



City of Walnut Creek
Development Review Services
1666 N. Main Street, Walnut Creek, CA 94596
(925) 943-5834 phone (925) 256-3500 fax

Issued February 22, 2011

Policy Bulletin No. PB-047

Professional Design Limitations of Walnut Creek

Professional	Limitations	Applicable Statutes
Structural Engineers	No limitations; may design any type of building	6731, 6736, 5537.1 of B & P Codes.
Architects	May design any type of building except the structural portion of a hospital	15048 of H & S Code, 5500.1, 6737 of B & P Code.
Civil Engineers	May design any building except hospitals or schools	15013 of H & S Code 5537.5, 6731, 6735 of B & P Code.
Unlicensed Persons		5537, 5538, 6737.1 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 the Title 24 of the California Code of Regulations or Tables of Limitations for wood frame construction and 2010 California Residential 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
- Multiple dwellings containing not more than four dwelling units of wood frame construction, not more than two stories and a basement in height. A single lot may have a maximum of four dwelling units per lot
- 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
- 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 works 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 commercial buildings, additions to existing commercial buildings
- Projects with interior or exterior structural alterations
- Interior alteration with an occupancy change
- Interior alteration with walls and partitions over 5'9" in height or ceiling work which cover a floor area greater than 3,000 square feet in B, F-1, F-2, S-1, S-2 and M occupancies
- Storage racks over 8' in height
- Remodeling projects with changes to fire walls, barriers or partitions
- Alteration with change to exiting requirements



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- High hazardous Group H occupancies
- Assembly occupancies A-1, A-2, A-3 and A-4
- Tanks and vessels
- Machinery and equipment requiring design per ASCE 7-05 Section 13.2 & 13.6
- Roof mounted mechanical equipment
- School and day care classified as educational group E occupancies
- Institutional occupancies I-1, I-2 and I3
- Projects with S-1 & S-2 occupancies
- Hotel, motel and apartment occupancies R-1 and R-2
- Projects with mixed occupancies
- Remodeling projects in a high-rise (having floors over 75' in height) building
- Lateral force resisting systems utilizing poles embedded in the ground
- Cripple walls exceeding 4' in height or adjacent to garage door openings

Any project deemed by the Chief Building Official to require professional design by a California Registered Engineer or Architect.

For a link to Business & Professions Code 5536.1 please access:

<http://law.onecle.com/california/business/5536.1.html>