



California Architects Board
Regulatory and Enforcement Committee
May 8, 2025
Teleconference Via WebEx





Committee Members

Robert C. Pearman Jr., Chair
Leonard Manoukian, Vice Chair
Robert Chase
Nilza Serrano
Steven Winkel

NOTICE OF PUBLIC MEETING

The Regulatory and Enforcement Committee (Committee) of the

California Architects Board will meet at

10:00 a.m., on Thursday, May 8, 2025

Department of Consumer Affairs
2420 Del Paso Road, Suite 105
Front Conference Room
Sacramento, CA 95834

AGENDA

10 a.m. to 2:00 p.m.
(or until completion of business)

ACTION MAY BE TAKEN ON ANY ITEM LISTED ON THIS AGENDA.

- A. Call to Order / Roll Call / Establishment of a Quorum
- B. Chair's Procedural Remarks and Committee Member Introductory Comments
- C. Public Comment on Items Not on the Agenda

The Committee may not discuss or act on any item raised during this public comment section, except to decide whether to refer the item to the Committee's next Strategic Planning session and/or place the matter on the agenda of a future meeting (Government Code sections 11125 and 11125.7(a)).

- D. Review and Possible Action on October 26, 2023, Committee Meeting Minutes
- E. Enforcement Program Update
- F. Update on 2025-2028 Strategic Plan Objectives:
 - 1. Evaluate the Board's fine structure and update regulations as necessary to increase fines to discourage practice violations.

(Continued)

2. Determine whether statutory changes are necessary to clarify licensed architects are required to submit plans for local approval and what architects can do to eliminate confusion and protect consumers.
3. Research and amend regulations as necessary to ensure relevancy with current technologies and practices.
4. Pursue legislation to update the Business Entity Report Form (BERF) to include more information about the management control of businesses.
5. Provide additional training to subject matter experts (SMEs), board members, and staff to strengthen enforcement decisions and recommendations.

G. Discussion of complaints received, complaint processing, and related enforcement matters

H. Discussion of unlicensed practice issues and related enforcement authority

I. Fire Victim Support (Southern California)

J. Adjournment

The time and order of agenda items are subject to change at the discretion of the Committee Chair and may be taken out of order. The meeting will be adjourned upon completion of the agenda, which may be at a time earlier or later than posted in this notice. In accordance with the Bagley-Keene Open Meeting Act, all meetings of the Committee are open to the public.

The Committee plans to webcast the meeting on its website at www.cab.ca.gov. Webcast availability cannot be guaranteed due to limitations on resources or technical difficulties. The meeting will not be cancelled if webcast is not available. Meeting adjournment may not be webcast if it is the only item that occurs after a closed session.

Government Code section 11125.7 provides the opportunity for the public to address each agenda item during discussion or consideration by the Committee prior to it taking any action on said item. Members of the public will be provided appropriate opportunities to comment on any issue before the Committee, but the Committee Chair may, at their discretion, apportion available time among those who wish to speak. Individuals may appear before the Committee to discuss items not on the agenda; however, the Committee can neither discuss nor take official action on these items at the time of the same meeting (Government Code sections 11125 and 11125.7(a)).

This meeting is being held via WebEx Events. The meeting is accessible to the disabled. A person who needs a disability-related accommodation or modification to participate in the meeting may make a request by contacting:

Person: Katie Wiley
Telephone: (916) 471-0762
Email: katie.wiley@dca.ca.gov
Telecommunications Relay Service: Dial 711

Mailing Address:
California Architects Board
2420 Del Paso Road, Suite 105
Sacramento, CA 95834

Providing your request at least five (5) business days before the meeting will help to ensure availability of the requested accommodation.

Protection of the public shall be the highest priority for the Committee in exercising its licensing, regulatory, and disciplinary functions. Whenever the protection of the public is inconsistent with other interests sought to be promoted, the protection of the public shall be paramount (Business and Professions Code section 5510.15).

The California Architects Board, (CAB) will hold a meeting in person at the location above and via WebEx Events. Information to Register/Join Meeting for Members of the Public via WebEx: To access the WebEx event, attendees will need to click the following link. Instructions to connect to the meeting can be found at the end of this agenda.

