



DEPARTMENT OF BUSINESS AND INDUSTRY
MANUFACTURED HOUSING DIVISION

1535 Old Hot Springs Rd, Suite 60
Carson City, Nevada 89706
(775) 687-2060 • Fax: (775) 687-5521
www.mhd.state.nv.us

Manufactured Housing Division

Minutes of the Public Workshop
Held December 12, 2012

The Administrator Jim deProse, called the workshop to order at 1:12 P.M on Wednesday December 12, 2012 at the State of Nevada Housing Division, 1535 Old Hot Springs Rd Suite 50, Carson City, Nevada. The workshop was video conference with the Bradley Building Conference room in Las Vegas.

MHD Staff attending in Carson City:

Jim deProse, Administrator
Karen Fox, Licensing Officer
Marisol Rivas, Education Officer
Adrienne Sawyer, Administrative Assistant
Jim Lynn, Investigator

MHD Staff attending in Las Vegas:

Gary Childers, Supervising Inspector
Ryan Sunga, Deputy Attorney General for
MHD

Public Attendance in Carson City

Larry Price,
Al Christian, AC Christian
Fred Roper, Fallon Heating & Air
Linda J. Wilson, Verus Realty
Janet E. Baldwin, Jan Baldwin Realty
Todd Anderson, White Knight
Bill Gillette, Cow Country Construction
Jim Paschell, Paschell Plus
Fredrick Fabian, Fabian
Phil Stewart, Nevada Building Industries
Gene Temen, Quickspace

David A Fox, Fox Company
Mary Fischer
Al Fischer
John C Fuller, Chukar Hills MHP
Marolyn Mann, MHCO
Al Nicholson, 410 LTD
Fred Cutler V, Sani-Hut
Fred Cutler IV, Sani-Hut
Nancy Suragia, Dayton Inn TP
Michael Smith, Clayton Homes
Leo Poggione, Craftsmen Homes

Public in Attendance in Las Vegas

Dan Hintz, Master Set
Dennis Dietrich, Deke's Refrigeration
Michael Fuhrmann, Williams Scotsman
David Ortiz Jr, Accredited MFG Housing Rep.
Dean Cabiles, Nevari Air
Catherine Maloney, Las Vegas Meadows
John Sbarcea, Action Home Work
Thomas L. Anderson, Anderson Air Mechanical
Del Keith, ABC Mobile Homes
Glenn Couch, Uniprop/ElAdobe/West Valley

Bob Varallo, NAMH
Francisco Padilla, Padilla Cooling and Heating
Duke Sanders, DJ Mobile Home
Craig Henrk, Gibson Air
Gary Roe, Cal-Am Homes
Micheal Jensen, Jensen Homes
Jarry Klaizner, ACE AI Plumbing INC
Larry McGrorty, Mountain View MHP
Jackie Bell, Modspace
Richard Galella, Richard's MHP
Jeanne Parrett, El Dorado Estates



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Allan Aly, MHCO
Cose Grijacva, Cosmo's Plumbing

Gerald Schulz, Dream Homes/ GDS

Mr. deProse explained that all the proposed regulations to be discussed concerned title 10 of NRS chapter 118B, title 40 of NRS chapter 461, and title 43 of NRS chapter 489. Mr. deProse gave a brief history of process of the proposed regulations.

The first proposed regulation discussed was R177-09 which pertains to NRS 118b landlord/tenant and NRS 489 licensing. Mr. deProse gave a summary of each section of the proposed changes to LCB File R177-09.

Mr. deProse noted that there were members of the public present for comment on proposed regulation R177-09.

Mr. Gene Temen representing QuickSpace, inquired about the next steps after the workshop.

Mr. de Prose explained the steps a proposed regulation must go through to be adopted.

Mr. deProse defined the circumstances in which the Manufactured Housing Division will consider a manufactured home to be dismantled.

Mr. Al Fisher inquired about taking homes to the dump.

