



County of San Diego, Planning & Development Services
WHO MAY PREPARE PLANS
BUILDING DIVISION

Section 106.1 of the California Building Code indicates that the Building Official may require plans and specifications to be prepared and designed by a registered design professional licensed by the State to practice as such.

In accordance with the provisions of the California Business and Professions Code, **the plans for all buildings and structures shall be prepared and each sheet shall be signed by a person licensed by the State of California as a civil engineer, structural engineer, or architect.** A registered design professional shall also sign the first sheet of the engineering calculations for such buildings and structures.

The following exemptions to the above requirements may be permitted, unless the buildings and structures are determined by the Building Official to be of an unusual nature or where the structural stability of such buildings or structures is not evident to the Building Official. Engineering calculations and/or the signature of a licensed engineer or architect may nevertheless be required in such cases.

1. Single-family dwellings of woodframe construction not more than two stories and basement in height.
2. Multiple dwellings containing no more than four dwelling units of woodframe construction not more than two stories and basement in height. However, this paragraph shall not be construed as allowing an unlicensed person to design multiple clusters of up to four dwelling units each to form apartment or condominium complexes where the total exceeds four units on any lawfully divided lot.
3. Garages or other structures appurtenant to buildings described above, of woodframe construction not more than two stories and basement in height.
4. Agricultural and ranch buildings of woodframe construction, unless the building official having jurisdiction deems that an undue risk to the public health, safety, or welfare is involved.
5. Nonstructural storefronts, interior alterations or additions, fixtures, cabinetwork, furniture, or other appliances or equipment, or any nonstructural work necessary to provide for their installation.
6. Any nonstructural alterations or additions to any building necessary for the installation of such store fronts, interior alterations or additions, fixtures, cabinetwork, furniture, appliances, or equipment.
7. Symmetrical pole signs with a sign area of 50 square feet or less and a total height of 14 feet or less above grade.
8. Unsymmetrical pole signs with a sign area of 50 square feet or less and a total height of 8 feet or less above the grade.
9. Billboards and roof signs with an area of 50 square feet or less and a total height of 8 feet or less above the roof.
10. Projecting wall signs with a sign area of 30 feet or less.

NOTE: If any portion of any structure exempted by this section deviates from conventional framing requirements for woodframe construction as defined by the applicable building code duly adopted by the local jurisdiction, the building official having jurisdiction shall require the preparation of plans, drawings, specifications, or calculations for that portion by, or under the direct supervision of, a licensed architect or registered engineer. The documents for that portion shall bear the stamp and signature of the licensee who is responsible for their preparation.

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