

SENATE BILL NO. 274—SENATOR AMODEI

MARCH 23, 2005

Referred to Committee on Human Resources and Education

SUMMARY—Revises certain provisions relating to governmental operations. (BDR 42-87)

FISCAL NOTE: Effect on Local Government: May have Fiscal Impact.
Effect on the State: 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 governmental administration; restricting the authority of the State Fire Marshal in consolidated municipalities and larger counties; revising certain provisions concerning the applicability of the prevailing wage requirements; revising the provisions relating to the process of approving plans, designs and specifications for the construction and alteration of school buildings; requiring the Legislative Commission to appoint a committee to conduct an interim study of the operations of the State Fire Marshal Division of the Department of Public Safety; making an appropriation; and providing other matters properly relating thereto.

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

Section 1. NRS 477.030 is hereby amended to read as follows:
477.030 1. Except as otherwise provided in this section, the State Fire Marshal shall enforce all laws and adopt regulations relating to:
 (a) The prevention of fire.
 (b) The storage and use of:
 (1) Combustibles, flammables and fireworks; and
 (2) Explosives in any commercial construction, but not in mining or the control of avalanches,



1 ➡ under those circumstances that are not otherwise regulated by the
2 Division of Industrial Relations of the Department of Business and
3 Industry pursuant to NRS 618.890.

4 (c) The safety, access, means and adequacy of exit in case of fire
5 from mental and penal institutions, facilities for the care of children,
6 foster homes, residential facilities for groups, facilities for
7 intermediate care, nursing homes, hospitals, schools, all buildings,
8 except private residences, which are occupied for sleeping purposes,
9 buildings used for public assembly and all other buildings where
10 large numbers of persons work, live or congregate for any purpose.
11 As used in this paragraph, "public assembly" means a building or a
12 portion of a building used for the gathering together of 50 or more
13 persons for purposes of deliberation, education, instruction, worship,
14 entertainment, amusement or awaiting transportation, or the
15 gathering together of 100 or more persons in establishments for
16 drinking or dining.

17 (d) The suppression and punishment of arson and fraudulent
18 claims or practices in connection with fire losses.

19 (e) *The use of fire codes and fire-related codes to be adopted as*
20 *minimum standards within the State of Nevada.*

21 ➡ The regulations of the State Fire Marshal apply throughout the
22 State, ~~[but, except with respect to state-owned or state-occupied~~
23 ~~buildings.]~~ *except that* his authority to enforce them or conduct
24 investigations under this chapter does not extend to a county whose
25 population is 100,000 or more or which has been converted into a
26 consolidated municipality, except in those local jurisdictions in
27 those counties where he is requested to exercise that authority by the
28 chief officer of the organized fire department of that jurisdiction. *In*
29 *a county whose population is 100,000 or more or which has been*
30 *converted into a consolidated municipality, the local fire authority*
31 *having jurisdiction is responsible for enforcing the regulations of*
32 *the State Fire Marshal, the provisions of this chapter and other*
33 *related laws and regulations of this State.*

34 2. The State Fire Marshal may set standards for equipment and
35 appliances pertaining to fire safety or to be used for fire protection
36 within this State, including the threads used on fire hose couplings
37 and hydrant fittings.

38 3. The State Fire Marshal shall cooperate with the State
39 Forester Firewarden in the preparation of regulations relating to
40 standards for fire retardant roofing materials pursuant to paragraph
41 (e) of subsection 1 of NRS 472.040.

42 4. The State Fire Marshal shall cooperate with the Division of
43 Child and Family Services of the Department of Human Resources
44 in establishing reasonable minimum standards for overseeing the



1 safety of and directing the means and adequacy of exit in case of fire
2 from family foster homes and group foster homes.

3 5. The State Fire Marshal shall coordinate all activities
4 conducted pursuant to 15 U.S.C. §§ 2201 et seq. and receive and
5 distribute money allocated by the United States pursuant to that act.

6 6. Except as otherwise provided in subsection 10, the State Fire
7 Marshal shall:

8 (a) Investigate any fire which occurs in a county other than one
9 whose population is 100,000 or more or which has been converted
10 into a consolidated municipality, and from which a death results or
11 which is of a suspicious nature.

12 (b) Investigate any fire which occurs in a county whose
13 population is 100,000 or more or which has been converted into a
14 consolidated municipality, and from which a death results or which
15 is of a suspicious nature, if requested to do so by the chief officer of
16 the fire department in whose jurisdiction the fire occurs.

17 (c) Cooperate with the Commissioner of Insurance, the Attorney
18 General and the Fraud Control Unit established pursuant to NRS
19 228.412 in any investigation of a fraudulent claim under an
20 insurance policy for any fire of a suspicious nature.

21 (d) Cooperate with any local fire department in the investigation
22 of any report received pursuant to NRS 629.045.

23 (e) Provide specialized training in investigating the causes of
24 fires if requested to do so by the chief officer of an organized fire
25 department.