To access the Webex event, attendees will need to click the following link and enter their first name, last name, email, and the event password listed below:

<https://dca-meetings.webex.com/dca-meetings/j.php?MTID=md3cbd9b035b1d81498b6ff776cd6ab5d>

If joining using the link above
Webinar number: 2502 249 3394
Webinar password: CAB58

If joining by phone
+1-415-655-0001 US Toll
Access code: 2502 249 3394
Passcode: 22258

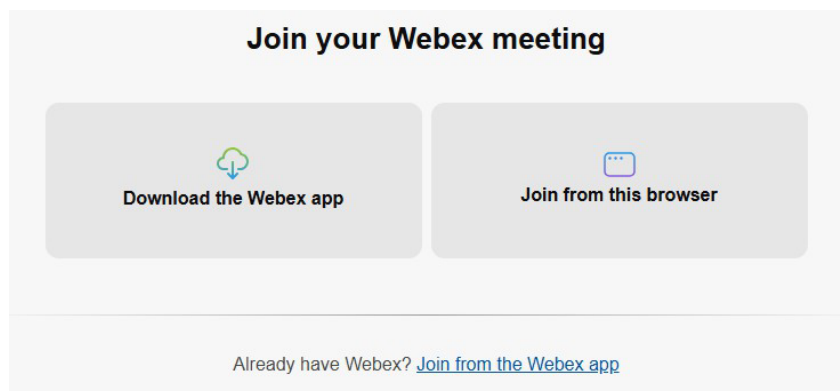
Members of the public may, but are not obligated to, provide their names or personal information as a condition of observing or participating in the meeting. When signing into the WebEx platform, participants may be asked for their name and email address. Participants who choose not to provide their names will be required to provide a unique identifier, such as their initials or another alternative, so that the meeting moderator can identify individuals who wish to make a public comment. Participants who choose not to provide their email address may utilize a fictitious email address in the following sample format: XXXXX@mailinator.com.

Recommended: Join using the meeting link.

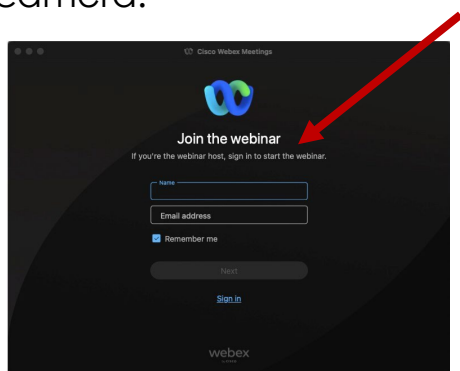
- 1 Click on the meeting link. This can be found in the meeting notice you received and is on the meeting agenda.
- 2 If you already have Webex on your device, click the bottom instruction, "Join from the Webex app."

If you have **not** previously used Webex on your device, your web browser will offer "Download the Webex app." Follow the download link and follow the instructions to install Webex.

DO NOT click "Join from this browser," as you will not be able to fully participate during the meeting.



- 3 Enter your name and email address*. Click "Next."
Accept any request for permission to use your microphone and/or camera.



*Members of the public are not obligated to provide their name or personal information and may provide a unique identifier such as their initials or another alternative as well as a fictitious email address like in the following sample format: XXXXX@mailinator.com.

Alternative 1. Join from Webex.com

- 1 Click on “Join a Meeting” at the top of the Webex window.



- 2 Enter the meeting/event number and click “Continue.” Enter the event password and click “OK.” This can be found in the meeting notice you received or on the meeting agenda.

A screenshot of a web form titled 'Enter the meeting number' with the Webex logo at the top. It features a text input field labeled 'Meeting number' and a 'Continue' button below it. A red arrow points to the input field.

To view more information about the event, enter the event password.

A screenshot of a web form for entering an event password. It shows 'Event number: 2482 000 5913' and a text input field labeled 'Enter the event password'. Below the field is an 'OK' button. A red arrow points to the input field.

- 3 The meeting information will be displayed. Click “Join Event.”

[< Back to List](#)

Meeting Name

Jones, Shelly@DCA | 9:45 AM - 9:55 AM | Thursday, Oct 14 2021
(UTC-07:00) Pacific Time (US & Canada)



Join Event



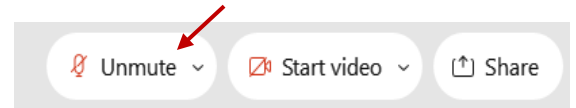
OR

Alternative 2. Connect via Telephone



You may also join the meeting by calling in using the phone number, access code, and passcode provided in the meeting notice or on the agenda.

