



PLANNING AND BUILDING DEPARTMENT

250 FRANK H. OGAWA PLAZA. SECOND FLOOR. OAKLAND CA. 94612

BUILDING DESIGN AUTHORITY

STRUCTURAL ENGINEERS¹ may design any building of any type.

CIVIL ENGINEERS¹ may design any building of any type EXCEPT public schools or hospitals.

ARCHITECTS² may design any building of any type EXCEPT the structural portion of a hospital.

OTHER DESIGNERS^{3,4} may design only the following types of buildings:

- **Single-family dwellings** of not more than two stories and basement in height.
- **Multiple-family dwellings** containing not more than four dwelling units of wood-frame construction of not more than two stories and basement in height and no more than four dwelling units per lot.
- **Garages or other structures appurtenant to the dwellings described above** of wood-frame construction not more than two stories and basement in height.

NOTE: If any portion of the **structures described above** does not meet the conventional wood-frame requirements described in Title 24 of the California Code of Regulations⁵, then plans, calculations, and specifications for that portion of the structure prepared, signed, and sealed by a licensed engineer or architect, shall be required.

- Agricultural and ranch buildings of wood-frame construction, unless the building official determines that an undue risk to the public health, safety, or welfare is involved.
- Store fronts, interior alterations or additions, fixtures, cabinetwork, furniture, or other appliances or equipment, including any work necessary to install these items, or any alterations or additions to any building necessary to install these items, if the alterations do not affect the safety of any building or its occupants, including, but not limited to, exiting, fire-resistive construction, structural or seismic elements.

Applicable Statutes:

Business and Professions Code Sections [5500.1](#), [5537](#), [5537.1](#), [5537.5](#), [5538](#), [5800](#), [6736](#), [6737](#), and [6737.1](#)
Education Code Section [17302](#)

¹ May perform architectural design if also performing the engineering.

² May perform grading and drainage only as part of Site Planning.

³ "Other Designer" refers to someone who is not a Structural Engineer, Civil Engineer, or Architect (e.g., Contractor, Certified Interior Designer, Drafter, etc....).

⁴ May not design any component that affects the safety of any building or its occupants, including but not limited to exiting, fire resistive construction, structural or seismic components.

⁵ "Conventional Wood-framing" refers to the prescriptive wood framing design provisions contained in the California Residential Code.

Health and Safety Code Section [129805](#)