

City of Bellingham Policy

Title: Projects Requiring a Licensed Design Professional

Code: 2006 International Building Code

Chapter: IBC 106.3.4

Level of Policy: Departmental

Date Issued: September 23, 2009

Developed by: Jim Tinner, CBO

Date Revised: N/A

Revised by: N/A

Approved by: Jim Tinner

Cancels: N/A

See Also:

Purpose

To clarify which projects will require plans to be sealed by a Washington State licensed Architect or Engineer.

Scope

All structures exceeding 4,000 sq. ft. in size.

Definitions

Design professional means an architect or engineer licensed as such by the Washington State Department of Licensing.

IBC means the currently adopted edition of the International Building Code.

IRC means the currently adopted edition of the International Residential Code.

Policy/Conditions

The following structures generally do not require plans be sealed by a licensed design professional. Exempt buildings may still require a licensed design professional seal for plans not meeting prescriptive requirements as defined by the IBC or IRC. When elements of an exempt building do not meet prescriptive requirements, only those elements require professional design.

- Residential structures including four or fewer dwelling units.
- Any building not exceeding 4,000 square feet in size.
- Design-build construction by registered general contractors if the structural design services are performed by a registered engineer.
- Any commercial tenant space up to 4,000 square feet in size in a multi-tenant building provided:
 1. The tenant space is completely separated from adjoining spaces by full height walls.
 2. All exits from the tenant space are directly to the building exterior.
 3. Structural alterations must meet prescriptive requirements as defined by the IBC.
 4. Occupancy classifications are limited to group B and group M.
 5. There will be no cooking allowed other than microwave or convection ovens.
 6. There will be no use of medical gases.

References/Sources

Guidelines for Washington State Building Officials and Design Professionals – WADOL
RCW 18.08.420(7), RCW 18.08.440(5), RCW 18.43.070
WAC 308-12-081, WAC 196-23-010 & 020

Appendix/Attachments