

Position Statement on Sealed Truss Placement Diagrams for Commercial Projects in the State of Arizona

Updated May 23, 2008

Introduction:

The Truss Placement Diagram (TPD) is not to be viewed as an engineering document except as stated below; rather it is provided to assist the installer in properly locating the trusses within the structure. All the necessary truss engineering and analysis is found on the Truss Design Drawings (TDD).

If a TPD is provided, it is recommended that the Building Designer review and approve the TPD to ensure that the intended load paths have not been altered.

If a Truss Design Engineer were to seal a TPD, it has been suggested that they could inappropriately be held responsible for ensuring the proper flow of loads through the truss to the bearing and support structure below the truss and into the foundation.

A Truss Design Engineer would only undertake Building Designer responsibilities under a special set of circumstances, including that he/she is professionally capable of taking on such responsibility and that he/she are properly compensated for the work.

Issue:

Certain jurisdictions in Arizona are requesting engineering seals on Truss Placement Diagrams (TPD) (also known as a truss placement plan, truss layout, framing plan or framing layout). The following information should be used to provide insight into why component manufacturers should seriously consider all the ramifications of providing seals on TPD for commercial projects in the state of Arizona.

This information is based on the *Rules of the Board of Technical Registration*¹, the *Arizona Revised Statutes*², and the *2006 International Building Code*³.

Industry Recommendation:

The Arizona professional engineering law and the *2006 International Building Code* provide the basis upon which to evaluate the need to provide an engineer's seal on a Truss Placement Diagram (TPD). Based on this evaluation, a TPD does not require a professional engineer's seal.

Requiring this Truss Placement Diagram to be sealed, where it is not prepared by an engineer or under his/her immediate personal supervision, is contrary to Arizona's Board of Technical Registration's Rules

¹ www.azsos.gov/public_services/Title_04/4-30.htm

² www.azblr.gov/regulations/statutes.asp

³ Most Arizona Jurisdictions have adopted the *2006 International Building Code* including: Apache, Avondale, Buckeye, Chino Valley, Coconino County, Colorado City, Dewey-Humboldt, Duncan, Glendale, Kingman, Marana, Mesa, Oro Valley, Paradise Valley, Payson, Phoenix, Pima County, Pinal County, Santa Cruz County, Scottsdale, Springerville, Sun City Fire Department, and Yavapai County



Prepared with assistance from SBCA-Arizona.

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of Professional Conduct and the Arizona Revised Statutes (ARS) violating Section 32-125 (*see Appendix F*), which states in pertinent part:

R4-30-301. Rules of Professional Conduct

16. A registrant shall not sign, stamp, or seal any professional documents not prepared by the registrant or a bona fide employee of the registrant.

19. ...the registrant shall perform only those professional services for which the registrant is qualified by registration to perform and shall seal and sign only the work prepared by the registrant or by the registrant's bona fide employee.

ARS 32-125. Seals for registrants

B. Plans, specifications, plats or reports prepared by a registrant or a registrant's bona fide employee shall be issued under the registrant's seal if the Board requires the registrant to use a seal.

D. It is unlawful for any nonregistrant to cause or permit the illegal use of a registrant's seal, signature or stamp on any document prepared by the nonregistrant.

Appendix A

Background:

The Truss Placement Diagram (TPD) is not to be viewed as an engineering document except as stated below; rather it is provided to assist the installer in properly locating the trusses within the structure.

All the necessary truss engineering and analysis is found on the Truss Design Drawings (TDD). If a TPD is provided, it is recommended that the project's Building Designer or Registered Design Professional (RDP) review and approve the TPD to ensure that the intended load paths have not been altered.

If a Truss Designer were to seal a TPD, it has been suggested that they could inappropriately be held responsible for ensuring the proper flow of loads through the truss to the bearing and support structure below the truss then onto the foundation.

Truss Designers would only undertake Building Designer responsibilities under a special set of circumstances if capable and when properly compensated.

