

(REPRINTED WITH ADOPTED AMENDMENTS)  
SECOND REPRINT S.B. 163

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SENATE BILL NO. 163—COMMITTEE ON GOVERNMENT AFFAIRS

FEBRUARY 15, 2001

Referred to Committee on Government Affairs

SUMMARY—Makes various changes to provisions relating to enforcement of building codes by cities and counties. (BDR 22-240)

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

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

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AN ACT relating to local governments; requiring a city or county to establish requirements for certifying and for continuing education for building officials and certain persons who conduct inspections of or review plans prepared for structures or buildings 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 278 of NRS is hereby amended by adding thereto  
2     the provisions set forth as sections 2 and 3 of this act.

3     **Sec. 2.** *“Building official” means a person employed by a city or*  
4     *county who is charged with the administration and enforcement of*  
5     *building codes. The term includes a person appointed to fill the position*  
6     *of building official pursuant to NRS 278.570 and an administrative*  
7     *official of the city or county who is authorized by the city or county to*  
8     *assume the functions of the position of building official pursuant to NRS*  
9     *278.570.*

10    **Sec. 3.** *1. Except as otherwise provided in subsection 2, in a county*  
11    *whose population is 100,000 or more, or in any city located within such a*  
12    *county, if the city or county provides for the inspection of structures and*  
13    *the enforcement of building codes pursuant to NRS 278.570, 278.573 and*  
14    *278.575, the city or county shall:*

15    *(a) Prepare a list of national and international organizations which*  
16    *certify persons who inspect a structure or a portion of a structure and*  
17    *which are approved by the city or county, as appropriate, for certifying*  
18    *persons pursuant to this subsection;*

19    *(b) Require a person who fills the position of building official, reviews*  
20    *plans or inspects a structure or building or a portion of a structure or*



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1 *building pursuant to NRS 278.570 or 278.575 to be certified by an*  
2 *organization included on the list prepared pursuant to paragraph (a);*  
3 *(c) Establish requirements for continuing education for a person who*  
4 *is required to be certified pursuant to this subsection; and*  
5 *(d) Prohibit a person who is not certified or does not fulfill the*  
6 *requirements for continuing education pursuant to this subsection from*  
7 *filling the position of building official, reviewing plans or inspecting a*  
8 *structure or building or a portion of a structure or building pursuant to*  
9 *NRS 278.570 or 278.575.*  
10 2. *A city or county specified in subsection 1 may authorize an*  
11 *employee of the city or county to perform duties for which certification is*  
12 *required pursuant to that subsection if those duties are performed under*  
13 *the supervision of a person who is certified by an organization that is*  
14 *included on the list prepared by the city or county pursuant to paragraph*  
15 *(a) of that subsection. The city or county may authorize an employee to*  
16 *perform duties pursuant to this subsection for not more than 1 year.*  
17 3. *The requirements for continuing education established pursuant*  
18 *to paragraph (c) of subsection 1 must:*  
19 *(a) Include the completion of at least 45 hours of continuing*  
20 *education every 3 years; and*  
21 *(b) Specify the manner in which a person may complete those hours.*  
22 4. *In a county whose population is less than 100,000, or in any city*  
23 *located within such a county, if the city or county provides for the*  
24 *inspection of structures and the enforcement of building codes pursuant*  
25 *to NRS 278.570, 278.573 and 278.575, the city or county shall, by*  
26 *resolution, establish the requirements for certifying and for continuing*  
27 *education for a person who, on a full-time basis, fills the position of*  
28 *building official, reviews plans or inspects a structure or building or a*  
29 *portion of a structure or building pursuant to NRS 278.570 or 278.575.*  
30 **Sec. 4.** NRS 278.010 is hereby amended to read as follows:  
31 278.010 As used in NRS 278.010 to 278.630, inclusive, *and sections 2*  
32 *and 3 of this act*, unless the context otherwise requires, the words and  
33 terms defined in NRS 278.0105 to 278.0195, inclusive, *and section 2 of*  
34 *this act* have the meanings ascribed to them in those sections.  
35 **Sec. 5.** NRS 278.564 is hereby amended to read as follows:  
36 278.564 1. Any deed restrictions in the unincorporated area of a  
37 county whose population is 100,000 or more but less than 400,000,  
38 recorded after July 1, 1973, may provide for the establishment and  
39 operation, under appropriate rules and procedure, of a construction  
40 committee.  
41 2. As soon as a construction committee has been established and  
42 organized pursuant to the provisions of subsection 1, and no later than  
43 January 1 of each year thereafter, the officers of the committee shall file an  
44 affidavit with the building ~~inspector~~ *official* having jurisdiction over the  
45 area within which the subdivision is situated, identifying the committee as  
46 the constituted construction committee empowered pursuant to recorded  
47 deed restrictions to determine compliance with those restrictions on lots in  
48 the subdivision. The affidavit must also set forth the names of the officers  
49 of the committee, including the address of a particular officer designated as



