

COMMERCE AND LABOR COMMITTEE

March 4, 1975

The meeting was called to order in Room 213 at 1:10 p.m. on Tuesday, March 4, 1975, and Senator Gene Echols was in the chair.

PRESENT: Senator Gene Echols
Senator Gary Sheerin
Senator Richard Blakemore
Senator William Raggio
Senator Warren Monroe
Senator Margie Foote
Senator Richard Bryan

For list of other present, please see Exhibit "A".

Senator Echols introduced the members of the committee. There followed a general discuss about the purpose of the meeting and discussion about the relationship between S.B. 83, S.B. 84, and S.B. 89. Mr. Clint Wooster said he felt S.B. 83, 84, and 89 were not related but did feel he would like to testify about them. Senator Blakemore made the suggestion that S.B. 266 and S.B. 283 be heard first because testimony had already been heard the other three bills. Mr. Renny Ashleman stood from the audience and said he represented the building designers.

S.B. 266: Changes state board of architecture to state board of architecture and building design, and provides for qualification, registration, and regulation of building designers. Fiscal Note: No. (BDR 54-942).

S.B. 283: Provides for certification of draftsmen under Nevada State Board of Architecture. Fiscal Note: No. (BDR 54-1143).

Renny Ashleman, attorney, registered lobbyist, spoke for the Nevada Institute of Building Design. His testimony is as follows:

S.B. 266 is wholly appropriate to the designers with certain amendments. The most important feature of the bill is that it recognizes there is a practice and profession of building design and describes in detail what it is. They are currently not regulated to the extend they should be. In S.B. 283, the architects have a point, in that, there should be a test. The designers do object to the words "certified draftsman" because they actually practice building design. They believe certified draftsman are different because they are not involved in design, but more in the routine copyist type of work. They feel the certificate should be subject to annual renewal; but if this means annual testing after they have been satisfactorily licensed, they have some concerns. They feel the test should be one designed for building designers, one that is a national test and can be machine graded. They feel an amendment to make it clear that the 5-year discussion is a yearly test, would be in order. At this point the designers could adopt the thrust of what is in S.B. 283 and S.B. 266. There was discussion about whether the term "certified draftsman" as used in S.B. 283 was synonymous with the term "building designer" and if this was what the architects felt adequately described the profession of building designers. Senator Bryan did ask Mr. Ashleman if he was a proponent to S.B. 283. Mr. Ashleman said no, but they did find merit in portions of it. Mr. Ashleman said if they are certified their advertising should be able to bear their function because he didn't feel the average person would know that a certified draftsman could design his home. In S.B. 266, the architects are not happy with page 3, the language beginning "the practice of

building design" Line 24. The designers would be willing to delete the portion that would permit them within certain limits to conduct supervision of construction to the extent customarily performed by building designers. The other important feature of their bill is to put two members of the building design profession on the Architect Board. They would suggest a testing board consisting of three members, two designers and one architect, to test only the building designers. Senator Echols asked if this would be a new board and Mr. Ashleman said no, it would be a sub-board of the main board. Section 5 of S.B. 266 and Page 2, Line 43 of S.B. 283 contained the architects definitional material. Mr. Ashleman commented on the differences in the two sections. The architects language is found in Section 4, subsection 2 and discusses the architect assuming responsibility for the draftsman's work, including the design work. Mr. Ashleman said each should be responsible for his own work. Questions from the committee determined that Section 5 of S.B. 266 was the designer's language and that the architects did agree to Section 4. Senator Monroe asked if they practiced as a designer for eight years could they become an architect. Mr. Ashleman said yes. Senator Monroe then said that they should pass the same examination as an architect, not as a structural design, as this would limit them to. Mr. Ashleman said this was not their intent. In answer to Senator Bryan's question, Mr. Ashleman said S.B. 266 would then amend and supercede those portions of the law that exempts the building designer from regulation under the architect act. In answer to Senator Sheerin's question, Mr. Ashleman said S.B. 266 was proposed by designers and he thought S.B. 283 was proposed by architects. Mr. Ashleman explained about the test again, saying in essence they wanted a machine graded objective test, designed for building designers, and would be a national test. It would be given by a sub-board of two designers and one architect.

Dewey Jones, testified next. He read a letter from the Southern Nevada Home Builders Association, of which a copy is attached. (Exhibit "B"). Mr. Jones stated that he was there as a designer and a licensed real estate broker in the State of Nevada, as a contractor, and is on the Board of Directors of the Southern Nevada Home Builders Association. He said there was a telegram from Mr. Libby, President of the Home Builders Association, which he would supply the committee with later, endorsing a compromise between the architects and designers. They are opposed to the terminology "certified draftsman." Senator Raggio said there had been a tendency to lump S.B. 83, 84, and 89 together, and asked if there were any objection to S.B. 89. There was a short discussion concerning this among the committee members, Mr. Jones and Mr. Ashleman.

Raymond Hellman, Secretary-Treasurer, Nevada State Board of Architecture, testified next. He said the Board is not actively seeking any legislation, and would rather leave this up to the architects in the state. However, they have come to the point now where they are involved from an administrative point of view. He said the best way to handle this would be to pass S.B. 83, which would eliminate designers. He said four members of the board asked their legal counsel, Jack McAuliffe to come up with an alternative proposal, and this is S.B. 283. There are five members on the State Board of Architecture.

Jack McAuliffe, attorney practicing in Reno, representing the State Board of Architecture. He is employed by the Board and his salary comes from their administrative fees. S.B. 283 is a bill they have been kicking around the board for several years. He said the best ultimate solution is the people who design buildings be architects. From the standpoint of the Board, S.B. 266 will impose a number of duties and responsibilities on the Board, some of which they don't really wish to have. Page 1 of the bill dealing with the education and experience of which a building designer must have, which is to be submitted to the Board. He said the bill should be more specific as to what criteria this is to be based upon. Senator Echols asked him to outline the particular areas he was having problems with and Mr. McAuliffe said he thought the entire thing. Mr. McAuliffe presented pages from the Reno and Las Vegas phone