26 7. The State Fire Marshal shall put the National Fire Incident
27 Reporting System into effect throughout the State and publish at
28 least annually a summary of data collected under the system.

29 8. The State Fire Marshal shall provide assistance and
30 materials to local authorities, upon request, for the establishment of
31 programs for public education and other fire prevention activities.

32 9. The State Fire Marshal shall:

33 (a) *Upon request:*

34 (1) Assist in checking plans and specifications for
35 construction;

36 ~~[(b)]~~ (2) Provide specialized training to local fire departments;
37 and

38 ~~[(c)]~~ (3) Assist local governments in drafting regulations and
39 ordinances ~~[-~~

40 ~~on request or as he deems necessary.]; and~~

41 (b) *Check for fire department access, fire flow, fire*
42 *suppression systems and fire alarm systems in construction plans*
43 *for state-owned buildings, except in a county whose population is*
44 *100,000 or more or which has been converted into a consolidated*
45 *municipality. In a county whose population is 100,000 or more or*



which has been converted into a consolidated municipality, the local fire authority having jurisdiction is responsible for checking for fire department access, fire flow, fire suppression systems and fire alarm systems in construction plans for state-owned buildings.

10. In a county other than one whose population is 100,000 or more or which has been converted into a consolidated municipality, the State Fire Marshal shall, upon request by a local government, delegate to the local government by interlocal agreement all or a portion of his authority or duties if the local government's personnel and programs are, as determined by the State Fire Marshal, equally qualified to perform those functions. If a local government fails to maintain the qualified personnel and programs in accordance with such an agreement, the State Fire Marshal shall revoke the agreement.

Sec. 2. NRS 477.035 is hereby amended to read as follows:

477.035 1. The State Fire Marshal shall:

(a) ~~[Inspect]~~ *Except as otherwise provided in subsection 4, inspect* or cause to be inspected annually, all state buildings and order such fire-extinguishing and safety appliances as he deems necessary for the protection of the property against fire.

(b) Order the removal of combustibles and rubbish from the property, or order such changes in the entrances or exits of the buildings as will promote the safety of the occupants, or order the provision of such fire escapes as he may deem necessary.

(c) Provide inspection forms and maintain records of inspections of state-owned ~~[or state-occupied]~~ buildings.

2. If the agency in charge of any state property fails to comply with ~~[the]~~ *an* order of the State Fire Marshal ~~[for any structural change within 30 days]~~ *or the local fire authority having jurisdiction* after the ~~[receipt of such]~~ *agency receives the* order, the Fire Marshal *or the local fire authority having jurisdiction* shall report such failure to the ~~[State Public Works Board. The State Public Works Board shall thereupon take necessary steps to correct the situation as ordered.]~~ *Governor and may issue a notice of violation.*

3. The State Fire Marshal may contract with local authorities for the inspection of state-owned ~~[or state-occupied]~~ buildings.

4. *In a county whose population is 100,000 or more or which has been converted into a consolidated municipality, the local fire authority having jurisdiction:*

(a) *Is responsible for inspecting state-owned buildings;*

(b) *Shall forward to the State Fire Marshal copies of all inspection forms that it or its staff completes in connection with the inspection of such state-owned buildings; and*



1 (c) *Shall order such fire-extinguishing and safety appliances*
2 *as it deems necessary for the protection of state-owned buildings*
3 *against fire.*

4 **Sec. 3.** NRS 477.100 is hereby amended to read as follows:

5 477.100 As used in NRS ~~[477.100 to 477.170, inclusive,]~~
6 **477.110 and 477.170**, unless the context otherwise requires,
7 “authority” means:

8 1. The State Fire Marshal in a county other than one whose
9 population is 100,000 or more or which has been converted into a
10 consolidated municipality;

11 2. Unless the county has enacted an ordinance designating the
12 persons who constitute the authority, the chief building official and
13 chief officer of the fire service of the jurisdiction in a county whose
14 population is 100,000 or more or which has been converted into a
15 consolidated municipality, and if they are unable to agree on any
16 question, “authority” includes the county manager or city manager,
17 who shall cast the deciding vote on that question; or

18 3. If the board of county commissioners of a county whose
19 population is 100,000 or more or which has been converted into a
20 consolidated municipality, or the governing body of a city in that
21 county, has specified a person or persons to act as the authority, that
22 person or those persons.

23 **Sec. 4.** NRS 477.110 is hereby amended to read as follows:

24 477.110 ~~[After May 15, 1981, the]~~ **The** governing body of a
25 local government may not adopt an ordinance requiring changes to
26 existing structures to enhance the safety of occupants from fire if the
27 ordinance is ~~[-~~

28 ~~1. Less]~~ **less** stringent than this chapter. ~~[- or~~

29 ~~2. More stringent than this chapter unless the governing body~~
30 ~~has sought and obtained approval of the ordinance from the State~~
31 ~~Board of Examiners.]~~

32 **Sec. 5.** NRS 244.286 is hereby amended to read as follows:

33 244.286 1. The board of county commissioners of any county
34 may enter into an agreement with a person whereby the person
35 agrees to construct or remodel a building or facility according to
36 specifications adopted by the board of county commissioners and
37 thereupon enter into a lease or a lease-purchase agreement with the
38 board of county commissioners for that building or facility.