Microphone control (mute/unmute button) is located at the bottom of your Webex window.



Green microphone = Unmuted: People in the meeting can hear you.



Red microphone = Muted: No one in the meeting can hear you.

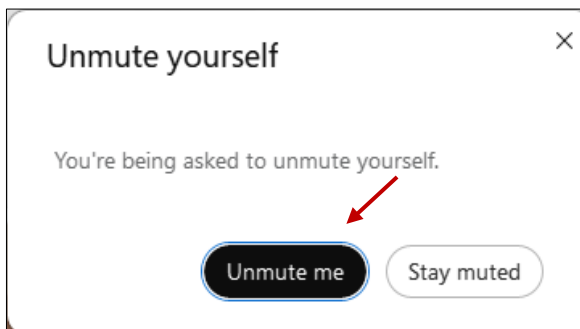
Note: Only panelists can mute/unmute their own microphones. Attendees will remain muted unless the moderator invites them to unmute their microphone.

Attendees/Members of the Public

Joined via Meeting Link

The moderator will call you by name and indicate a request has been sent to unmute your microphone. Upon hearing this prompt:

Click the Unmute me button on the pop-up box that appears.



Joined via Telephone (Call-in User)



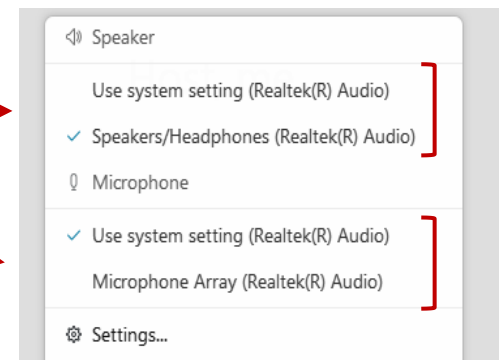
1. When you are asked to unmute yourself, press *6.
2. When you are finished speaking, press *6 to mute yourself again.

If you cannot hear or be heard

- 1 Click on the bottom facing arrow located on the Mute/Unmute button at the bottom of the Webex window.



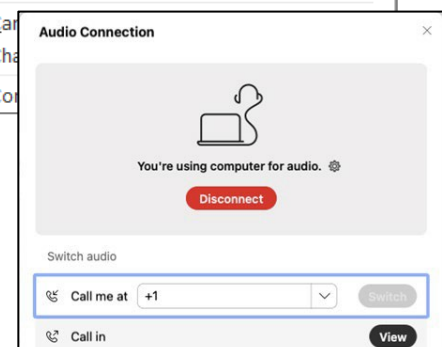
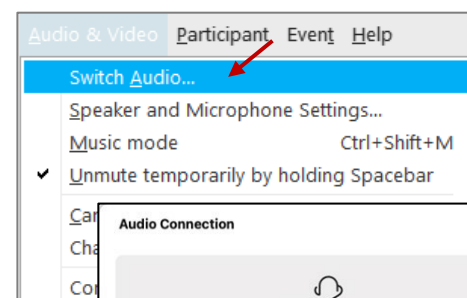
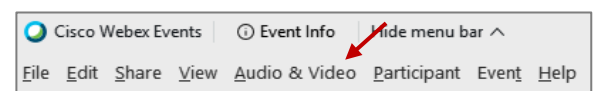
- 2 From the drop-down menu, select different:
 - Speaker options if you can't hear participants.
 - Microphone options if participants can't hear you.



Continue to Experience Issues?

If you are connected by computer or tablet and you have audio issues, you can link your phone to your Webex session. Your phone will then become your microphone and speaker source.

- 1 Click on "Audio & Video" from the menu bar.
- 2 Select "Switch Audio" from the drop-down menu.
- 3 Hover your mouse over the "Call In" option and click "View" to show the phone number to call and the meeting login information. You can still un-mute from your computer window.



Hand Raise Feature

Joined via Meeting Link

- Locate the hand icon at the bottom of the Webex window.
- Click the hand icon to raise your hand.
- Repeat this process to lower your hand.



Joined via Telephone (Call-in User)



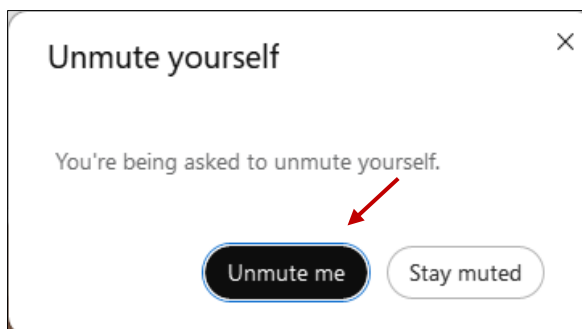
Press *3 to raise or lower your hand.

