

ESTABLISHMENT PLAN REVIEW
REQUIREMENTS FOR EQUIPMENT & STRUCTURE OF
MOBLIE HOME & RECREATIONAL PARKS

Definitions

1. “Agency of Jurisdiction”: Means the local building and safety authority, zoning authority, fire marshal, business licensing, and other agencies or offices, other than the Health Authority, having jurisdiction over construction, alteration, or licensing of a “Mobile Home Park.”
2. “Mobile Home”: Means a structure designed for permanent habitation and so constructed as to permit its transport on wheels, temporarily or permanently attached to the frame, from the place of its construction to the location, or subsequent locations, at which it is intended to be installed as a fixed, permanent habitation for occupancy as a single residence suitable for year-round occupancy and containing similar plumbing, waste disposal, and electrical conveniences as immobile housing.
3. “Dependent Mobile Home”: Means a mobile home without toilet and/or bathing facilities.
4. “Independent Mobile Home”: Means a mobile home having toilet and bathing facilities.
5. “Mobile Home Accessory Building or Structure”: Means a building or structure which is an addition to or supplements the facilities provided to a mobile home. It is not a self-contained, separate, habitable building or structure. Examples include, but are not limited to, awnings, cabanas, gazebos, storage structures, carports, or porches.
6. “Mobile Home Space”: Means a designated portion of land within a mobile home park for the placement of a single mobile home.
7. “Mobile Home Park”: Means a parcel of land or two (2) or more contiguous parcels of land upon which are provided the necessary utilities for five (5) or more independent mobile homes for permanent habitation either free of charge or for a fee, and shall include any building, vehicle, service building or enclosure, and common use areas used or intended for use as part of the equipment of such mobile home park.

8. "Mobile Home Park Owner": Means the person to whom the Health Permit is issued and who is responsible for ensuring compliance with these regulations.
9. "Person": Means an individual, firm, partnership, association, corporation, or other legal entity.
10. "Resident": Means any person who occupies a mobile home at a permitted mobile home park.
11. "Service Building": Means a structure housing toilet, hand sink, shower, laundry, community recreation, and such other facilities as may be required by the agency of jurisdiction and these regulations.
12. "Sewer Connection": Means the connection consisting of all pipes, fittings, and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe of the sewerage system serving the mobile home park.
13. "Sewer Riser Pipe": Means that portion of the sewer lateral which extends vertically and terminates above ground elevation to permit hook up with the mobile home sewer connection.
14. "Water Connection": Means the connection consisting of all pipes, fittings, and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.
15. "Water Riser Pipe": Means that portion of the water supply system serving the mobile home park which extends vertically above ground elevation and terminates at each mobile home space.

Permit Requirements

1. Approval for construction of a mobile home park shall be obtained from the agencies of jurisdiction before commencing construction.
2. Requests for approval shall be accompanied by plans of the proposed mobile home park showing the size of the mobile home park, number of spaces, swimming pool, service buildings, electrical, sewerage and water supply systems, and other information requested by the Health Authority. Plans and specifications shall be prepared by a professional engineer,

architect, or other persons authorized under state law to prepare such plans and specifications, and submitted for the approval of the Health Authority. All plans shall meet all county and city laws, rules, regulations, ordinances, and zoning requirements.

3. The application for approval shall include the name and address of the applicant and Mobile Home Park, a legal description, and complete plans and supporting documentation for the proposed park, as follows:
 - a. The area and dimensions of the parcel of land;
 - b. The number, location, size of all mobile home spaces.
 - c. The number, location, and size of all automobile parking spaces;
 - d. The location and width of roadways and walkways;
 - e. Method and plan of water supply, including chemical analyses of any proposed well water supply;
4. Method and plan of sewage disposal or evidence of an alternative sewage disposal system approved by the Nevada Division of Environmental Protection (NDEP).
5. Method of refuse disposal;
6. Plan of electrical service;
7. Plans and specifications of all service buildings to be constructed within the mobile home park;
8. Size and location of the play area, if provided;
9. Size and location of swimming pool and bathing place and bathhouses;
10. Plans and location of grocery store, food and drink establishments, and recreation building within the mobile home park;
11. Method and plan for fire protection;
12. Evidence of approval from local building and/or zoning agencies
13. Topographic map.

14. No major change or alterations shall be made to any part of the mobile home park, as outlined in the park plan, without approval of the Health Authority.
15. Applications for health permits shall be filed at least thirty (30) days prior to completion of construction. An onsite inspection shall be completed for issuance of Health Permits prior to operation.

