



Nevada State Board of Architecture, Interior Design and Residential Design

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NOTICE

June 2016

To: Nevada Residential Designers

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

Re: Clarification of the Role of a Residential Designer

As the construction and design industry continues to evolve the Nevada State Board of Architecture, Interior Design and Residential Design (NSBAIDRD) routinely receives questions regarding the limitations and boundaries of the scope of registration of the three disciplines. Recently, NSBAIDRD has 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.*

A residential designer is **allowed** to provide **administration of construction** of their own project per [NRS 623.025](#). Administration of construction 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.

Residential designers are **not allowed** to provide **construction management** services. Most construction management services including pulling permits, hiring subs, and purchasing materials require a general contractor who holds 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 estimating, contracting, and construction in the entire process.

There are some limitations that residential designers need to be aware of. Residential designers may only design commercial projects if 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.

Situations may arise that are not clear as to whether or not the work is within the scope of registration of a residential designer. When such a situation arises, the most important thing to remember is that if you are in doubt, please call the NSBAIDRD office. The board office wants to help and welcomes your calls.

For more information on the qualifications and requirements of becoming an architect, registered interior designer, or residential designer visit our website at nsbaidrd.org.