books showing that there are only six designers in the Reno book and two or three in the Las Vegas book. He asked where they could go to get information on their independent practice, background and experience. He said the burden should be imposed on the applicant to supply whatever material is deemed appropriate. Another problem with S.B. 266 is that it doesn't provide for any method of testing or determining what qualification is, define what educational experience is required. He said the practice of building design in this state has never had any definition and he wasn't sure just what it was. He passed out a booklet showing the examination. (Exhibit "C"). He discussed the five year level and the qualifications needed for that five year level. When you reach the 5-year level you can take the equivalency test. He discussed the brochures in the booklet and explained their purpose. He discussed the examination, its grading, and said they were graded anonymously. The next level in the architect's examination is you have three additional years working under the direction and advice of an architect. Then you take what is called the Professional Examination and if you pass, you receive a certificate saying you are an architect. He said the five year exam encompassed the area that should be know by designers, including lateral loads. He said that these areas are particularly important in the State of Nevada because of the wind loads, and sonic booms impose lateral loads. Senator Raggio said that what they were saying was they didn't favor a seperate exam for certified draftsman would be adequate to meet the safeguards your present test is designed to meet. Mr. McAuliffe said the designers proposal, as he understood it, was that the Board should sit down and write some kind of examination for them. He didn't feel this would be fair and said they already had a examination which the designers should be able to pass. Senator Raggio asked if he was familiar with the exam that was prepared by the American Institute of Building Design and Mr. McAuliffe said he knew nothing about it and had never see it. Senator Bryan asked what the five-year exam entitle a sucessful candidate to do. Mr. McAuliffe said nothing, its the first step in the training where he has to show the Board he has the training and basic knowledge he needs to design buildings. After that he goes on to acquire experience. This is sort of a kin to an apprenticeship. Another problem with S.B. 266 is that no fees are provided for. The Board feels that if you are going to impose the duties and responsibilities of testing and investigating the background of the designers, they should pay some fees, or their fair cost of maintaining them. Another concern is there is no provision for designers to come in in the future. Mr. McAuliffe discussed this with the committee briefly. Section 4, page 1 says the Board may waive part of the education or training requirements, and this is something that they don't even do for their own people. The provision for association with registered civil or structural engineers is another matter of concern to the Board. Under both the architects statutes and Chapter 625, which registers engineers, it is unlawful, it is grounds for dismissal, it is grounds for revocation of licenses, if you put your seal on drawings that you did not directly do. The way this is written, they can associate with a civil or structural engineer or an architect, but if they do, the architect or engineer shall sign the drawings. This is grounds for revocation of your license under present statutes. Mr. McAuliffe didn't think this kind of language should be adopted into these registration statutes without somebody taking a good look at it. Another concern of the Board is that a building designer in association with a civil engineer can design, for example, the MGM Grand Hotel. A civil engineer under his own statutes is not permitted to do that, and is not deemed qualified by his own board to do that kind of work. Mr. McAuliffe would also have some reservations about associating with the structural engineer. Again, the structural engineer's training is in the structural end of the building and only the structural end. He wondered who was going to perform the services the structural engineer could not do. As far as associating with an architect, there may be some benefit to having the building designer work with an architect. Page 3, which says a building designer may supervise construction to the extent customarily performed by building designers, is another area of concern. Mr. McAuliffe said he did not know they could supervise construction anyway. The board would also object to adding two members to the board. The presence of the designers would not add anything to the function of the board and it would cost money to pay their transportation and salary when the attended meetings.

Mr. McAuliffe next spoke about S.B. 283. He said he was not sure the building designers understood the thrust of the bill. He said the thrust of the bill was to let architectural candidates who have reached the five year level do small design work. This bill also makes provision for people coming in in the future, by getting a combination of education or experience and showing the board you do have the experience. You have to take the exam and pass it. The concept of this bill is from the Board, as expressed in S.B. 283, not to create a new profession and call it building design. It is to permit the candidates they now have, once they show qualifications, to go do the small design work. It also gives an opportunity for all building designers that are now in business in the state, to come in and they will be treated exactly as the other candidates. Again, adding two members to the board would not add anything, as far as the Board is concerned.

Senator Sheerin asked Mr. McAuliffe to explain the requirements to take the five year test. Mr. McAuliffe said he would have to come and show the Board that he was qualified. S.B. 283 does grandfather the designers in so that they may take the test. Their intention was to base this upon practice in the state, because they may then see what the designer has done and what their reputation is in the state. They must prove they have been in practice in the state for five years. If not, they must show experience within the standards that they now use. Senator Sheerin asked if in Section 5 of S.B. 266, a limitation was put on the kinds of building the designer could associate with, would that make the bill more acceptable to the board. Mr. McAuliffe said it would make it more acceptable, but he didn't know if you would be accomplishing anything that is legitimately in the public interest by doing so. Mr. McAuliffe said he didn't know what a building designer did that was any different than what an architect does, and discussed this briefly with the committee. Mr. McAuliffe also discussed the test and how the questions are obtained. Senator Sheerin asked if there was an examination in existence today for building designers. Mr. McAuliffe said not that he was aware of, but there could be. Senator Raggio asked what the situation was in other states concerning this area. Mr. McAuliffe said there were quite a variety of solutions in various states. Basically, 37 states simply do not permit the practice of building design. You have to be an architect or nothing at all. He said that the other states have a variety of problems, Nevada included. Senator Raggio said Mr. McAuliffe pointed out in S.B. 266 that the affect of Section 2 would apparently only those people with five years experience prior to January 1, 1975. Mr. McAuliffe said that it grandfathered in those people who are now engaged in the business in the state. It provides for no future registration of those people. Senator Bryan asked if the 37 states that do not recognize a seperate category ever do so in the past. Mr. McAuliffe said he didn't have any idea.

Mr. Hellman spoke from the audience and said that Oregon was going through similiar procedure at this time. One requirement is to take the equivalency exam. This exam means if you pass that the person taking the examination has demonstrated knowledge equivalent to an architect. Senator Raggio asked if an architectural school graduate takes the five year exam. Mr. Hellman said in Nevada, yes. Mr. McAuliffe said the reason for that was they were not sure the architectural schools really teach what they should.

Senator Echols asked how the fees were determined for architectural work. Mr. McAuliffe said it was a matter of contract between the client and the professional. This was discussed between Mr. McAuliffe and Senator Echols. Senator Echols asked if Mr. McAuliffe represented any private architects in the State of Nevada. Mr. McAuliffe said he represented quite a number of them. Senator Echols asked if there was any conflict of interest. Mr. McAuliffe said he had not found himself in that position, but said if he found that any of the architects that he represented privately are in trouble with the board, then he would have a conflict of interest. Senator Monroe asked about the public safety, health and welfare phrase. Mr. McAuliffe said he understood that to mean any building to which the public is invited. Senator Raggio asked if the Board objected to that being added. Mr. McAuliffe said

he would prefer to have it spelled out. Senator Raggio said that would entitle a person to build his own building for his own use, such as a ranch house, farm building, etc. Senator Raggio asked if it would make it clearer if something like "to which the general public is invited" instead of the other phrase. Mr. McAuliffe said he would prefer that kind of a definition. There was a general discussion about this.

There was a five minute break at 3:00 p.m. The meeting began again at 3:10 p.m.

S.B. 224: Authorizes deposit of public funds in insured savings and loan associates.
Fiscal Note: No. (BDR 31-183).

Testimony was taken as follows.

Sherman Miller, Nevada Loan Association, testified on S.B. 224. This bill simply provides that the funds of the state of Nevada and other municipalities within the state's governmental units may be invested in insured commercial banks and insured savings and loan associations. Mr. Miller introduced all of the people that were there and said they would be happy to answer questions.

Mike Melner, Department of Commerce, testified next. He said the Department of Commerce supervises what are generally competing industries, banks and savings and loans. He said it was his understanding that the banks are not opposed to this bill. He said what this bill does is bring savings and loans into competition for certain public funds. The savings and loans would be able to accept public deposit, and the statute now does not allow it. The savings and loans would have to put up the same collateral as the banks. Even if collateral were not required there would be up to \$100,000 in Federal Savings and Loan Insurance Corporation insurance available.

