



Presented by Steve Kelso, Director
NPSC Housing & Recreational Vehicle Department

House Keeping items

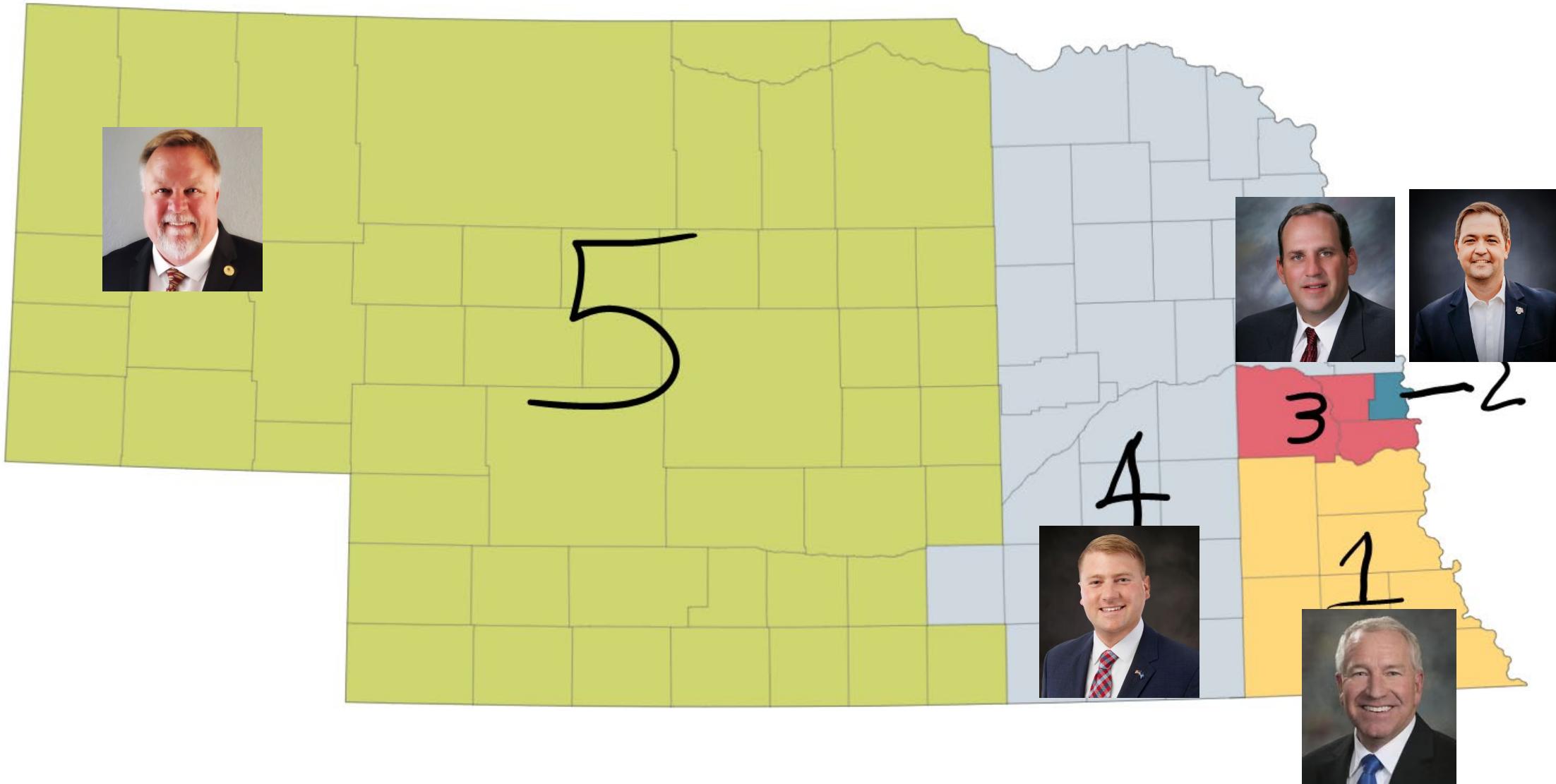
2025 NACO ANNUAL CONFERENCE HOUSING & RV



