

BUILDING DESIGN SERVICES ACT

BOCA USE GROUP AS PER 1987 CODE	MAY CONTRACT WITH OWNER TO PROVIDE A/E SERVICES	ARCHITECTS MAY DESIGN & MUST SEAL	ENGINEERS MAY DESIGN & MUST SEAL	NOTES • DEFINITIONS • COMMENTS
A ASSEMBLY				
A-5 OUTDOOR ASSEMBLY	A OR E ONLY	●	●	<p>○ NO ● YES ▲ READ EXCEPTION ■ READ EXCEPTION</p> <p>▲ "Engineering systems" means those systems necessary for the proper function of a building and surrounding site, the proper design of which requires engineering knowledge acquired through engineering or architectural training and experience. These systems include, but are not limited to, structural, electrical, heating, lighting, acoustical, ventilation, air conditioning, grading, plumbing and drainage. Drainage facilities for sites of 10 acres or more or involving storm water detention facilities or traversed by a water course shall only be designed by a professional engineer.</p> <p>■ Professional engineers may prepare, design, sign and seal buildings or portions of buildings in a non-permitted use group classification only as an incidental use.</p> <p>A portion of a building shall be deemed to be an incidental use where the portion is an ancillary part of an engineering project and the building or portion is of a building design category prohibited to engineers. The area of the incidental use shall not constitute more than 10% of the building's total floor area or 2,000 square feet, whichever is greater.</p> <p>In the design of traditional engineering works projects such as sewage or water treatment plants, power plants or transportation systems, the area of the incidental use shall not constitute more than 10% of the total square footage of all structures in the project, or 2,000 square feet, whichever is greater. Where public access is a primary consideration in buildings such as transportation terminals, railroad stations, or administration buildings, those buildings shall be designed by architects only.</p> <p>Builders, contractors and interior designers may not provide, or offer to provide A/E services in preparing plans, specifications, and preliminary data for the erection or alteration of any building in the state.</p> <p>Licensed architects shall prepare and seal drawings for all residential buildings in the state. Any person who knowingly aids or assists the illegal practice of architecture or the illegal preparation of drawings may be subject to severe penalty.</p> <p>NJAC 13:27-3.3 Single family exemption</p> <p>a In accord with N.J.S.A. 45:3-10, any person in this State may act as a designer of a detached dwelling and appurtenances thereto to be constructed by that person solely as a residence for that person or member of that person's immediate family.</p> <p>b A person may design the dwelling and all appurtenances thereto, prepare the plans and file the plans with an affidavit indicating that that person drew the plans.</p> <p>c In lieu of personally preparing the plans, a person may utilize pre-prepared (commercially published, available to the public) plans which bear a certification that they were originally drawn by an architect licensed in any United States' jurisdiction, provided these plans are reviewed, signed, sealed and adapted to the specific site by a New Jersey licensed architect. By signing and sealing these plans, the New Jersey licensed architect assumes full responsibility for said plans just as if the plans were prepared under the architect's direct supervision.</p> <p>d A person, in lieu of personally constructing the residence, may engage others to perform the work.</p> <p>NJAC 13:27-7.1 General provisions Also at NJAC 13:40-7.1 and NJAC 13:41-4.1</p> <p>a All words, terms, and phrases used in this subsection shall be as defined in the Municipal Land Use Act, N.J.S.A. 40:55D <i>et seq.</i></p> <p>b Preparation and submission of the various elements of a preliminary or final site plan or major subdivision plat shall be within the professional scope of the various professions as listed in this subchapter.</p> <p>NJAC 13:27-7.5 Effect of local ordinances Also at NJAC 13:40-7.5 and NJAC 13:41-4.5</p> <p>a Informal site plans, not required by local ordinances are excluded from this rule.</p> <p>b No municipal or county ordinance, policy or action purporting to define the scope of professional activity of architects, engineers, land surveyors, planners, or certified landscape architects in the preparation of site plans or major subdivisions shall reduce or expand the scope of professional practice recognized by the Boards.</p> <p><small>If you have any questions, you may contact the Board of Architects & Certified Landscape Architects at (201) 504-6385 or the Board of Professional Engineers and Land Surveyors at (201) 504-6460.</small></p>
ALL OTHERS	A OR E ONLY	●	○	
ENGINEERING SYSTEMS	A OR E ONLY	▲	●	
INCIDENTAL USES	A OR E ONLY	●	■	
B BUSINESS				
CAR WASH	A OR E ONLY	●	●	
MATERIAL TEST LAB	A OR E ONLY	●	●	
TELEPHONE EXCHANGE	A OR E ONLY	●	●	
DP FACILITIES	A OR E ONLY	●	●	
ALL OTHERS	A OR E ONLY	●	○	
ENGINEERING SYSTEMS	A OR E ONLY	▲	●	
INCIDENTAL USES	A OR E ONLY	●	■	
E EDUCATIONAL				
ALL USES	A OR E ONLY	●	○	
ENGINEERING SYSTEMS	A OR E ONLY	▲	●	
INCIDENTAL USES	A OR E ONLY	●	■	
I INSTITUTIONAL				
ALL USES	A OR E ONLY	●	○	
ENGINEERING SYSTEMS	A OR E ONLY	▲	●	
INCIDENTAL USES	A OR E ONLY	●	■	
M MERCANTILE				
ALL USES	A OR E ONLY	●	○	
ENGINEERING SYSTEMS	A OR E ONLY	▲	●	
INCIDENTAL USES	A OR E ONLY	●	■	
R RESIDENTIAL <small>SEE SINGLE FAMILY EXEMPTION</small>				
ALL USES	A OR E ONLY	●	○	
ENGINEERING SYSTEMS	A OR E ONLY	▲	●	
INCIDENTAL USES	A OR E ONLY	●	■	
F FACTORY AND INDUSTRIAL				
ALL USES	A OR E ONLY	●	●	
ENGINEERING SYSTEMS	A OR E ONLY	▲	●	
INCIDENTAL USES	A OR E ONLY	●	■	
H HIGH HAZARD				
ALL USES	A OR E ONLY	●	●	
ENGINEERING SYSTEMS	A OR E ONLY	▲	●	
INCIDENTAL USES	A OR E ONLY	●	■	
S STORAGE				
ALL USES	A OR E ONLY	●	●	
ENGINEERING SYSTEMS	A OR E ONLY	▲	●	
INCIDENTAL USES	A OR E ONLY	●	■	
U UTILITY				
ENGINEERING WORK	A OR E ONLY	○	●	
TRANSPORTATION TERMINAL	A OR E ONLY	●	○	
RAILROAD STATION	A OR E ONLY	●	○	
ADMINISTRATION BUILDING	A OR E ONLY	●	○	
PUBLIC ACCESS BUILDING	A OR E ONLY	●	○	
ALL OTHERS	A OR E ONLY	●	●	
ENGINEERING SYSTEMS	A OR E ONLY	▲	●	
INCIDENTAL USES	A OR E ONLY	●	■	
O OTHERS				
SEWAGE/WATER TREATMENT	A OR E ONLY	○	●	
POWER PLANT	A OR E ONLY	○	●	
TRANSPORTATION SYSTEM	A OR E ONLY	○	●	

