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Building Department Handout		

Who may apply for a Building Residential or Commercial Permit?

For Residential Permits- Who can submit?

1. A **Registered Design Professional** (Nevada Licensed Residential Designer, Architect or Engineer) or Licensed Contractor may apply for a permit to perform construction on a residential property.
2. A **"Homeowner"**, defined in NRS 624.031 as "An owner of a property who is building or improving a residential structure on the property for his or her own occupancy", may apply for a permit to build or improve his or her own residence to occupy for at least one year. Upon signing an *Owner Builder Affidavit* an "Owner/Builder" may perform the construction of a single family dwelling, including preparing plans, or, the owner must hire a Licensed Design Professional or Contractors to perform the work under NRS 624. If a Contractor prepares plans for the Homeowner, then the contractor must apply for the permit, thereby attesting proper licensing and responsibility for the plans, construction and the "owner builder" exemption does not apply.
3. Per NRS 623.330 (1)(d), a **Contractor** can only prepare plans for the project he builds and a Design Professional can prepare plans for anyone.

Who can pick up the permit? Only the **Owner-Builder or General Contractor** can pick up a Residential Permit.

For Commercial Permits- Who can submit?

1. Only a properly licensed State of **Nevada General Contractor or Nevada Registered Design Professional** is allowed to apply for a Commercial Construction Permit under Nevada Law. Per NRS 624, Owners, tenants or employees of Commercial Buildings may not apply for permits nor perform any construction activities on that building, unless they are properly licensed to do so, or the work is exempt from permit under NRS 624.031 and the International Building Code section 105.2; "Work exempt from permit".
2. A **General Contractor** on a Commercial Project may not perform specialty contracting in Plumbing, Electrical, Refrigeration, Air Conditioning (HVAC), or Fire Protection without being specifically licensed to do so under NRS 624 and must hire properly licensed Sub-Contractors to perform these trades on Commercial Project. Any project involving more than 3 trades, i.e. (structural, plumbing, electrical) must have a General Contractor in charge of the project. No Sub-Contractor can run a 3-or-more trade project and can perform only work limited to their license, bond limits and trade.

Who can pick up the permit? Since possession of a permit implies "permission to build", the permit will only be issued to a properly licensed Contractor or "Owners Representative" that is a verifiable employee of the General Contractor (per the Nevada Contractors Board). Written evidence of employment must be provided by all "owner's representatives". Owners and Tenants will only be listed as such on the permit application. Permit will not be issued to a Design Professional.