STEVE KELSO

DIRECTOR OF THE HOUSING AND RECREATIONAL VEHICLE DEPARTMENT, THE NEBRASKA PUBLIC SERVICE COMMISSION

- Over 42 years in the Modular/Manufactured Home Industry
 - 35 years with a Manufacturer, over 7 years with the NPSC
- Director of the Housing and Recreational Vehicle Department, The Nebraska Public Service Commission since March of 2023.
- HUD approved SAA-DAPIA-IPIA
- 5 years as a Housing and RV Inspector
- Personal:
 - Volunteer Fire Fighter / Emergency Medical Technician
 - Emergency Medical Services Instructor



OBJECTIVES:

- Know the three different programs of the Housing & RV Department
- Understand the oversite the Department has in the three programs



STATISTICS

- Manufactured Home Plants in Nebraska- 2
 - Floors Built last 12 months- 160
 - Floors shipped into State- 263
- Modular Home Plants in Nebraska- 9
 - Floors Built last 12 months- 885
 - Floors shipped in State- 254 (29%)
 - Floors shipped out of State- 631 (71%)
- Modular Home Plants outstate- 19
 - Homes shipped into State- 27
- Recreational Vehicle Plants in Nebraska- 0
- Recreational Vehicle Plants outstate- 25
 - RV's shipped into the state- ??
- Tiny Home Plants in Nebraska- 2 +
 - Floors Built last year- 2



DEPARTMENT PROGRAMS

1. Modular

- Sections 71-1555 to 71-1568.01 shall be known and may be cited as the Nebraska Uniform Standards for Modular Housing Units Act.



2. Manufactured Housing (HUD)

and

3. Recreational Vehicle

- Sections 71-4601 to 71-4620.01 shall be known and may be cited as the Uniform Standard Code for Manufactured Homes and Recreational Vehicles.



DEFINITION: MODULAR HOUSING

Modular housing unit shall mean any dwelling whose construction consists entirely of, or the major portions of its construction, consist of a unit or units not fabricated on the final site for the dwelling unit, which units are movable or portable until placed on a permanent foundation and connected to utilities. Modular housing units shall be taxed as real estate. The term modular housing unit shall not include a manufactured home (aka: mobile home or HUD).

MODULAR

Codes: Fees:

2015 IRC

The Department is a Fully Cash Flow Funded

2015 IBC

Fees are set by the Commission annually

2015 IPC

➤ Initial Package Review fee of \$1800

2015 IMC

➤ Modular seal fee is ~~\$0.19~~ per square foot
of total unit **\$0.29**

2015 IFGC

➤ Last increase 2017

2012 IECC

2023 NEC



NEBRASKA

THE MANUFACTURER CERTIFIES THAT THIS MODULAR HOUSING UNIT MEETS THE STATE OF NEBRASKA MODULAR HOUSING STANDARDS; INCLUDING, BUT NOT LIMITED TO PLAN REVIEW, MANUFACTURING PROCESS AND QUALITY ASSURANCE PROGRAM REVIEW, REQUIRED REPRESENTATIVE INSPECTIONS; AND, THAT THE CONSTRUCTION OF THE UNIT CONFORMS TO THE MODULAR HOUSING CONSTRUCTION STANDARDS IN EFFECT ON THE MANUFACTURING DATE. SEE DATA PLATE INSIDE.



NEB 19515

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THIS INSIGNIA REMAINS THE PROPERTY OF THE STATE OF NEBRASKA,
PUBLIC SERVICE COMMISSION, 300 THE ATRIUM, 1200 "N" STREET,
P.O. BOX 94927, LINCOLN, NEBRASKA 68509.

