

PSC DEPARTMENT DIGEST

Nebraska Public Service Commission
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PSC HOUSING & RECREATIONAL VEHICLE DEPARTMENT

With regulations in existence since 1976, the [PSC Housing and Recreational Vehicle Department](#) was formed when the State of Nebraska transferred the oversight of the manufacturers of modular housing units, manufactured homes and recreational vehicles, built and/or sold in Nebraska from the Department of Health to the Nebraska Public Service Commission in 1997.



"We strive to be knowledgeable, efficient and helpful with a focus on excellent customer service," Mark Luttich, Director Housing & Recreational Vehicle Department.

The department achieves its mission by reviewing the manufacturers' construction documents, structural calculations, energy computations and quality assurance procedures and then conducting inspections at the factories to assure these products are built in accordance with the reviewed documents, adopted building code, state statutes and regulations.



Meet Your Housing & Recreational Vehicle Department Team

In on the ground floor of the state's effort since 1977, Mark Luttich served as the Director of the housing and recreational vehicle program under the Nebraska Department of Health before taking over the helm of the PSC's department in 1997. Giving him more than 42-years of industry experience.

In the early 70's the program included a staff of 14 fulltime employees. Today, Luttich manages a staff of three fulltime employees, and four contract workers.

He holds a degree in architectural studies from the University of Nebraska-Lincoln College of Architecture and has held leadership roles on numerous state and national committees representing both the manufactured housing and recreational vehicle industries.



Mark Luttich-Dir. Housing & Recreational Vehicle Dept.



**Lisa Polivka-
Administrative Assistant**

Administrative Assistant Lisa Polivka is a wealth of knowledge with more than two decades of experience with housing and recreational vehicle programs. In addition to corresponding with manufacturing facilities, the U.S. Department of Housing and Urban Development (HUD) and HUD Contractors, she is responsible for issuing state labels and providing assistance to the public, industry and staff.

A licensed architect with more than 20-years of experience in the profession, Housing Design Professional Lenora Isom, is responsible for plan review for the modular housing unit and recreational vehicles. She holds an Architecture undergrad and master's degree from the University of Nebraska-Lincoln (UNL).



**Lenora Isom- Housing
Design Professional R.A.**



**Steve Kelso-
Housing Inspector**

With 38-years of industry experience, you typically won't find Housing Inspector Steve Kelso in the office. Kelso, who has been with the Commission for two-years spends his time in the field conducting housing and retail inspections.

The Industry Through the Years

In the 1960's & 70's, consumer interest in factory-built homes (mobile homes & modular homes) along with recreational vehicles (travel trailers, pickup campers, fifth-wheel trailers & motorhomes) created hundreds of new manufacturing facilities and thousands of jobs nationwide.

"Nebraska was no exception," said Mark Luttich, Director, PSC Housing & Recreational Vehicle Dept. "At one time we had 20-plus manufacturing facilities in the state building a combination of mobile and modular homes as well as recreational vehicles."

Prior to 1976, building codes and inspections were desired by the public, insurance companies and mortgage providers as there was no regulation at the state or local level.

Luttich said, "Some of the manufacturing facilities could construct a manufactured or modular home in as little as three days."

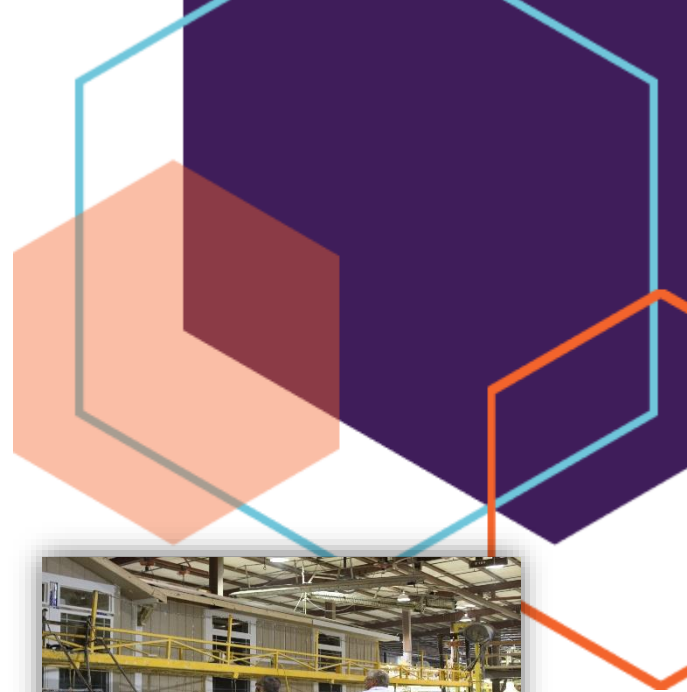
The lack of regulation raised concerns about the level of health and safety to the occupants and the community where these products were being placed or used.