Construction, Location, Space, and General Layout

1. Layout of Mobile Home Park Spaces:

- a) The mobile home park shall be located on a well-drained site and shall be so suited and maintained as not to create a public health hazard or nuisance and shall meet all applicable state and local laws, rules, regulations, and/or zoning requirements.
- b) The grading of land surfaces in a mobile home park shall slope downward and away from patios and stands, skirting and foundations, and water wells, to adequate outfalls or drainage swales discharging to adequate outfalls.
- c) The system of drainage shall be designed to accommodate runoff from storms. Where necessary, drain inlets or catch basins shall be installed with emergency overflows to prevent the flooding of stands, or wells, or damage to other structures upon failure of the system underground drainage in accordance with the appropriate agencies of jurisdiction.
- d) The space provided for the installation of a mobile home shall be sized in accordance with the requirements of the local agencies of jurisdiction. The boundaries of each space shall be defined by corner markers or other adequate means. The inside surface of any fence or windbreak erected parallel to and delineating those boundaries or any perimeter wall or other enclosure of the park erected inside the property line shall be deemed to be the boundary of the space.
- e) Mobile homes shall be parked on such spaces so that a spacing of at least fifteen (15) feet is maintained between adjacent mobile homes together with their additions and other structures excepting non-combustible awnings and excepting that mobile homes placed end-to-end need a clearance of only ten (10) feet when opposing rear walls are staggered.

- f) Each space within a mobile home park shall have direct access to a street in the park. The access shall be unobstructed and be wide enough to allow for the movement of a mobile home on or off the space.
- g) Installation of mobile homes on spaces shall meet fully the requirements as set forth by the agencies of jurisdiction.
- h) No mobile home shall be parked so that any part of such mobile home will obstruct any roadway or walkway.
- i) A mobile home shall not be occupied unless it is properly placed on a mobile home lot and connected to water, sewerage, and electrical or gas utilities.

2. Identification of Spaces:

All mobile homes shall be identified with a legible reflective or contrasting number or letter a minimum of three (3) inches in height. This identification shall be at the same location for each mobile home and visible from the street. There shall be a logical order for the identification of the sites. Previous addresses on homes relocated to the mobile home park shall be removed. If there is no identification for a vacant site, a temporary identification shall be provided. Street signs shall identify all streets that have names. The licensee shall maintain a plan of the mobile home park indicating the labeling system, a copy of which shall be available to the Health Authority upon request. All electric and natural gas meters shall be identified for the site for which they serve.

3. Streets and Parking:

- a. Access roads shall be provided to each mobile home space, meeting all state and local requirements. Access roads shall be surfaced with asphalted concrete, concrete, or brick. Each access road shall connect with a street or highway, have a minimum width of twenty-four (24) feet, and shall be well marked in the daytime and adequately lighted at night.
- b. Adequate lighting shall be maintained for all streets in the mobile home park at night. An average illumination level of at least 1.0 foot-candle shall be maintained.
- c. All streets shall be maintained free of potholes, dust, and obstructions.

- d. At least one (1) parking space shall be provided on each mobile home lot. Parking spaces on streets shall be a minimum of eighteen (18) feet in length. Vehicles parked on streets shall not obstruct access for emergency vehicles.

3. Fences:

Fences on individual spaces, if permitted by the mobile home park owner and the agencies of jurisdiction, shall not exceed six (6) feet in height nor present a fire or safety hazard, and be maintained in good repair.

4. Skirting Requirements:

Mobile home skirting is required on all mobile homes. A sliding or hinged inspection door at least twenty-four (24) inches wide and the approximate height of the skirting shall be provided near the utility connections to the home. An acceptable alternative is interlocking skirting with panels removable without the use of tools. The space under the mobile home shall not be used for storage and shall be maintained free of debris.

5. Accessory Structures:

- a. Sheds, carports, garages, porches, and similar structures may be erected, constructed, or maintained on a mobile home space only as an accessory structure to a mobile home located on the same space and shall meet all the requirements of the agencies of jurisdiction.
- b. All portions of sheds, carports, garages, porches, and similar structures shall be at least three (3) feet from the mobile home park property line, five (5) feet from any other structure on adjacent sites, and ten (10) feet from all streets. For corner sites, sheds shall be at least three (3) feet from all streets.