DO NOT REMOVE THIS LABEL

Label Size:

2 X 4

Material:

Metal foil with adhesive back

Background Color:

Green

Letter Coloring:

Silver

Border Color:

N/A

Location of Label:

Only one label is required for home. Label is to be affixed to one of the living room windows.



111 Grant Street
Aurora, Nebraska 68818
(402) 694-5250

Date of _____ Serial _____ Label NEBRASKA:

UNIT COMPLIES WITH CODES AND STANDARDS
2015 IRC
2012 IECC
2023 NEC

OUT OF STATE REQUIREMENTS IF DIFFERENT FROM
THOSE TO THE LEFT

ELECTRICAL SYSTEM:

Panel Board: _____ cycle: _____ min: _____ phase: _____

Number: _____ Voltage: _____ High temperature field service:
conductors: _____ °C

EQUIPMENT:

Capacity	Fuel
Furnace: _____	_____
Water Heater: _____	_____
Air Conditioner: _____	_____

Potable water system tested at: _____ psig	Roof Deck: "R" _____	Door "R" _____
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DWV Plumbing system tested at: _____ psig	Wall "R" _____	Window "U" _____
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Fuel piping system tested at: _____ psig	Floor "R" _____	Foundation "R" _____
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	Doors "R" (Unheated Conditioned Space) _____	
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DESIGN CRITERIA:

Floor load: _____ lbs/sq ft	Wind Exposure: _____	Roof pitch: [] _____
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Roof load: _____ lbs/sq ft	Basic Wind Exposure: _____	(5 second) Seismic zone: _____ construction: _____
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Penetration Solar Heat Gain Coefficient (SHGC): _____

Design and Inspection approval by:

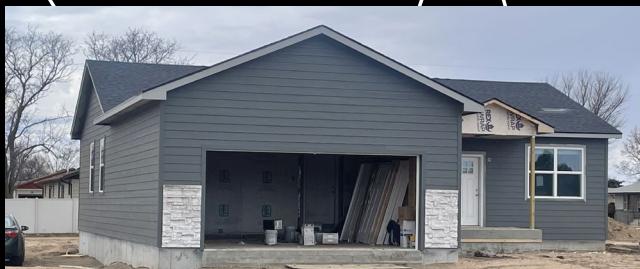
NEBRASKA PUBLIC SERVICE COMMISSION
Housing and Recreational Vehicle Department
300 The Atrium, 1200 "N" Street
P.O. Box 94927
Lincoln, Nebraska 68509-4927
(402) 471-0518

DO NOT REMOVE FROM HOME

NEBRASKA PUBLIC SERVICE COMMISSION
Housing and Recreational Vehicle Department
Approved 09/2025
SRK

WORKFORCE HOUSING PROJECTS IN NEBRASKA

- **North Platte:** Single family residential homes for sale and 4plex build-to-rent units
- **Holdrege:** Duplex/townhomes for sale
- **Hastings:** Build-to-rent / long term for sale duplex
- **Grand Island:** Single family homes for sale
- **Aurora:** Single family homes for sale
- **Schuyler, Columbus, Norfolk, and West Point:** Single family for sale and build-to-rent 4plex units



PROJECT SUCCESS FACTORS

What characteristics do these projects all have in common?

COMMUNITY BUY-IN

Community buy-in through local economic development or municipality that can coordinate local and state incentives & subsidies as well as working with local financial institutions for support.

SUBSIDIES AND INCENTIVES

Combination of local, state, and federal affordable housing grants and incentives.

