

Do I Need to Have a Licensed Design Professional (aka: Architect/Engineer) Design my Project?

The Minnesota Board of Architecture & Engineering has Building Type and Size Limitations on what can be Designed (drawn) by an Unlicensed Individual (draftsman). These Limitations are Identified Below:

1800.5900 CLASSES OF BUILDINGS.

In accordance with Minnesota Statutes, sections [326.02](#), subdivision 5, and [326.03](#), subdivision 2, the following classes of buildings are exempt subject to the limitations of the elements listed below:

Classifications

Elements that must be met to be exempt*

Assembly (as defined by the MSBC under occupancy group A2: Dining and drinking less than 50 persons)	Not greater than one story with no basement; and Seating for not more than 20 persons; and Not greater than 1,000 gross square footage (GSF)
Business (as defined by the MSBC under occupancy group B)	Not greater than two story with a basement; and Not greater than 2,250 GSF
Factory (as defined by the MSBC under occupancy group F2)	Not greater than one story with no basement; and Not greater than 3,000 GSF
Mercantile (as defined by the MSBC under occupancy group M)	Not greater than two story with a basement; and Not greater than 1,500 GSF
Residential (as defined by the MSBC under occupancy group R)	Apartment houses/condominiums (three units or less), dwellings, lodging houses, attached single-family dwellings/townhomes, and congregate residences (each accommodating ten persons or less)
Storage (as defined by the MSBC under occupancy group S1: Aircraft hangars and helistops)	Not greater than one story with no basement; and Not greater than 3,000 GSF

Storage (as defined by the MSBC under occupancy group S2 except for parking garages, open or enclosed) Not greater than one story with no basement; and Not greater than **5,000 GSF**

Utility (as defined by the MSBC under occupancy group U except for fences higher than 8', tanks and towers, and retaining walls with over 4' of vertical exposed face) Not greater than one story with no basement; and Not greater than **1,000 GSF**

Subd. 2. Practice of Architecture.

Any person shall be deemed to be practicing architecture, within the meaning of sections [326.02](#) to [326.15](#), who holds out as being able to perform or who does perform any professional service, such as planning, design, or supervision of construction for the purpose of assuring compliance with specifications and design, in connection with any private or public buildings, structures or projects, or the equipment or utilities thereof, or the accessories thereto, wherein the safeguarding of life, health, or property is concerned or involved, when such professional service requires the application of the art and science of construction based upon the principles of mathematics, aesthetics, and the physical sciences, acquired by education or training, and by experience. For the purposes of this subdivision "supervision" is a professional service as distinguished from superintending of construction and means the performance or the supervision thereof, of reasonable and ordinary on the site observations to determine that the construction is in substantial compliance with the approved drawings, plans and specifications.

It is illegal to practice architecture per this part without being a LICENSED DESIGN PROFESSIONAL. It is punishable by law!