



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 13, 2012

Administrator Jim deProse called the workshop to order at 1:07 P.M on Thursday December 13, 2012 at the State of Nevada Housing Division, 1535 Old Hot Springs Rd Suite 50, Carson City, Nevada, and video conference to 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
Jim Lynn, Investigator
Adrienne Sawyer, Administrative Assistant

MHD Staff attending in Las Vegas:

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

Public Attendance in Las Vegas

Del Keith, ABC Mobile Homes
Bob Varallo, N.A.M.H
Thomas Anderson, Anderson Air Mechanical
Dennis Dietrich, Deke's Refrigeration
Cosme J Grijalva, Cosmo's Plumbing
Craig Henrk, Gibson Air
John Sbarcea, Action Homework
Maria Medina, Sunrise Gardens
Gordon Hassett, Pueblo Del Sol
Dan Hintz, Master Set
David Ortiz Jr., Accredited MFG Rep.

Vivian Hassett, Pueblo del Sol MHP
Raul Gama, Pueblo del Sol MHP
Gary Roe, Cal-Am Homes
Duke Sanders, DJ Mobile Home
Patsy Roumanos, Pac-Van Inc
Mike Jensen, Jensen Homes
Chris Trenton, Modspace
David Lee, Mobile Mini
Miguel Gonzale, Sierra Mobile Home Park
Susan Olmsted, Sierra Mobile Home Park
Jeanne Parrett, El Dorado Estates
Russell Nixon, RHE Mobile Home Service

Public Attendance in Carson City

Al Christian, AC Christian
Marolyn Mann, MHCO
Jack Franklin, JE Franklin
Fredrick Fabian, Fabian
Jim Paschall, Paschell Plus
Larry Price, MH. Improvements & Repair
Fred Roper, Fallon Heating & Air
Ronald Ford, Sierra Air
Linda Wilson, Verus Realty

Gene Temen, Quickspace
Louis Test, Quickspace/Sani Hut
Phil Stewart, Nevada BLD Industries
Fred Cutler IV, Sani Hut
Fred Cutler V, Sani Hut
John C Fuller, Chukar Hills MHP
William Anthony, Trinity Homes
John Griffin, Capital Company
Jan Baldwin, Jan Baldwin Realty



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The Administrator Jim deProse called the workshop to order at 1:07 on Thursday December 13th, 2012. He introduced the MHD staff in Carson City and Las Vegas. The purpose of the workshop is to discuss LCB file R009-12 and LCB file R117-12. Then he opened up to public comment.

Gene Temen representing Quickspace, commented that he was involved in AB 358. He appreciated the work the Division has put into the legislation but feels that the point was missed. He expressed concern that portable buildings were incorporated into the residential buildings when portable buildings are stand alone.

Louis Test representing Sani Hut, also worked with AB 358. He expressed the same concern as Mr. Temen that portable buildings are not separated as a unique entity.

Mr.deProse explained that industry wanted to separate out portable building from commercial coaches and residential buildings. The Division carved out a piece of the commercial coach definition to define portable buildings. The Division was tasked with writing the regulations regarding the installation, inspection, maintenance and repair of portable buildings.

Gene Temen said he would like to clarify if it is ok to furnish the Division with a set of engineered generic plans for installation instead of one for each of his buildings.

Mr. deProse expressed that the Division would be open if an engineer verified that the buildings would be installed the same and stamped the plans. Copies would be required at each building.

John C Fuller representing Chukar Hills MHP, wondered if a building had not been moved for a year would it still need an annual certificate of installation.

Mr. deProse reiterated that one of the reasons industry wanted a new definition of portable building is because the buildings get moved a lot.

Louis Test, Sani Hut asked if there was a way to fill out the application online so that the process was quicker and company could buy certificated more easily if needed.

Mr. deProse stated that we do not have the internal components in place but it is something the Division can work on.

Louis Test also inquired about what the year time frame was, from the date of the certificate was issued or the calendar year.

Mr. deProse clarified that the time frame was one year from date the label was issued. The regulation is written based on a one year inspection time. Once the label is in place, the owner has the freedom to move the building within that year time frame without requiring an inspection. Mr. deProse said he was



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open to discussion on the time frame for inspections/

Gene Temen, Quickspace, said that he was glad the Division was amenable to changing the time frame. He suggested three years. He said that the companies are very aware of safety and liability. He wanted to clarify that the owner of a portable building can install the portable buildings without the need of a MHD license. He was also concerned that the Divisions' information is public knowledge and if someone were to inquire about the whereabouts of a company's buildings, that could leave the company at a disadvantage. He would like to see that information used only by the Division and not accessible to the public much like bank statements and other personal information the Division handles.

Mr. deProsse said he understood the concern for proprietary issues. The Division would need the location of the buildings if there was a complaint for follow up. The issue is not specified in the wording and is something that the Division will take into consideration.

