



November 28, 2006

MEMORANDUM

BULLETIN G-18-06

To: All Permit Applicants

From: Thomas H. Goldsbury, P.E., C.B.O.
Chief, Building Inspection Division

Subject: Board of Architecture and Interior Design changes to FS 481

In our continued effort to provide good customer service, we want to provide you with recent changes to Chapter 481, Part 1, Florida Statutes, Board of Architecture and Interior Design, regarding individuals practicing architecture without a license and “plan stamping”.

Florida Statutes, Section 481.225(1)(i), prohibits a licensed architect from aiding, assisting, procuring or advising any unlicensed person to practice architecture in Florida. A violation of aiding unlicensed activities frequently occurs when an unlicensed person enters into a contract to offer architectural services and a Florida licensed architect signs and seals the drawings (“plan stamping”) for the project. If the contract for architectural services, either written or verbal, is not with the architect, then the architect is facilitating the unlicensed practice of architecture. Failure of the architect to exercise proper responsible supervisory control in the preparation of final construction documents or other instruments of architectural services is also a violation of aiding unlicensed activity. Since it is illegal for an unlicensed person to offer architectural services and it is also illegal for an architect to aid such activities, both the unlicensed person and the architect are subject to disciplinary actions.

Occasionally we receive drawings submitted for a Building Permit that appear to be prepared by a draftsperson and signed and sealed by an architect. In many cases it is fairly obvious that the drawings were prepared by a draftsperson and then “plan stamped” by an architect, with little or no review or supervising control over them in order to get a permit. The Laws and Rules of the Board of Architecture and Interior Design, Chapter 481, Section 481.221(6) states: **“No registered architect shall affix her or his signature or seal to any final construction document or instrument of service which includes drawings, plans, specifications or architectural documents which were not prepared by her or him or under her or his responsible supervising control or by another registered architect and reviewed, approved or modified and adopted by her or him as her or his own work according to rules adopted by the board.”**

To further clarify this rule, Senate Bill 2060 was signed into law by Governor Bush and became effective July 1, 2006 and added the following changes to Chapter 481, Part 1, Florida Statutes:

481.203(16)- “Responsible supervising control means the exercise of direct personal supervision and control throughout the preparation of documents, instruments of service, or any other work requiring the seal and signature of a licensee under this part.”

481.205(4)- “The board may establish by rule minimum procedures, documentation and other requirements for indicating evidence of the exercise of responsible supervising control by a person licensed under this part in connection with work performed both inside and outside the licensee’s office.”

We trust that the above information regarding unlicensed architectural activity will be beneficial to you as you go through the building permitting process. Should you have any questions regarding this bulletin, please contact Bill Lyle. R.A., Plans Examiner Supervisor, at 904-630-2351 or Blyle@coj.net.

Xc: James Schock
Bill Lyle
Lesley Davison
Plans Examiners