



Stamped Drawings

Kansas Statutes Annotated 74-7038 charges the local building authority with the responsibility for being the gatekeeper to enforce the requirements of KSA Article 70. The local authority is not to accept any technical submissions involving the practice of any of the technical professions unless the technical submissions have been stamped with the technical professional's seal. Therefore, we become the first agency to make determinations and interpretations about what submissions have to be sealed and by whom they have to be sealed. However, the State Board of Technical Professions renders final determinations about the legality of any submission.

The State of Kansas does not require one-and two family dwellings (and their accessory structures) and agricultural buildings to be designed by licensed design professionals. Our interpretation of a single family dwelling would be any dwelling that is covered by the International Residential Code and not by the International Building Code. Therefore, more than two townhouses built to meet the requirements of the IRC could be connected and still be single family dwelling units meeting the exception of the state statute. Consequently we generally do not require stamped drawings for these buildings. However, when these types of buildings contain structural elements that are manufactured, such as trusses or beams, or the building itself does not conform to the provisions for conventional light frame wood construction, such as a pole building, under the authority granted by the building code, we do require the submission of plans for those designs that have been sealed by a licensed engineer. For our requirements the engineer need not necessarily be licensed by the State of Kansas.

It is our understanding of KSA 70 and the State Board of Technical Professions rules that permit submittals for all other buildings and structures, except Ag buildings, must include nonstructural design plans that have been sealed by a Kansas-licensed architect. (Editors note: For example, the same metal building that was constructed on a farm for the storage of farm equipment and would not be required to be designed by an architect would need to have plans sealed by an architect if it were built for commercial use and/or storage.) The exceptions to this requirement would be for :

- Minor alterations that are nonstructural in nature and that do not require utilization of the building code. This would include storefronts or facades or subdividing, combining or resizing of rooms where no changes to exiting will be triggered or and/or no fire-resistive construction will be required.
- Completely open-sided structures 1000 sq. ft. or less and/or with floors not more than 30" above the adjoining grade at any point. (Stamp by a Kansas-licensed engineer required)
- Detached coolers and freezers of 1000 sq. ft. or less and for which no fire-resistive construction is required due to proximity to property lines or other structures. (Stamp by a Kansas-licensed engineer required)
- Tanks or towers (Stamp by a Kansas-licensed engineer required)

When work for a project will include civil, structural, plumbing, mechanical or electrical installations, we generally require drawings for the work to be submitted (see Commercial Building Permit Submittal Guidelines form). Our policies require that these drawings must be sealed by a Kansas-licensed design professional, generally an engineer although in some cases we will accept an architect's stamp. There are cases where an architect may do some minor "incidental engineering" as is incidental to their practice. For example, we routinely accept drawings where the wall, floor or roof sections that specify the size and gauge of steel studs or joists, or size and spacing of wood members are sealed by the architect. We have accepted site plans stamped by an architect where the site drainage was designed to be accomplished by use of the parking lot paving. We have accepted simple foundation drawings as well as designs for simple metal or wood beams or lintels from architects. We have accepted plans for small alterations that included simple plumbing, electrical and mechanical installations, which were stamped by an architect. The KSA license requirements in Article 70 are not applicable to certain practices including a plumber or electrician when doing any work they are authorized to perform pursuant to their license. It is our position that an architect should be able to provide drawings that indicate diffuser and/or plumbing or electrical fixture locations and allow the licensed contractor to install code-compliant distribution systems. This would definitely apply to those alterations that are simply a reconfiguration and not an enlargement of existing elements. Generally, approval of these submittals is on a case-by-case basis. Unfortunately it is impossible to define the exact extent of remodeling that would be required to trigger the services of an engineer instead of an architect. Certainly any system that exceeds the prescriptive requirements in the codes and relies on alternate, engineered designs must be designed and submitted by an engineer. If there is any question as to what work might meet the exemptions outlined in KSA Article 70, the design professional may always submit a copy of the Kansas State Board of Technical Professions "Certificate of Exemption".

Generally speaking, it has been our policy to accept whatever drawings the architect feels comfortable stamping since it is not our responsibility to determine whether they have exceeded the scope of their license. In a few selected instances, where we felt that the scope of the work was borderline, we asked the architect to submit his calculations to verify his work. If the architect elects to only stamp some of the drawings in a submittal package then the rest of drawings would have to be stamped by the appropriate engineer. We will not accept unsealed drawings if the drawings are to be a part of the "Approved" construction drawings.

Occasionally a designer will include unsealed concept drawings that are not intended for construction as part of a submittal package for limited type permits for footing and foundation or shell only permits. The drawings provide limited information in order to determine general code compliance for the scope of work being applied for, but not complete details about the finished product. Since we issue stamped "Approved" drawings, it would be inappropriate for us to stamp as "Approved" any drawings that were not sealed. Therefore, we can not issue building permits for which the scope of the work approved by the permit would require "Approved" drawings that would include unsealed drawings in the set. This would apply to footing permits as well as other permits. We will not issue a foundation permit until sealed drawings for the foundation design have been submitted. We will continue to issue permits for steel buildings conditional to the submission of the sealed engineering drawings before erection as long as the project architect specifies the design load criteria for wind and snow.

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