



# Pershing County Planning and Building Department



## Inspection Schedule for Garages

The Building Department requires a 24-hour notice for each inspection. Do not cover any item until inspection is cleared for that item.

1. Footings with rebar, before concrete is poured.
2. Stemwall with rebar, before concrete is poured (if not mono-pour.)
3. After nailing roof sheeting, rough framing.
4. Electrical.
5. Final.

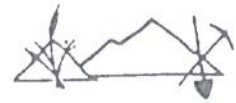
Rough grading is to be done before the footing inspection. Rough grade is the stage at which the grade approximately conforms to the approved plans. Finish grade is to be done before final inspection. You are to maintain a 2% slope away from the home, a minimum of ten feet out.

**Your approved plans, stamped by the Building Department, are required to be followed as specified.** If you vary in any way from the approved plans during construction, you are required to submit a detailed drawing with the changes. The changes must be approved by the Building Department before any construction can continue. If you have an architect, engineer, or contractor they are required to submit the detailed drawing.

Please call or email if you have any questions regarding any of the above inspections.



# Pershing County Planning and Building Department



## Inspection Schedule for Stick Built Homes

The Building Department requires a 24-hour notice for each inspection. Do not cover any item until inspection is cleared for that item.

1. Foundation - footing: to be done after trenches or basement areas are excavated, any forms are erected, and rebar has been placed, but before concrete is poured.  
  
Rough grading is to be done before the footing inspection. Rough grade is when the grade approximately conforms to the approved plans.
2. Foundation - stem wall: to be done after trenches or basement areas are excavated, any forms are erected, and rebar has been placed, but before concrete is poured.
3. Plumbing, mechanical, gas and electrical systems: rough inspection of these systems is to be done prior to covering or concealment, before fixtures or appliances are set or installed, and prior to framing inspection.
4. Roof nail: to be done after nailing roof sheeting.
5. Framing and/or masonry: to be done after the roof, masonry, all framing, firestopping, draftstopping and bracing are in place and after the plumbing, mechanical and electrical rough inspections are approved.
6. Insulation: to be done after insulation is installed.
7. Sheet rock: to be done after sheet rock is screwed or nailed.
8. Final: to be done after all work is complete and prior to occupancy. Certificate of occupancy can be issued at this time.

Finish grade is to be done before final inspection. A two percent slope is to be maintained away from the home, for a minimum of ten feet.

Do not cover or conceal any work until it has been inspected and approved.

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An inspection sheet will be left at the job site indicating if the work being inspected has been approved or has failed the inspection.

Approval Required. In the event that an inspection is failed, the permit holder will be notified by the Building Department. Any portions of the work that do not comply with applicable codes must be corrected and then re-inspected. Work cannot be continued beyond the point indicated in each successive inspection without first obtaining approval from the building inspector.

It is the responsibility of every person who performs any work on a construction project to comply with all regulations and codes adopted by Pershing County.

Rough grading is to be done before the footing inspection. Rough grade is the stage at which the grade approximately conforms to the approved plans. Finish grade is to be done before final inspection. You are to maintain a 2% slope away from the home, a minimum of ten feet out.

**Your approved plans, stamped by the Building Department, are required to be followed as specified.** If you vary in any way from the approved plans during construction, you are required to submit a detailed drawing with the changes. The changes must be approved by the Building Department before any construction can continue. If you have an architect, engineer, or contractor they are required to submit the detailed drawing.

Please call or email if you have any questions regarding any of the above inspections.





# Pershing County Planning and Building Department



## Inspection Schedule for Manufactured Homes

The Building Department requires a 24-hour notice for each inspection. Do not cover any item until inspection is cleared for that item.

