PURPOSE:

California Building Code Section 107.1 requires construction documents to be prepared by a registered design professional where required by the statutes of the jurisdictions in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional. The California Architectural Practice Act, Section 5538, outlines the exemptions for projects which would not prohibit any person from designing nonstructural storefronts, interior alterations or additions. Specifically, section 5538: For any nonstructural or nonseismic alterations or additions to any building necessary to or attendant upon the installation of storefronts, interior alterations, or additions, fixtures, cabinetwork, furniture, appliances, or equipment, provided those alterations do not change or affect the structural system or safety of the building. This policy is to identify what constitutes a change or affect to the safety of the building. Projects may be required to be assessed on a case by case review of the proposed alteration/addition to determine if a licensed professional is required for the design.

POLICY:

The following items are considered to impact the structural or safety of a structure for determining professional design requirement of tenant improvements:
1. Any project which is required by State law due to structural design to be completed by a licensed professional.
2. Any project which requires fire rated assembly design or alters existing fire ratings.
3. Any project which changes the occupancy of a structure or space to a more restrictive occupancy.
4. Any project involving an A or H occupancy.
5. Any project which alters existing rated exiting corridors or requires new rated exit corridors, alters or reduces required exit access of the egress system, modifies/reduces/add required exit doors, or increases the occupant load.
6. Any project which alters the existing disabled access features of the site or building creating disable access compliance issues.
7. Any project which requires modification of the fire sprinkler system.
8. Any project which reduces existing light and ventilation (natural or mechanical) for occupied spaces to less than the minimum required by adopted codes, or a project with potential sanitation issues.

9. Any code enforcement case, upon review by staff, determined to be in major violation of City Codes/Zoning laws.

10. Other projects which, in the opinion of the Building Official, create safety issues which have not been addressed properly by nonlicensed professional.

Michael K. Whitaker, Chief Building Official