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1 the authorized representative of the committee for the purposes of NRS  
2 278.563 to 278.568, inclusive.

3 **Sec. 6.** NRS 278.565 is hereby amended to read as follows:

4 278.565 1. A copy of deed restrictions proposed for a subdivision in  
5 a county whose population is 100,000 or more but less than 400,000 must  
6 be filed with the planning commission or governing body with the tentative  
7 map.

8 2. Upon final approval of the subdivision, a copy of the restrictions  
9 must be:

10 (a) Filed with the building ~~inspector~~ *official* having jurisdiction over  
11 the area within which the subdivision is situated.

12 (b) Presented to each prospective purchaser of real property within the  
13 subdivision.

14 3. The original copy of the restrictions may be recorded with the  
15 county recorder immediately following the recording of the final map.

16 **Sec. 7.** NRS 278.566 is hereby amended to read as follows:

17 278.566 1. Except as provided in subsection 3, the building  
18 ~~inspector~~ *official* in a county whose population is 100,000 or more but  
19 less than 400,000, shall not issue any building permit for the construction,  
20 reconstruction, alteration or use of any building or other structure on a lot  
21 subject to deed restrictions unless he has received a written report thereon  
22 from the construction committee.

23 2. An application for a written report must be made by certified mail  
24 addressed to the authorized representative of the construction committee. If  
25 the construction committee fails or refuses to submit its written report to  
26 the building ~~inspector~~ *official* within 20 days from the date of its receipt  
27 of a written request therefor, the building ~~inspector~~ *official* must proceed  
28 as provided by law in cases where there is no functioning construction  
29 committee.

30 3. This section does not apply if the cost of the construction,  
31 reconstruction, alteration or use specified in subsection 1 is \$500 or less.

32 **Sec. 8.** NRS 278.567 is hereby amended to read as follows:

33 278.567 If the construction committee required by NRS 278.564 fails  
34 to be organized, is dissolved or becomes inactive:

35 1. The building ~~inspector~~ *official* may issue an otherwise proper  
36 building permit for an improvement on property subject to deed  
37 restrictions.

38 2. An owner or owners of real property within a subdivision may  
39 lawfully undertake to prevent, or seek damages by reason of, a violation of  
40 deed restrictions pertaining to such subdivision.

41 **Sec. 9.** NRS 278.570 is hereby amended to read as follows:

42 278.570 1. The governing body of any city or county may provide  
43 for the inspection of structures and the enforcement of the zoning  
44 regulations *and building codes* by means of the withholding of building  
45 permits. For ~~such~~ *the purpose of the inspection of structures and the*  
46 *enforcement of building codes by means of the withholding of building*  
47 *permits*, the governing body may establish and fill a position of city or  
48 county building ~~inspector~~ *official*, and may fix the compensation  
49 attached to the position, or may authorize an administrative official of the



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1 city or county to assume the functions of the position in addition to his  
2 customary functions. *A building official must comply with the*  
3 *requirements for certification and continuing education established*  
4 *pursuant to section 3 of this act.*

5 2. The building ~~inspector~~ official may appoint such employees as he  
6 may deem necessary for the fulfillment of the duties of his position. The  
7 appointment, promotion, demotion and removal of such employees shall be  
8 subject to the same provisions of law as govern other corresponding civil  
9 employees in the city or county. *Except as otherwise provided in section 3*  
10 *of this act, any employee appointed pursuant to this subsection whose*  
11 *duties include the reviewing of plans or the inspection of any portion of a*  
12 *structure must comply with the requirements for certification and*  
13 *continuing education established pursuant to that section.*

14 3. The expenditures of the building ~~inspector~~ official shall be within  
15 the amounts appropriated for the purpose by the governing body which  
16 may provide the funds, equipment and accommodations necessary for the  
17 building ~~inspector's~~ official's work.