Mr. deProse directed him to the titling department for the instructions on dismantling a home

Mr. John C Fuller representing Chukar Hills MHP, inquired as to the retention period for Dealer, Licensee, and Park forms.

The Division staff was not aware of any statute or regulation that defined how long the retention period for Dealer, Licensee, or Park forms, but would look into it.

Mr. Gene Temen, representing Quickspace, said would like to see Commercial coach dealer to be exempt from the some of the requirements.

Mr. deProse acknowledge his concern but stated that Commercial Coach Dealers were specified in the statute and would require a law change to exempt them.

Mr. deProse defined the circumstances in which the Division will deem factory-built housing real property.

Mr. Glenn Couch representing Uniprop, inquired about MSO and titles for Factory built homes to ensure



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they are not moved once they are set on a foundation.

Mr. Fredrick Fabian representing Fabian, inquired about who is able to do repair on a manufacture home that has been converted to real property.

Mr. Gary Childers clarified that even though the home has been converted; the home itself is still a manufactured home and requires a licensed person to do any repairs that require a permit.

Ms. Jan Baldwin from Jan Baldwin Realty asked for clarification on what a distributor is.

Mr. deProse read the definition of a distributor to clarify.

Mr. Larry Price inquired about relatives or neighbors doing repairs on manufactured homes.

Mr. Todd Anderson representing White Knight, asked if cosmetic repairs required a licensed person.

Mr. deProse indicated that if the work did not need a permit and the person doing the repairs was not in the business, it would not be in conflict with the statute.

Mr. deProse discussed amending provisions relating to the licensing of general servicepersons and specialty servicepersons.

Mr. Fred Roper representing Fallon Heating and Air, inquired about the need for specialty service people to have a similar license with the contractor's board.

Mr. Jarry Klaizner representing A1 plumbing, asked if they could use a qualified employee to obtain a specialty service person license.

Mr. Bill Gillette representing Cow Country Construction, wanted to clarify the steps for a person that holds a license with the contractor's board in a specialty service, needs to go through to obtain a MHD license in that specialty.

Mr. Gerald Schulz representing Dream Homes/ GDS, asked for clarification regarding the adoption of the need for a contractor license in specialty areas such as air-conditioning. His concern was that before the regulation was adopted, they had been performing the service and should be allowed to continue.

Mr. Richard Galella representing Richard's MHP, wanted to clarify that a general service person can do everything but connect the air conditioning system to the Freon.

Mr. deProse discussed amending provisions concerning the approval of plans for the construction, addition, alteration or reconstruction of a manufactured home or mobile home.



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Mr. John Fuller inquired about getting a permit for a foundation from local jurisdiction if it is approved by MHD.

Mr. Glen Shultz expressed concerned about contractors who pour foundations not being licensed with MHD.

Mr. Leo Poggione representing Craftsmen Homes, wanted to know the purpose of MHD approving plans for foundations. He also inquired about the purpose of having local jurisdiction and MHD inspected foundations.

Mr. Mike Smith representing Clayton Homes, inquired about which codes supersede in terms of the requirements for foundations.

Mr. Gary Childers reiterated that the requirements of the home itself needed to be taken into consideration, not just the local and state building codes.

Mr. deProsse added that if the need for more in-depth discussion on certain topics were needed, he would be open to setting up a preliminary workshop to discuss the issues.

Mr. deProsse closed the discussion on LCB file R177-09 and took a break at 2:35

Mr. deProsse resumed the workshop resumed at 2:42pm. He opened discussion on LCB file R178-09RP.

Mr. Gene Temen from Quickspace, went on recorded with his discontent with the continuing education requirements for Commercial Coach Dealers.

Mr. de Prosse discussed amending provisions concerning continuing education for dealers, responsible managing employees, salespersons, general servicepersons and specialty servicepersons;

Ms. Jan Baldwin, Jan Baldwin realty, inquired about classes for Dealers.

Mr. John Fuller, wondered why park managers and owners are not getting credit for the workshop.

Mr. Glen Schulz thanked the Division for removing the provision requiring a certain amount of money on the bank in order to get a dealers license.