The following inspections are required when applicable:

- Electrical, Water, Sewer and Gas Utilities If any utility lines or equipment will be installed (such as electrical lines, gas, water or sewer piping, meters, panel boxes, etc.), they must be inspected by the county. Inspection should be done prior to covering or concealment, and before utilities are turned on.
- Septic System If a septic system will be installed it must be inspected by the county. Inspection should be done after trenches are excavated and equipment has been installed, but prior to covering or concealment.
- Runners If runners will be installed they must be inspected by the county. Inspection should be done after trenches are excavated, any forms are erected, and rebar has been placed, but before concrete is poured. Rough grading should be done before this inspection.
- Foundation If a perimeter foundation will be installed, two inspections are required:
  1. *Footing inspection:* to be done after trenches are excavated, any forms are erected, and rebar has been placed, but before concrete is poured. Rough grading should be done before this inspection.
  2. *Stem Wall inspection:* to be done after any forms are erected, rebar has been placed, and concrete for footing has been poured, but before concrete is poured for the stem wall.

(State inspection should be completed before final inspection, see below for more information)

- Final The final inspection is to be done after all work is complete and prior to occupancy. Finish grading should be complete and skirting in place. A final inspection cannot be scheduled without a copy of the state safety certificate being submitted to the Planning and Building Department. A certificate of occupancy will be issued to the homeowner when the final inspection is complete and the home has been approved.

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### State Inspection

The Nevada Manufactured Housing Division inspects the following: installation and tie down of the home, connection of the home to utilities, and gas and electrical testing. An inspection by the Nevada Manufactured Housing Division is required for all manufactured home setups.

This inspection should be treated as a final inspection. The inspection should be scheduled after the home has been completely installed and connected to utilities, but before the utilities have been turned on. State inspections can be scheduled by contacting the Nevada Manufactured Housing Division at the contact information listed on the first page.

The state has requested that inspections be scheduled approximately a week in advance. The fee for the inspection is \$150 plus additional charges for time and distance traveled. This fee is paid directly to the Nevada Manufactured Housing Division. When a home is approved by the state, a seal will be attached to the home and two copies of a safety certificate will be given to the homeowner. One copy of this certificate must be submitted to the Planning and Building Department as evidence that the home was inspected and approved.

## REQUIREMENTS FOR ADDITIONS TO MANUFACTURED HOMES

1. No portion of any new structure shall bear any load unto existing mobile/manuf. home structure in any way without prior approval of the State of Nevada, Division of Manufactured Housing and/or engineer's stamp of approval. New structure must be completely self-supportive and may have flashing attached only for weatherization.
2. No existing windows, doors, walls and/or any other permanent structure may be removed, altered, covered or added in any form without prior approval by State of Nevada, Division of Manufactured Housing. All lighting, exits, ventilation, and/or openings must remain in compliance with governing codes.
3. All utility systems needed for use in new structures must remain completely separate of any utility system of existing mobile/manuf. home and must not utilize any existing system in anyway to include electrical, heating and cooling, gas plumbing and potable plumbing or drainage. All new service connections for new structure must be tapped or supplied by main property service feed or supply.
4. All notes and code requirements issued or labeled on all approved or disapproved submitted plans must be abided by unless otherwise noted by State of Nevada Manufactured Housing Division.
5. Codes governing the construction of mobile/manuf. homes and commercial coaches are:
  - A. Manuf. Home Construction Safety Standards Part 3280, issued by NCSBS (1-8200-927-2891) will govern all units manufactured on or after June 15, 1976.
  - B. N.F.P.A. 501B, Standards for Mobile Homes, will govern any unit constructed prior to June
6. Inspections needed to comply:
  - A. Structural system \_\_\_\_\_
  - B. Rough Electrical \_\_\_\_\_
  - C. Rough Plumbing \_\_\_\_\_
  - D. Final Electrical \_\_\_\_\_
  - E. Final Overall \_\_\_\_\_

To schedule any required inspections as noted above, call 775-273-2700 ( or if you have questions).

To validate approval of plans all notes and regulations posted on plans must be adhered to. Any such alteration or noncompliance with any portion of proposed and approved drawings without prior approval by the State of Nevada Division of Manufactured Housing shall immediately void any/all approval issued by this division.