NEW JERSEY ADMINISTRATIVE CODE (N.J.A.C.) SUBCHAPTER 7. PERMISSIBLE DIVISION OF RESPONSIBILITY IN SUBMISSION OF SITE PLANS AND MAJOR SUBDIVISION PLATS	ARCHITECT	ENGINEER	LANDSCAPE ARCHITECT	PLANNER	SURVEYOR
NJAC 13:27-7.2 Depiction of existing conditions on a site plan (Also at NJAC 13:41-4.2 and NJAC 13:40-7.2)					
(a) Survey: Showing existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations, and easements.	○	○	○	○	●
<small>1. Survey information may be transferred to the site plan if duly noted as to the date of the survey, by whom, and for whom. A signed and sealed copy of the survey shall be submitted to the reviewing governmental body with the site plan submission.</small>	●	●	●	●	●
(b) Vegetation, general flood plain determination, or general location of utilities, buildings, or structures.	●	●	●	●	●
NJAC 13:27-7.3 Preparation of site plan (Also at NJAC 13:41-4.3 and NJAC 13:40-7.3)					
(a) The location of proposed buildings and their relationship to the site and the immediate environs.	●	●	○	○	○
(b) The locations of drives; parking layout; pedestrian circulation; and means of ingress and egress.	●	●	●	●	○
(c) Drainage facilities for site plans of ten acres or more; or involving stormwater detention facilities; or traversed by a water course.	○	●	○	○	○
(d) Other drainage facilities.	●	●	○	○	○
(e) Utility connections and on tract extensions.	●	●	○	○	○
(f) Off tract utility extensions.	○	●	○	○	○
(g) On site sanitary sewage disposal or flow equalization facilities.	○	●	○	○	○
(h) Preliminary floor plans and elevation views of buildings illustrating the architectural design of a project.	●	▲	○	○	○
(i) Landscaping, signs, lighting, screening or other information not specified above.	●	●	●	●	○
(j) The general layout of a conceptual site plan for a multiple building project, showing the development elements including their relationship to the site and immediate environs.	●	●	●	●	○
NJAC 13:27-7.4 Preparation of a major subdivision plan (Also at NJAC 13:41-4.4 and NJAC 13:40-7.4)					
(a) The general location of facilities, site improvements and lot layouts.	●	●	●	●	●
(b) The design and construction details of all public improvements including street pavements, curbs, sidewalks, sanitary sewage, storm drainage facilities.	○	●	○	○	○
(c) Final subdivision map with metes and bounds.	○	○	○	○	●