Unmuting

Joined via Meeting Link

The moderator will call you by name and indicate a request has been sent to unmute your microphone. Upon hearing this prompt:

Click the Unmute me button on the pop-up box that appears.

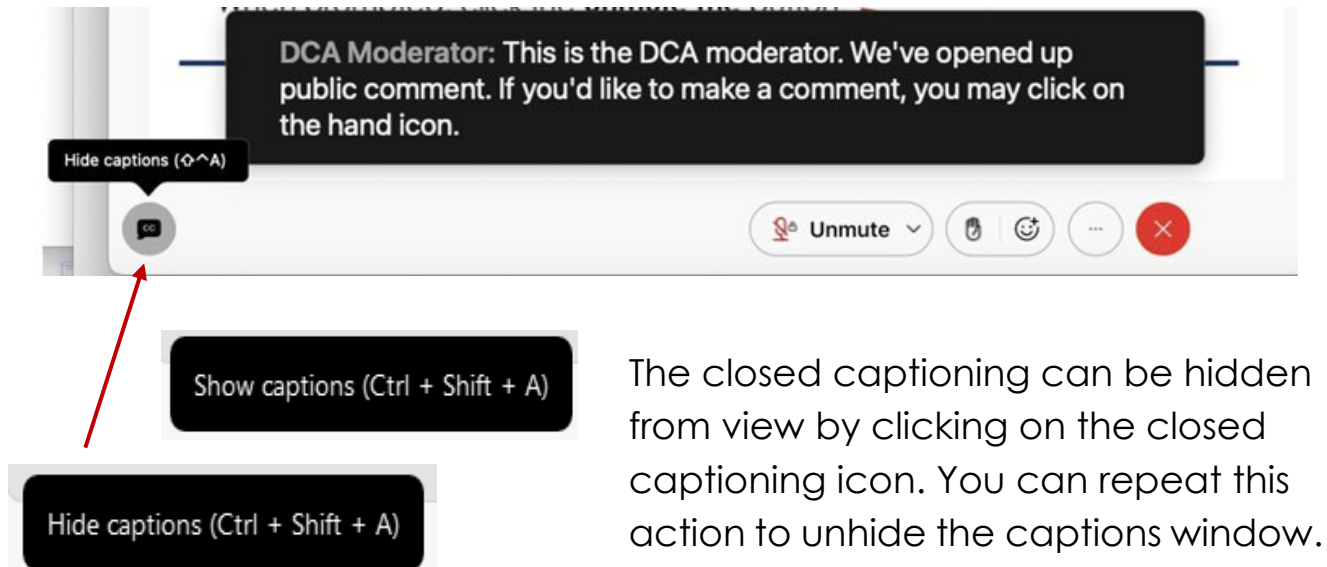


Joined via Telephone (Call-in User/Audio Only)