6. Playgrounds:

Playgrounds, if provided, shall be constructed, maintained, and operated in accordance with the Handbook for Public Playground Safety issued by the U.S. Consumer Product Safety Commission, Washington, D.C. 20207, and kept in a clean and sanitary condition at all times and in good repair. A copy of the publication may be obtained, free of charge, from the United States Consumer Product Safety Commission, Office of Information and Public Affairs, Washington D.C. 20207, or from the United States

Consumer Product Safety Commission at the Internet address <http://www.cpsc.gov/cpspub/pubs/playtips.html>.

7. Public Swimming Pools and Spas:
Public swimming pools and spas, if provided, shall be constructed, maintained, and operated in accordance with Nevada Administrative Code, Chapter 444, 444.010 to 444.546, and the necessary health permits shall be obtained and remain in good standing.
8. Private Pools and Spas
 - a. Private pools and spas shall be fenced and secured in compliance with the agency of jurisdiction requirements.
 - b. Unfiltered drain and fill pools shall be emptied or made inaccessible to children when unattended.

Water Supply

1. General Requirements: An accessible and adequate supply of potable water of a safe, sanitary quality from an approved public or private water supply system shall be provided in each mobile home park. Plumbing shall conform with the current edition of the Uniform Plumbing Code of the International Association of Plumbing and Mechanical Officials.
2. Mobile Home Space Service Outlet Size: Each mobile home space shall be provided with a water service outlet delivering potable water. The water riser pipe shall be not less than three-fourths (3/4) inch nominal pipe size and terminate at least twelve (12) inches above the ground surface.
3. Location of Water Service: Each lot water riser pipe shall be located in the rear third section and within four (4) feet of the proposed location of the mobile home.
4. Pressure: Each mobile home park water distribution system shall be so designed and maintained as to provide a pressure of not less than forty (40) pounds per square inch static pressure at each mobile home space.
5. Water Distribution Piping: Park water distribution systems shall be designed to deliver a minimum of three hundred (300) gallons of

water to each lot per day and installed with materials as set forth in Chapter 6 and/or Appendix A of the Uniform Plumbing Code.

6. **Shutoff Valve:** A separate water shutoff valve shall be installed in each water riser pipe at each mobile home space. The shutoff valve shall not be subject to flooding and shall be protected from freezing, from damage from mobile home wheels, and the ground surface around the riser pipe shall be graded to divert surface drainage away from the connection.
7. **Backflow Prevention:** Whenever a condition exists in the plumbing of a mobile home park that may create a health hazard due to backflow, cross-connection, or chemical contamination, a listed backflow preventer appropriate for the specific use shall be installed.
8. **Mechanical Protection:** All mobile home park water riser pipes and backflow preventers shall be protected from damage by vehicles or other causes. Such protection may consist of posts, fencing, or other permanent barrier.
9. **Mobile Home Water Connector:** A mobile home shall be connected to the park water riser pipe by a connector, such as copper tubing, PVC, or other material approved by the Health Authority in accordance with the UPC not less than three-quarter (3/4) inch nominal interior diameter.
10. **Testing:** Samples from water supplies shall be submitted to a State-approved laboratory for bacterial and chemical analysis in accordance with NAC 445A.

Sewage Disposal

1. **Sewage disposal (General):** A sewage disposal system shall be provided in all mobile home parks for conveying and disposing of all sewage constructed in accordance with the UPC. Mobile home parks within four hundred (400) feet of a public sewer system which can be connected by gravity flow shall be connected as required and approved by the agency of jurisdiction. All new improvements shall be designed, constructed, operated, and maintained in accordance with applicable laws and regulations. Where the sewer lines of the mobile home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Nevada State Division of Environmental Protection prior to construction. The disposal system shall be located and maintained

where it will not create a nuisance or a health hazard to the park occupants or to the owner or occupants of any adjacent property.