*****Projects require subsidies for land, infrastructure, and construction support.**

LOCAL GC/CONTRACTOR PARTNER

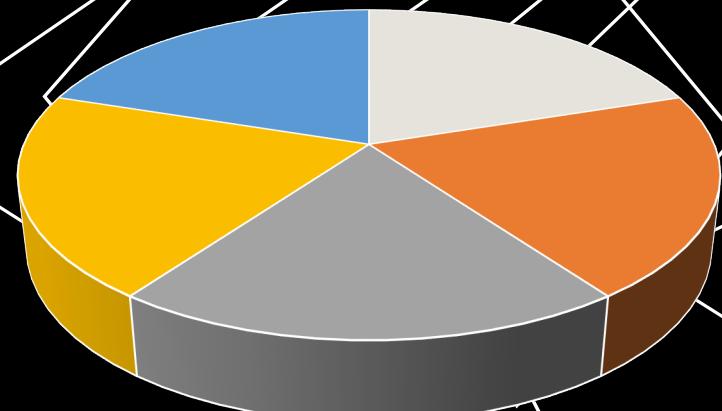
Partnership with a local builder, contractor, or developer that can deliver completed modular projects.

SCALE & REPETITION

Consistent annual scale to maintain production efficiency (4-5 like units in one location).

ENTRY LEVEL SINGLE FAMILY RESIDENTIAL PRODUCT

Focus on entry-level workforce housing that meets a price that is roughly equivalent to the RWH fund limits.



DEFINITION: MANUFACTURED HOME

Manufactured Home means a structure, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length or which when erected on-site is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. This term includes all structures that meet the above requirements except the size requirements and with respect to which the manufacturer voluntarily files a certification pursuant to [§ 3282.13 of this chapter](#) and complies with the construction and safety standards set forth in this part 3280.

MANUFACTURED HOUSING

Code:

United States Department of Housing and Urban Development (HUD) Manufactured Home Standards and Regulations Program, Title 24 CFR, Parts 3280, 3282 and 3283.

- Manufactured Home Construction and Safety Standards, 24 C.F.R. 3280
- Manufactured Home Procedural and Enforcement Regulations, 24 C.F.R. 3282

Fees:

HUD Seal Fee is \$400-\$425

- Last Increase 2016



AS EVIDENCED BY THIS LABEL NO. **FLA 123456789**

THE MANUFACTURER CERTIFIES TO THE BEST OF THE
MANUFACTURER'S KNOWLEDGE AND BELIEF THAT THIS
MANUFACTURED HOME HAS BEEN INSPECTED IN ACCORD-
ANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT AND IS CONSTRUCTED
IN CONFORMANCE WITH THE FEDERAL MANUFACTURED
HOME CONSTRUCTION AND SAFETY STANDARDS IN EFFECT
ON THE DATE OF MANUFACTURE. SEE DATA PLATE.

Manufactured Home Compliance Certificate

Manufacturer Address:
Bomaville
111 Court Street - PO Box 127
Aurora, NE (68818)

PLANT NO.: 1
DATE OF MPG:

HUD Label No. (x)

NEB

NEB

Manufacturer's Serial Number and Model Unit Designation

Design Approval:
Nebraska Public Service Commission

This manufactured home is designed to comply with the federal manufactured home construction and safety standards in force at time of manufacture.

The factory installed equipment includes:

Equipment	Manufacturer	Model Designation
Heating		
Air cooling		
Cooking		
Refrigerator		
Water Heater		
Washer		
Clothes Dryer		
Dishwasher		
Garbage Disposal		
Freepice		
Wall Oven		
Microwave		
Washer		
Dryer		

HOME CONSTRUCTED FOR : ZONE I

This home has not been designed for the higher wind pressures and anchoring provisions required for zones/soil load areas and should not be installed in Zone I. While Zones II and III, unless the home and its environmental insulation system have been designed for the increased requirement specified in AHS/NSF 1-88. This home has been equipped with storm shutters or other protective covering, or windows and exterior door openings. For homes designed to be located in Wind Zones II and III, which have not been provided with shutters or equivalent covering devices, the ability to communicate with the home to make ready to the required wind pressure insulation with the methods recommended by manufacturers or installers.



