



Nevada State Board of Architecture, Interior Design & Residential Design

2080 East Flamingo Road, Suite 120, Las Vegas NV 89119
Telephone: (702)486-7300 Fax: (702)486-7304
E-mail: nsbaidrd@nsbaidrd.nv.gov Website: nsbaidrd.org

MEMORANDUM

October 22, 2021

To: Architectural Review Committees and Homeowners Associations

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

Re: Qualified Design Professionals

It has come to the Board's attention that some architectural review committees and homeowners' associations in Nevada are limiting who may design homes in their communities to only architects and are excluding another design professional regulated by this Board, residential designers.

In 1975, the state of Nevada began regulating the profession of residential design. Residential designers, like architects, must meet minimum levels of competency set by the state. A person can be licensed as a residential designer by either being an architect in another state, or by having five years of education and experience in the field and passing a rigorous, two-day exam. Many residential designers have taken classes in architecture or have architecture degrees and may even have architecture licenses in other states (but lack a national certification required for licensure as an architect in Nevada).

As you can see from the statutes outlined below, the definitions of "practice of architecture" and "practice of residential design" are nearly identical. The only difference between the two is setting: architects are not limited to the type of building they may design while residential designers are limited to residences.

NRS 623.023 "Practice of architecture" defined. The "practice of architecture" consists of rendering services embracing the scientific, esthetic and orderly coordination of processes which enter into the production of a completed structure which has as its principal purpose human habitation or occupancy, or the utilization of space within and surrounding the structure, performed through the medium of plans, specifications, administration of construction, preliminary studies, consultations, evaluations, investigations, contract documents, and advice and direction.

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.

Residential communities may require the review of drawings to demonstrate the design professional's qualifications to design homes in their communities before officially accepting them.

The Board is confident that residential designers are as qualified as architects to design homes in this state. There is no additional knowledge about the design of homes that architects are required to have that residential designers are not. Because this Board is charged with protecting the public, it would not license an individual to design homes who does not meet set qualifications.

If an architectural review committee or homeowner's association sees a lack of professionalism or quality in plans from either an architect or residential designer, the Board encourages the organization to report that individual to the Board. The Board takes all complaints against registrants seriously and would investigate any professional who does not practice within the standard of care.

If you have any questions about the standing of a particular architect or residential designer, the Board encourages you to contact the Board office at (702) 486-7300.