Senator Monroe asked if the savings and loan would pay the same rate of interest as the banks. Mr. Melner said if they were competitive maybe they would pay more. Senator Sheerin asked if this would include the retirement funds. Mr. Melner said he thought it would. Senator Echols said the retirement funds are invested outside of the state and he would like to see them invested in the State of Nevada. Senator Raggio said this bill would not require the deposit of funds just authorize it.

Bob Warren, Nevada League of Cities, also representing the Nevada Association of County Commissioners. He testified in favor of the bill. Both groups feel that a competitive situation between banks and savings and loans will generate increased revenues for the cities and counties. They also feel that the large amounts of money invested in Nevada as of June of 1974, some \$307,000,000 in public funds in Nevada Banks, that money, they feel, if it were invested in smaller increments because of the \$100,000 guarantee, would help to strengthen and expand this industry, which is a basic industry that is very important to the economy and growth of the area. This would generate funds and return them back to the municipalities in the form of increased assessed evaluation. For these reasons they are in favor of the bill.

Jim Lien, Nevada Tax Commission, testified next. The Nevada Tax Commission has the responsibility for the budget for some 200 entities in the state. They find a tremendous amount of problems for small entities to invest because they have very small amounts of money to invest. They have been forced into putting the money into a plain savings account in the bank. The savings and loan will, of course, allow them a higher rate of interest.

Senator Bryan moved a do pass.

Senator Raggio seconded the motion.

The vote was unanimous with all members present and voting.

At this time Mr. Walley Warren stood from the audience. He was representing the Nevada Bankers Association. He said the bill as it is presently written, if there are no changes, they have no opposition.

At this time the committee returned its attention back to the architect and designer bills.

Bill Simpson, Nevada Association of Architects, testified next. He is an architect from Las Vegas and is president of Nevada Association of Architects. Primarily he is against S.B. 266. He felt it was detrimental to the practice of any type of architecture. He had copies of the telephone books from the Reno and Las Vegas phone books showing the amount of draftsmen, building designers and architects. He also rebutted some remarks made by Dewey Jones. As a matter of definition, he said he would like to definitely oppose the item on the word building designer that they are trying to program. He said the term building designer and architect seemed synonymous to him. The architects in general want S.B. 83, 84, and 89. He said they really don't agree with S.B. 283. Senator Raggio asked Mr. Simpson to outline the architect's objections to S.B. 283. They feel these are drafting people and their exemptions can be handled in the exemptions of the architect's bill very easily, just like they have been. He said there was no need to give licensing certificates for them. He said it was his understanding that designers had agreed to do strictly residential and four-plexes and the architect's would agree to that. Senator Monroe asked if he thought there was some need for regulating building designers. Mr. Simpson said if they do only residential, etc., he didn't think there was a need. Mr. Simpson said they could be regulated under the exemptions just like contractors are regulated and exempt right at the moment in the existing statutes. Senator Monroe said the building designers could be a very poor risk for a home builder if he doesn't have certain qualifications. Mr. Simpson said that was very true. Senator Monroe asked again if he didn't think the designers needed to be regulated. Mr. Simpson said he agreed but would like to another exemption in there. Senator Raggio said he was concerned that Mr. Simpson seemed to be only concerned about architects and not building designers. Mr. Simpson said he thought he could clarify that and said that he was mainly concerned about the commercial building that the public comes to. Senator Raggio said he was just as concerned about somebody's home that is built and that is why he would like to see some controls on building designers. This was discussed briefly. Senator Bryan said he was getting a little confused in that Mr. McAuliffe, who testified in behalf of the State Board of Architects, said they opposed S.B. 266 and the genesis of S.B. 283 is from the State Board. Now Mr. Simpson, representing the Nevada Architects Association, says they don't favor S.B. 283. Mr. Simpson said he preferred S.B. 283 and said it was more to the benefit of the association. He said there was some more testimony to follow up on that.

Burt Ward, owner of Sunrise Construction, member of the Home Builders Association, testified next. He said an architect is a necessity on almost any project, and they have found they can give a better bid on a plan that has been drawn by an architectural firm, with their stamp on it, with a structural engineer's stamp on it because they command respect from all of the subcontractors, supply houses, and everyone that is related to the building project. He said he was so convinced of their necessity that he hired an architect for his own house. He discussed generally the necessity of an architect on a job. He said everyone has more confidence in plans drawn by an architect because they have passed the examination. Senator Echols said if that were an absolute fact, we wouldn't be here today. Mr. Ward said from his own experience, he has had better experiences when using the plans of an experienced architect. He said it had been mentioned earlier that the building codes and building departments policed these plans. Mr. Ward said normally, however, they get these plans after they have already bid on the job. Mr. Ward discussed this aspect briefly. Mr. Ward said he mainly was trying to say that he did believe that as a builder, they can build a better and cheaper building from a set of plans drawn by an architect. Senator Blakemore asked

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if he was implying that architects never make a mistake. Mr. Ward said he no, he was just saying they made fewer mistakes than someone that hasn't had the training and the background. Senator Monroe asked if Mr. Ward recognized there were building designers working without controls. Mr. Ward said yes, and they won't bid on any project that is done by a designer.

George Brizendine, of Las Vegas, practicing civil and structural engineering in Las Vegas, testified next. He said the types of jobs they have worked on range from the smallest of residence to, and including, the MGM Grand Hotel. They stick primarily to the structural aspect of a project and do no architecture. He said he saw no need for a licensed designer, as the laws are now written. Mr. Brizendine said they have had very few problems with them. He said if the legislature saw fit to license building designers, they should take a very close look at what they should be allowed to do. He said he did approve of testing as one of the prerequisites of any type of registration. He said he took very strong exception at allowing these people to practice for five years with a temporary license. He said this could be turning incompetency loose on the public for five years and be condoned. He said he felt they should take the test first and then receive a license like everyone else. He told about the training an engineer has to go through to receive his permanent license. Mr. Brizendine said he felt the building designers were qualified to design single family dwellings because they were not that complex. Senator Raggio asked Mr. Brizendine if he felt building designers ought to be authorized to do single family dwellings and multi-family dwellings not to exceed four units. Mr. Brizendine said for the most part, yes, and discussed this briefly. Senator Raggio asked Mr. Bill Simpson if his group would be willing to concede that building designers could design buildings up to that category. Mr. Simpson said generally, no, because that includes commercial. Senator Raggio said he was not speaking of commercial and Mr. Simpson said yes, they would concede to that. Mr. Brizendine said that brought him to some of the problems with small construction. He said for the most part, it becomes routine. He said the only time he becomes involved in residences is when there is a unique problem. Mr. Brizendine said the person looking to build a house must look at the soil, he must also control an interdisciplinary function. The person should be well aware of what the problems are he is looking to solve. The building departments are trying to observe as best they can, but they cannot do it all. They try to do the best they can with the people they have. He said it behooves the designer to understand where the problem is and try to anticipate the contractors move as to what he might misunderstand. The designer should then check with the contractor at that point to remind him there is a unique design intent in the plans. Mr. Brizendine said he didn't think this would be up to the building departments. Senator Bryan asked if this was the kind of expertise that you could test. He asked how you ascertain if this knowledge is available. He asked if Mr. Brizendine had any criteria in mind. Mr. Brizendine said the engineering exams themselves are being rewritten. He said he didn't feel there was any way you could test a man in eight hours to see if he could be turned loose on the public. He said he felt the man should work directly under a registered person on the field that he is trying to become registered. Mr. Brizendine said he also objected to the association paragraph in S.B. 266. Senator Raggio asked if was meaning association with an engineer. Mr. Brizendine said an engineer or an architect. He said that association did not have any place in the construction industry. He discussed this briefly. Senator Raggio commented briefly also.