39 2. The board of county commissioners may convey property to
40 a person where the purpose of the conveyance is the entering into of
41 an agreement contemplated by subsection 1.

42 3. The provisions of NRS ~~[338.010]~~ **338.013** to 338.090,
43 inclusive, apply to any agreement for the construction or remodeling
44 of a building or facility entered into pursuant to subsection 1.



Sec. 6. NRS 244A.763 is hereby amended to read as follows:

244A.763 1. NRS 244A.669 to 244A.763, inclusive, without reference to other statutes of this State, constitute full authority for the exercise of powers granted in those sections, including, but not limited to, the authorization and issuance of bonds.

2. No other act or law with regard to the authorization or issuance of bonds that provides for an election, requires an approval, or in any way impedes or restricts the carrying out of the acts authorized in NRS 244A.669 to 244A.763, inclusive, to be done, applies to any proceedings taken or acts done pursuant to those sections, except for laws to which reference is expressly made in those sections or by necessary implication of those sections.

3. The provisions of no other law, either general or local, except as provided in NRS 244A.669 to 244A.763, inclusive, apply to the doing of the things authorized in those sections to be done, and no board, agency, bureau, commission or official not designated in those sections has any authority or jurisdiction over the doing of any of the acts authorized in those sections to be done, except:

(a) As otherwise provided in those sections.

(b) That a project for the generation and transmission of electricity is subject to review and approval by the state regulatory agencies which have jurisdiction of the matters involved, including, without limitation, the Public Utilities Commission of Nevada, the State Environmental Commission and the State Department of Conservation and Natural Resources.

4. No notice, consent or approval by any public body or officer thereof may be required as a prerequisite to the sale or issuance of any bonds, the making of any contract or lease, or the exercise of any other power under NRS 244A.669 to 244A.763, inclusive, except as provided in those sections.

5. A project is not subject to any requirements relating to public buildings, structures, ground works or improvements imposed by the statutes of this State or any other similar requirements which may be lawfully waived by this section, and any requirement of competitive bidding or other restriction imposed on the procedure for award of contracts for such purpose or the lease, sale or other disposition of property of the counties is not applicable to any action taken pursuant to NRS 244A.669 to 244A.763, inclusive, except that the provisions of NRS ~~338.010~~ 338.013 to 338.090, inclusive, apply to any contract for new construction, repair or reconstruction for which tentative approval for financing is granted on or after January 1, 1992, by the county for work to be done in a project.

6. Any bank or trust company located within or without this State may be appointed and act as a trustee with respect to bonds



1 issued and projects financed pursuant to NRS 244A.669 to
2 244A.763, inclusive, without the necessity of associating with any
3 other person or entity as cofiduciary except that such association is
4 not prohibited.

5 7. The powers conferred by NRS 244A.669 to 244A.763,
6 inclusive, are in addition and supplemental to, and not in
7 substitution for, and the limitations imposed by those sections do
8 not affect the powers conferred by any other law.

9 8. No part of NRS 244A.669 to 244A.763, inclusive, repeals or
10 affects any other law or part thereof, except to the extent that those
11 sections are inconsistent with any other law, it being intended that
12 those sections provide a separate method of accomplishing its
13 objectives, and not an exclusive one.

14 **Sec. 7.** NRS 268.568 is hereby amended to read as follows:

15 268.568 1. NRS 268.512 to 268.568, inclusive, without
16 reference to other statutes of the State, constitute full authority for
17 the exercise of powers granted in those sections, including, but not
18 limited to, the authorization and issuance of bonds.

19 2. No other act or law with regard to the authorization or
20 issuance of bonds that provides for an election, requires an approval,
21 or in any way impedes or restricts the carrying out of the acts
22 authorized in NRS 268.512 to 268.568, inclusive, to be done,
23 including, without limitation, the charter of any city, applies to any
24 proceedings taken or acts done pursuant to those sections, except for
25 laws to which reference is expressly made in those sections.

26 3. The provisions of no other law, either general or local,
27 except as provided in NRS 268.512 to 268.568, inclusive, apply to
28 the doing of the things authorized in NRS 268.512 to 268.568,
29 inclusive, to be done, and no board, agency, bureau, commission or
30 official not designated in those sections has any authority or
31 jurisdiction over the doing of any of the acts authorized in those
32 sections to be done, except as otherwise provided in those sections.

33 4. No notice, consent or approval by any public body or officer
34 thereof may be required as a prerequisite to the sale or issuance of
35 any bonds, the making of any contract or lease, or the exercise of
36 any other power under NRS 268.512 to 268.568, inclusive, except
37 as provided in those sections.