Mr. deProsse discussed providing an exception to the requirement that a manufactured home or mobile home be installed by a licensed person if the installation is performed by the owner.

Mr. Mike Jensen was concerned the language opened the door for unlicensed installers.

Mr. Glen Couch requested the language reflect that an owner can install a home on their own property but not in Mobile Home Park. He was also concerned about the safety of owner/builders installing a



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home.

Mr. Glen Schulz expressed that unlicensed person should not be installing a home for safety reasons.

Mr. Glen Couch noted that with unlicensed installation, the Divisions' Staff has to do multiple inspections to ensure the home is installed correctly. With the Divisions' limited staff, he expressed concern that it would create an undue burden on the staff.

Mr. David Fox representing Fox Company, was concerned if the language is taken out, a homeowner would not be able to do any repairs on their own home.

Mr. deProse made the distinction that the section only deals with installing homes, not repairs.

Mr. Glen Schulz inquired about the protection for the next buyers of the home if the home is installed by an unlicensed individual.

Mr. Gary Childers clarified that if an installation certification is placed on the home by the Division on an owner builder installation it is the same liability as a licensed installer. Whoever is installing the home must meet all the requirements for a certificate of installation.

Mr. Al Fischer expressed that he had been installing homes in his mobile home park and now had to pay someone to do it.

Mr. deProse explained that the law as stated right now, does not allow unlicensed people to install homes. He suggested the section be omitted and discussed at a later date as there was a lot of interest and public safety concerns.

Ms. Jan Baldwin, asked whether open book was for getting the license or for continuing education.

Mr. deProse clarified it pertained to continuing education only.

Ms. Jan Baldwin said that there is conformity in the forms and why is that being struck from the regulation

Mr. deProse clarified that it is redundant and is already stated in the NRS.

Mr. deProse closed the comments for LCB file 178-09. He explained the next steps in the process which is an adoption hearing for each file.

Mr. deProse opened up to the second and final public comment section.

John Fuller expressed concerned with keeping the dealers in business.



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Ms. Jan Baldwin did not think it the Division had the right to take away a homeowners right to install their own home on private land.

Richard Galella, Richard's MHP, commented that if owner installs thier own home they should have to take a class through the manufacturer of the home to ensure they are installing the home properly.

Linda J. Wilson, Verus Realty, addressed a question to Leo Poggione of Craftsmen Homes. She inquired if the home warranty was effected if the home was installed by an owner verses a licensed installer.

Leo Poggione representing Craftsmen Homes, answered that as long as the home is installed per the installation manual the warranty should not be affected. He expressed concerned about public safety as installation is a dangerous job.

Nancy Suragia from Dayton Inn TP, inquired as to the amount of risk between single wide and double wide installation.

Leo Poggione, Craftsmen Homes replied that although the risk is less, it is still very dangerous. He reiterated that the installation of any size home presented a risk to public safety if not done property with the proper equipment.

Fredrick Fabian, suggested that maybe there could be a consulting fee for those who want to install their own homes. They could hire an installer to consult on the installation.

Glen Couch, expressed concerns for unlicensed installer regardless of single wide, double wide, triple wide. He also expressed concern if a home is installed by an unlicensed person and then sold; there is no safety net for the new owner.

Gene Temen, inquired as to the process of intervention or review if the Division and Industry could not come to an agreement over an issue.

Mr. deProsse said that the Administrator writes the regulations with the input from Industry, but the end result falls to the Administrator. There are many factors that the Administrator takes into account to come up with what the Division thinks is the optimal solution.

Leo Poggione commented that he would like to see a lay person try to decipher the installation manual.

Fred Roper, Fallon Heating and Air, commented that it was imperative that a person have a licensed to install heaters for safety reasons.

Gerald Schulz, Dream Homes/ GDS, commented that the public would not save money setting their own home due to materials and multiple inspections necessary to ensure home is installed properly.

Mr.deProsse thanked everyone for their comments and closed the workshop at 3:45pm.