18 **Sec. 10.** NRS 278.573 is hereby amended to read as follows:

19 278.573 1. A building ~~inspector~~ official who issues a permit to the  
20 owner of a residence to construct, alter, repair, add to, subtract from,  
21 improve, move, wreck or demolish the residence shall, at the same time,  
22 deliver to him a statement. The owner of the residence shall acknowledge  
23 in writing receipt of the statement.

24 2. The statement delivered by the building ~~inspector~~ official must  
25 include the following text:

26 State law requires construction to be done by licensed contractors.  
27 You have applied for a permit under an exemption to that law. The  
28 exemption allows you, as the owner of your property, to act as your  
29 own contractor with certain restrictions although you do not have a  
30 license.

31 You must directly supervise the construction, on the job, yourself.  
32 The building or residence must be for your own use or occupancy. It  
33 may not be built or substantially improved for sale or lease. If you sell  
34 or lease a building you have built or substantially improved yourself  
35 within 1 year after the construction is complete, it is presumed that  
36 you built or substantially improved it for sale or lease, which is a  
37 violation of this exemption and a violation of chapter 624 of NRS.

38 You may not hire an unlicensed person to act as your contractor or  
39 to supervise people working on your building. It is your responsibility  
40 to make sure that people employed by you have the licenses required  
41 by state law and by county or municipal licensing ordinances. You  
42 may not delegate the responsibility for supervising work to a  
43 contractor unless he is licensed to perform the work being done. Any  
44 person working on your building who is not licensed must work under  
45 your direct supervision and must be employed by you, which means  
46 that you must deduct FICA and withholding tax and provide industrial  
47 insurance and pay the required contribution for unemployment  
48 compensation for that employee, and comply with other state and  
49 federal laws relating to employment. Your construction must comply



1 with all applicable laws, ordinances, building codes and zoning  
2 regulations.

3 **Sec. 11.** NRS 278.575 is hereby amended to read as follows:

4 278.575 The governing body of a city or county which, pursuant to  
5 NRS 278.570, appoints a building ~~inspector or authorizes an~~  
6 ~~administrative official of the city or county to assume the functions of that~~  
7 ~~position.~~ **official** may establish a program to allow independent  
8 contractors *who comply with the requirements for certification and*  
9 *continuing education established pursuant to section 3 of this act* to  
10 review plans for and inspect buildings on behalf of ~~that building inspector~~  
11 ~~or administrative~~ **the building** official.

12 **Sec. 12.** NRS 278.587 is hereby amended to read as follows:

13 278.587 A city or county building ~~department~~ **official** shall notify the  
14 state board of professional engineers and land surveyors in writing if a  
15 licensed professional engineer or land surveyor:

- 16 1. Submits plans that are substantially incomplete; or  
17 2. Submits plans for the same project that are rejected by the  
18 department at least three times.

19 **Sec. 13.** NRS 278.589 is hereby amended to read as follows:

20 278.589 A city or county building ~~inspector, or other officer~~  
21 ~~performing the functions of that position,~~ **official** shall notify the state  
22 board of architecture, interior design and residential design in writing if a  
23 registered architect, interior designer or residential designer:

- 24 1. Submits plans for a project which are substantially incomplete; or  
25 2. Submits plans for the same project which are rejected by the city or  
26 county ~~officer~~ **building official** at least three times.

27 **Sec. 14.** NRS 278.610 is hereby amended to read as follows:

28 278.610 1. After ~~the establishment of the position of building~~  
29 ~~inspector and the filling of the position as provided in~~ **a building official**  
30 **is appointed pursuant to** NRS 278.570, it is unlawful to erect, construct,  
31 reconstruct, alter or change the use of any building or other structure within  
32 the territory covered by the building code or zoning regulations without  
33 obtaining a building permit from the building ~~inspector~~ **official**.

34 2. The building ~~inspector~~ **official** shall not issue any permit unless  
35 the plans of and for the proposed erection, construction, reconstruction,  
36 alteration or use fully:

- 37 (a) Conform to all building code and zoning regulations then in effect.  
38 (b) If applicable, comply with the provisions of NRS 393.110.  
39 3. A building ~~inspector~~ **official** shall not issue a building permit to a  
40 person acting for another unless the applicant proves to the satisfaction of  
41 the building ~~inspector~~ **official** that he is licensed as a contractor for that  
42 work pursuant to the provisions of chapter 624 of NRS.