2. Material: Pipe and fittings installed underground in mobile home park sewage disposal systems shall be of material approved by the Uniform Plumbing Code for the purpose. Mobile home space sewer riser pipes and extensions to grade shall be of material approved by the Uniform Plumbing Code for underground use within a building.
3. Sewer Lines: All sewage collection lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the park water supply system as specified by the Uniform Design and Construction Standards for Water Systems in Clark County. Sewers shall be at a grade which will ensure a velocity of two (2) feet per second when flowing full. All sewer lines shall be adequately vented.
4. Mobile Home Space Sewer Riser Pipe and Lateral:
 - a. Size. Each space shall be provided with a sewer riser pipe and lateral not less than three (3) inches in diameter.
 - b. Slope. The lateral line from the sewer riser pipe to the sewer line shall slope at least one-fourth (1/4) inch per foot. All joints shall be leak and insect-proof.
 - c. Material. All materials used for drainage connections between a mobile home and the sewer riser pipe shall be semi-rigid, corrosion resistant, non-absorbent, and durable, not less than Schedule 40 pipe. The inner surface shall be smooth. Flexible, accordion-type hoses are prohibited.
 - d. Capping. Each sewer riser pipe shall be sealed with a threaded gas-tight cap when not in use.
 - e. Specifications. Surface drainage shall be diverted away from the sewer riser pipe. The rim of the sewer riser pipe shall extend not more than four (4) inches above ground elevation and be equipped with a standard threaded fitting.
 - f. Location of sewer riser pipe. Each mobile home space shall have a sewer riser pipe located in the rear third section and within four (4) feet of the proposed location of the mobile home.

5. Pipe Size: Each mobile home space sewer lateral and riser pipe trap, as required in Table 7-3 of the Uniform Plumbing Code, shall be assigned a waste loading value of twelve (12) fixture units, and shall not be less than three (3) inches in diameter. Each sewer connection line shall be a minimum of six (6) inches in diameter and sized to provide a minimum velocity of two (2) feet per second when flowing full.
6. Mobile Home Sewer Connection:
 - a. A mobile home shall be connected to the sewer riser pipe by means of a sewer connector consisting of approved pipe not less than Schedule 40, appropriate fittings and connectors, and not less in size than the mobile home sewage outlet. An approved cleanout shall be provided between the mobile home and the sewer riser pipe. The fitting connected to the sewer riser pipe shall be a directional fitting to discharge the flow into the sewer riser pipe. The sewer connection shall consist of one pipe line only without any branch fittings.
 - b. A sewer connector shall be installed or maintained with a grade not less than one-fourth (1/4) inch per foot (20.9 mm/m). A sewer connector shall be gas-tight and no longer than necessary to make the connection between the mobile home outlet and the sewer riser pipe on the space.

Refuse Disposal

5. The storage, collection, and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazard, or air pollution.
6. Refuse shall be stored in fly-tight, waterproof, and rodentproof containers with the lids closed.
7. Individual refuse containers shall be available at each mobile home space, or bulk refuse containers shall be located within two hundred fifty (250) feet of any space. Bulk refuse containers shall be maintained in an enclosure and shall be provided in sufficient number and capacity to properly store all refuse.
8. Refuse enclosures shall be constructed with a concrete or asphalted concrete floor that is sloped to the center with a four (4) inch drain connected to a sanitary sewer. Refuse enclosures shall be kept clean and shall not create a nuisance or health hazard.

Electricity, Fuel Supply, and Fire Protection

1. Electricity:

- a. All electrical systems shall be maintained in a safe condition. All damaged or defective equipment shall be repaired or replaced, all loose equipment shall be secured, all faceplate and panel fronts shall be in place, and all energized parts shall be covered to prevent accidental contact. Tree branches which overhang distribution wiring shall be removed. All exposed components of the mobile home park electrical system shall be inspected at least monthly by the mobile home park manager. Defects found during such inspections shall be immediately corrected by the mobile home park owner.
- b. Each mobile home space shall have a connection to provide electricity for a mobile home which will occupy the space. The connection shall be located and arranged to permit attachment in a safe manner to the mobile home. All connections shall be made as required by the Uniform Electrical Code as adopted by the Agency of Jurisdiction.
- c. The service equipment shall not be attached to the home, located under the home, or located anywhere that is not readily accessible. Obstructions such as bushes shall not be located within three (3) feet of the front of the service equipment.
- d. All electrical equipment installed outdoors shall be the weatherproof type.
- e. The service equipment and any other electrical devices shall be at least twelve (12) inches above grade and secured to prevent any movement.

2. Fuel Supply

- a. Natural gas or liquefied petroleum gas piping systems shall be installed and maintained in accordance with standards required by agencies of jurisdiction.
- b. Gas risers, regulators, meters, valves, and other exposed equipment for the distribution of gas, all such equipment shall be protected by posts, fencing, or other permanent barriers.

- c. All exposed components of the fuel supply shall be inspected at least monthly by the mobile home park manager. Defects found during such inspections shall be immediately corrected by the mobile home park owner.

