
ASSEMBLY BILL NO. 387—ASSEMBLYMEN DE BRAGA, CHOWNING, MORTENSON,
TIFFANY, BACHE, MCCLAIN AND KOIVISTO

MARCH 4, 1999

Referred to Committee on Commerce and Labor

SUMMARY—Revises provisions governing general building contractors in certain counties.
(BDR 54-1325)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State or on Industrial Insurance: Yes.

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EXPLANATION – Matter in ***bolded italics*** is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to contractors; providing an exemption for general building contractors in certain counties from the requirement of obtaining a specialty license to perform plumbing and electrical work under certain circumstances; and providing other matters properly relating thereto.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN SENATE
AND ASSEMBLY, DO ENACT AS FOLLOWS:

- 1 **Section 1.** Chapter 624 of NRS is hereby amended by adding thereto
2 a new section to read as follows:
3 ***1. A general building contractor who wishes to obtain an exemption***
4 ***to perform plumbing and electrical work without a license for the***
5 ***specialty must apply to the board for the exemption.***
6 ***2. The board shall develop and make available a form upon which***
7 ***the qualifications required to obtain an exemption may be submitted by***
8 ***an applicant.***
9 ***3. To qualify for an exemption, an applicant must:***
10 ***(a) Be licensed as a general building contractor pursuant to the***
11 ***provisions of this chapter;***
12 ***(b) Have been licensed as a general building contractor in this state or***
13 ***another state for at least 5 years during which he performed plumbing or***
14 ***electrical work in connection with his work as a general building***
15 ***contractor;***

1 (c) List his qualifications on the form developed by the board and
2 submit the form to the board; and

3 (d) Sign the form under penalty of perjury.

4 4. The executive officer or his designee shall review the form and, if
5 he is satisfied that the applicant qualifies for an exemption pursuant to
6 this section, issue a certificate to the applicant which indicates that the
7 applicant may perform plumbing and electrical work without a license
8 for the specialty.

9 5. An exemption obtained pursuant to this section applies only to
10 plumbing or electrical work that is performed:

11 (a) In a county whose population is less than 100,000; and

12 (b) Pursuant to a contract in which:

13 (1) The general building contractor is a prime contractor; and

14 (2) The primary purpose is the construction or remodeling of a
15 building or structure classified as residential or small commercial by the
16 regulations of the board.

17 **Sec. 2.** NRS 624.215 is hereby amended to read as follows:

18 624.215 1. For the purpose of classification, the contracting business
19 includes the following branches:

20 (a) General engineering contracting.

21 (b) General building contracting.

22 (c) Specialty contracting.

23 General engineering contracting and general building contracting are
24 mutually exclusive branches.

25 2. A general engineering contractor is a contractor whose principal
26 contracting business is in connection with fixed works, including
27 irrigation, drainage, water supply, water power, flood control, harbors,
28 railroads, highways, tunnels, airports and airways, sewers and sewage
29 disposal systems, bridges, inland waterways, pipelines for transmission of
30 petroleum and other liquid or gaseous substances, refineries, chemical
31 plants and industrial plants requiring a specialized engineering knowledge
32 and skill, power plants, piers and foundations and structures or work
33 incidental thereto.

34 3. A general building contractor is a contractor whose principal
35 contracting business is in connection with the construction or remodeling
36 of buildings or structures for the support, shelter and enclosure of persons,
37 animals, chattels or movable property of any kind, requiring in their
38 construction the use of more than two unrelated building trades or crafts,
39 upon which he is a prime contractor and where the construction or
40 remodeling of a building is the primary purpose. Unless he holds the
41 appropriate specialty license, a general building contractor may only
42 contract to perform specialty contracting if he is a prime contractor on a
43 project. ~~[A]~~ Except as otherwise provided in section 1 of this act, a

1 general building contractor shall not perform specialty contracting in
2 plumbing, electrical, refrigeration and air conditioning or fire protection
3 without a license for the specialty. A person who exclusively constructs or
4 repairs mobile homes, manufactured homes or commercial coaches is not a
5 general building contractor.

6 4. A specialty contractor is a contractor whose operations as such are
7 the performance of construction work requiring special skill and whose
8 principal contracting business involves the use of specialized building
9 trades or crafts.

10 5. This section does not prevent the board from establishing,
11 broadening, limiting or otherwise effectuating classifications in a manner
12 consistent with established custom, usage and procedure found in the
13 building trades. The board is specifically prohibited from establishing
14 classifications in such a manner as to determine or limit craft jurisdictions.

15 **Sec. 3.** NRS 278.610 is hereby amended to read as follows:

16 278.610 1. Except as otherwise provided in subsection 3, after the
17 establishment of the position of building inspector and the filling of the
18 position as provided in NRS 278.570, it is unlawful to erect, construct,
19 reconstruct, alter or change the use of any building or other structure
20 within the territory covered by the building code or zoning regulations
21 without obtaining a building permit from the building inspector.

22 2. The building inspector shall not issue any permit unless the plans of
23 and for the proposed erection, construction, reconstruction, alteration or
24 use fully conform to all building code and zoning regulations then in
25 effect.

26 3. The provisions of subsection 1 do not apply to a school district to
27 which the state public works board has delegated its powers and duties
28 under NRS 393.110.

29 4. A building inspector shall not issue a building permit to a person
30 acting for another unless the applicant proves to the satisfaction of the
31 building inspector that he is licensed as a contractor for that work pursuant
32 to the provisions of NRS 624.230 to 624.320, inclusive ~~H~~, and *section 1*
33 *of this act.*

34 **Sec. 4.** This act becomes effective on July 1, 1999.