At this time Senator Bryan suggested that Mr. Ashleman be give a few minutes to rebut some of the remarks made by others who testified.

Renny Ashleman came forward to testify at this time. He spoke first regarding S.B. 266. He said any suggestion about the fees is certainly well taken. He said the designers did not feel that the architecture board should pay to have their competitors licensed. He said they would agree readily to any fee schedule for this purpose. Secondly, any

suggestion that architects cannot readily undertake this test because it is too vague is poorly placed. Mr. Ashleman said the designers had offered to place two designers on the board so they would have this expertise. He said the architecture act itself is far vaguer than what they have proposed. The architecture act says simply experience and does not describe any kind of experience. Mr. Ashleman said the architects believe that S.B. 266, as originally drawn, might inadvertently start a grandfather situation which would freeze others out. Mr. Ashleman said that was not their intent and that was why they adopted S.B. 283's provision for experience and for testing. Their intent would be to allow a process by which new blood could come in by appropriate experience and testing. Mr. Ashleman said the architects were also concerned about the exam. He said the gentleman that could work out an architect's exam could work one out for building designers. Senator Sheerin asked if there was a design test on a national basis. Mr. Ashleman said yes, there is supposed to be a national multiple one but not every state has these. The final area of difficulty is in the association with the engineers and the architects. He said both bills have that and discussed this briefly. He said if protective language was required, there would be no problem putting it in. Mr. Ashleman said he would be willing to work with Mr. Clint Wooster to reach a compromise.

Senator Bryan asked about the objection of the state board to administering the tests and the disciplinary action. Mr. Ashleman said if they want them to have a separate board, it would be fine with the designers. Senator Blakemore asked if Mr. Ashleman saw any problem in establishing the designer's veracity. Mr. Ashleman said the board now has the duty of examining matters such as incompetency and fraud in the architectural field. He said he didn't think it was any difficulty to find out if the man had a business license or if he had an active clientele. Mr. Ashleman said you could put that burden on the applicant to come forward with some letters and copies of contracts, etc.

Senator Echols said that he thought that soon the consumers were going to want to take an active part in the control of the professions. There was a short discussion concerning this.

Mr. Ashleman said he would work on some amendments to these bills and would provide copies to the other interested, including Mr. Clint Wooster.

Dwight Busby, of Phoenix, Arizona, testified next. He is the governmental affairs coordinator for the Western Mountain Region of the American Institute of Architects. He had a document prepared by the Texas Architects, their registration board in 1974, which made an examination of the 50 states and the 5 territories and looked at the statutes governing registered architects. He read from the document as follows:

"The vast majority of the states, 37, have statutes which limit the practice of architecture to those who have demonstrated competence through education, experience, and examination. These are strong laws. A minority of 12 have enacted statutes which defines the practice of architecture restricts the practice to registered architects and then emasculates the statute by exempting anyone from the provisions of the act who does not call himself or herself an architect or any derivation of the word. These are weak laws."

Mr. Busby said in reviewing the various licensing laws, they have exemptions. They vary a lot, but are still similar. They spell out those types of buildings, including size and use, which may be designed and constructed without AE registration. He went on to list the buildings. He said he would provide copies of these documents to the committee, but as of the date of this writing, he has not done so.

Jim McDaniel came forward and explained what goes on in an architectural project from start to finish.

Harold Hill, architect in Las Vegas, testified next. Mr. Hill said when you first set up your practice, you are not going to get any federal, state, or city jobs, because public entities do not hire people that cannot show evidence of a successful practice. This leaves private work. People that have been established a long time get this work and so this is not available to the new architect. This leaves residential and small commercial work. He reviewed his records for the first three years he was in practice and found that 29 percent of his income was from residential, four-plex or less. Fourteen percent of his income was from residential greater than four-plex. Thirty-four percent of his work was from commercial work less than 2000 square feet. The remainder was from commercial work over 2000 square feet.

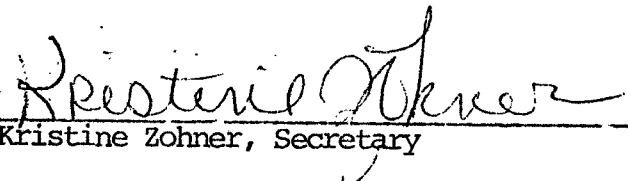
Dom Cambeiro, architect in Las Vegas, testified next. He spoke about the function of the building departments. He said the building department was not liable for the plans and the person who actually prepared them was the liable party. He felt that association with an architect would be shortchanging the consumer. Senator Raggio pointed out that no one was saying they have to associate with the designers. Mr. Cambeiro said they would be adding an additional cost to the consumer if you have an architect.

Mr. Clint Wooster stood from the audience and said one of the problems that we have had in getting together and working on a compromise, is the way the committee feels. He said he got a very strong impression from the committee at the last meeting that they wanted to go with a licensing proposal. Mr. Wooster said if this is the way the committee feels, it behooves the designers and architects to work out something. Mr. Wooster urged that they be given some idea of what the committee wants. Senator Echols said it was his feeling that there was a place for building designers in the areas that have been discussed, but they should be licensed and regulated.

Senator Monroe moved that this be the census of the committee.
Senator Blakemore seconded the motion.
The vote was unanimous with all members present and voting.

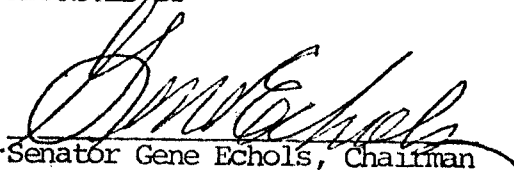
There being no further business, the meeting adjourned at 4:45 p.m.

Respectfully submitted:



Kristine Zohner, Secretary

APPROVED BY



Senator Gene Echols, Chairman

ROOM # _____
DATE _____

NAME ORGANIZATION ADDRESS PHONE NUMBER

*NOTE: PLEASE PRINT ALL THE INFORMATION CLEARLY.