Analysis:

In most jurisdictions, the Building Designer of a non-residential structure must be a RDP, as defined in **Appendix B**; pursuant to the *2006 International Building Code (IBC)* Section 106.1 (*see Appendix C*):

IBC 106.1 Submittal documents. ...The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. ...

The construction documents should in turn clearly define the scope of the work proposed by the Building Designer or RDP:

IBC 106.1.1 Information on construction documents. ...Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations...

In preparing the construction documents, the RDP needs to provide the Truss Designer with the information necessary to properly design the trusses for the building. According to *ANSI/TPI 1-2002* Chapter 2 (*see Appendix D*), which is adopted by reference in *2006 IBC* [*see Appendix C* (102.4), (2303.4), and (Chapter 35 "Reference Standards")], the following information should be provided:

ANSI/TPI 1 Chapter 2

2.5.2 The Building Designer...shall provide the following:

- 2.5.2.1** All Structural Element and Truss orientations and locations;
- 2.5.2.2** Information to fully determine all Truss profiles;
- 2.5.2.3** All Structural Element and Truss bearing conditions;
- 2.5.2.4** The location, direction, and magnitude of all dead and live loads applicable to each Structural Element and Truss...
- 2.5.2.5** All Structural Element and Truss anchorage designs required to resist uplift, gravity, and lateral loads;
- 2.5.2.6** Allowable vertical and horizontal deflection criteria and any specific criteria...
- 2.5.2.7** Proper transfer of design loads affecting the Structural Elements and Trusses;
- 2.5.2.8** Adequate connections between Trusses and between Structural Elements...but not Truss to Truss girder connections...
- 2.5.2.9** Permanent bracing design for the Building...and permanent bracing for all Structural Elements and Trusses...

- 2.5.3 The Building Designer shall be responsible for the adequacy of the design of the Building Structural System [and]...shall evaluate the effect of the Trusses and the Structural Elements supplied, on the Building Structural System.

Truss Design and Preparation of Truss Design Drawings

Assuming the requisite information is provided within the construction documents issued by the RDP or Building Designer, the Truss Designer's sole responsibility is to properly design the individual trusses according to this information. Once designed, a truss is then depicted on a TDD. The Truss Designer is therefore specifically responsible for the single truss design depicted on each TDD.

Who Typically Prepares Truss Placement Diagrams?

Assuming the requisite information is provided in the construction documents, TPD are prepared by component manufacturer personnel who are not typically Truss Designers. The individuals preparing TPDs are trained individuals who work as truss technicians, truss take-off specialists or truss salespeople. As TPDs are typically prepared outside the Truss Designer's scope of work, they may not be reviewed or even seen by the Truss Designer. TPDs are generally not prepared within the typical duties of the Truss Designer and are therefore not prepared under the Truss Designer's direct supervision.

Why are Truss Placement Diagrams Prepared?

TPDs are intended to assist customers, erectors and code enforcement officials in positioning or locating the trusses and related structural components supplied by the component manufacturer.

Their function is to serve as detailed installation instructions. They indicate the component manufacturer's assumed location for each truss or related component that has been designed and manufactured.

For example, a truss or related structural building component is no different than a window that is manufactured and in turn installed within a building. A window may be a highly engineered component of a house with specific installation specifications and instructions. However, there is no requirement to provide an engineer's seal on the installation instructions for windows.

To Require Truss Placement Diagrams to be Sealed Would Violate Arizona Law.

Because TPD are generally neither created by nor created under the immediate personal supervision of a licensed design professional, they cannot be sealed. To require that they be sealed is contrary to Section R4-30-301 of the Board of Technical Registration's Rules of Professional Conduct (*see Appendix E*) and the Arizona Revised Statutes (ARS) violating Section 32-125 (*see Appendix F*), which state in pertinent part:

R4-30-301. Rules of Professional Conduct

16. A registrant shall not sign, stamp, or seal any professional documents not prepared by the registrant or a bona fide employee.

