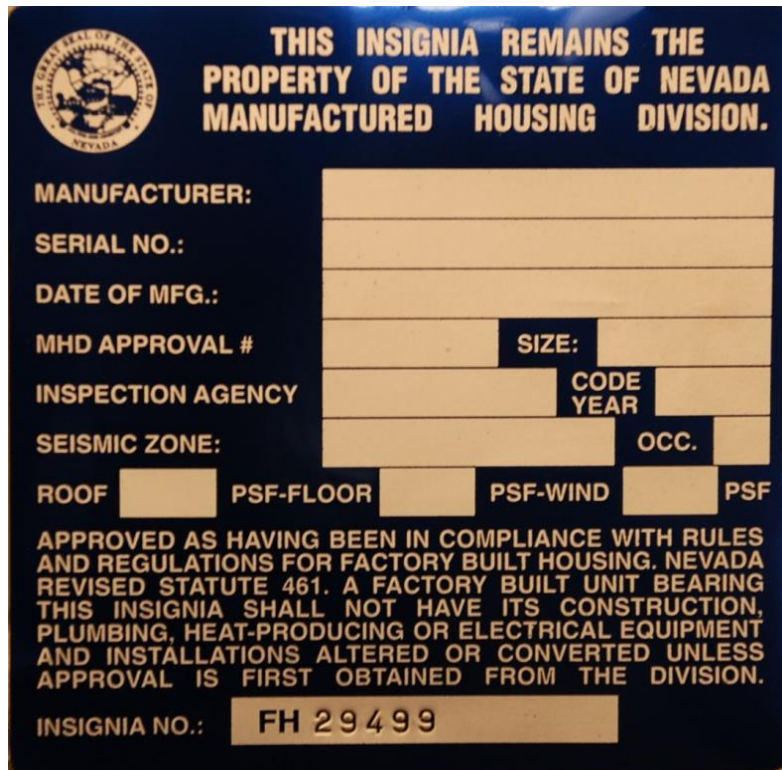
[Mfd. Housing Div., Factory-built Housing Reg. § 2, eff. 8-6-82]—(NAC A by R192-05, 9-18-2006)


- These structures are set on permanent foundations, meant to be an improvement to real property.
- When these structures arrive on site, the local jurisdiction handles all of the inspections.*

Insignias

Structure will arrive at site with insignia

Affixed to each section, indicating that the inspection of the module during construction has been approved at the factory by third party inspections.



 **THIS INSIGNIA REMAINS THE PROPERTY OF THE STATE OF NEVADA MANUFACTURED HOUSING DIVISION.**

MANUFACTURER: _____

SERIAL NO.: _____

DATE OF MFG.: _____

MHD APPROVAL # _____ **SIZE:** _____

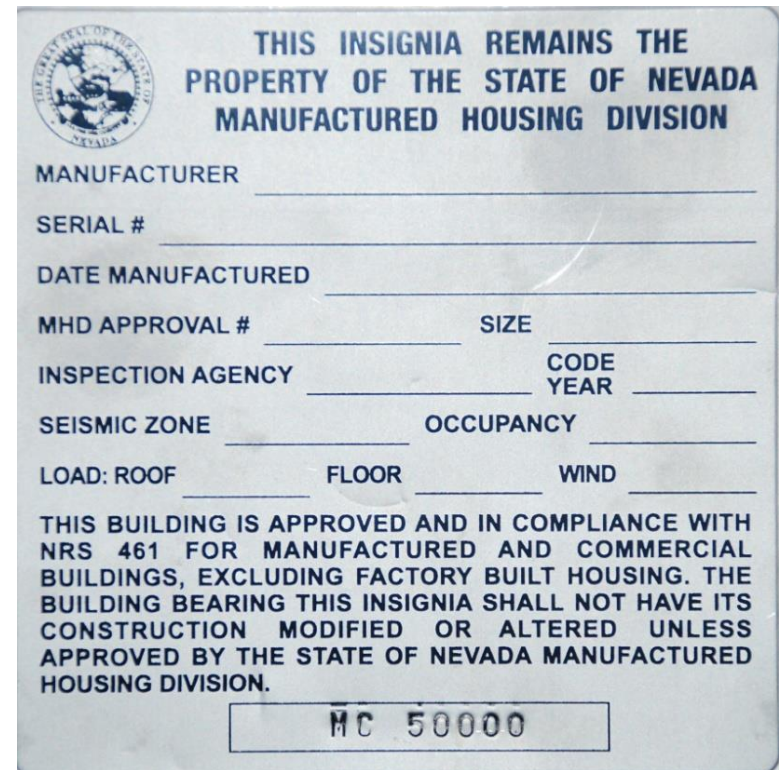
INSPECTION AGENCY _____ **CODE YEAR** _____