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 Member AIA
 Mailing Adr P O Box 1417
 Office 137 W Main
 1040 Panorama Dr Eiko-----726-6394

Putnam Barrett G & Associates
 2075 Blynton Ln-----329-6383
Richie Gail N AIA
 1030 Bible Wy-----329-2991

Selden Nespor Dolven Larson
 Architects & Planners
 Member AIA
 575 Forest-----322-9416

Sheenan Jack B AIA
 100 Washington-----329-4437
Simpson Rodger W
 Member AIA
 1190 E Plumb Ln-----825-9414

Telfer G Thomas & Associates
 Urban Dynamics
 Architecture & Environmental Design
 201 Sir Francis Drive Bl
 Greenbrae California-----415 461-1000

Vhay David
 Member AIA
 1365 Haskell-----329-2204
Vhay & Ferrari 1365 Haskell
 -----329-2204
Warren Robert O
 309 W Robinson Crsn Cty-----882-3122
Wells Hewitt C 10 State
 -----329-3413
Wilday & Lee AIA 325 W Liberty
 -----329-6655
Wilday Peter B
 Wilday & Lee AIA
 325 W Liberty-----329-6655

THE STANDARD ARCHITECTURAL EXAMINATION

There is a national organization called "The National Council of Architectural Registration Boards". In addition to the national council, there are a number of regional councils. Nevada is a member of the National Council as well as the Western Conference of Architectural Registration Boards. Beginning in 1960, Nevada rather than attempting to write and grade a fair, comprehensive examination, which is difficult at best, made an agreement with California that the California examination would be given in Nevada and graded by California. Security of the examination was guaranteed and the examination was given the same times and the same dates as California. By 1962 Washington, Oregon, California, Hawaii, Guam, Idaho, Nevada, Arizona, Utah, Colorado and New Mexico were giving an identical examination at the same times and dates. By about 1968 the basic examination, which had been developed in the west, was given on a national basis and is now administered in all states and territories as well as the District of Columbia. Members of the western state boards generally developed the examination which was then rewritten by the educational testing service at Princeton University so that questions were reasonably accurate and they were written either to be true, false or multiple choice. The examinations are machine graded and a statistical analysis is made of all the results.

The present examination is given in two increments, the first of which is called an equivalency examination and is intended to be given to an individual who has five years experience and/or education, but

does not have a degree in architecture. A subject matter outline of the examination, including a bibliography of selfstudy materials is supplied to the candidate which informs him of the subject matter of the examination.

A copy of that outline is made a part of this package.

A part of the examination is a graphic presentation. In Nevada the graphic examination is graded by a committee of five architects, which alternates between Reno and Las Vegas, who are not members of the board. After the graphics have been graded, they are then reviewed by the board for a final grade based on review of the examination by the Board.

Nevada does submit on an informal basis its grading of the graphic portions to surrounding western states to compare its grades with what other states would do with the same papers in an effort to maintain the same grading level as the surrounding states.

The second examination is called professional exam and is administered only to those people who have passed the equivalency exam and have a total of eight years experience and/or education. Upon passing the professional examination, the candidate is then licensed as an architect.

There is a standard table of experience, a copy of which is made a part of this package, which is used by all the western states to determine whether or not a candidate has five years of architectural experience. It may be noted that a wide variety of experience in the construction industry is acceptable for accumulating the necessary experience. Even such things as having worked as a carpenter is taken into consideration.

At the present time there are 113 registered architects who reside in the State of Nevada. Of those, 37 are not graduates of architectural

schools and some of those have never had any formal education beyond high school. Copies of a current roster showing the names of the registered architects in the State and whether or not they have a degree, is made a part of this package.

Of the last five people who have passed the equivalency exam, three have degrees and two do not.

Anyone engaged in a design business in the State of Nevada today is required to comply with Uniform Building Codes, Uniform Plumbing Codes, Uniform Electrical Codes, Uniform Mechanical Codes, Health Regulations and Fire Regulations. A typical set of drawings for a construction project is broken into four sections. Those sections are architectural, structural, electrical and mechanical. Within the architectural section of the drawings, all health and fire codes must be taken care of as well as many of the requirements of the Uniform Building Code. Compliance with such things as exits, maximum capacities, traffic patterns and effective use of space are contained in architectural portions of the drawings.

Structural drawings deal only with those elements of the building which will prevent the structure from falling down. They do not deal with providing exits so that people can get out of the burning building, fire proofing, health codes and providing adequate light and effective use of space. All of those things significantly deal with matters of health, safety and welfare.

Insofar as mechanical and electrical engineering are concerned and the drawings therefor, they are in terms of providing either electricity or heating and/or conditioning to a predetermined spot in a predetermined quantity.

The integration of all the components is a part of the architectural drawings and is a part of the service that the architect performs.

Such things as water proofing and the development of roofs are architectural in terms of design and specification of material. The production of a complete building even in as small a project as a single family residence, requires the consideration of a number of factors. People who design buildings, even single family residences, should at least know and understand that such things as drainage, wind forces, snow loads, seismic forces, water proofing, soil conditions, must be considered in developing site plans and developing buildings and the current requirement of the State Board of Architecture of at least five years experience and/or training, is not unreasonable. Some private study is necessary to pass the equivalency examination, but it is not believed that it is unreasonable to expect designers to know that such things exist.

CALIFORNIA STATE BOARD OF ARCHITECTURAL EXAMINERS

TABLE OF EQUIVALENTS FOR EDUCATION, TRAINING AND EXPERIENCE

EXPERIENCE DESCRIPTION	EDUCATION EQUIVALENTS				TRAINING EQUIVALENTS		PRACTICE EQUIVALENTS	
	First two years	Succeeding years	Maximum credit allowed	With degree	Credit allowed	Maximum credit allowed	Credit allowed	Maximum credit allowed
F-1 Bachelor of Architecture degree or credits from NAAB accredited school of architecture, including Master of Architecture 1st degree from NAAB accredited school of architecture	75%	100%	5 years					
F-2 Bachelor or Master of Architecture degree or credits from non-accredited school of architecture	75%	100%	4½ years					
F-3 Bachelor of Architecture-Engineering degree or credits from schools accredited by Engineering Council for Professional Development (A.R. Arch., Stanford; B.Arch-Eng., Cal Poly)	50%	100%	4 years					
F-4 Bachelor of Architecture-Engineering degree or credits from non-accredited school of engineering	50%	83%	3½ years					
F-5 Degree or credits in civil, mechanical or electrical engineering from school accredited by E.C.P.D.	50%	100%	3 years					
F-6 Same as F-5 except from non-accredited school	50%	75%	2-1/2 years					
F-7 Degree or credits in courses at a university or college other* than in architecture (*including degrees in Urban Planning, Environmental Design, Bachelor of Fine Arts, etc.), and A.A. degree from a community college or technical school when the specialization has been in architectural type subjects	50%	50%	2 years					
F-8 Experience as a full-time employee in the office of a Registered Architect who is practicing as a principal and when the candidate is in a non-student status (must be continuous employment of two months or more)	100%	100%	5 years		100%	No limit	100%	No limit
F-9 Experience as a Registered Architect, practicing as a principal, individually or as a member of an established firm, with a verified record of substantial practice in another state (for reciprocal consideration)	50%	50%	5 years		100%	No limit	100%	No limit
F-10 Practical training obtained in the offices of Registered Architects who are practicing as principals, during the period for which credit is received for education and when employment is continuous for periods of two months or more					100%	1 year		
F-11 a. Teaching architectural courses or research in architecture in a NAAB accredited school (see F-19(c))					100%	1 year	100%	5 years
b. Advanced degree from NAAB accredited school, M.Arch. or Ph.D. Arch. when degree is second professional degree					100%	1 year		
F-12 Employment by government agencies in areas directly related to construction, and employment by or self-employment as a professional engineer or general contractor in areas directly related to construction (see F-19(e))					50%	2 years		
F-13 a. Employment by government agencies, including the military, when diversified and comparable to employment in the office of a Registered Architect who is practicing as a principal, such work is directly related to architectural work, is under the direct supervision of a Registered Architect (see F-21), and those Registered Architects employed in the capacity of managers (see F-19(c))	75%	75%	5 years		75%	No limit	75%	No limit
b. Employment as in (a) above but where such agencies certify the candidate as having been continuously engaged in a Board recognized and approved organized training program of such agency.	100%	100%	5 years		100%	No limit	100%	No limit
F-14 Employment by organizations that have employees performing architectural services in connection with projects used, owned, or designed by that organization when said employment is directly related to architectural work, is under the direct supervision of a Registered Architect and those Registered Architects employed in the capacity of responsible managers (see F-19(d) and (e))	75%	75%	5 years		75%	No limit	75%	No limit
F-15 Employment or practice in the offices of foreign architects, employment or practice in such fields as interior design, landscape architecture, city planning, and periods of employment with such organizations as VISTA, HUD, Peace Corps and Advocacy Planning. (A supporting statement must be submitted in accordance with the notes attached to this table (see F-19(d) and (e))					50%	2 years	50%	5 years
F-16 a. Experience under a California Registered Building Designer when experience is for a continuous period of two months or more	75%	75%	5 years		75%	2 years	75%	2 years
b. Experience as a California Registered Building Designer in independent practice	100%	100%	5 years		100%	No limit	100%	No limit