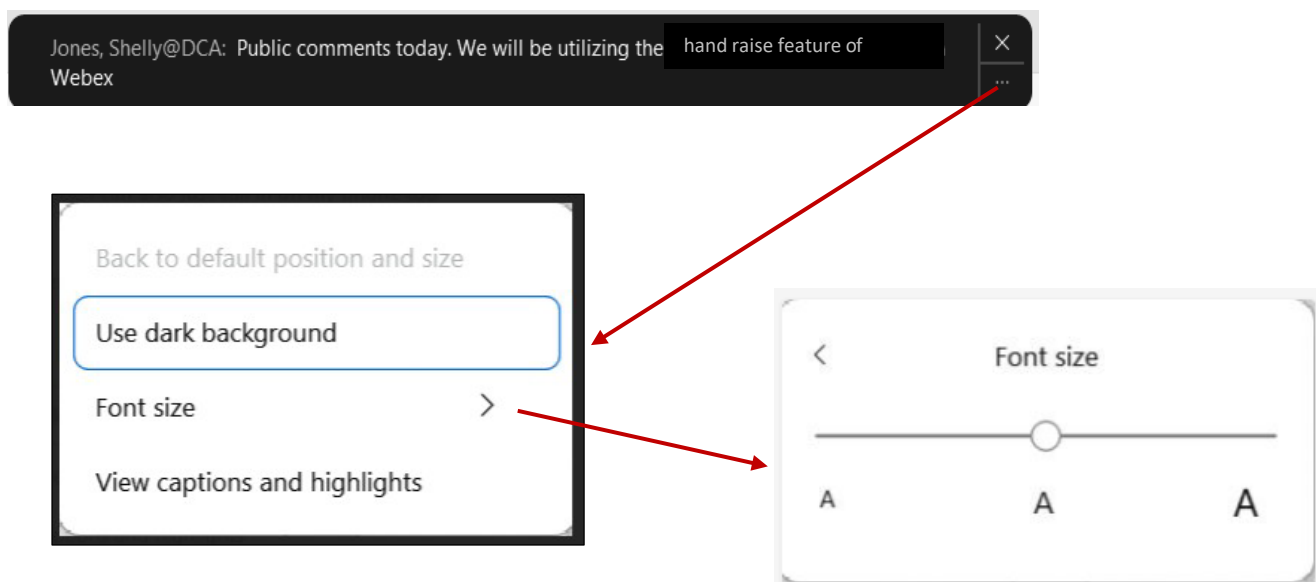


1. When you are asked to unmute yourself, press *6.
2. When you are finished speaking, press *6 to mute yourself again.

Webex provides real-time closed captioning displayed in a dialog box in your Webex window. The captioning box can be moved by clicking on the box and dragging it to another location on your screen.



You can view the closed captioning dialog box with a light or dark background or change the font size by clicking the 3 dots on the right side of the dialog box.



- A.** Call to Order / Roll Call / Establishment of a Quorum
- B.** Chair's Procedural Remarks and Committee Member Introductory Comments
- C.** Public Comment on Items Not on the Agenda

AGENDA ITEM A: CALL TO ORDER / ROLL CALL / ESTABLISHMENT OF A QUORUM

Roll will be called by Vice Chair, Leonard Manoukian

Three members of the Committee constitute a quorum for the transaction of business. The concurrence of three members in attendance during a duly held meeting at which a quorum is established shall be necessary to constitute an act or decision of the Committee.

Committee Members

Robert C. Pearman Jr., Chair
Leonard Manoukian, Vice Chair
Robert Chase
Nilza Serrano
Steven Winkel

AGENDA ITEM B: CHAIR'S PROCEDURAL REMARKS AND COMMITTEE MEMBER INTRODUCTORY COMMENTS

Committee Chair Robert C. Pearman Jr. will review scheduled actions and make appropriate announcements.

AGENDA ITEM C: PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

Members of the public may address the Committee at this time.

The Committee may not discuss or act on any item raised during this public comment section, except to decide whether to refer the item to the Board's next Strategic Planning session or place the matter on the agenda of a future meeting (Government Code sections 11125 and 11125.7(a)).

Public comments will also be taken on agenda items at the time an item is heard and prior to the Committee taking any action. Total time allocated for public comment may be limited at the discretion of the Chair.

D. Review and Possible Action on October 26, 2023, Committee Meeting Minutes

**AGENDA ITEM D: REVIEW AND POSSIBLE ACTION ON OCTOBER 26, 2023
REGULATORY ENFORCEMENT COMMITTEE MEETING
MINUTES**

Action Requested

Approval of the October 26, 2023 meeting minutes.

Attachment

Draft October 26, 2023 meeting minutes

**MEETING MINUTES
CALIFORNIA ARCHITECTS BOARD
REGULATORY AND ENFORCEMENT COMMITTEE**

October 26, 2023
Teleconference Meeting
Physical Location:
2420 Del Paso Road, Suite 105
Sacramento, California 95834

Committee Members Present

Ronald A. Jones, Chair
Robert C. Pearman, Jr., Vice Chair
Robert Chase
Sylvia Kwan
Steven Winkel

Board Staff Present

Laura Zuniga, Executive Officer
Jesse Laxton, Assistant Executive Officer
Alicia Kroeger, Program Manager, Enforcement
Michael Sganga, Lead Enforcement Analyst
Jasmine Steinwert, Enforcement Analyst
Katie Wiley, Enforcement Analyst
Coleen Galvan, Administration Analyst
Reynaldo Castro, Office Technician

Guests

Cary Bernstein
Jacque Brown
Yvonne Dorantes
Mandy Freeland
Cheryl Lima
V. Picicci
Scott Terrell
Chris Texter

A. Call to Order / Roll Call / Establishment of a Quorum

Regulatory and Enforcement Committee (REC) Chair Ronald A. Jones, called the meeting to order at 10:02 a.m.

