

 <p>CITY OF AMERICAN CANYON COMMUNITY DEVELOPMENT DEPARTMENT</p>	<p>Building Division 4381 Broadway, Suite 201 American Canyon, CA 94503 Inquiries: (707) 647-4581 Inspection Request: (707) 551-4619 www.cityofamericancanyon.org</p>	<p>Version Date 8-27-18 Building Codes Enforced: 2016 CA Building/Residential Code (CBC/CRC) 2016 California Electrical Code (CEC) 2016 California Mechanical Code (CMC) 2016 California Plumbing Code (CPC) 2016 California CAGreen Code (CAGC) 2016 California Energy Code (CEnC)</p>
<p>PLANS THAT REQUIRE AN ARCHITECT OR ENGINEER</p>		

The type of property and project determines whether or not a California Registered Architect and/or California Professional Engineer must be involved in plan preparation. Table A below outlines when the involvement of a registered Architect or Engineer is required. Table B below outlines the project plans and drawings that may be prepared by someone other than a California Registered Architect or California Professional Engineer.

California Business and Professions Code (BPC) Section 5537: If any portion of any structure exempted by this section deviates from substantial compliance with conventional framing requirements for woodframe construction found in the most recent edition of Title 24 of the California Code of Regulations or tables of limitation for woodframe construction, as defined by the applicable building code duly adopted by the local jurisdiction or the state, the Building Official having jurisdiction shall require the preparation of plans, drawings, specifications, or calculations for that portion by, or under the responsible control of, a licensed architect or registered engineer. The documents for that portion shall bear the stamp and signature of the licensee who is responsible for their preparation.

TABLE A. PROJECT PLANS THAT REQUIRE A REGISTERED ARCHITECT OR ENGINEER

Any project not exempted under California Business and Professions Code Section 5537.
Any project or portion of a project that deviates from conventional wood framing construction requirements.
Alterations that will change, affect, or potentially affect any fire or life safety components or components of the Structural system that affect the safety of the building or its occupants: For examples, see page 2.
Any project deemed by the City Building Official to require a registered design professional.

TABLE B. PROJECT PLANS THAT CAN BE PREPARED BY A NON-PROFESSIONAL**

OUTSIDE OF THE CONDITIONS IN TABLE A, Competent laypersons may prepare project plans for the following:

Certain Single Family Dwelling Projects. Competent laypersons may prepare project plans for additions, remodels, garages or accessory structures for single-family dwellings that are 2 stories or less in height of wood frame construction (excludes basement).
Certain Multi-Family Dwelling Projects. Competent laypersons may prepare project plans for additions, remodels, garages or accessory structures for multi-family dwellings up to 4 units that are 2 stories or less in height of wood frame construction (excludes basement). However, this paragraph shall not be construed as allowing an unlicensed person to design multiple clusters of up to four dwelling units each to form apartment or condominium complexes where the total exceeds four units on any lawfully divided lot.
Agricultural and Ranch Buildings. Competent laypersons may prepare project plans for agricultural and ranch buildings of woodframe construction unless the City Building Official deems that an undue risk to the public health, safety, or welfare is involved.
Nonstructural Commercial Projects. As long as wall structures are not altered, Competent non-professionals may prepare plans for non-structural commercial store fronts, interior alterations or additions, fixtures, cabinet work, and certain appliance or equipment installations.

**** Project plans and drawings must always be complete and accurate regardless of who prepares them.** Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the applicable codes and relevant laws, ordinances, rules and regulations, as determined by the Building Official.

ALTERATIONS THAT MAY AFFECT THE STRUCTURAL SYSTEM OR SAFETY OF THE BUILDING OR ITS OCCUPANTS:

Except for the project plans for specific types of property outlined in Table B, the following projects are among those deemed as affecting or potentially affecting the safety of a building or its occupants and shall be stamped and signed by a California Professional Engineer or California Registered Architect (**for example, such as but not limited to the following**):

Any Project that Entails:

- New Buildings
- Additions to existing Buildings
- Interior or exterior structural alterations including seismic upgrades
- Any interior alteration with an occupancy change
- Any alteration that changes exiting requirements
- Remodels with changes to any fire-rated assembly (e.g. fire-rated corridors, fire-rated occupancy separations, area separation walls, etc.), roof or wall mounted mechanical equipment
- Alterations and upgrades required to comply with any aspect of Accessibility (ADA)

Any project Involving the Following Aspects:

- Cripple or retaining walls exceeding 4 feet in height or adjacent to garage door openings
- Lateral force resisting systems utilizing poles embedded in ground
- Machinery and equipment requiring design per 2016 CBC Section 1613
- Storage racks
- Tanks and vessels

Any project with the Following Occupancy Classification:

- Assembly occupancies: A-1, A-2, A-3, A-4, and A-5
- B, F-1, F-2, S-1, S-2 and M occupancies where the project is an interior alterations with walls and partitions over 5 feet-9 inches in height or ceiling work over a floor area.
- Hazardous occupancies H-1, H-2, H-3, H-4 and H-5
- Hotel, motel, assisted living, dormitory and apartment occupancies R-1, some R-2 and R-2.1
- Institutional occupancies I-1, I-2, I-2.1, I-3, and I-4
- School and day care occupancies E
- Projects with S-1, S-2
- Projects with mixed occupancies

FYI: The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may be enforced as deemed appropriate by the building official.