EXPLANATION OF REQUIREMENTSF-17 Examination admission standards

1. All applicants for architectural registration in California must pass the NCARB Equivalency and Professional examinations. The pre-qualifications necessary for admission to the Equivalency examination are as follows prior to filing date:
 - a. Be of good character;
 - b. Hold a Bachelor of Architecture degree from a school of architecture accredited by NAAB or educational equivalents* as outlined in the Table of Equivalents. *NOTE: Eligibility for the Equivalency examination will be based exclusively on the credits available as indicated under Educational Equivalents (see also F-18)
2. To be admitted to the NCARB Professional examination, applicants must fulfill the following admissions requirements prior to filing date:
 - a. Be of good character;
 - b. Have completed satisfactorily the Equivalency examination;
 - c. Have a combination of education and/or practical training credits totaling at least 7-1/2 years in areas as outlined in the Table of Equivalents; have, as described in F-19(1)(a), at least 1 year experience in the office of a Registered Architect practicing as a principal and have satisfactory experience in the major categories of architectural practice.
 - d. Training periods will be measured in calendar months.
3. Those individuals who are presently registered by another state board and who have not had any registration revoked for disciplinary reasons may be eligible for certification via oral examination. Prerequisite qualifications for admission to this examination are:
 - a. Be of good character;
 - b. Compliance with education standards through accredited degree or equivalents;
 - c. Compliance with practical training requirements;
 - d. Hold NCARB "Junior", "Senior", or "Seasoned Practitioner" certification based on applicant's license in another state, and/or meet such educational, experience and subject matter requirements as the Board may prescribe.

F-18 Education equivalents

1. Credits for education listed in Table of Equivalents for requirements in F-17-1(c) above shall be subject to the following conditions:
 - a. With a passing grade, 32 semester credit hours or 48 quarter credit hours is considered to be one year. Fractions greater than one-half year will be counted one-half year and smaller fractions will not count.
 - b. An applicant working full time and simultaneously earning formal education credits from a college or university through evening or part-time courses will be allowed credit, prorated between education and training.
 - c. When credits are submitted from more than one college or university, they will be evaluated on the basis of the level attained at the school last attended.
 - d. Credits from a foreign college or university must be evaluated by a NAAB accredited school of architecture on the same basis as they would be evaluated for credit toward graduation by that school.

F-19 Training equivalents

1. Credits for training listed in Table of Equivalents for requirements in F-17-2(c) shall be subject to the following conditions:
 - a. Training periods will be measured in calendar months and calendar years. Allowable periods must be for a continuous duration of at least 2 months. At least one year of practical training in offices of registered architects who are practicing as principals shall be attained prior to licensing.
 - b. When part of the required training is obtained under F-10, F-11, F-12, F-15, or F-16a, at least one year shall be earned in offices of registered architects who are practicing as principals.
 - c. One year of teaching is considered to be a total teaching load of 20 semester credit hours of 30 quarter credit hours.
 - d. When training is earned by work with such agencies as HUD, VISTA, Peace Corps and in Advocacy Planning, the applicant shall submit a statement with his application outlining briefly but concisely his duties, responsibilities, and the names and professional status of supervisory personnel. For credits to be granted under this category, training must be in areas directly related to the practice of architecture.
 - e. Training earned in categories listed in F-11, F-12, F-13, F-14 and F-15, to be acceptable, shall be for a continuous period of not less than six calendar months.
 - f. For training in multiple categories acquired simultaneously, credit will be prorated between categories, but will not be considered beyond 40 hours per week.

F-21 Evaluation criteria

The following definitions and conditions will apply to all applicants:

1. A stockholder, director or officer of a corporation which is authorized to engage in the practice of architecture will not, merely by reason of such position, be considered to be practicing as a principal. No employee of the corporation will be considered to be practicing as a principal unless he is a director of the corporation.
2. In the case of firms composed of general partners and limited partners and/or associates, only the general partners will be considered to be practicing as principals. Those who may share in the profits but do not share in the losses and/or are not legally liable for the acts of the firm, will not be considered to be practicing as a principal.
3. Organizations engaging in both the design and construction of buildings, whether by the same or by affiliated organization, will be considered to be contractors rather than architects. Architects employed by such firms will not be considered to be practicing as principals. Practical training received in the employ of such firms will not be considered as training in the office of a registered architect who is practicing as a principal.
4. Architects and examination candidates employed by organizations performing architectural services in connection with buildings owned or used by that organization will receive credit in accordance with Item F-14 of the Table of Equivalents. However, registered architects in managerial positions will not be considered to be practicing as principals.