43 **Sec. 15.** NRS 40.670 is hereby amended to read as follows:

44 40.670 1. A contractor who receives written notice of a  
45 constructional defect resulting from work performed by the contractor or  
46 his agent, employee or subcontractor which creates an imminent threat to  
47 the health or safety of the inhabitants of the residence shall take reasonable  
48 steps to cure the defect as soon as practicable. The contractor shall not cure  
49 the defect by making any repairs for which he is not licensed or by causing



1 any repairs to be made by a person who is not licensed to make those  
2 repairs. If the contractor fails to cure the defect in a reasonable time, the  
3 owner of the residence may have the defect cured and may recover from  
4 the contractor the reasonable cost of the repairs plus reasonable attorney's  
5 fees and costs in addition to any other damages recoverable under any  
6 other law.

7 2. A contractor who does not cure a defect pursuant to this section  
8 because he has determined, in good faith and after a reasonable inspection,  
9 that there is not an imminent threat to the health or safety of the inhabitants  
10 is not liable for attorney's fees and costs pursuant to this section, except  
11 that if a building inspector, *building official or other similar authority*  
12 employed by a governmental body with jurisdiction certifies that there is  
13 an imminent threat to the health and safety of the inhabitants of the  
14 residence, the contractor is subject to the provisions of subsection 1.

15 **Sec. 16.** NRS 384.080 is hereby amended to read as follows:

16 384.080 1. The commission is vested with all of the functions and  
17 powers relating to the administration of NRS 384.010 to 384.210,  
18 inclusive.

19 2. It may, to the extent permitted by money appropriated or otherwise  
20 received therefor, employ such technical and clerical personnel, including a  
21 building inspector ~~or~~ *or other similar authority*, as may be necessary to the  
22 discharge of its duties, and fix their compensation.

23 **Sec. 17.** NRS 384.110 is hereby amended to read as follows:

24 384.110 1. No structure may be erected, reconstructed, altered,  
25 restored, moved or demolished within the historic district until after an  
26 application for a certificate of appropriateness as to exterior architectural  
27 features has been submitted to and approved by the commission. The  
28 application for a certificate of appropriateness shall be in such form and  
29 accompanied by such plans, specifications and other material as the  
30 commission may from time to time prescribe.

31 2. In its deliberations under the provisions of NRS 384.010 to 384.210,  
32 inclusive, the commission shall not consider interior arrangement or use,  
33 and shall take no action under NRS 384.010 to 384.210, inclusive, except  
34 for the purpose of preventing the erection, reconstruction, restoration,  
35 alteration, moving or razing of buildings in the district obviously  
36 incongruous with the historic aspects of the district.

37 3. ~~Nothing in~~ *The provisions of* NRS 384.010 to 384.210, inclusive,  
38 ~~prevents~~ *do not prevent:*

39 (a) The ordinary maintenance or repair of any exterior architectural  
40 feature in the historic district which does not involve a change of design or  
41 material or the outward appearance thereof;

42 (b) The construction, reconstruction, alteration or demolition of any  
43 such feature which the building inspector or similar authority certifies is  
44 required by the public safety because of an unsafe or dangerous condition;  
45 or

46 (c) The construction, reconstruction, alteration or demolition of any  
47 such feature under a permit issued by a building inspector or similar  
48 authority prior to the effective date of the establishment of such district.



1     **Sec. 18.** NRS 384.190 is hereby amended to read as follows:  
2     384.190 1. The building inspector *or similar authority* employed by  
3     the commission may investigate, inspect and examine any structure, place  
4     or area in the district, either in connection with an application for a  
5     certificate of appropriateness, or at any time to determine whether it is in  
6     violation of any provision of NRS 384.010 to 384.210, inclusive, or any  
7     regulation or order adopted or issued under authority of NRS 384.010 to  
8     384.210, inclusive.

9     2. Whenever any work is being done contrary to the provisions of NRS  
10    384.010 to 384.210, inclusive, the building inspector *or similar authority*  
11    may order the work stopped by notice in writing served on any person  
12    engaged in the doing or causing such work to be done, and any such person  
13    shall forthwith stop such work until authorized by the commission to  
14    proceed with the work.