Chair Jones called the roll. There being five members present at the time of roll, a quorum was established.

B. Chair's Procedural Remarks and Committee Member Introductory Comments

Chair Jones announced the meeting is being held by teleconference and pursuant to the provisions of Senate Bill No. 143, approved by Governor Newsom on September 13, 2023, this meeting will be held by teleconference and physical location at 2420 Del Paso Road, Suite 105, Sacramento, California 95834.

Chair Jones advised the Committee of the voting requirements: 1) all motions, and seconds will be repeated for the record; and 2) votes on all motions will be taken by rollcall.

C. Public Comment on Items Not on the Agenda

Mr. Jones opened the floor for public comment regarding items not specified on the meeting agenda. No comments were received.

D. Review and Possible Action on November 18, 2022 REC Meeting Minutes

Chair Jones asked if there were any questions, comments, or changes to the November 18, 2022 REC Meeting Minutes. Robert Pearman questioned the use of the word "recourse" on page eight of the draft minutes (page 22 of the packet). Laura Zuniga explained that this was meant to state "resource."

Robert Pearman moved to approve the November 18, 2022 REC Meeting Minutes as amended.

Steven Winkel seconded the motion.

Members Winkel, Kwan, Chase, Pearman, and Committee Chair Jones voted in favor of the motion. The motion passed 5-0.

E. Enforcement Program Update

Alicia Kroeger provided an Enforcement Program Update that included regulation updates for 5 different regulations. The packet provided information about California Code of Regulations (CCR) sections 135 (Architectural Advertising), 152 (Citations), 154 (Disciplinary Guidelines), 165 (Disability Access Continuing Education), and 166 (Zero Net Carbon Design Continuing Education).

CCR section 166 zero net carbon design for continuing education is the only regulation that is still being worked. This regulation requires five hours of continuing education pertaining to zero net carbon design for all licensees who are renewing on or after January 1, 2023. It will establish the qualifications for zero net carbon education courses and course providers. The packet has been noticed and it

currently in the 45-day comment period. The rulemaking is on schedule to meet the legislative deadline.

Ms. Kroeger further mentioned the citation summaries that occurred since the last REC meeting have been provided for reference. She stated that from November 2022 through September 2023 there were 13 unlicensed practice, 3 unlicensed advertising, and 3 licensees citations issued.

Further, there were three administrative summaries for the same time period. 1) A stipulated surrender occurred in 2019, the individual petitioned for reinstatement and was placed on five years probation. The probation ended in March 2023. 2) A stayed revocation and three year probation. 3) Revocation that occurred in April 2023.

In the Enforcement Program Data (found on page 28 and 29 of the packet) Ms. Kroeger compared fiscal years pertaining to complaints received and opened by the Board. Ms. Kroeger pointed out that in FY 2022/2023 we closed 289 cases, so about 30 more than we have in the previous fiscal year. The average number of days to close slightly increased and we still have about the same number of cases pending by the end of the fiscal year. It was also noted, the number of citations issued each year has remained pretty consistent. The amount of fines assessed this fiscal year has increased; a nearly \$17,000 increase. This increase was due to a couple of unlicensed advertising and unlicensed practice cases. Two of the cases totaled \$15,000 in citation fines. Finally, The amount of fines collected actually quadrupled from 2021 to 2023. The Enforcement Unit continues to work hard to close cases, identify cases that are more serious in nature, and prioritize investigations to address any violations.

Mr. Pearman wanted to clarify that the Board assessed citations on unlicensed individuals and was successful in recovering funds. Ms. Kroeger communicated that the amount of fines we issued is different from amount of fines we have collected. Further, Ms. Pearman wanted to verify if the collections agency we have recently been using has been successful in recovering funds. Ms. Kroeger disclosed that it was a mixture of individual both licensees and unlicensed individuals paying the fines on their own and in conjunction with the collections agency to assist in additional recovery. The citation summaries contains the information on whether a citation has been paid or not. Currently the Board is looking at either reauthorizing the collections contract or using the Department of Consumer Affairs (DCA) agency wide contract to ensure we can continue to increase collections. She thinks it is better than the methods the Board was using previously which was collecting citation fines through the Franchise Tax Board (FTB).