38 5. A project is not subject to any requirements relating to
39 public buildings, structures, ground works or improvements
40 imposed by the statutes of this state or any other similar
41 requirements which may be lawfully waived by this section, and any
42 requirement of competitive bidding or other restriction imposed on
43 the procedure for award of contracts for such purpose or the lease,
44 sale or other disposition of property of the cities is not applicable to
45 any action taken pursuant to NRS 268.512 to 268.568, inclusive,



1 except that the provisions of NRS ~~338.010~~ **338.013** to 338.090,
2 inclusive, apply to any contract for new construction, repair or
3 reconstruction for which tentative approval for financing is granted
4 on or after January 1, 1992, by the city for work to be done in a
5 project.

6 6. Notwithstanding the provisions of NRS 662.245 or any other
7 specific statute to the contrary, any bank or trust company located
8 within or without this state may be appointed and act as a trustee
9 with respect to bonds issued and projects financed pursuant to NRS
10 268.512 to 268.568, inclusive, without meeting the qualifications set
11 forth in NRS 662.245.

12 7. The powers conferred by NRS 268.512 to 268.568,
13 inclusive, are in addition and supplemental to, and not in
14 substitution for, and the limitations imposed by those sections do
15 not affect the powers conferred by, any other law.

16 8. No part of NRS 268.512 to 268.568, inclusive, repeals or
17 affects any other law or part thereof, except to the extent that those
18 sections are inconsistent with any other law, it being intended that
19 those sections provide a separate method of accomplishing its
20 objectives, and not an exclusive one.

21 **Sec. 8.** NRS 271.710 is hereby amended to read as follows:

22 271.710 1. A governing body may adopt an ordinance
23 pursuant to NRS 271.325 creating a district and ordering a project to
24 be acquired or improved and may contract with a person to construct
25 or improve a project, issue bonds or otherwise finance the cost of
26 the project and levy assessments, without complying with the
27 provisions of NRS 271.305 to 271.320, inclusive, 271.330 to
28 271.345, inclusive, 271.380 and 271.385 and except as otherwise
29 provided in this section, the provisions of any law requiring public
30 bidding or otherwise imposing requirements on any public contract,
31 project, works or improvements, including, without limitation,
32 chapters 332, 338 and 339 of NRS, if the governing body has
33 entered into a written agreement with the owners of all of the
34 assessable property within the district which states that:

35 (a) The governing body agrees to enter into a contract for the
36 acquisition, construction or improvement of the project or projects
37 in the district which includes:

38 (1) A provision stating that the requirements of NRS
39 ~~338.010~~ **338.013** to 338.090, inclusive, apply to any construction
40 work to be performed under the contract; and

41 (2) The price, stated as a lump sum or as unit prices, which
42 the governing body agrees to pay for the project if the project meets
43 all requirements and specifications in the contract.

44 (b) The owners of the assessable property agree that if the rate
45 of interest on any assessment levied for the district is determined



1 from time to time as provided in NRS 271.487, the owners will
2 provide written notice to the governing body in a timely manner
3 when a parcel of the assessable property in the district is sold to a
4 person who intends to occupy a dwelling unit on the parcel as his
5 residence.

6 (c) The owners of the assessable property agree that the
7 governing body may create the district, levy the assessments and for
8 all other purposes relating to the district proceed pursuant to the
9 provisions of this section.

10 2. If an ordinance is adopted and the agreement entered into
11 pursuant to subsection 1 so states:

12 (a) The governing body may amend the ordinance creating the
13 district, change the assessment roll and redistribute the assessments
14 required by NRS 271.390 in the same manner in which these actions
15 were originally taken to add additional property to the district. The
16 assessments may be redistributed between the assessable property
17 originally in the district and the additional assessable property if:

18 (1) The owners of additional assessable property also consent
19 in writing to inclusion of their property in the district and to the
20 amount of the assessment against their property; and

21 (2) The redistribution of the assessments is not prohibited by
22 any covenants made for the benefit of the owners of any bonds or
23 interim warrants issued for the district.

24 (b) The governing body may amend the ordinance creating the
25 district, change the assessment roll and redistribute the assessments
26 required by NRS 271.390 in the same manner in which these actions
27 were originally taken to remove assessable property from the
28 district. The assessments may be redistributed among the assessable
29 property remaining in the district if:

30 (1) The owners of the remaining assessable property consent
31 in writing to the amount of the revised assessment on their property;
32 and

33 (2) The redistribution of the assessments is not prohibited by
34 any covenants made for the benefit of the owners of any bonds or
35 interim warrants issued for the district.

36 (c) The governing body may adopt any ordinance pertaining to
37 the district including the ordinance creating the district required by
38 NRS 271.325, the ordinance authorizing interim warrants required
39 by NRS 271.355, the ordinance levying assessments required by
40 NRS 271.390, the ordinance authorizing bonds required by NRS
41 271.475 or any ordinance amending those ordinances after a single
42 reading and without holding a hearing thereon, as if an emergency
43 exists, upon an affirmative vote of not less than two-thirds of all
44 voting members of the governing body, excluding from any
45 computation any vacancy on the governing body and any members



1 thereon who may vote to break a tie vote, and provide that the
2 ordinances become effective at the time an emergency ordinance
3 would have become effective. The provisions of NRS 271.308 do
4 not apply to any such ordinance.

