

Vermont Law Requires a Licensed Design Professional for All Commercial Building Projects

Key Points:

- ❖ Definition: A Vermont licensed Design Professional using the “Practice of Architecture” is a Registered Architect.
- ❖ All commercial building renovations & new construction projects in Vermont require a licensed Architect.
- ❖ All architects licensed by the State of Vermont are listed by the Vermont Secretary of State: www.sec.state.vt.us/professional-regulation/licensee-lookup.aspx
- ❖ The Department of Fire Safety (DFS) reviews building construction plans but the **Owner of the project is still subject to the Law requiring a Licensed Architect.**
- ❖ Call AIAVT for More information – 802-448-2169

Attention:

Building & Property Owners, Local officials, Real Estate Agents, Contractors and others involved with building construction: The State of Vermont requires ALL Commercial building projects to be developed with a Licensed Architect.

The Law:

The Vermont State Statute, Title 26, Chapter 3, Article 124, Section 5 states all renovated or new buildings constructed in Vermont shall be executed using the “practice of architecture” by Vermont-licensed design professionals. The only exemptions being those building types listed in Section 5, Subsections A, B and C:

Subsection A: A detached single, two-family, three-family or four-family dwelling, or a shed, storage building or garage incidental to that dwelling.

Subsection B: A farm building, including barns, silos, sheds or housing for farm equipment machinery, livestock, poultry or storage.

Subsection C: A pre-engineered building or building plans for which have been stamped or sealed by a Vermont-licensed professional in the appropriate field.

No other building types—new or addition, renovation, reconstruction, modification or change-of-occupancy—are exempt from the requirement for design by a Vermont licensed architect.

The Code:

The currently adopted 2015 Vermont Fire and Building Safety Code, Section 7, Subsection 2b states “To obtain a construction permit the applicant shall provide construction documents relating to the construction work and equipment under consideration unless specifically waived by the AHJ (Authority Having Jurisdiction) based on the size, use, occupancy or complexity of the work.” Section 7, Subsection 3 The construction documents shall be prepared by a registered design professional, stamped and signed, where required by 26 V.S.A. Chapters 3 and 20. Additionally, the Vermont Division of Fire Safety states “These guidelines do not supersede the rules contained within the Architects and Professional Engineering Licensing and Registration Laws (26 V.S.A. Chapters 3 & 20”).

When you submit Construction Documents for a Construction Permit, they are required to be stamped by a Vermont Licensed Architect and/or “appropriate” Engineer.



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