Gene Temen asked how many complaints about the safety of portable buildings and commercial coach had been filed. He was concerned that portable building have been unregulated and as far as he knows, have not been the subject of any safety or compliance complaints.

Mr.deProsse pointed at NRS 489.262 that states that the Administrator must make up regulations to ensure safety.

Louis Test said he had a problem with a physical disconnect between the building and the electrical source if there are other safety measures in place if there is an electrical problem.

Mr. deProsse said that there is the potential for a non licensed owner to be connecting the electricity.

John C Fuller representing Chukar Hills MHP, said if you have a quick disconnect on the ground, the elements can be a factor. A knife switch would be safer. If there was a GFI in the building it would trip the power and be safer.

Mr. deProsse had a question for the group concerning a quick disconnect verses a quick connection.

Gene Temen replied that it had been the Division position that if the unit is more the 30ft from a power source it needs a cut off box. All of his buildings are being equipped with a cut off box so that if they are ever more then 30ft from the power source they are in compliance. The Division has accepted the cut off box theory. He understood the spirit of the law was to have easy disconnect if there was a problem with the electricity. He suggested that a cutoff box would be ok.

Mr.deProsse, said the Division stand was to help industry immediately since there was no written wording. He acknowledges that that a plug might not be the ultimate solution. He said disconnecting power through a knife switch at a box seemed sufficient if there was a problem.

Gary Childers, said the Divisions concerned is that there is the possibility for untrained people to be



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hooking up portable buildings because there is no requirement for a licensed installer. All the safety systems still need to be in place, the only difference is the hook up can be done by a person with no electrical experience.

John C Fuller suggested the connection be covered for safety purposes.

Gary Childers replied that the product would be listed for outside use to take into consideration the elements.

Mr. deProse said section 4 needs more work. He also distinguished a portable building must follow the regulations if it is occupied by humans. For instance a shed for storage would not need to comply with the regulations.

Gene Temen thanked Jim for the clarification as it had been a hot topic of discussion.

Gene Temen stated that many of the sections such as titling and continuing education do not apply to portable buildings.

Louis Test would like to see the overall effects of adding portable building into the sections. He questioned what an authorized inspection agency was.

Mr. deProse clarified what a “authorized inspection agency” was.

John Fuller would like to see the words “government” added to “authorized inspection agency”.

Mr.deProse asked staff to get the exact definition of “authorized inspection agency” from the previous workshop.

Jeanne Parrett representing El Dorado Estates, inquired if sheds from Home Depot or Lowes would fall under needing to be sold by a MHD dealer.

Mr. deProse clarified that it does not apply to a portable building that is not used for human occupancy.

Gene Temen, suggested that it should say somewhere that the owner of the building is able to do repairs without being a MHD licensed service person.

Mr. deProse clarified that if you are in the business of buying and selling structures as defined in NRS 489, you must have a dealers license.

Gene Temen, stated his company has always built the buildings they use. Now that there is a separate definition of a portable building, he did not feel he should have to go through the process of becoming a MHD licensed dealer.



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Mr. deProse explained that a manufacture of portable buildings would have to meet the same standards as a manufactured of commercial coaches. If someone was in the business of manufacturing commercial coaches they would need a MHD license. The insertion of portable buildings is to make sure the manufacture of the portable buildings complies with regulations.

Gene Temen explained his concern was that portable building manufactures must now be licensed by MHD.

Mr. deProse asked to him to clarify if his concern was that manufactures of portable buildings should not have to follow the same standards.

Gene Temen clarified that he thought those who have been building them should be grandfathered in and not have to go through the process to be licensed by the Division.

Mr.deProse went on to clarify that the regulation did not pertain to the ability to manufacture portable buildings but that it pertains to the system of construction and must follow the codes the Division has adopted.

Gene Temen went on to say he was ok with the codes but not ok with having to get a license through MHD.

Linda Wilson with Versus Realty thought that the regulation only applied to building for human occupancy.

Mr.deProse clarified that portable buildings fall under the requirements of the codes in 461 for commercial coaches, modular homes, and factory built homes. The exception is manufactured homes which are built to the HUD code.

Patsy Roumanos from Pac-Van Inc inquired if the regulation was only addressing the building codes for portable buildings, not if a manufacturer of portable buildings needs to be licensed by MHD.

Mr.deProse clarified that they were talking about two different things; the codes portable building are manufacture to and who is licensed to manufacture them.

Patsy Roumanos expressed concern that portable buildings were not separated out, but lumped in with commercial coaches.

Mr. deProse replied that the testimony revolved around the installation and portability of the buildings and had not addressed some of the topics brought up.

