



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 That Require A Permit FAQ

The Manufactured Housing Division ensures that changes (alterations) to manufactured/mobile homes meet safety standards. You must obtain a permit before starting an alteration.

This list includes, but not limited to, the alterations you may have, and whether or not you will need to obtain a permit from the Division.

Appliances	
Air conditioners, heat pumps, or furnaces	
Alteration	Required?
New installation	YES
Replacement	YES
Reconnection after moving home	YES
New installation, replacement, and reconnection requires a manometer test	YES
Repair	NO
Adjustment and/or maintenance	NO
Clothes washer and clothes dryers Gas or Electric	
Alteration	Required?
New installation requiring plumbing, gas, or electrical modifications	YES
Replacement, repairs, or adjustment with no other changes	NO
Cooking ranges	
Alteration	Required?
New installations with no change to electrical of gas / LPG	NO
Replacement in the same location	NO
Repair	NO
Adjustment and/or maintenance	NO
Installation or relocating with changes to electrical or gas / LPG	YES
Dishwasher	
Alteration	Required?
New installation	YES
Replacement of cord connect	NO



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Replacement of direct wiring	YES
Repair	NO
Adjustment and/or maintenance	NO

Remodels

Alteration	Required?
Changing the plumbing or electrical	YES
Upgrading light fixtures (ground wires must be connected)	NO
Painting	NO
Replacing or adding carpet or flooring (for subfloor or floor joist)	NO
Replacing countertops	NO
Removing or adding walls	YES
Adding smoke detectors	NO

Structural Changes

Roofing

Alteration	Required?
Repairing or Reroofing 25% or more of existing roof	YES
Repairing damaged roof sheathing or trusses	YES
Applying liquid or mastic roof sealant to a metal roof to repair leaks	NO
Repair of damaged composition shingles less than 25% of roof coverage	NO

Windows

Alteration	Required?
Replacement in same opening with no structural changes	NO
Replacement when structural changes are required either larger or smaller	YES
Replacement of glass	NO

Structural changes

Alteration	Required?
Adding a dormer	YES
Truss repairs	YES
Add opening in wall	YES
Add gypsum board to walls or ceilings	YES



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Repair or replace subfloor sheathing or joists	YES
Replacement, repair, additions, or removal of framing	YES
Adding stucco to exterior of home	YES
Will engineering be required for all structural modifications or alterations	YES

Doors (interior or exterior)

Alteration	Required?
Additional door(s)	YES
Replacing a door that fits into the same opening	NO

Earthquake-resistant bracing structure

Alteration	Required?
Earthquake-resistant bracing systems installations	*
Licensed contractors need to install them	*
A certified installer must be onsite when they are installed	*
* The local building department should be contacted for the installation / information	YES

Water, Electric, Gas, Plumbing

Water heater (electric)

Alteration	Required?
Replacement with electric water heater	YES
Repair	NO
Adjustment and/or maintenance	NO
Replacement with gas water heater (a manometer test will be required)	YES

Water heater (gas)

Alteration	Required?
Replacement with gas water heater (manometer test will be required)	YES
Does the water heater need to be rated for use in a manufactured home	YES
Repair	NO
Change from LP gas to natural gas or natural gas to LP gas per its listing	NO
Adjustment and/or maintenance	NO
Replacement with electric water heater (an electrical permit will also be needed)	YES

Electrical



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Alteration	Required?
Replacing main electrical distribution panel in the home	YES
Adding circuits	YES
Extending existing circuit(s)	YES
Replacing lighting fixtures*	NO
Replacing circuit breakers/fuses	NO
Replacing switches, receptacles, light bulbs, florescent tubes and glass or plastic shades	NO
Repairing bath exhaust fans	NO
Repairing fans in kitchen range hoods	NO
Installing bath fans or range hood fans	YES
*Fixtures must be installed per their listing and intended use. Connect the ground wires.	
*Replacing service panel not affixed to the home – contact your local building department	

Gas lines

Alteration	Required?
New installation	YES
Extend existing gas line	YES
Repair or removing gas or LPG pipe	YES
Manometer test (10 to 14 inches of water column) required on all alterations	YES
High pressure (3 PSI) gas air test required on all alterations	YES
If the gas company turned off my gas do I need a permit and a manometer test	*
*YES, if the problem is in or under the home	

Plumbing

Alteration	Required?
Adding plumbing fixtures like sinks, tubs, showers, garbage disposals, faucets*	YES
Repairing leaks	NO
Replacing fixtures**	YES
Repairing fixtures*	NO
Replacement, repair, or installation of shower doors and curtains	NO
*Fixtures must be installed per their listing and intended use.	
**A permit is not required as long as there are no changes to the water or drain lines.	

Pellet or Wood Stove, Fireplace



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Pellet stove or wood burning stove

Alteration	Required?
New installations	YES
Replacement	YES
Repair	NO
Adjustment and/or maintenance	NO

Gas or LPG fireplace

Alteration	Required?
New installations	YES
Replacement	YES
Repair	NO
Adjustment and/or maintenance	NO