PLACER COUNTY BUILDING DEPARTMENT

PROFESSIONAL DESIGN LIMITATIONS

Professional	Limitations	Applicable Statutes
Structural Engineers	*No limitations; may design any type of building*	6731, 6736, 5537.1 B&P Codes.
Architects	*May design any type of building except: the structural portion of a hospital*	129805 of H&S Code 5500.1,6737 of B&P Code.
Civil Engineers	*May design any building except: hospitals or schools; high rise buildings over* 65' in height	129805 of H&S Code 5537.5, 6731, 6735 of B&P Code.
Licensed Contractor	*While contracting for the installation of electrical or mechanical systems or facilities, may draw plans and design those systems or facilities in accordance with applicable construction codes for work to be performed within the classification for which his or her license is issued*	6737 of B&P Code
Unlicensed Persons	*See below*	5537, 5538, 6737 of B&P Code

- Unless the Building Official having jurisdiction deems that an undue risk to the public health, safety or welfare is involved; or affects the structural system or safety of the building; or the design deviates from the substantial compliance with the conventional framing requirements for wood framed construction found in Chapter 23 of the 2007 California Building Code, **unlicensed persons may prepare plans, drawings or specifications for the following**:.
  - *Single-family dwellings of wood frame construction not more than two stories and a basement in height conforming to CBC Chapter 23*
  - *The following multiple dwelling buildings of wood frame construction, not more than two stories and a basement in height (maximum four dwelling units per lot):*
    - *Apartment buildings; timeshare apartments; and efficiency units with 3 or fewer units*
    - *Condominiums and timeshare condominiums with 4 or fewer units*
  - *Garages or other structures appurtenant to single family dwellings, of wood frame construction not more than two stories and a basement in height*
  - *Non-structural interior alterations or additions including the installation of fixtures, cabinetwork, furniture, appliances, or equipment*
  - *Agricultural and ranch buildings of wood frame construction*
  - *Non-structural storefronts, interior alterations and additions, fixtures, cabinet work, furniture, or other appliances or equipment.*
  - *Any non-structural work and non-structural storefronts necessary to provide for their installation*
- However, **an unlicensed person *may not* prepare plans for** those alterations that will change or affect any components of the structural system or safety of the building or its occupants.
- Plans prepared for the following work except as specifically noted above, shall be deemed as affecting the safety of a building or its occupants and shall be stamped and signed by a registered engineer or architect:
  - *New buildings, additions to existing buildings*
  - *Projects with interior or exterior structural alterations*
  - *Interior alteration with an occupancy change*
  - *Interior alteration with walls & partitions over 5'9" in height*
  - *Storage racks*
  - *Remodeling projects with changes to 1-hr rated corridors, fire rated occupancy separations, area separation walls*
  - *Alterations with changes to exiting requirements*
  - *Hazardous occupancies H1, H2, H3, H4, H5*
  - *Assembly occupancies A1, A2, A3, A4, and A5*
  - *Tanks and vessels*
  - *Machinery and equipment requiring design per Section 1632 of the 2007 edition of the California Building Code*
  - *New roof mounted mechanical equipment*
  - *School and daycare occupancies E*
  - *Hospital occupancies 1.1, I1.2, I2, I2.1 and I3*
  - *Laboratories occupancy L*
  - *Projects with S1, S2 occupancies*
  - *Hotel, motel and apartment occupancies R1 and R2*
  - *Projects with mixed occupancies*
  - *Lateral force resisting systems utilizing poles embedded in the ground*
- Any project deemed by the Building Official to require Professional design by a California Registered Engineer or Architect