Ms. Kroeger moved on to discuss disciplinary cases which were more egregious and are the cases that are escalated for higher discipline rather than just a citation. These types of cases have increased a little bit, but we have actually been quicker at getting a turnaround on these.

Ms. Kroeger moved on to discuss the conviction and arrest information which paper copy renewals were received by the majority of renewals through the mail. Recently, the Board has an online portal for licensees to renew their licenses. Due to the transition of paper to electronic renewal the reports showing a check mark on the discipline question on the online renewals have not been delivered to the Board timely; therefore the FY 2022/2023 numbers may increase.

Sylvia Kwan wanted to discuss the incorrect use of the term “architect” to describe an unlicensed person. For example, when an unlicensed person is using the title “interior architect.” She wanted to confirm how the Board handles a first time offense of this nature. Ms. Kroeger responded and explained that this issue will be covered in greater detail in the strategic plan objective G.6 that covers social media. But, the Board does review cases in which an unlicensed person either uses the title of “architect” or offers “architectural services.” We have an updated process that the staff began using in the last six to eight months where specific Enforcement Staff have been assigned duties to manually scour the internet for unlicensed advertising. Ms. Zuniga further noted that advertising cases are treated a little differently than unlicensed practice. In unlicensed practice there is documented consumer harm because it involves a project for a consumer. In unlicensed advertising there is only evidence of a person or business advertising, most commonly online, as “architects,” and state they provide “architecture,” or “architectural services.” Once an investigation is complete and it is determined that the violation may have been unintentional the Board will often provide the unlicensed person with a Letter of Advisement (LOA) which instructs them of the advertising requirements. The more serious cases will often result in a citation. Ms. Kroeger interjected that a newspaper article where an unlicensed person is being interviewed and represents themselves as an architect would be treated very similarly to a unlicensed advertising case. This would also be the case if a person is advertising on a business card as an architect.

Mr. Jones referred to page 28 of the packet that the average days to close is an additional 41 days when comparing FY 2021/2022 and FY 2022/2023. He wanted to know if there is an additional cost related to that closure rate and if it correlated to better outcomes in terms of collections. He also highlighted that some of the citations include repeat offenders. Ms. Kroeger shared that the additional time is more likely associated with the more in-depth investigative process staff are conducting. For example, when a new complaint contains a written contract violation, the Enforcement Unit staff will conduct a deeper investigation including further analysis and sometimes it will include an investigation by a subject matter expert to determine if there are any more egregious violations of the Architects Practice Act, in addition to the written contract issue. Ms. Kroeger further stated that the data for days to close may have increased due to the closure of several disciplinary cases. The Board has more disciplinary cases now and these types of cases take up a lot of time. The average days to close number is comprised of all the initial complaint cases the Board receives, which can result in citations or discipline. Ms. Zuniga added that once a citation is issued, there are options for an appeal including an informal conference or hearing. If it goes to a formal hearing with the Office of Administrative Hearings that can take many more months. This all adds

additional time and in some cases a licensee may leave a citation fine outstanding until it holds up their renewal. Ms. Kroeger added that a licensee has an incentive to pay the fine to get their license renewed, where an unlicensed person does not have an incentive to pay their fine, other than to avoid being sent to collections. After the window for an appeal has lapsed, an unlicensed person's citation will be directed to the collections agency for recovery. If this individual fails to pay, the unpaid amount will be transferred to the FTB for collection. FTB is often most successful at collecting on the really old cases.

Mr. Jones is concerned that we are not doing enough to enforce unlicensed individuals from providing public service. There needs to be a balance between the effort and the cost relative to the collections. Ms. Kroeger feels that we have a good system in place because we have a collection agency contract. We were using an independent company and are considering use of the collection agency contract through DCA.

Robert Chase pointed out that he has been involved in a number of disciplinary cases that often take a couple years to complete. He referred to page 28 of the packet highlighting the final number of administrative cases closed within the fiscal year. This shows that new cases have been opened but also that it can take a few years to actually close an administrative case. Ms. Kroeger explained that these cases were a couple years old and were rolled over before we were able to close them.

F. Discuss the use of the title “Architect in Training”

Michael Sganga presented this agenda item to inform that REC that the Board received a request from the American Institute of Architects, California (AIACC) to look at some proposed legislation involving the use of the title to recognize individuals pursuing architectural licensure. Mr. Sganga explained that this is background information and that no action would be requested today.