15    **Sec. 19.** NRS 405.040 is hereby amended to read as follows:

16    405.040 1. It shall be unlawful for any person, firm, association or  
17    corporation, personally or by agent, to erect, place or maintain any  
18    billboard, sign or any form of notice or advertising outside the city limits of  
19    any city or town:

20    (a) On the public domain;

21    (b) On land owned or leased by such advertiser or agent but not used as  
22    the site for manufacturing the goods or articles advertised; or

23    (c) On the lands of another except where, by painting, an area of the  
24    barns or other outbuildings thereon may be preserved (for the purposes of  
25    this paragraph "area" is defined as the entire wall or roof aspect on which  
26    an advertisement may be painted),

27    without first having secured from the county building ~~inspector,~~ *official*,  
28    if one has been appointed pursuant to NRS 278.570, or if not, from the  
29    county clerk of the county in which the sign may be located a permit to  
30    erect, or continue the use of, such sign, billboard or other form of notice or  
31    advertisement.

32    2. No permit for the erection of such sign, billboard or other form of  
33    advertisement shall be issued unless and until the applicant shall have paid  
34    a fee in the sum of \$5. On the tender of the fee the county building  
35    ~~inspector,~~ *official* or county clerk shall issue the permit.

36    3. No fee shall be required for any billboard, sign or advertisement  
37    erected or placed by any farm bureau, chamber of commerce or lawful  
38    authority to advertise exclusively any city, town or geographic area, or  
39    public event.

40    4. This section shall not apply to the owner or occupant of any land  
41    outside the limits of any city, who may place or erect on the land or on the  
42    outbuildings thereon any sign or notice or advertisement intended to  
43    benefit the land or improvements thereon and advertise the business  
44    conducted in the buildings on the land.

45    **Sec. 20.** NRS 405.060 is hereby amended to read as follows:

46    405.060 On granting a permit the county building ~~inspector,~~ *official*  
47    or county clerk shall assign a permit number which shall be painted or  
48    printed, together with the name of the county in which the permit is issued,



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1 on every sign, billboard or other form of advertising, as the case may be,  
2 placed under NRS 405.020 to 405.100, inclusive.

3 **Sec. 21.** NRS 523.164 is hereby amended to read as follows:

4 523.164 1. The director shall adopt regulations for the conservation  
5 of energy in buildings, including manufactured homes, which establish the  
6 minimum standards for:

- 7 (a) The construction of floors, walls, ceilings and roofs;  
8 (b) The equipment and systems for heating, ventilation and air-  
9 conditioning;  
10 (c) Electrical equipment and systems;  
11 (d) Insulation; and  
12 (e) Other factors which affect the use of energy in a building.

13 2. The director may exempt a building from a standard if he  
14 determines that application of the standard to the building would not  
15 accomplish the purpose of the regulations.

16 3. The regulations must authorize allowances in design and  
17 construction for solar, wind or any other renewable source of energy used  
18 to supply all or a part of the energy required in a building.

19 4. The standards adopted by the director are the minimum standards  
20 for the conservation of energy which apply only to areas in which the  
21 governing body of the local government has not adopted standards for the  
22 conservation of energy in buildings. Such governing bodies shall assist the  
23 director in the enforcement of the regulations adopted pursuant to this  
24 section.

25 5. The director shall solicit comments regarding the adoption of  
26 regulations pursuant to this section from:

- 27 (a) Persons in the business of constructing and selling homes;  
28 (b) Contractors;  
29 (c) Public utilities;  
30 (d) Local building ~~inspectors;~~ *officials;* and  
31 (e) The general public,

32 before adopting any regulations. The director must conduct at least three  
33 hearings in different locations in the state, after giving 30 days' notice of  
34 each hearing, before he may adopt any regulations pursuant to this section.

35 **Sec. 22.** NRS 618.425 is hereby amended to read as follows:

36 618.425 1. Any employee, representative of employees, provider of  
37 health care or governmental officer or employee whose primary duty is to  
38 ensure public safety, including a building inspector, *building official or*  
39 *other similar authority*, believing that a violation of a safety or health  
40 standard exists that threatens physical harm, or that an imminent danger  
41 exists, may request an investigation by giving notice, orally or in writing,  
42 to the administrator or his representative of the violation or danger.

43 2. The person giving the notice must state with reasonable particularity  
44 the grounds for the notice. The name of any employee giving a complaint  
45 notice or names of employees mentioned in the complaint must be held  
46 confidential. If the complaint is given orally, the division shall send to the  
47 complainant a form upon which he may supplement his oral complaint. His  
48 failure to return the form does not affect the division's duty to act pursuant  
49 to this section.



