

Architect and Engineer Requirements and Links

Architects & Design Professionals: Generally, an Architect or registered design professional is required for the following construction projects:

1. A public building with a use classification of Class I. – Institutional Group (residential care homes, assisted living facilities, group homes, boarding homes, convalescent care homes, day cares providing 24-hour care, hospitals, alcohol and drug centers, detoxification facilities, prisons, jails, detention centers, etc.), as described in the International Building Code, 2003 ed.
2. A public building with a use classification of Class A. – Assembly Group (churches, skating rinks, libraries, museums, night clubs, art galleries, dance-halls, night clubs, bars and taverns, pool and billiard halls, theaters, auditoriums, exhibition halls, restaurants, etc), Group E. – Educational Group (school up to and including 12th grade, day care), or Group B. – Business Group (professional services, doctor, lawyer, surveyor, insurance office, banks, post office, educational occupancies above the 12th grade, etc.) as described in the International Building Code 2003, ed., when
 - a. construction costs exceed \$100,000 for new buildings; or
 - b. construction costs exceed \$50,000 for alterations or additions to existing buildings, and when such alteration or addition requires the removal, relocation, or addition of walls or partitions or the alteration or addition of an exit.
3. A private building with a use classification of Class I. – Institutional Group (residential care homes, assisted living facilities, group homes, boarding homes, convalescent care homes, day cares providing 24-hour care, hospitals, alcohol and drug centers, detoxification facilities, prisons, jails, detention centers, etc.) as described in the International Building Code, 2003 ed.
4. A private building for Multi-family use (apartments, condominiums, etc.) if such building is more than 2-stories or contains more than 16-units in any one building.
5. A private commercial building* over 20,000 square feet in area or more than 2 stories.
(*Commercial building means an enclosed structure primarily used for the purchase, sale, or exchange of commodities or services.)

For more information on Registered Architects, Interior Designers, or Landscape Architects, visit the Texas Board of Architectural Examiners website at: <http://www.tbae.state.tx.us/PublicInfo/>

For state laws pertaining to Architects and Designers, see Texas Occupations Code, Chapter 1051 by visiting: <http://www.statutes.legis.state.tx.us/>

Find a Registered Architect, Interior Designer, or Landscape Architect:
<http://www.tbae.state.tx.us/PublicInfo/FindProfessional.shtml>

Professional Engineers: Generally, the following work is exempt from the requirements of engineered plans:

1. a private dwelling;
2. apartments not exceeding eight units for each building in the case of one-story buildings;
3. apartments not exceeding four units for each building and having a maximum height of two stories;
4. a garage or other structure pertinent to a building described above in numbers 1., 2., & 3.
5. a private building to be used exclusively for:
 - a. farm, ranch, or agricultural purposes; or
 - b. storage of raw agricultural commodities; or
6. a building having no more than one-story that:
 - a. is not a building exempt from the licensing requirement of Texas Occupations Code, Chapter 1001, Section 1001.053 or subject to Texas Occupations Code, Chapter 1001, Section 1001.407;
 - b. has a total floor area of not more than 5,000 square feet; and
 - c. does not contain a clear span between supporting structures greater than 24 feet on the narrow side

For more information on when a professional engineer is required, please visit the Texas Board of Professional Engineers at: http://www.tbpe.state.tx.us/eng_req.htm

For state laws pertaining to Engineers, see Texas Occupations Code, Chapter 1001, by visiting: <http://www.statutes.legis.state.tx.us/>

It is recommended that plans be designed by an engineer, especially for building foundations, even if it is not required by state law.

To find a Professional Engineer, please visit: <http://www.tbpe.state.tx.us/search.php>