That led to the Nebraska lawmakers passing legislation adopting national building codes allowing the state to begin the process of plan (blueprint) review and approval along with inspection of the manufacturer's construction at the manufacturing facility and retail lots.

Initially assigned to the State Department of Health and Human Services the programs were transferred to the PSC in 1997.

Presently Nebraska has nine manufacturing facilities located across the state from Gering and Grant in western Nebraska, Minden, Aurora, York in the central part of the state, Wayne in the northeast, to Valparaiso and Roca in the southeast and Summerfield, Kansas (on the Nebraska side of the border).

In 2019, the production rate for Nebraska facilities was roughly 1,100 units, compared to a rate of 7,700 units in the late 70's.



The Industry Through the Years cont...

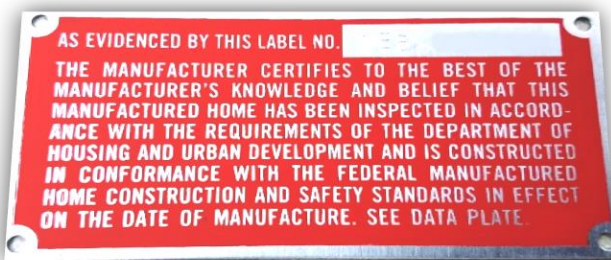
The current building code for manufactured homes is the Federal Manufactured Home Construction and Safety Standard. For the Modular Housing Units, is the 2017 National Electrical Code (NEC) and the 2018 International Residential Code (IRC). For Recreational Vehicles the 2018 National Fire Protection Association (NFPA) Standard for Recreational Vehicles 1192.

Each of the three types of factory-built products (manufactured homes, modular homes & recreational vehicles), will have a label affixed to its exterior attesting that plan review and an inspection process was followed.

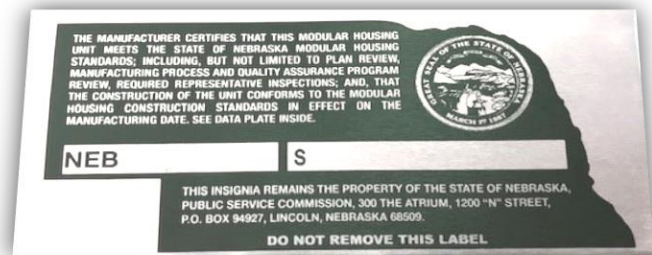
A consumer purchasing such a product should always look for a label. Labels numbers are often necessary for immediate and future insurance and lender applications and are an important item for the purchaser to retain as long as they own the product.



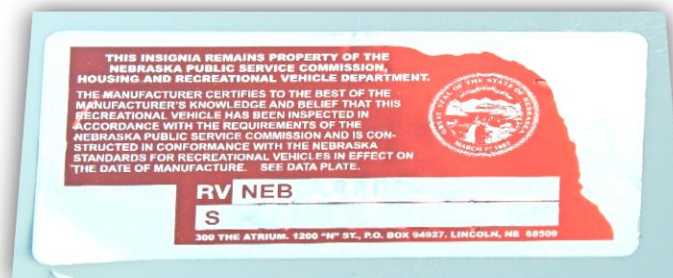
Product Label/Seal Examples



HUD Label



Modular Housing Unit Label



Recreational Vehicle Label

Tiny House FAQ's

The tiny house movement is described as an architectural and social movement that advocates living simply in small houses.

The modern movement is considered to have started in the 1970's picking up steam in the late 90's and attracting more attention with the great recession hitting the world's economy in 2007-09. In 2014, tiny houses received considerable media coverage with several TV shows featuring the diminutive dwellings.

One of the biggest obstacles of the tiny house movement is the difficulty in finding a place to live in one. Zoning regulations typically specify minimum square footage for new construction on a foundation and for towing houses on wheels.

The popularity of tiny houses has also led to an increase in amateur builders which has raised concerns regarding safety among tiny house professionals.

Questions about tiny house regulations in Nebraska? Check out our [Tiny House FAQ's](#) on the [Housing & Recreational Vehicle Department page](#) of the PSC website.



The Nebraska Public Service Commission regulates telecommunications carriers, natural gas jurisdictional utilities, major oil pipelines, railroad safety, household goods movers and passenger carriers, grain warehouses and dealers, construction of manufactured and modular homes and recreation vehicles, high voltage electric transmission lines, and private water company rates.

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