

Development Services

Manufactured Home Guidelines

Building and Safety Guidelines only. Other departments may have additional requirements.

(Note - Additional items may be required for compliance with all applicable code provisions and Northern Nevada Amendments.)

Application Submittal

All building permit applications are to be submitted electronically through our online permitting portal at: www.onenv.us

Plan Standards: In accordance with current State of Nevada Blue Book

- All plan sheets must be uniform in size and legible/readable.
- All plans must be stamped, signed and dated in accordance with NV Bluebook.
- All plans must indicate the project address, APN, and unit number (if applicable).

Plans – Every plan set shall include the following items:

- **A Site Plan** - That includes all property lines, setbacks, utility locations and drainage information. Note- We do not accept Google Earth or similar type maps to be used as site plans.
- **Foundation Plan (when required)** – That includes all details from the structural calculations.

Supporting Documents:

- **Structural Plans and Calculations** – Are required for all structural elements being constructed under each permit.

Exterior appendages:

- Exterior landings and stairs shall be anchored to resist vertical and lateral forces.
- Other structures including decks, awnings, carports, garages and similar structures shall require a separate permit. *Approval from the State of Nevada Manufactured Housing Division must be included in the corresponding permit submittal if the appendage or addition will be structurally attached to the manufactured home.

Utilities and Inspections:

- The State of Nevada Manufactured Housing Divisions shall provide a utility activation slip for both gas and electric prior to inspections being called in to the City of Reno. Note - the associated City of Reno inspections shall be called in and performed within the time frame specified on the activation slip.
- A high pressure gas test is required for all new piping from utility or tank to the coach if on fuel gas.