5 (d) The governing body may provide for a reserve fund, letter of
6 credit, surety bond or other collateral for payment of any interim
7 warrants or bonds issued for the district and include all or any
8 portion of the costs thereof in the amounts assessed against the
9 property in the district and in the amount of bonds issued for the
10 district. The governing body may provide for the disposition of
11 interest earned on the reserve fund and other bond proceeds, for the
12 disposition of unexpended bond proceeds after completion of the
13 project and for the disposition of the unexpended balance in
14 the reserve fund after payment in full of the bonds for the district.

15 **Sec. 9.** NRS 271.800 is hereby amended to read as follows:

16 271.800 1. A governing body may, pursuant to NRS 271.275
17 or 271.710, establish a district to finance an underground conversion
18 project. Before the governing body may adopt an ordinance
19 pursuant to NRS 271.325 to establish such a district, each service
20 provider that owns the overhead service facilities to be converted to
21 underground facilities must submit its written approval of the
22 project to the governing body. The governing body shall not
23 establish a district to finance an underground conversion project
24 without receiving the written approval of each such service provider
25 pursuant to this subsection.

26 2. Before initiating the establishment of a district pursuant to
27 this section, the governing body must request in writing and receive
28 from each service provider that owns the overhead service facilities
29 to be converted in the proposed improvement district a written
30 estimate of the cost to convert those facilities to underground
31 facilities. The service provider shall provide its estimate of the cost
32 of the conversion to the governing body not later than 120 days after
33 the service provider receives the request from the governing body.

34 3. If a district already exists for the location for which the
35 underground conversion project is proposed, the governing body
36 may, pursuant to NRS 271.295, combine the underground
37 conversion project with other projects in that district.

38 4. An underground conversion project must be constructed by
39 one or more of the service providers that own the overhead service
40 facilities to be converted, pursuant to a written agreement between
41 the governing body and each service provider that will engage in the
42 construction. Such a project must be constructed in accordance with
43 the standard underground practices and procedures approved by the
44 Public Utilities Commission of Nevada.



5. The provisions of any law requiring public bidding or otherwise imposing requirements on any public contract, project, works or improvements, including, without limitation, the provisions of chapters 332, 338 and 339 of NRS, do not apply to a contract entered into by a municipality and a service provider pursuant to this section, except that the contract must include a provision stating that the requirements of NRS ~~338.010~~ 338.013 to 338.090, inclusive, apply to any construction work to be performed under the contract.

6. Construction on an underground conversion project approved pursuant to this chapter may not commence until:

(a) An ordinance creating a district is adopted pursuant to NRS 271.325;

(b) The time for filing an appeal pursuant to NRS 271.315 has expired, or if such an appeal has been timely filed, a final, nonappealable judgment upholding the validity of the ordinance has been rendered;

(c) Arrangements for the financing of the construction have been completed through the issuance of bonds or interim warrants; and

(d) The service provider has obtained all applicable permits, easements and licenses necessary to convert the facilities.

Sec. 10. NRS 278.580 is hereby amended to read as follows:

278.580 1. Subject to the limitation set forth in NRS 244.368, the governing body of any city or county may adopt a building code, specifying the design, soundness and materials of structures, and may adopt rules, ordinances and regulations for the enforcement of the building code.

2. The governing body may also fix a reasonable schedule of fees for the issuance of building permits. A schedule of fees so fixed does not apply to the State of Nevada ~~;~~ or the University and Community College System of Nevada, ~~for any school district,~~ except that such entities may contract with the governing body to pay such fees for the issuance of building permits, the review of plans and the inspection of construction. Except as it may agree to in such a contract, a governing body is not required to provide for the review of plans or the inspection of construction with respect to a structure of the State of Nevada ~~;~~ or the University and Community College System of Nevada. ~~for any school district.~~

3. Notwithstanding any other provision of law, the State and its political subdivisions shall comply with all zoning regulations adopted pursuant to this chapter, except for the expansion of any activity existing on April 23, 1971.

4. A governing body shall amend its building codes to permit the use of straw or other materials and technologies which conserve scarce natural resources or resources that are renewable in the



1 construction of a structure and the use of solar energy for the
2 heating of a structure, to the extent the local climate allows.

3 5. A governing body shall amend its building codes to include:

4 (a) The seismic provisions of the International Building Code
5 published by the International Code Council; and

6 (b) Standards for the investigation of hazards relating to seismic
7 activity, including, without limitation, potential surface ruptures and
8 liquefaction.

9 **Sec. 11.** NRS 279.500 is hereby amended to read as follows:

10 279.500 1. The provisions of NRS ~~338.010~~ **338.013** to
11 338.090, inclusive, apply to any contract for new construction,
12 repair or reconstruction which is awarded on or after October 1,
13 1991, by an agency for work to be done in a project.