NORTHERN NEVADA ARCHITECTS

COLLEGE EDUCATION (DEGREE)

RESIDENT ARCHITECT

	<u>YES</u>	<u>NO</u>
BAKER, RICHARD EARL	X	
BERGER, RALPH		X
BRONGER, JOHN TURPIE	X	
CASAZZA, RALPH		X
CHAMBERLIN, E.H.		X
CLOPINE, RUSSELL	X	
COWELL, W.E.		X
CRIDER, JOHN		X
CRUITT, JERRY	X	
CURTIS, WILLIAM A.	X	
DANIELS, WILSON	X	
DOLVEN, FRED	X	
EISSMANN, RALPH	X	
ERSKINE, GRAHAM	X	
FERRARI, GEROGE	X	
FERRIS, L.A.		X
FRANKOSKI, PATRICK	X	
FULLERTON, WALTER	X	
GREEN, FRANK	X	
GRUPP, PAUL	X	
HAASE, DAVID	X	
HANCOCK, JOHN	X	
HANCOCK, WILLIAM	X	
HARDEN, ESLEY		X
HELLMANN, RAYMOND	X	
HOWARD, MATT	X	
HUBBARD, JAMES		X
KNAPP, RICHARD	X	
LARSON, WALTER JR.	X	
LEE, ROBERT		X
MACFARLANE, IAN	X	
MEANS, PERRY		X
MERRILL, JOHN FRANK	X	
NESPOR, MAURICE	X	
PARSONS, EDWARD	X	
PEETZ, CARROLL	X	
PINCOLINI, BERT	X	
PONCIA, RAYMOND	X	
PURHONEN, ARNE		X
PUTTNAM, BARRETT		X
REEDY, BARBRA	X	
REID, FRANK		X
RICHIE, GAIL		X
RUEGG, THEO.		X
SCHEUERMANN, RICHARD	X	
SCHROEDER, E.R.		X
SELDEN, THEODORE	X	
SHEEHAN, JACK	X	
SIMPSON, ROBERT	X	
SIMPSON, RODGER		X
TROWBRIDGE, GEORGE	X	
VHAY, DAVID	X	
WALL, THOMAS	X	

57
NO DEGREE

COLLEGE EDUCATION (DEGREE)RESIDENT ARCHITECT

	<u>YES</u>	<u>NO</u>
ADAMS, EDWARD JOHN	X	
ALEXANDER, HARTLEY W.	X	
BELCHER, JACK T.	X	
BOND, RALPH A.	X	
BORNS, LEO F.	X	
CAMBEIRO, ARTURO B.		X
CAMBEIRO, DOMINGO	X	
CAMPANARO, ANTHONY		X
CRAWFORD, FRANCIS G.		X
DAMICO, JOHN J.	X	
DELORENZO, EDWARD P.	X	
DOBRUSKY, TOM	X	
DORIOT, C. FREDERIC		X
ENOMOTO, GEORGE T.		X
FARRIS, KEITH E.		X
FIELDEN, ROBERT A.	X	
GABRIELLE, JULIUS	X	
GOLDBERG, SIDNEY E.	X	
HENDRICKS, EDWARD B.	X	
HILL, ERROL FORREST	X	
KENNEDY, FRED L.		X
LINTON, LEE	X	
LOWDER, DONALD C.		X
LUNDAHL, JEFFREY	X	
LUCCHESI, JULIO J.	X	
MCDANIEL, JAMES B.	X	
MARCHAND, ROLAND L.	X	
MARNELL, ANTHONY A. II	X	
MARSHAK, IRA C.		X
MAYERS, JOHN C.		X
MILLER, JACK. H		X
MOFFITT, GERALD	X	
MOLL, FREDRIC	X	
MUNOZ, MANUEL	X	
PERAZZO, F.J.	X	
REPOGLE, JOHN	X	
SCHERER, OSCAR		X
SHARP, HARRIS	X	
SIMONDS, WAYNE		X
SIMPSON, J. WILLIAM	X	
STREHLOW, GERALD	X	
TATE, GEORGE	X	
TAYLOR, HUGH		X
WELLES, DAVID	X	
WHANN, ROBERT		X
WILSON, GARY	X	
ZICK, WALTER	X	
CAMPBELL, HARRY		X
DAVIS, CLAUDE	X	
BLUM, ALAN	X	

COLLEGE EDUCATION (DEGREE)

RESIDENT ARCHITECT

	<u>YES</u>	<u>NO</u>
WARREN, ROBERT	X	
WELLS, HEWITT	X	
WILDAY, PETER	X	
WOOD, HARRY PAUL	X	
ZINKHAN, ROBERT JR.	X	
MORRIS, WILLIAM	X	
HAYES, THOMAS		X
ROBERTS, LAWRENCE		X
LONG, J.D.		X
JONES, CASEY		X

REGARDING NCARB
ORGANIZATION,
SERVICES AND
PROCEDURES,
RECORDS,
CERTIFICATIONS,
AND EXAMINATIONS

This document supersedes former Circular of
Information Nos. 1-70, 3-69, 3-71, and 8-69.

See paper copy -
Archives

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SUBJECT MATTER
OUTLINE:

NCARB EQUIVALENCY
EXAMINATION

- See paper copy
Archives

ARGUMENTS RELATIVE TO ARCHITECTS LEGISLATION - SB 83

I. LEGISLATION IS NOT NECESSARY

1. No new arguments have been presented justifying that which has been repeatedly rejected -- in committee -- in many previous legislative sessions. 1973 Assembly Commerce Committee killed the bill, but told both groups to resolve the problem mutually in the interim, we tried, but(See #12).
2. Architects themselves are divided on definitions, issues, approaches, proposed limitations, etc., and are, in fact, spurred by a minority, but highly vocal, element in their ranks.
3. Designers have demonstrated a high degree of competency in their field for all previous years to the present, and hence no real need for regulation is justified.
 - a. Designers often have more practical knowledge and experience.
 - b. Designers make proportionately no more errors in all aspects of design than do registered architects.
 - c. Registration would be no guarantee of safety or freedom from error.
4. Even though the respective work is similar in approach and product as a practical fact the spheres rarely overlap, and are virtually, mutually exclusive:
 - a. Architects normally do not solicit residences, multiple residential, small commercial, etc.
 - b. Designers normally do not solicit public buildings, large commercial, industrial, etc., and law already prohibits their involvement without competent collaboration.
5. Adequate safeguards for the public health, safety and welfare already exist on designers' work through:
 - a. Building codes
 - b. Building departments
 - 1) Plan Check
 - 2) Field Inspectors
 - c. Health and other such departments
 - d. General contractors
 - e. Subcontractors
 - f. Lenders
 - g. Consultants as required by any of the above.
6. The public already has protection for liability against designers in civil suits.
7. Designers have their own ability to police themselves as architects now do, and such machinery is functioning.

8. Other states function satisfactorily without such legislation as proposed, and the number recognizing designers without regulation by respective State Boards of Architecture is increasing.
9. General and sub-contractors often prefer designer's working drawings for the sake of flexibility, efficiency, and savings of unnecessary construction costs..
10. The mechanics already exist for designers to become registered architects under the law without change.
11. Many architects, after a few years of practice, could not pass the equivalency examination proposed to be required of designers, and are dependent on consultants for technical expertise.
12. Mutually satisfactory legislation could be proposed, but only mutually, rather than separate approaches as has been tried. Designers are eager to co-operate, but resent arbitrary, isolationist, and dictatorial approach.

II. LEGISLATION WOULD BE HARMFUL.

1. Would deprive the public of the right and freedom of choice.
2. Would unnecessarily deprive designers of their livelihood.
3. Would considerably increase overall costs of construction:
 - a. Fees would be 2 to 5 times as great.
 - b. Experience shows construction costs would be higher.
 - c. Many projects, especially in these economic times, and particularly in view of high material and labor construction costs, would be abandoned.
 - d. Already high unemployment rates would increase, with resultant ripple effect through non-construction segments of the economy.
4. Proposed limitations are far too restrictive from what experience teaches.
5. The effect of the existing equivalency examination and/or regulation by the State Board of Architecture would be to eliminate most designers: Presumes fresh from college with a degree; requires 3 letters of reference from architects.
6. Would increase the difficulty of testing, supervision, and enforcement.
7. Would render unlikely future designers from entering and providing such service.