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1       3. If upon receipt of the notification the division determines that there  
2 are reasonable grounds to believe that a violation or imminent danger  
3 exists, it shall make a special investigation within 14 days unless there is a  
4 substantial probability that death or serious physical harm could result from  
5 the violation or danger, then the investigation must be made immediately  
6 after the administrator receives the notice to determine whether a violation  
7 or imminent danger exists. The division need not investigate a complaint  
8 within the times required by this subsection if, from the facts stated in the  
9 complaint, the administrator determines that the complaint is intended  
10 solely to harass the employer. If the division determines that there are no  
11 reasonable grounds to believe that a violation or imminent danger exists, it  
12 shall notify the employees or other person who gave the notice of such  
13 determination within 14 days after the administrator receives the notice.

14       **Sec. 23.** NRS 618.435 is hereby amended to read as follows:

15       618.435 1. Before or during any inspection of a workplace, any  
16 employee, representative of employees, provider of health care or  
17 governmental officer or employee whose primary duty is to ensure public  
18 safety, including a building inspector, *building official or other similar*  
19 *authority*, may notify the administrator or any representative of the  
20 administrator responsible for conducting the inspection, orally or in  
21 writing, of any violation of this chapter which they have reason to believe  
22 exists in the workplace. The division shall by regulation establish  
23 procedures for informal review of any refusal by a representative of the  
24 administrator to issue a citation with respect to any such alleged violation  
25 and shall furnish the employees or other persons requesting the review a  
26 written statement of the reasons for the administrator's final disposition of  
27 the case within 14 days after the administrator receives the notice.

28       2. An opportunity must be afforded to a representative of the employer  
29 and an authorized representative of the employees to accompany the  
30 representative of the division during the physical inspection of the place of  
31 employment or, where there is no authorized representative of the  
32 employees, consultation must be had with a reasonable number of  
33 employees, but no more than one employee may accompany the division's  
34 representative during the inspection.

35       3. Any employee of the employer who accompanies the representative  
36 of the division during the inspection pursuant to subsection 2 is entitled to  
37 be paid by the employer at his regular rate of pay for the time spent with  
38 the representative of the division inspecting the place of employment if he  
39 would have otherwise been compensated for working during that time.

40       4. For the purposes of this section, "representative of an employee"  
41 means a person previously identified to the division as an authorized  
42 representative of the employee bargaining unit of a labor organization  
43 which has a collective bargaining relationship with the employer and  
44 represents the affected employees.

45       **Sec. 24.** NRS 645D.100 is hereby amended to read as follows:

46       645D.100 The provisions of this chapter do not apply to:

47       1. A federal or state employee, or an employee of a local government,  
48 who prepares or communicates an inspection report as part of his official  
49 duties, unless a certificate is required as a condition of his employment.



1       2. A person appointed to evaluate real estate pursuant to chapter 152 of  
2 NRS or NRS 269.125, except as required by the appointing judge.

3       3. A board of appraisers acting pursuant to NRS 269.135.

4       4. A person licensed, certified or registered pursuant to chapter 645,  
5 645C or 684A of NRS while he is performing an act within the scope of his  
6 license, certification or registration. For the purposes of this subsection, a  
7 person licensed, certified or registered pursuant to chapter 645C of NRS  
8 shall be deemed to be acting within the scope of his license, certification or  
9 registration while he is performing an appraisal prescribed by federal law  
10 that requires a statement of visual condition and while he is preparing or  
11 communicating a report of such an appraisal.

12       5. A person who makes an evaluation of an improvement as an  
13 incidental part of his employment for which special compensation is not  
14 provided, if that evaluation is only provided to his employer for internal  
15 use within the place of his employment.

16       6. A person who provides an estimate of cost, repair or replacement of  
17 any improvements upon real estate.

18       7. *Any person who reviews plans, performs inspections, prepares*  
19 *inspection reports or examines any component of a structure or*  
20 *construction pursuant to NRS 278.570 or 278.575.*

21       **Sec. 25.** Notwithstanding the amendatory provisions of this act, a city  
22 or county shall not require a person who is employed by the city or county  
23 before October 1, 2001, to comply with the requirements for certification  
24 and continuing education pursuant to the provisions of section 3 of this act  
25 before October 1, 2007.