Patsy Roumanos wanted to bring to the attention of the Division that the demand for portable buildings has drastically increased because there is not the regulation and red tape that comes with commercial coaches. She is in favor of the Arizona method of installation and inspection of commercial coaches.



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Gene Temen, pointed out that portable buildings are between a tuff shed and commercial coach and Industry had hoped for a specific guidelines for portable buildings.

Mr. deProsse reiterated that portable buildings must be built to a code that is nationally recognized. The regulation pertains to the method of construction, not who is manufacturing them.

John C Fuller asked about the process to adopt codes.

Gary Childers said there are three agencies within the state that adopts codes. Just because a code is more recent it doesn't make it better. 489, 461, 461A are the three places the Division adopt codes.

Gene Temen pointed out the section says "new" which does not apply to portable buildings.

Gene Temen reiterated that if you own the portable building you should be able to fix it.

John Ford said that he has the license but his employees do the work. They do not have cards which the regulation states is needed.

Mr. deProsse stated that whoever holds the license is ultimately responsible regardless of who has a card.

Mr. deProsse called for a break at 2:45 and resumed the workshop at 2:50.

Mr. deProsse acknowledged that the adoption of codes also pertains to 461A which had been omitted but he will make sure it is added to the revised regulations.

Mr. deProsse closed the discussion on LCB file R009-12 and opened discussion for LCB file R117-12.

Larry Price from MH. Improvements & Repair, asked if a person is a GS 1 to become a GS2, would they have to take another test?

Mr. deProsse said that the Division was in the process of developing new test to reflect the new licenses.

Larry Price asked if those who hold a general service person license would have to take the test again.

Mr deProsse said that when the license in up for renewal, they would be assigned a GS1 or GS2 depending on what they wanted.

Ronald Ford, Sierra Air, inquired if the test for specialty service people could be waved.

Mr. deProsse clarified that the regulation was only for general service people. There is a test for specialty service people and if the applicant has extensive experience in the specialty, the test can be



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waved. General Service people are not required to hold a license with the contractor's board therefore a test is a way to make sure the applicant has the required skill set.

Jeanne Parrett, El Dorado Estates inquired as to the amount of experience required and who has to take the test.

Karen Fox, MHD Licensing Officer, explained there is not a regulation or statute for the amount of experience. The Division does look at it the experience in the application process.

Susan Olmsted, Sierra Mobile Home Park, inquired if the Division has looked into online learning.

Mr. deProsse replied that the test are being reviewed and any impute is valuable.

Susan Olmsted, Sierra Mobile Home Park, commented that feedback on what sections were missed would be helpful.

Karen Fox replied that one of the goals is to have that kind of feedback in the future.

Russell Nixon, RHE Mobile Home Service, said he has gone through all the application processes the Division has asked and is disappointed that there is no experience component for a general service person. Those without experience are called Handymen and they are taking jobs away from those who are licensed.

Mike Jensen asked for clarification on what preparation for transport was.

Gary clarified what the preparation for transport entailed and why that was included. It is the opposite of installation and may not be fitting for a GS2.

Mr.deProsse asked the group if there were the same safety related issued when a home is prepared for transport.

Numerous attendees spoke up that it affects the integrity of the home and there are multiple components to break down a house for transportation.

Gary restated a question regarding what permits and if the requirements for permits would be the same for a GS1 and GS2. Mr. Childers said the Division is not eliminating any requirements for permits.

Russell Nixon, RHE Mobile Home Service inquired if there would be any enforceable penalties for those practicing without a license.

Mr. deProsse said it has been difficult to catch people without licenses, but that the licensees are the best source of information on unlicensed people.



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Gene Temen would like to see a GS3 for Commercial coach and Portable building for installation and repair.

Mr. deProse said he would explore that as an option.

Ron Ford wanted to clarify that a GS2 would allow someone who is not a contractor to do the work.

Mr. deProse said yes, but that the license already exists. The Divisions point is to make two categories out of the existing license. He also reiterated that specialty service people such as those who work on HVAC, are a separate license.

Ron Ford inquired if working on gas pipes fell under specialty or general service person.

Mr. Childers clarified that the general service person is licensed to service gas pipes.

Fred Roper owner of Fallon Heating and Air, inquired about who can install air conditioners.

Mr. Childers explained that only a specialty service person who holds a license with the contractor's board in HVAC can install air conditioners.

Phil Stewart, Nevada BLD Industries, asked why a GS2 general service person can do things that a specialty service person is required to have a license with the contractor's board and the Division for. He also asked if a GS2 was required to have liability insurance and is there a method to track to make sure it stays current.

Karen Fox all licenses are required to have liability insurance, however it is not tracked to make sure it stays current.

Mr. deProse closed the discussion on LCB file R117-12 and went over the next steps in the process. Then he opened up for the last public comment and adjourned the workshop at 4:02.