

## BUILDING DIVISION – POLICIES AND PROCEDURES

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DATE: 9/29/2022

### DESIGN PROFESSIONAL REQUIRED

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**ISSUE:** When shall an Architect or Engineer, registered in the State of Colorado, be required to prepare and affix his/her seal and signature to the plans and specifications as part of a permit application?

**ANALYSIS:** Section 107.1 2021 International Building Code (Submittal Documents) states that the construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. This Section also states that the building official may require that submittal documents be prepared and designed by architects or engineers licensed by the state even when not otherwise required by state law.

Architects and Engineers may not be necessary for building projects affecting single family detached homes, garages, sheds or similar minor structures. However, more complicated buildings deal with code issues such as exiting, fire rated assemblies, construction types, accessibility, non-prescriptive structural designs, and other issues which are not of common knowledge or easily understood or designed by persons which are not design professionals. Allowing these more complicated structures to be designed by novices adds additional responsibilities and liabilities to the City, its plan examiners, and inspectors.

The City of Golden is a home rule city and is exempt from state requirements, as it relates to this issue. However, it would be prudent to at least comply with the minimum requirements of the state. Design professionals might also be additionally required when dealing with all R-1 and R-2 Occupancies, including 3 and 4-plex structures, and when dealing with R-3 town homes because of the unique and complicated code requirements associated with these structures.

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**POLICY & PROCEDURE:** An Architect or Engineer registered in the State of Colorado shall prepare, and affix his/her seal and signature to, the plans and specifications for the construction of all buildings except the following:

- (a) Detached one and two dwelling buildings (R-3) intended solely for the private use, occupancy, or resale, including accessory buildings commonly associated with the same, unless special considerations are necessary as determined by the building official; or
- (b) Farm buildings and buildings for the marketing, storage, or processing of farm products which do not exceed one story in height and have and occupant load of 10 or less; or
- (c) Minor additions, alterations, or repairs to the foregoing buildings that do not cause the complete building to exceed the applicable limitations herein set forth; or
- (d) Nonstructural alterations of any nature to any building if such alteration do not affect the life safety of the occupants of the building.

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Last Revised: 3/29/2018

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