19. ...the registrant shall perform only those professional services for which the registrant is qualified by registration to perform and shall seal and sign only the work prepared by the registrant or by the registrant's bona fide employee.

ARS 32-125. Seals for registrants

B. Plans, specifications, plats or reports prepared by a registrant or a registrant's bona fide employee shall be issued under the registrant's seal if the Board requires the registrant to use a seal.

D. It is unlawful for any nonregistrant to cause or permit the illegal use of a registrant's seal, signature or stamp on any document prepared by the nonregistrant.

Going well beyond the TPD, Arizona law recognizes that it would be perfectly appropriate for a truss manufacturer employee to design the trusses without the involvement of an engineer. Article 3 of the Arizona Revised Statutes Section 32-144(C) (*see Appendix F*) sets forth a manufacturer's exemption for engineering:

ARS 32-144. ...C. The requirements of this chapter shall not apply to work done by any...manufacturing industry or by full time employees of any of them...or nonengineering services of such...manufacturing industry...

The International Code Committee (ICC) Has Recently Codified That Truss Placement Diagrams Should Not Be Sealed

The 2003 edition of the *IBC* did not clearly define a TPD. As such, some incorrectly inferred that they were part of the “Truss Design Drawings”. To clear up any confusion on this issue, Section 2303 of the 2006 *IBC* has been revised to include the following regarding “Truss Placement Diagram”:

2006 IBC Section 2303.4.1.3 Truss placement diagram. The truss manufacturer shall provide a truss placement diagram that identifies the proposed location for each individually designated truss and references the corresponding truss design drawing. The truss placement diagram shall be provided as part of the truss submittal package, and with the shipment of trusses delivered to the job site. Truss placement diagrams shall not be required to bear the seal or signature of the truss designer.

Exception: When the truss placement diagram is prepared under the direct supervision of a registered design professional, it is required to be signed and sealed.

Appendix B

Key Definitions:

BUILDING DESIGNER:

Owner of the Building or the person that contracts with the Owner for the design of the Framing Structural System and/or who is responsible for the preparation of the Construction Documents. When mandated by the Legal Requirements, the Building Designer shall be a Registered Design Professional.⁴

CONSTRUCTION DOCUMENTS:

Written, graphic and pictorial documents prepared or assembled for describing the design (including the Framing Structural System), location and physical characteristics of the elements of a Building necessary to obtain a Building Permit and construct a Building.

REGISTERED DESIGN PROFESSIONAL (RDP):

Architect or engineer, who is licensed to practice their respective design profession as defined by the Legal Requirements of the Jurisdiction in which the Building is to be constructed.

TRUSS DESIGN DRAWING (TDD):

Written, graphic and pictorial depiction of an individual Truss that includes the design information required per *2006 International Building Code* Section 2303.4.1.2.

TRUSS DESIGN ENGINEER:

Person who is licensed to practice engineering as defined by the Legal Requirements of the Jurisdiction in which the Building is to be constructed and who supervises the preparation of the Truss Design Drawings.⁵

TRUSS PLACEMENT DIAGRAM (TPD):

Illustration identifying the assumed location of each Truss.

⁴ Adapted from *2006 IBC* Section 106.1

⁵ Adapted from *2006 IBC* Section 2303.4

Appendix C

The language in RED signifies sections of the code or law that have been used in the foregoing document to make it easier for the reader to see the language in context.

2006 International Building Code Chapter 1 ADMINISTRATION SECTION 102: APPLICABILITY

102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

SECTION 106: CONSTRUCTION DOCUMENTS

106.1 Submittal documents. Construction documents, statements of special inspection, and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

IBC 106.1.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

Chapter 23 WOOD SECTION 2303: MINIMUM STANDARDS AND QUALITY

2303.4 Trusses.

2303.4.1 Design. Wood trusses shall be designed in accordance with the provisions of this code and accepted engineering practice. Members are permitted to be joined by nails, glue, bolts, timber connectors, metal connector plates or other approved framing devices.