DESIGN ROOF LOAD ZONE MAP: MIDDLE 30 PSF



COMFORT HEATING

This manufactured home has been thermally insulated to conform with the requirements of the federal manufactured home construction and safety standards for all locations within UIC value zone 3. (See map at bottom). Heating equipment manufacturers and installers for UIC. The design heating requirement has the capacity to maintain design temperature in manufactured outdoor temperatures at 65 degrees F. To maximize furnace operating economy, and to conserve energy, it is recommended that this home be installed with the outdoor winter design temperatures of 45% or not higher than 55 degrees F. Uninsulated.

The above information has been calculated assuming a maximum wind velocity of 15 mph at measured atmospheric pressure.

This manufactured home IS NOT designed to accommodate the additional loads imposed by the attachment of an attached garage, building or structure in accordance with the manufacturer's instructions. The manufacturer certifies this home is in compliance with the Title VI, Toxic Substances Control Act.

This area intentionally left blank.

COMFORT COOLING

Air conditioner not provided or, if provided, not certified.

The air distribution system of this home is suitable for the installation of central air conditioning. The supply air distribution system installed in this home is rated for a maximum of 1000 cfm. The air distribution system is rated at 50000 B.T.U./hr. when tested which is certified in accordance with the appropriate air conditioning and refrigeration industry standard, when these values are used, air conditioners are rated at 0.5 cubic meter volume ratio pressure or greater for the cooling air delivered to the manufactured home supply air duct system. Individual ducts to distribute cooling loads at various locations are connected as provided in the specific central cooling information provided with this manufactured home.

To determine the required capacity of equipment to cool a home efficiently and economically, a cooling load (heat gain) calculation is required. The cooling load is dependent on the orientation, location and the structure of the home. Central air conditioners operate most efficiently and provide the greatest comfort when their capacity closely approximates the calculated cooling load. Central air conditioners should be sized in accordance with the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals, 1991 edition, since the calculation and orientation are known.

INFORMATION PROVIDED BY THE MANUFACTURER

NECESSARY TO CALCULATE SENSIBLE HEAT GAIN

Walls (without windows and doors)	17'
Ceilings and roofs of light color	17'
Ceilings and roofs of dark color	17'
Floors	17'
Air ducts in floor	17'
Air ducts in ceiling	17'
Air ducts installed outside the home	17'
The following are the duct areas in this home:	
Air ducts in floor	10.5'
Air ducts in ceiling	10.5'
Air ducts outside the home	10.5'

10.5' = 10.5' x 10.5' = 110.25 sq ft

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DEFINITION : PARK MODEL

Park Model home is an “unique towable RV designed to provide temporary living quarters for recreational, seasonal, camping or travel use.”

TINY HOUSE

Fees:

Code:

- Modular
- \$100 Minimum
- IRC
- RV / Park Model
- RV Seal is \$20 ~~\$32~~
- RV / Park Model
- Plan review is \$20 ~~\$32~~
- ANSI A 119.5 RECREATIONAL PARK TRAILERS, 2020 Edition,
- Last increased 2016
- Initial Package is \$300
~~\$480~~



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NEBRASKA PUBLIC SERVICE COMMISSION,
HOUSING AND RECREATIONAL VEHICLE DEPARTMENT.

THE MANUFACTURER CERTIFIES TO THE BEST OF THE
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RECREATIONAL VEHICLE HAS BEEN INSPECTED IN
ACCORDANCE WITH THE REQUIREMENTS OF THE
NEBRASKA PUBLIC SERVICE COMMISSION AND IS CON-
STRUCTED IN CONFORMANCE WITH THE NEBRASKA
STANDARDS FOR RECREATIONAL VEHICLES IN EFFECT ON
THE DATE OF MANUFACTURE. SEE DATA PLATE.