14 2. If an agency provides property for development at less than
15 the fair market value of the property, or provides financial
16 incentives to the developer with a value of more than \$100,000, the
17 agency must provide in the agreement with the developer that the
18 development project is subject to the provisions of NRS ~~338.010~~
19 **338.013** to 338.090, inclusive, to the same extent as if the agency
20 had awarded the contract for the project. This subsection applies
21 only to the project covered by the agreement between the agency
22 and the developer. This subsection does not apply to future
23 development of the property unless additional financial incentives
24 with a value of more than \$100,000 are provided to the developer.

25 **Sec. 12.** NRS 349.670 is hereby amended to read as follows:

26 349.670 1. NRS 349.400 to 349.670, inclusive, without
27 reference to other statutes of the State, constitute full authority for
28 the exercise of powers granted in those sections, including but not
29 limited to the authorization and issuance of bonds.

30 2. No other act or law with regard to the authorization or
31 issuance of bonds that provides for an election, requires an approval,
32 or in any way impedes or restricts the carrying out of the acts
33 authorized in NRS 349.400 to 349.670, inclusive, to be done,
34 applies to any proceedings taken or acts done pursuant to those
35 sections, except for laws to which reference is expressly made in
36 those sections or by necessary implication of those sections.

37 3. The provisions of no other law, either general or local,
38 except as provided in NRS 349.400 to 349.670, inclusive, apply to
39 the doing of the things authorized in those sections to be done, and
40 no board, agency, bureau, commission or official not designated in
41 those sections has any authority or jurisdiction over the doing of any
42 of the acts authorized in those sections to be done, except as
43 otherwise provided in those sections.

44 4. A project is not subject to any requirements relating to
45 public buildings, structures, ground works or improvements



1 imposed by the statutes of this state or any other similar
2 requirements which may be lawfully waived by this section, and any
3 requirement of competitive bidding or other restriction imposed on
4 the procedure for award of contracts for such purpose or the lease,
5 sale or other disposition of property is not applicable to any action
6 taken pursuant to NRS 349.400 to 349.670, inclusive, except that
7 the provisions of NRS ~~338.010~~ 338.013 to 338.090, inclusive,
8 apply to any contract for new construction, repair or reconstruction
9 for which tentative approval for financing is granted on or after
10 January 1, 1992, by the Director for work to be done in a project.

11 5. Any bank or trust company located within or without this
12 state may be appointed and act as a trustee with respect to bonds
13 issued and projects financed pursuant to NRS 349.400 to 349.670,
14 inclusive, without the necessity of associating with any other person
15 or entity as cofiduciary, but such an association is not prohibited.

16 6. The powers conferred by NRS 349.400 to 349.670,
17 inclusive, are in addition and supplemental to, and not in
18 substitution for, and the limitations imposed by those sections do
19 not affect the powers conferred by any other law.

20 7. No part of NRS 349.400 to 349.670, inclusive, repeals or
21 affects any other law or part thereof, except to the extent that those
22 sections are inconsistent with any other law, it being intended that
23 those sections provide a separate method of accomplishing its
24 objectives, and not an exclusive one.

25 8. The Director or a person designated by him may take any
26 actions and execute and deliver any instruments, contracts,
27 certificates and other documents, including the bonds, necessary or
28 appropriate for the sale and issuance of the bonds or accomplishing
29 the purposes of NRS 349.400 to 349.670, inclusive, without the
30 assistance or intervention of any other officer.

31 **Sec. 13.** NRS 349.956 is hereby amended to read as follows:

32 349.956 A water project is not subject to any requirements
33 relating to public buildings, structures, ground works or
34 improvements imposed by the statutes of this state or any other
35 similar requirements which may be lawfully waived by this section,
36 and any requirement of competitive bidding or other restriction
37 imposed on the procedure for award of contracts for such purpose or
38 the lease, sale or other disposition of property is not applicable to
39 any action taken pursuant to NRS 349.935 to 349.961, inclusive,
40 except that the provisions of NRS ~~338.010~~ 338.013 to 338.090,
41 inclusive, apply to any contract for new construction, repair or
42 reconstruction for which tentative approval for financing is granted
43 on or after January 1, 1992, by the Director or a municipality for
44 work to be done in a water project.



Sec. 14. NRS 393.110 is hereby amended to read as follows:

393.110 1. Each school district shall, in the design, construction and alteration of school buildings and facilities comply with the applicable requirements of the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 et seq., and the regulations adopted pursuant thereto, including, without limitation, the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities set forth in Appendix A of Part 36 of Title 28 of the Code of Federal Regulations. The requirements of this subsection are not satisfied if a school district complies solely with the Uniform Federal Accessibility Standards set forth in Appendix A of Part 101-19.6 of Title 41 of the Code of Federal Regulations.