2303.4.1.1 Truss designer. The individual or organization responsible for the design of trusses.

2303.4.1.2 Truss design drawings. The written, graphic and pictorial depiction of each individual truss shall be provided to the building official and approved prior to installation. Truss design drawings shall also be provided with the shipment of trusses delivered to the job site. Truss design drawings shall include, at a minimum, the information specified below:

1. Slope or depth, span and spacing;
2. Location of joints;
3. Required bearing widths;
4. Design loads as applicable;
5. Top chord live load (including snow loads);
6. Top chord dead load;
7. Bottom chord live load;
8. Bottom chord dead load;
9. Concentrated loads and their points of application as applicable;
10. Controlling wind and earthquake loads as applicable;
12. Each reaction force and direction;

13. Metal connector plate type, size, thickness or gage, and the dimensioned location of each metal connector plate except where symmetrically located relative to the joint interface;
14. Lumber size, species and grade for each member;
15. Connection requirements for:
 - 15.1. Truss to truss;
 - 15.2. Truss ply to ply; and
 - 15.3. Field splices.
16. Calculated deflection ratio and maximum vertical and horizontal deflection for live and total load as applicable;
17. Maximum axial tensile and compression forces in the truss members; and
18. Required permanent individual truss member bracing and method per Section 2303.4.1.5, unless a specific truss member permanent bracing plan for the roof or floor structural system is provided by a registered design professional.

Where required by one of the following, each individual truss design drawing shall bear the seal and signature of the truss designer:

- 1. Registered design professional; or**
- 2. Building official; or**
- 3. Statutes of the jurisdiction in which the project is to be constructed.**

Exceptions:

1. When a cover sheet/truss index sheet combined into a single cover sheet is attached to the set of truss design drawings for the project, the single sheet/truss index sheet is the only document that needs to be signed and sealed within the truss submittal package.
2. When a cover sheet and a truss index sheet are separately provided and attached to the set of truss design drawings for the project, both the cover sheet and the truss index sheet are the only documents that need to be signed and sealed within the truss submittal package.

2303.4.1.3 Truss placement diagram. The truss manufacturer shall provide a truss placement diagram that identifies the proposed location for each individually designated truss and references the corresponding truss design drawing. The truss placement diagram shall be provided as part of the truss submittal package, and with the shipment of trusses delivered to the job site. Truss placement diagrams shall not be required to bear the seal or signature of the truss designer.

Exception: When the truss placement diagram is prepared under the direct supervision of a registered sealed.

2303.4.1.4 Truss submittal package. The truss submittal package shall consist of each individual truss design drawing, the truss placement diagram for the project, the truss member permanent bracing specification and, as applicable, the cover sheet/truss index sheet.

2303.4.1.5 Truss member permanent bracing. Where permanent bracing of truss members is required on the truss design drawings, it shall be accomplished by one of the following methods:

1. The trusses shall be designed so that the buckling of any individual truss member can be resisted internally by the structure (e.g. buckling member T-bracing, L-bracing, etc.) of the individual truss. The truss individual member buckling reinforcement shall be installed as shown on the truss design drawing or on supplemental truss member buckling reinforcement diagrams provided by the truss designer.
2. Permanent bracing shall be installed using standard industry bracing details that conform with generally accepted engineering practice. Individual truss member continuous lateral bracing location(s) shall be shown on the truss design drawing.

2303.4.1.6 Anchorage. All transfer of loads and anchorage of each truss to the supporting structure is the responsibility of the registered design professional.

2303.4.1.7 Alterations to trusses. Truss members and components shall not be cut, notched, drilled, spliced or otherwise altered in any way without written concurrence and approval of a registered design professional. Alterations resulting in the addition of loads to any member (e.g., HVAC equipment, water heater) shall not be permitted without verification that the truss is capable of supporting such additional loading.