3. Fire Safety

- a. Flammable materials shall not be used for skirting or insulation of the mobile home.
- b. Garages, carports, porches, awnings, sheds, skirting, and other similar appurtenances shall be constructed of material designed for exterior use.
- c. Mobile home parks shall be located in a fire protection district and provided with fire hydrants as required by the agency of jurisdiction.
- d. Flammable liquids and gasoline-powered equipment other than motorized vehicles shall not be stored within five (5) feet of a mobile home, except when stored in a ventilated shed or garage.
- e. All intended means of ingress or egress through the mobile home park shall not be obstructed.

Service Buildings

1. General Requirements

- a. Service buildings are required for mobile home parks serving dependent mobile homes.
- b. Service buildings adequately equipped with flush-type toilet fixtures, hand sinks, and showers with hot and cold water shall be provided for the use of dependent mobile homes.
- c. Service buildings shall be conveniently located not more than two hundred (200) feet from any dependent mobile home lot and not less than twenty (20) feet from any mobile home.
- d. Service buildings shall have toilet, shower, and hand washing facilities separate for each sex, with a minimum of one (1) toilet for females, one (1) toilet for males, one (1) hand sink, and one (1) shower for each sex.

- e. For those mobile home parks that have a capacity of more than ten (10) dependent mobile homes, additional fixtures shall be provided. One (1) additional toilet for each sex shall be provided for every ten (10) additional dependent mobile homes, or portion thereof. Urinals may be substituted for one-third (1/3) of the toilets for males. One (1) additional hand sink for each sex shall be provided for every ten (10) additional dependent mobile homes, or portion thereof, and one (1) additional shower for each sex for every twenty (20) additional dependent mobile homes, or portion thereof.
- f. All service buildings shall be constructed in full compliance with all plumbing, electrical, fire, and safety codes as adopted by the agencies of jurisdiction.

2. Construction and Maintenance

- a. Service buildings shall be of permanent construction with an interior finish of light-colored moisture-resistant material which will stand frequent washing and cleaning.
- b. Floors in a service building shall be constructed of water-impervious material, well pitched to a floor drain. The floor shall be free from cracks or uneven surfaces that interfere with proper cleaning.
- c. All service buildings and sanitary facilities shall be kept in good repair. Toilet room partitions shall be raised twelve (12) inches from the floor and shall be so constructed as to be easily cleaned.
- d. All exterior openings, except doors, from toilet rooms shall be covered with a maximum of sixteen (16) mesh screen to exclude flying insects. Toilet rooms shall be provided with self-closing doors arranged to prevent direct view of the interior when the exterior door is opened.
- e. Toilet and shower rooms shall be well-lighted at all times. The average illumination level for general visual tasks in these rooms shall be a minimum of fifteen (15) foot-candles. In laundry room work areas and at toilet room mirrors, there shall be a minimum of forty (40) foot-candles.
- f. Toilet rooms, shower rooms, and laundry rooms shall have at least one (1) screened window that can be opened, or an electrical

mechanical exhaust fan which will adequately ventilate such rooms.

- g. During periods of use, toilet rooms and shower rooms shall be maintained at a temperature of 70° - 80° F. Exposed flame heaters are prohibited. Electrical heaters shall have protective grids and a safety switch. All heating and cooling systems shall be equipped with a thermostat and be approved by the agency of jurisdiction.
- h. An adequate quantity of hot and cold water shall be provided for hand washing and bathing fixtures.

3. Toilet Rooms

- a. Toilets shall be located in separate compartments with self-closing doors.
- b. Toilet rooms shall be provided with toilet paper fed from a fixed dispenser.
- c. Hand sinks shall be provided in all toilet rooms and stocked with liquid soap and forced air hand dryers or single-service towels, fed from fixed dispensers.

4. Laundry Rooms: Laundry rooms shall be separate from the toilet rooms and shall have an exterior entrance, have an electrical mechanical exhaust fan, and shall have hot and cold water.

5. Miscellaneous Service Buildings

- a. Where community recreation structures are provided, an adequate and sufficient number of toilet and lavatory facilities, separate for each sex, and in accordance with the appropriate plumbing code shall be installed. Such facilities shall be housed in a building, or buildings, of comparable construction to that meeting state and local requirements.
- b. All food establishments, swimming pools, and vending or dispensing machines within the mobile home park shall meet all state and local laws, rules, and regulations.