2. Except as otherwise provided in subsection ~~3~~:

~~—(a) Unless standard plans, designs and specifications are to be used as provided in NRS 385.125, before letting any contract or contracts for the erection of any new school building, the board of trustees of a school district shall submit plans, designs and specifications therefor to, and obtain the written approval of the plans, designs and specifications by, the State Public Works Board. The State Public Works Board shall review the plans, designs and specifications and make any recommendations as expeditiously as practicable. The State Public Works Board is authorized to charge and collect, and the board of trustees is authorized to pay, a reasonable fee for the payment of any costs incurred by the State Public Works Board in securing the approval of qualified architects or engineers of the plans, designs and specifications submitted by the board of trustees in compliance with the provisions of this paragraph.~~

~~—(b) Before letting any contract or contracts for any addition to or alteration of an existing school building which involves structural systems, or exiting, sanitary or fire protection facilities, the board of trustees of a school district shall submit plans, designs and specifications therefor to, and obtain the written approval of the plans, designs and specifications by, the State Public Works Board. The State Public Works Board shall review the plans, designs and specifications and make any recommendations as expeditiously as practicable. The State Public Works Board is authorized to charge and collect, and the board of trustees is authorized to pay, a reasonable fee for the payment of any costs incurred by the State Public Works Board in securing the approval of qualified architects or engineers of the plans, designs and specifications submitted by the board of trustees in compliance with the provisions of this paragraph.~~

~~—The State Public Works Board]~~ *4, the board of trustees of a school district located in a county whose population is 30,000 or*



1 more but less than 400,000 shall, before letting any contract or
2 contracts for the erection of any new school building or for any
3 addition to or alteration of an existing school building, submit
4 plans, designs and specifications to, and obtain written approval of
5 the plans, designs and specifications from, the building
6 department of the county or other local building department, as
7 applicable, and all other local agencies or departments whose
8 approval is necessary for the issuance of a permit. A permit for
9 construction must be issued before the school district commences
10 construction. The building department shall conduct inspections
11 of all work to determine compliance with the approved plans,
12 designs and specifications. The building department may charge
13 and collect a reasonable fee from the board of trustees of the
14 school district for the payment of any costs incurred by the
15 building department in reviewing the plans, designs and
16 specifications and for conducting the inspections required by this
17 subsection. If there is no county building department or other
18 local building department in the county in which the school
19 district is located, the board of trustees of the school district shall
20 contract with a private entity or the building department of
21 another local government to obtain the required reviews of the
22 plans, designs and specifications and to have the required
23 inspections conducted.

24 3. Except as otherwise provided in subsection 4, the board of
25 trustees of a school district located in a county whose population is
26 400,000 or more or in a county whose population is less than
27 30,000 shall, before letting any contract or contracts for the
28 erection of any new school building or for any addition to or
29 alteration of an existing school building, submit plans, designs
30 and specifications to, and obtain written approval of the plans,
31 designs and specifications from, the State Public Works Board and
32 all other local agencies or departments whose approval is
33 necessary for the issuance of a permit. A permit for construction
34 must be issued before the school district commences construction.
35 The State Public Works Board shall conduct inspections of all
36 work to determine compliance with the approved plans, designs
37 and specifications. The State Public Works Board may charge and
38 collect a reasonable fee from the board of trustees of the school
39 district for the payment of any costs incurred by the Board in
40 reviewing the plans, designs and specifications and for conducting
41 the inspections required by this subsection. The State Public
42 Works Board may, if it determines that the building department of
43 the county or other local building department has the necessary
44 expertise, enter into an agreement with the appropriate building
45 department to review plans, designs and specifications and



1 *conduct inspections of all the work of a school district pursuant to*
2 *this subsection.*

3 4. *If the building department of the county or other local*
4 *building department does not have the staffing to meet the*
5 *inspection needs of the school district pursuant to subsection 2 or*
6 *3, the building department may enter into an agreement with the*
7 *board of trustees of the school district authorizing the board of*
8 *trustees to review the plans, designs and specifications and*
9 *conduct inspections of the work of the school district pursuant to*
10 *subsections 2 and 3, except that the building department is*
11 *responsible for overseeing the review of the plans, designs and*
12 *specifications and inspections of the work of the school district*
13 *and shall verify that qualified personnel conduct the inspection.*

14 5. *In conducting reviews pursuant to subsections 2 and 3, the*
15 *State Public Works Board, building department or private entity,*
16 *whichever is applicable, shall verify that all plans, designs and*
17 *specifications that [it reviews] are reviewed pursuant to this section*
18 *comply with [all] :*

19 (a) *The applicable requirements of the relevant codes adopted*
20 *by this State;*

21 (b) *The applicable requirements of the relevant codes adopted*
22 *by the local authority having jurisdiction; and*

23 (c) *All applicable requirements of the Americans with*
24 *Disabilities Act of 1990, 42 U.S.C. §§ 12101 et seq., and the*
25 *regulations adopted pursuant thereto, including, without limitation,*
26 *the Americans with Disabilities Act Accessibility Guidelines for*
27 *Buildings and Facilities set forth in Appendix A of Part 36 of Title*
28 *28 of the Code of Federal Regulations.*