2303.4.2 Metal-plate-connected trusses. In addition to Sections 2303.4.1 through 2303.4.1.7, the design, manufacture and quality assurance of metal-plate-connected wood trusses shall be in accordance with TPI 1. Manufactured trusses shall comply with Section 1704.6 as applicable.

International Building Code
Chapter 35 REFERENCED STANDARDS



Truss Plate Institute
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Standard reference number	Title	Referenced in code section number
TPI 1—2002	National Design Standards for Metal-plate-connected Wood Truss Construction	2303.4.2, 2306.1

Appendix D

ANSI/TPI 1-2002

National Design Standard for Metal Plate Connected Wood Truss Construction

Chapter 2 – Standard Responsibilities in the Design Process Involving Metal Plate Connected Wood Trusses

2.5 BUILDING STRUCTURAL SYSTEM DESIGN DOCUMENTS

- 2.5.1 The Building Designer, through the Structural Design Documents shall provide that the Structural Elements and Trusses shall not be subjected to adverse influences including, but not limited to moisture, temperature, and corrosive chemicals and gases. This provision shall specifically include notice for the Truss Designer of environments expected to result in wood moisture content exceeding 19 percent, and temperatures and/or corrosion potential that are unusually high relative to typical wood buildings.
- 2.5.2 The Building Designer, through the Structural Design Documents shall provide information sufficiently accurate and reliable to be used for facilitating the supply of the Structural Elements and for developing the design of the Trusses for the Building, and shall provide the following:
- 2.5.2.1 All Structural Element and Truss orientations and locations;
- 2.5.2.2 Information to fully determine all Truss profiles;
- 2.5.2.3 All Structural Element and Truss bearing conditions;
- 2.5.2.4 The location, direction, and magnitude of all dead and live loads applicable to each Structural Element and Truss including, but not limited to, loads attributable to: roof, floor, partition including any directions other than given in ANSI/TPI 1-2002, mechanical, fire sprinkler, attic, storage, rain loads and ponding, design wind speed and exposure category, snow, snow drift, unbalanced snow load, and seismic forces;
- 2.5.2.5 All Structural Element and Truss anchorage designs required to resist uplift, gravity, and lateral loads;
- 2.5.2.6 Allowable vertical and horizontal deflection criteria and any specific criteria per ANSI/TPI 1-2002;
- 2.5.2.7 Proper transfer of design loads affecting the Structural Elements and Trusses;
- 2.5.2.8 Adequate connections between Trusses and between Structural Elements, including Truss to Structural Element connections, but not Truss to Truss girder connections except such connections that are excluded from the scope of the Truss Designer's responsibilities.
- 2.5.2.9 Permanent bracing design for the Building, including bracing to resist wind, seismic, or other lateral forces, and permanent bracing for all Structural Elements and Trusses. The permanent bracing design shall incorporate the continuous lateral chord and web member bracing that is designated on the individual Truss Design Drawings into the overall bracing for the entire Building Structural System.
- 2.5.3 The Building Designer shall be responsible for the adequacy of the design of the Building Structural System or the adequacy of the Structural Design Documents. The Building Designer shall evaluate the effect of the Trusses and the Structural Elements supplied, on the Building Structural System.

Appendix E

TITLE 4. PROFESSIONS AND OCCUPATIONS CHAPTER 30. BOARD OF TECHNICAL REGISTRATION

R4-30-301. Rules of Professional Conduct

All registrants shall comply with the following rules of professional conduct:

1. A registrant shall not submit any materially false statements or fail to disclose any material facts requested in connection with an application for registration, certification, or subpoena.
2. A registrant shall not engage in fraud, deceit, misrepresentation or concealment of material facts in advertising, soliciting, or providing professional services to members of the public.
3. A registrant shall not knowingly commit bribery of a public servant as proscribed in A.R.S. § 13-2602, knowingly commit commercial bribery as proscribed in A.R.S. § 13-2605, or violate any federal statute concerning bribery.
4. A registrant shall comply with state, municipal, and county laws, codes, ordinances, and regulations pertaining to the registrant's area of practice.
5. A registrant shall not violate any state or federal criminal statute involving dishonesty, fraud, misrepresentation, embezzlement, theft, forgery, perjury, bribery, or breach of fiduciary duty, if the violation is reasonably related to the registrant's area of practice.
6. A registrant shall apply the technical knowledge and skill that would be applied by other qualified registrants who practice the same profession in the same area and at the same time.
7. A registrant shall not accept an assignment if the duty to a client or the public would conflict with the registrant's personal interest or the interest of another client without full disclosure of all material facts of the conflict to each person who might be related to or affected by the project or engagement in question.
8. A registrant shall not accept compensation for services related to the same project or professional engagement from more than one party without making full disclosure to all parties and obtaining the express written consent of all parties involved.
9. A registrant shall make full disclosure to all parties concerning:
 - a. Any transaction involving payments to any person for the purpose of securing a contract, assignment, or engagement, except for actual and substantial technical assistance in preparing the proposal; or
 - b. Any monetary, financial, or beneficial interest the registrant may hold in a contracting firm or other entity providing goods or services, other than the registrant's professional services, to a project or engagement.
10. A registrant shall not solicit, receive, or accept compensation from material, equipment, or other product or services suppliers for specifying or endorsing their products, goods or services to any client or other person without full written disclosure to all parties.
11. If a registrant's professional judgment is overruled or not adhered to under circumstances where a serious threat to the public health, safety, or welfare may result, the registrant shall immediately notify the responsible party, appropriate building official, or agency, and the Board of the specific nature of the public threat.
12. If called upon or employed as an arbitrator to interpret contracts, to judge contract performance, or to perform any other arbitration duties, the registrant shall render decisions impartially and without bias to any party.
13. To the extent applicable to the professional engagement, a registrant shall conduct a land survey engagement in accordance with the April 12, 2001 Arizona Professional Lands Surveyors Association (APLS) Arizona Boundary Survey Minimum Standards, as adopted by the Board on June 15, 2001, the provisions of which are incorporated in this subsection by reference and on file with the Office of the Secretary of State. This incorporation by reference does not include any later amendments or editions.

14. A registrant shall comply with any subpoena issued by the Board or its designated administrative law judge.
15. A registrant shall update the registrant's address and telephone number of record with the Board within 30 days of the date of any change.
- 16. A registrant shall not sign, stamp, or seal any professional documents not prepared by the registrant or a bona fide employee.**
17. Except as provided in subsections (18) and (19), a registrant shall not accept any professional engagement or assignment outside the registrant's professional registration category unless:
- a. The registrant is qualified by education, technical knowledge, or experience to perform the work; and
 - b. The work is exempt under A.R.S. § 32-143.
18. A registered professional engineer may accept professional engagements or assignments in branches of engineering other than that branch in which the registrant has demonstrated proficiency by registration but only if the registrant has the education, technical knowledge, or experience to perform such engagements or assignments.
19. Except as otherwise provided by law, a registrant may act as the prime professional for a given project and select collaborating professionals; however, **the registrant shall perform only those professional services for which the registrant is qualified by registration to perform and shall seal and sign only the work prepared by the registrant or by the registrant's bona fide employee.**
20. A registrant who is designated as a responsible registrant shall be responsible for the firm or corporation. The Board may impose disciplinary action on the responsible registrant for any violation of Board statutes or rules that is committed by a non-registrant employee, firm, or corporation.

Appendix F

Statutes governing the Arizona State Board of Technical Registration
Arizona Revised Statutes
Title 32, Chapter 1

ARTICLE 2. REGISTRATION AND CERTIFICATION

32-125. Seals for registrants

A. The Board shall adopt and prescribe seals for use by registrants who are required by the Board to use seals. Each seal shall bear the name of the registrant and shall state the profession in which the registrant is permitted to practice and, in the case of engineering, the branch or branches of engineering in which the registrant has demonstrated proficiency, and other data the Board deems pertinent.