SEISMIC ZONE: _____ **OCC.** _____

ROOF _____ **PSF-FLOOR** _____ **PSF-WIND** _____ **PSF** _____

APPROVED AS HAVING BEEN IN COMPLIANCE WITH RULES AND REGULATIONS FOR FACTORY BUILT HOUSING. NEVADA REVISED STATUTE 461. A FACTORY BUILT UNIT BEARING THIS INSIGNIA SHALL NOT HAVE ITS CONSTRUCTION, PLUMBING, HEAT-PRODUCING OR ELECTRICAL EQUIPMENT AND INSTALLATIONS ALTERED OR CONVERTED UNLESS APPROVAL IS FIRST OBTAINED FROM THE DIVISION.

INSIGNIA NO.: **FH 29499**



 **THIS INSIGNIA REMAINS THE PROPERTY OF THE STATE OF NEVADA MANUFACTURED HOUSING DIVISION**

MANUFACTURER _____

SERIAL # _____

DATE MANUFACTURED _____

MHD APPROVAL # _____ **SIZE** _____

INSPECTION AGENCY _____ **CODE YEAR** _____

SEISMIC ZONE _____ **OCCUPANCY** _____

LOAD: ROOF _____ **FLOOR** _____ **WIND** _____

THIS BUILDING IS APPROVED AND IN COMPLIANCE WITH NRS 461 FOR MANUFACTURED AND COMMERCIAL BUILDINGS, EXCLUDING FACTORY BUILT HOUSING. THE BUILDING BEARING THIS INSIGNIA SHALL NOT HAVE ITS CONSTRUCTION MODIFIED OR ALTERED UNLESS APPROVED BY THE STATE OF NEVADA MANUFACTURED HOUSING DIVISION.

MC 50000

NRS 461/NAC 461

NRS 461.110 “Installation” defined. “Installation” means the assembly of any factory-built housing or any manufactured building on-site and the process of affixing such factory-built housing or manufactured building to land, a foundation, footings or an existing building.

(Added to NRS by 1971, 1312; A 1973, 455)

- These structures are set on permanent foundations, meant to be converted to real property.
- When these structures arrive on site, the local jurisdiction handles all of the inspections.

Licensing by the MHD

- The Nevada State Contractor's Board (NSCB) statutes prohibit their licensees from working on manufactured homes and personal property. *(NRS 624.031, NRS 624.284, NRS 624.3015)*
- All persons who work on a manufactured home must be licensed through the MHD. *(NRS 489)*

Website

<http://mhd.nv.gov/>



Department of Business and Industry
Manufactured Housing Division

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▶ **THE MISSION OF THE MANUFACTURED HOUSING DIVISION IS TO PROTECT THE INTERESTS OF THE OWNERS AND OCCUPANTS OF MANUFACTURED HOMES AND COMMERCIAL STRUCTURES AS WELL AS THE MANUFACTURED HOUSING INDUSTRY.**

<p>LICENSING</p> 	<p>TITLING/CERTIFICATES OF OWNERSHIP</p> 	<p>INSTALLATION/PERMITS</p> 	<p>MH PARKS/LOT RENT SUBSIDY</p> 
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Department of Business and Industry
Manufactured Housing Division

BRUCE BRESLOW
Director

JIM DEPROSSE
Administrator

Our office locations

1830 E. College Parkway, Suite 120, Carson City, NV 89706
775-684-2940 Fax 775-684-2949

2501 E. Sahara Avenue, Suite 204, Las Vegas, NV 89104
702-486-4135 Fax 702-486-4309

<http://mhd.nv.gov>