29 ➤ *The requirements of this subsection are not satisfied if the plans,*
30 *designs and specifications comply solely with the Uniform Federal*
31 *Accessibility Standards set forth in Appendix A of Part 101-19.6 of*
32 *Title 41 of the Code of Federal Regulations.*

33 ~~[3. The State Public Works Board may enter into an agreement~~
34 ~~with the appropriate building department of a county or city to~~
35 ~~review plans, designs and specifications of a school district pursuant~~
36 ~~to subsection 2. If the State Public Works Board enters into such an~~
37 ~~agreement, the board of trustees of the school district shall submit a~~
38 ~~copy of its plans, designs and specifications for any project to which~~
39 ~~subsection 2 applies to the building department before~~
40 ~~commencement of the project for the approval of the building~~
41 ~~department. The building department shall review the plans, designs~~
42 ~~and specifications and provide responsive comment as expeditiously~~
43 ~~as practicable to verify that the plans, designs and specifications~~
44 ~~comply with all applicable requirements of the Americans with~~
45 ~~Disabilities Act of 1990, 42 U.S.C. §§ 12101 et seq., inclusive, and~~



~~the regulations adopted pursuant thereto, including, without limitation, the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities set forth in Appendix A of Part 36 of Title 28 of the Code of Federal Regulations. The building department may charge and collect a reasonable fee from the board of trustees of the school district for the payment of any costs incurred by the building department in reviewing the plans, designs and specifications. A permit for construction must not be issued without the approval of the building department pursuant to this subsection.~~

~~➔ The requirements of this subsection are not satisfied if the plans, designs and specifications comply solely with the Uniform Federal Accessibility Standards set forth in Appendix A of Part 101-19.6 of Title 41 of the Code of Federal Regulations.~~

~~4.] 6.~~ No contract for any of the purposes specified in subsection 1 made by a board of trustees of a school district contrary to the provisions of this section is valid, nor shall any public money be paid for erecting, adding to or altering any school building in contravention of this section.

Sec. 15. NRS 543.545 is hereby amended to read as follows:

543.545 Except as otherwise provided in subsection 3, the provisions of any law requiring public bidding or otherwise imposing requirements on any public contract, project, works or improvements, including, without limitation, the provisions of chapters 332, 338 and 339 of NRS, do not apply to any contract entered into by a flood control district for the construction of a flood control facility pursuant to the master plan, if a majority of the construction costs are paid by a private developer and the written agreement:

1. Complies with the requirements of subsection 1 of NRS 543.360;

2. Clearly sets forth the computation of the construction costs, and includes the terms and conditions of the contract; and

3. Contains a provision stating that the requirements of NRS ~~[338.010]~~ **338.013** to 338.090, inclusive, apply to any construction work performed pursuant to the contract.

Sec. 16. NRS 477.120, 477.130, 477.140, 477.150 and 477.160 are hereby repealed.

Sec. 17. 1. The Legislative Commission shall appoint a committee consisting of six Legislators to conduct an interim study of the operations of the State Fire Marshal Division of the Department of Public Safety.

2. The Legislative Commission shall appoint to the committee three members of the Senate and three members of the Assembly



1 who are acquainted with the duties, operations and programs of the
2 State Fire Marshal Division.

3 3. The study must include, without limitation, an examination
4 of the manner in which the State Fire Marshal Division cooperates
5 and interacts with authorities of local governments that deal with
6 matters relating to buildings, structures, public safety and the
7 prevention and suppression of fires.

8 4. In conducting the study, the committee shall seek
9 information and suggestions from:

10 (a) Experts in the areas of intergovernmental cooperation,
11 inspection of buildings and structures, public safety and the
12 prevention and suppression of fires; and

13 (b) Various representatives of local governments, pertinent local
14 governmental agencies and the State Fire Marshal Division.

15 5. Any recommended legislation proposed by the committee
16 must be approved by a majority of the members of the Senate and a
17 majority of the members of the Assembly who are appointed to the
18 committee.

19 6. The Legislative Commission shall submit a report of the
20 results of the study and any recommendations for legislation to the
21 74th Session of the Nevada Legislature.

22 **Sec. 18.** 1. There is hereby appropriated from the State
23 General Fund to the State Fire Marshal for expenses related to
24 carrying out the provisions of this act:

25 For the Fiscal Year 2005-2006..... \$163,198

26 For the Fiscal Year 2006-2007..... \$200,233

27 2. Any balance of the sums appropriated by subsection 1
28 remaining at the end of the respective fiscal years must not be
29 committed for expenditure after June 30 of the respective fiscal
30 years and must be reverted to the State General Fund on or before
31 September 15, 2006, and September 21, 2007, respectively.

LEADLINES OF REPEALED SECTIONS

477.120 Exits, open stairways and vertical shafts.

477.130 Fire alarms.

477.140 Smoke detectors; openings used to supply air.

**477.150 Fire sprinklers; elevators; posting of floor numbers
and route for evacuation; heating, ventilating, air-conditioning
and paging systems.**

477.160 Buildings used for public assembly.



