



Nevada State Board of Architecture, Interior Design & Residential Design

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To: Residential Designers Licensed Pursuant to Chapter 623 of Nevada Revised Statutes

From: Nevada State Board of Architecture, Interior Design and Residential Design

The Nevada State Board of Architecture, Interior Design & Residential Design (NSBAIDRD) is responsible for protecting the health, safety, and welfare of the public by assuring the quality of the built environment. This letter is being provided to all residential designers licensed pursuant to NRS 623 in order to serve that purpose.

As the construction and design industry continues to evolve NSBAIDRD routinely receives questions regarding the limitations and boundaries of the scope of registration of the three disciplines. Recently, we have received a number of inquiries regarding residential designers and what is included within the scope of their practice. For this reason, the board would like to clarify the role of a residential designer.

The definition of the practice of residential design is as follows:

NRS 623.025 "Practice of residential design" defined.

The "practice of residential design" consists of rendering services embracing the scientific, esthetic, or orderly coordination of processes which enter into:

- 1. The production of a completed:
 - (a) Single-family dwelling unit; or*
 - (b) Multifamily dwelling structure that does not exceed two stories in height and is composed of not more than four units in that structure; and**
- 2. The use of space within and surrounding the unit or structure, performed through the medium of plans, specifications, administration of construction, preliminary studies, consultations, evaluations, investigations, contract documents, and advice and direction.*

There are some limitations that residential designers need to be aware of. Residential designers may only design residential projects unless they are working under the responsible control of a Nevada registered architect and have a residential designer-architect agreement in place pursuant to NRS 623.353. This agreement must be filed with the NSBAIDRD office along with a copy of the original agreement.

Additionally, residential designers may only design multifamily projects that are no more than two stories in height and not more than four units. This means a residential designer may provide regulated services for an apartment complex as long as it does not exceed four units per building. There are no limitations on a single family dwelling; however, the drawings must be competent.

Residential designers are **not allowed** to provide **construction management** services. Most construction management services, including pulling permits, require a general contractor holding a B license with the Nevada State Contractors Board. Nevada architects are also allowed to provide these services under the scope of their registration.

Construction management includes but is not limited to: (1) specifying project objectives and plans including delineation of scope, budgeting, scheduling, setting performance requirements, and selecting project participants; (2) maximizing the resource efficiency through procurement of labor, materials, and equipment; and (3) implementing various operations through proper coordination and control of planning, design, estimating, contracting, and construction in the entire process.

A residential designer is **allowed** to provide **construction administration** services per NRS 623.025. Construction administration typically consists of the following: (1) the timely flow of information and decisions to enable completion of the project (requests for information-RFIs); (2) review and observation of the construction project to determine that the work is proceeding in conformity with the contract documents; and (3) detecting inaccuracies, ambiguities, or inconsistencies in the design.

Residential designers are allowed to prepare finished grading, structural, mechanical, electrical, and plumbing plans if the plans are prepared to the standard of care expected in the industry. If the building department determines that the plans are substandard, an engineer may be required to prepare the plans.

There may be situations that arise that are unclear as to whether or not they fall within the scope of registration. If in doubt, please call the NSBAIDRD office. The board office is here to help and welcomes your calls.

For more information on the qualifications and requirements for becoming an architect, registered interior designer, or residential designer visit our website <http://nsbaidrd.state.nv.us>.

Sincerely,

Nevada State Board of Architecture,
Interior Design & Residential Design