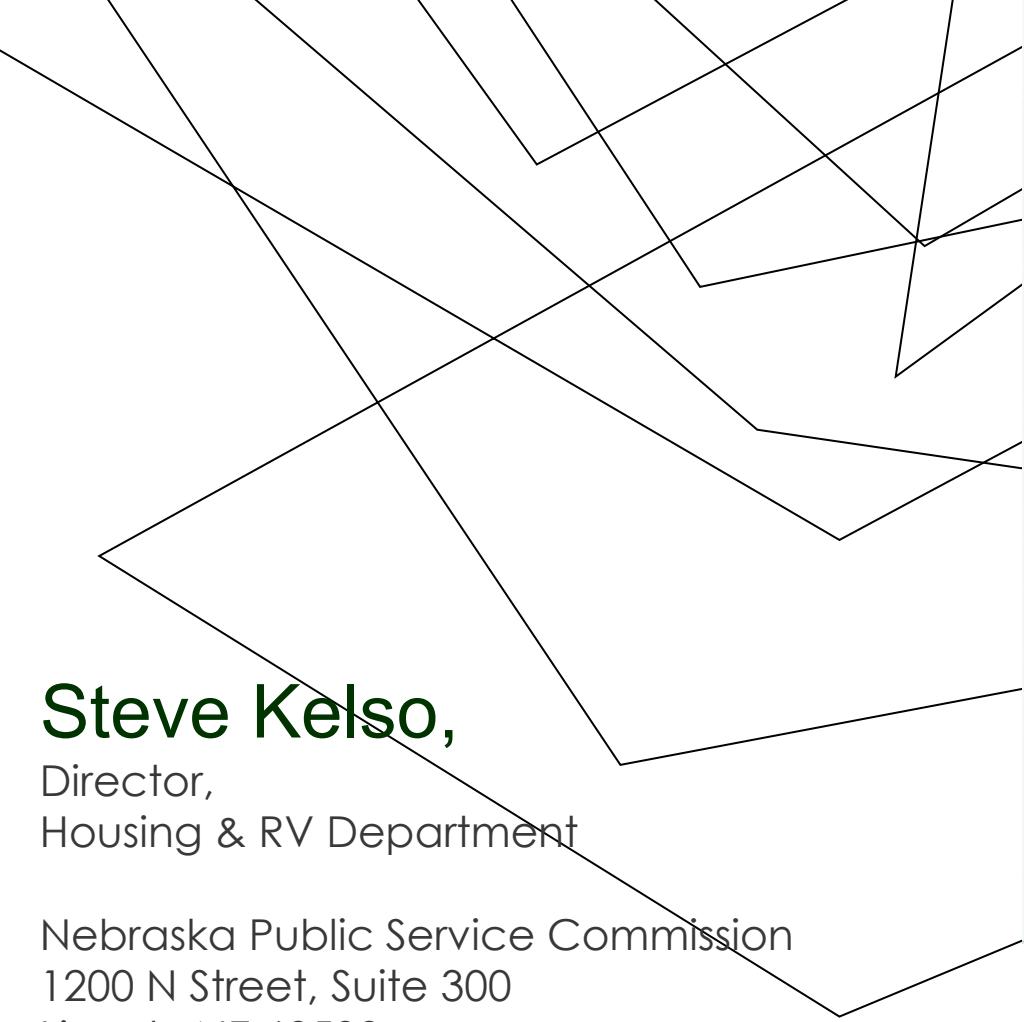


RV NEB 131858

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300 THE ATRIUM. 1200 "N" ST., P.O. BOX 94927. LINCOLN, NE 68509





Steve Kelso,
Director,
Housing & RV Department

Nebraska Public Service Commission
1200 N Street, Suite 300
Lincoln NE 68508

[Nebraska Public Service Commission](https://psc.nebraska.gov)
Office: 402-471-0518
Cell: 402-540-6198
steven.kelso@nebraska.gov

https://psc.nebraska.gov

NEBRASKA
PUBLIC SERVICE COMMISSION

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THE END,
THANK YOU!