B. Plans, specifications, plats or reports prepared by a registrant or a registrant's bona fide employee shall be issued under the registrant's seal if the Board requires the registrant to use a seal.

C. It is unlawful for a registrant whose certificate has expired or has been revoked or suspended to use the seal.

D. It is unlawful for any nonregistrant to cause or permit the illegal use of a registrant's seal, signature or stamp on any document prepared by the nonregistrant.

E. If the Board requires a registrant to use a seal, the registrant is responsible for all documents that the registrant signs, stamps or seals, including those documents prepared by the registrant's bona fide employee.

ARTICLE 3. REGULATORY PROVISIONS

32-144. Exemptions and limitations

A. Professions and occupations regulated by the Board may be practiced without compliance with the requirements of this chapter by:

1. An officer or employee of the United States, practicing as such.
2. An employee of a registrant or of a person exempt from registration, if such employment does not involve direct responsibility for design, inspection or supervision.
3. A nonregistrant who designs, alters or adds to a detached single family dwelling.
4. A nonregistrant who designs a one or two story building or structure in which the square footage of the floor area measured to the outside surface of the exterior walls does not exceed three thousand square feet, that is not intended for occupancy by more than twenty persons on a continuous basis and in which the maximum span of any structural member does not exceed twenty feet unless a greater span is achieved by the use of wood or steel roof or floor trusses or lintels approved by an engineer registered by the Board.
5. A nonregistrant who designs additions or alterations to a one or two story building or structure subject to the limitations set forth in paragraph 4 of this subsection. A nonregistrant may exceed the maximum three thousand square foot limitation set forth in paragraph 4 of this subsection for a one time single addition not exceeding one thousand five hundred square feet as measured to the outside surface of the exterior walls and designed for the purpose of storage of chattels.
6. A nonregistrant who designs a water or wastewater treatment plant, or extensions, additions, modifications or revisions, or extensions to water distribution or collection systems, if the total cost of such construction does not exceed twelve thousand five hundred dollars.
7. A nonregistrant who designs buildings or structures to be erected on property owned or leased by the nonregistrant or by a person, firm or corporation, including a utility, telephone, mining or railroad company, which employs the nonregistrant on a full time basis, if the buildings or structures are intended solely for the use of the owner or lessee of the property, are not ordinarily occupied by more than twenty people, are not

for sale to, rental to or use by the public and conform to the building code adopted by the city, town or county in which the building is to be erected or altered.

8. A nonregistrant who provides horticultural consultations or prepares planting plans for plant installations.
- B. A registrant who performs any of the activities described in subsection A, paragraphs 3 through 8 is subject to the requirements of this chapter.
- C. The requirements of this chapter shall not apply to work done by any communications common carrier or its affiliates or any public service corporation or manufacturing industry or by full time employees of any of them, provided such work is in connection with or incidental to the products, systems or nonengineering services of such communications common carrier or its affiliates or public service corporation or manufacturing industry, and provided that the engineering service is not offered directly to the public.**
- D. An individual shall not perform home inspections unless the individual is certified as a home inspector pursuant to this chapter, except that nothing in this chapter prevents:
1. A person who is licensed, certified or registered pursuant to this chapter or another chapter in this title from acting within the scope of the person's license, certification or registration.
 2. A person who is employed by a governmental entity from inspecting residential structures if the inspection is within official duties and responsibilities.
 3. A person from performing a home inspection if the inspection will be used solely by a bank, savings and loan association or credit union to monitor progress on the construction of a residential structure, unless otherwise required by federal law or regulation.
 4. A person who is employed as a property manager for a residential structure and whose official duties and responsibilities include inspecting the residential structure from performing a home inspection on the structure if the person does not receive separate compensation for the inspection work.
- E. No person including a person described in subsection D may use any letterhead, advertisement, communication or other device to represent that the person is a home inspector unless the person is certified as a home inspector pursuant to this chapter.



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