



Community Development Department Building Division

BUILDING DESIGN AUTHORITY

The purpose of this information bulletin is to clarify when a licensed professional is required for the design of a structure. In addition to the requirements below, any time design documents are created for someone other than the person performing that work, the construction documents shall be signed by the designer.

UNLICENSED INDIVIDUALS may design only the following types of structures:

*Single-family dwellings of not more than two stories and basement in height.

*Multiple dwellings containing not more than four dwelling units of woodframe construction of not more than two stories and basement in height and no more than four dwelling units per lot.

*Garages or other structures appurtenant to the dwellings described above of woodframe construction not more than two stories and basement in height.

- * NOTE: If any portion of the structures described above does not meet the conventional woodframe requirements described in Title 24 of the California Code of Regulations or in the building codes of the local jurisdiction, then the building official having jurisdiction shall require the plans, calculations, and specifications for that portion of the structure to be prepared and signed and sealed by a licensed civil or structural engineer or a licensed architect.

Agricultural and ranch buildings of wood frame construction, unless the building official having jurisdiction determines that an undue risk to the public health, safety, or welfare is involved.

Store fronts, interior alterations or additions, fixtures, cabinetwork, furniture, or other appliances or equipment, including any work necessary to install these items, or any alterations or additions to any building necessary to install these items, as long as the alterations do not affect the structural safety of the building.

CERTIFIED INTERIOR DESIGNERS may design non-structural or non-seismic elements within the interior of a building.

CONTRACTORS may design electrical or mechanical systems or facilities for work to be performed by that contractor.

CIVIL ENGINEERS may design any structure of any type EXCEPT public schools and hospitals.

ARCHITECTS may design any building of any type EXCEPT the structural portion of a hospital.

STRUCTURAL ENGINEERS may design any structure of any type.

Structural and Civil Engineers are licensed by the Board for Professional Engineers and Land Surveyors. Any questions regarding Structural or Civil Engineers, the practice of engineering, or the Professional Engineers Act (Business and Professions Code sections 6700-6799) should be directed to the California Board of Professional Engineers and Land Surveyors at 2535 Capitol Oaks Drive, Suite 300, Sacramento, CA, 95833-2944; (866) 780-5370; bpelsg.ca.gov

Architects are licensed by the California Architects Board. Any questions regarding architects, the practice of architecture, or the Architects Practice Act (Business and Professions Code section 5500-5610.7) should be directed to the California Architects Board at 2420 Del Paso Road, Suite 105, Sacramento, CA, 95834; (916) 574-7220; <https://www.cab.ca.gov/>

The design and construction of public schools is regulated by the Division of the State Architect (DSA). Any questions regarding Education Code section 17302 should be directed to DSA at 1102 Q Street, Suite 5100, Sacramento, CA, 95811; (916) 445-8100; <https://www.dgs.ca.gov/DSA>

The design and construction of hospitals is regulated by the Office of Statewide Health Planning and Development (OSHPD). Any questions regarding Health and Safety Code section 129805 should be directed to OSHPD at 2020 West El Camino Avenue, Suite 800 Sacramento, CA 95833 ; (916) 654-3362; <https://hcai.ca.gov/>

Applicable Statutes:

Business and Professions Code sections 5500.1, 5537, 5537.1, 5537.5, 5538, 5800, 6731, 6736, 6737, and 6737.1.

Education Code section 17302

Health and Safety Code section 129805