SUMMARY

After digesting all arguments for the legislation, it appears that the major appeal for passage to the lawmakers is that a small group exists which, despite only unjustified scare tactics, is presently unregulated, and therefore requires regulation. This is the poorest of reasons, especially in what we would like to maintain as a free society, for such regulatory legislation.



STATE OF NEVADA
STATE BOARD OF ARCHITECTURE
137 Vassar Street - Reno, Nevada 89502

HARRIS P. SHARP
Chairman
Las Vegas
RAYMOND HELLMAN ¹⁶⁵
Secretary-Treasurer
Reno
Members
GEORGE M. FERRARI
Reno
ARTURO CAMBEIRO
Las Vegas
GEORGE T. ENOMOTO
Las Vegas

26 April 1974

Philip J. Mitchell
716 South Tenth Street
Las Vegas, Nevada 89104

Dear Mr. Mitchell:

In response to your request of 22 April 1974 I have listed below the requirements for taking the architectural examinations in the State of Nevada.

1. Accredited Architectural School five years maximum, plus 1/2 normal credit in architectural office during school, not to exceed six months. Grades must be 'C' average.
2. Junior College or Technical School two and one-half years maximum, 1/2 credit. Grades must be 'C' average.
3. Work Experience Credit.
 - A. Architects, full credit.
 - B. Structural Engineer 3/4ths credit.
 - C. Building Designers 1/2 Credit.
 - D. Building Contractors 1/4 Credit.

If you have any further questions or I may be of further assistance please contact me.

Sincerely,

Secretary to the Board

d

SOUTHERN NEVADA HOME BUILDERS, INC.

166

AFFILIATED WITH
NATIONAL ASSOCIATION OF HOME BUILDERS
OF THE UNITED STATES

P. O. BOX 5516
GARSDALE STATION
PHONE: 870-7234
LAS VEGAS, NEVADA
89102

February 20, 1975

Senator Eugene Echols
Commerce & Labor Committee
Nevada State Legislature
Carson City, Nevada 89701

Dear Senator Echols & Members of the Committee,

The Southern Nevada Home Builders have taken a stand in opposition to S.B. 83, 84, & 89. This letter will explain some of our reasons for doing so.

The construction industry in the state of Nevada is second only to tourism and the Home Builders Association is a major organization in that industry. Our purpose is to protect and advance the construction industry in every way we can. We feel that good legislation concerning construction activities is a major factor in the growth of Nevada. For this reason we are taking a much more active role in this year's legislature than we have in the past and plan to continue to do so in the future.

S.B. 83 is, in our opinion, certainly not in the best interests of the construction industry. It appears to be a strong self interest bill, catering only to the exclusive privileges of architects.

To eliminate and abolish building designers would most certainly be a direct attack against our industry. For many years we have very successfully used their talents and have had little or no problems in the class of work that they do. We feel that designers play an important role in construction and some sort of compromise should be worked out between them and the architects.

A few other points that we oppose in S.B. 83 are as follows:

1. To take the word "supervision" out of new paragraph #4 really relieves the architect of a moral responsibility to insure that his work is progressing as planned.
2. To tell the contractor he can produce drawings for his own activities is fine but reading further into S.B. 84 one gets the uneasy feeling that if these drawings get into someone else's hands the contractor faces a charge of the illegal practice of architecture.
3. To include provisions to protect "public health, safety, or welfare" is entirely unnecessary as this is presently a function of the building departments who have many volumes of strict codes which they effectively enforce. We do not believe they need the help of

SOUTHERN NEVADA HOME BUILDERS, INC.

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89102

Senator Eugene Echols
Feb. 20, 1975
Page 2

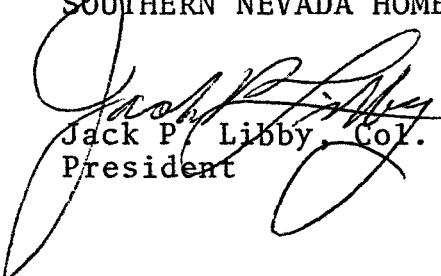
any architect to determine what constitutes public health, safety or welfare.

S.B. 84 is really the "venom in the bite" of S.B. 83. It can expose our people to a gross misdemeanor charge on the capricious whim of any architect. It imposes unnecessary restrictions that can limit the industry rather than encourage advancement.

I am sure the committee can understand why I must, in behalf of our association, oppose these 3 bills. It is our hope that in the future the architectural profession will envision the full scope of the perimeters of our industry and work to protect our industry as a team. We welcome their support.

Respectfully yours,

SOUTHERN NEVADA HOME BUILDERS ASSN.


Jack P. Libby, Col. (Ret.)
President

JPL/sb

DAN CASHDAN & ASSOCIATES, LTD.
STRUCTURAL ENGINEERS

February 14, 1975

Senator Gene Echols, Chairman
Senate Commerce Committee
Legislative Building
Carson City, Nevada 89701

Dear Senator Echols:

I am writing to you at this time in an effort to urge your committee to pass SB 83 - the bill which would disallow the formation of an association of licensed "building designers" in the State of Nevada.

We, in this company, are very fortunate to have grown, in twelve years, from a one-man operation to Nevada's largest structural engineering firm (see enclosed copy of the January 1975 issue of Western Business News, page 2). During that time we have done the bulk of our work for architects registered in the State of Nevada; other work was done for industry (such as Kerr-McGee Chemical Corporation in Henderson, Nevada) and government entities (such as our design of highway bridges for Clark County and for the City of Las Vegas). The reason for our growth is our clients' satisfaction with our efforts to conceive, analyze and produce structural designs of optimum advantage to both owner and architect so that a functional and aesthetically pleasing building could be constructed at the lowest possible cost.

The intrusion of unschooled, untrained "building designers" into the design professions would destroy the concept of optimum design for buildings throughout our great state. So-called "designers" can only procure work by charging their clients much smaller fees for their services than registered architects would charge for the same project.

Senator Gene Echols
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Obviously, the "designers" would, in turn, offer their structural and other consultants (mechanical, electrical, etc.) much reduced fees also, the net result being that the possibility of optimizing designs is completely negated - it take much more time, effort and money to produce optimization.

Who suffers from this eventuality? Everyone! Everyone must cast their eyes upon buildings aesthetically inferior and improperly constructed, and everyone suffers further when these buildings deteriorate into slum areas. Almost without exception, I can point out to you large tracts of apartments, shops and other buildings in Clark County which already look terrible and are deteriorating rapidly - and every one of them was designed by untrained, unschooled so-called "building designers". The owners of such improperly designed buildings suffer most of all since they actually pay more dollars for poorer quality construction.

I whole-heartedly join with Nevada's registered architects, therefore, in asking you to take whatever action is necessary to prohibit the licensing of "building designers" in our state.

Thank you very much for your time and consideration.

Very truly yours,

DAN CASHDAN & ASSOCIATES, LTD.



Daniel M. Cashdan, President

DMC/bk

enc.
cc (7) for committee members