

CONSTRUCTION DOCUMENTS

Construction documents shall be prepared by a registered design professional where required by AFPC or 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. The design professional shall be an architect or engineer legally registered under the laws of this state regulating the practice of architecture or engineering and shall affix his or her seal to said drawing, specifications and accompanying data for the following:

- All Group A, E, and I occupancies, except Group A occupancies with an occupant load less than or equal to 50.
- Buildings and structures 3 or more stories in height.
- Buildings and structures 5,000 square feet or more in area.

For all other buildings and structures, the submittal shall bear the certification of the applicant that some specific state law exception permits its preparation by a person not so registered. **AFPC vol. 2, 106.1**

- Additionally, the above Groups A, E, and I occupancies require an electrical engineer, plumbing engineer and mechanical engineer's seal.
- All multi-family dwellings exceeding 3 or more units will be classified as commercial and will require an architect's seal and in some cases a structural engineer's seal.
- All Group B, F, H, M, S, and U occupancies shall bear an architect's and structural engineer's seal.
- Group R occupancies will be looked at on an individual basis.
- A change in occupancy will require an architect's seal as a minimum.
- Single and two family homes may be designed by a licensed designer or draftsman

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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 the AFPC and relevant laws, ordinances, rules and regulations, as determined by the building official. **AFPC vol. 2, 106.1.1**

Construction drawings shall meet all requirements stated in section 106 of the AFPC and meet minimum standards and criteria as stated in the Arkansas Building Authority (ABA 2-1503 & 1504).