Back in 2014 and 2015 very similar legislation was proposed to allow the use of the term “Architect-in-Training” (AIT) by unlicensed designers that met specific qualifications.

In 2016, after the Board put a lot of resources into this topic Governor Brown vetoed Senate Bill (SB) 1132.

Mr. Sganga highlighted that important background information on this item can be found on the Board's website in the meeting documents and minutes and notice that a working group was involved and conducted research on this topic.

Mr. Sganga provided a timeline of background events to consider:

- 2015/2016 strategic plan includes an objective for the Board to look into this issue as a result of National Council of Architectural Registration

Boards (NCARB) forming a task force to research the pros and cons of using this title.

- March 2015 AIACC asked for support from the Board for their proposed legislation.
- REC meeting held on April 29, 2015, in which the title was discussed and the REC unanimously opposed supporting this legislation.
- Board meeting held on June 10, 2015, where the Board rejected the REC proposal to oppose the legislation and recommended more research on the use of the title.
- REC meeting held on November 5, 2015, the Committee asked Board staff to conduct more research and collect more information from AIACC and NCARB.
- Board meeting held on December 20, 2015, tabled the issue requesting more input from the REC.
- February 18, 2016, AIACC sponsors legislation for SB 1132.
- REC meeting held on April 28, 2016, where REC discussed SB 1132 and recommended the Board oppose the bill.
- June 9, 2016, the Board voted to oppose unless the REC and AIACC were able to work out a compromise through a working group meeting which is linked to this agenda item page. This contains all the work done by the Enforcement Unit.
- July 13, 2016 the working group meeting was held.
- July 28, 2016 the Board voted to support SB 1132 with the proposed amendments that came from the working group meeting.
- Two months later, SB 1132 went to the Governor's Office and Governor Brown issued a statement vetoing the bill. This statement is included in the REC packet.

Mr. Chase mentioned that Enforcement Analyst Katie Wiley noticed that the American Institute of Architects (AIA) National contained information on their website allowing unlicensed individuals to use certain titles while trying to obtain their license that included use of the terms "architect" or "architectural." The Board wrote a letter and informed them that it is a violation of our state laws and could result in a citation and fine. They complied and modified their website.

Ms. Zuniga reminded the REC that this is background information only and no action is being taken. She reminded the REC that the Board's mission is consumer

protection so we are not advocating for this change, but we are happy to work with AIA to implement and make it as workable as possible.

Mr. Pearman added that he was around when these discussions were happening. The REC opposed the legislation and the Board was not enthusiastic about it. A lot of resources were put into this topic and Mr. Pearman did not feel as though the resources were used effectively. If the topic is revisited, Mr. Pearman hopes that the language does not require a new negotiation to take place.

Mr. Jones asked why this issue was resurfacing. Mr. Sganga explained that AIACC sent the issue to the Board last month for our comment. Ms. Zuniga added that she met with Board President Charles L. Ward III and the AIACC Executive Committee in the summer to discuss this issue because of the interest in the emerging professionals group. It is a long process for candidates to get licensed and they want a designated title to acknowledge the work they have put in thusfar in their chosen profession. There is no more specific information or detail on this issue.

Mr. Chase wanted to clarify if there were two paths for potential legislation. One would be for the Board to sponsor legislation to which Ms. Zuniga stated that the Board would not sponsor this type of legislation because it is not related to consumer protection. The other option would be for AIACC to sponsor the legislation. AIACC wants to Board to weigh in on the policy because it is outside the organization. Mr. Sganga indicated that NCARB is revisiting the topic of professional titles. He further added that it would be nice to have a national standard.

Mr. Jones added that the governor vetoed a similar legislation in 2016 and now in 2023 the discussion has resurfaced again. In the last few years, there has been a huge effort to manage the integrity of the term "architect." Mr. Jones points out that it is almost like going backwards because all of the recent citations have been leaning towards the managing of the title. He said it feels like this legislation will allow the term "architect" to be available for unlicensed professionals to use. Mr. Jones further explained that our primary objective is to protect the consumers by monitoring and enforcing unlicensed individuals from referring to themselves as "architects."

Ms. Kwan confirmed this issue has come up in NCARB. A few years ago, NCARB took the term "intern" away from unlicensed professionals. They could use other terms such as project manager or designer. In her opinion, there are two groups of practitioners that are not licensed. There are those that are in the process of getting licensed which can take close to an average of 11 years to obtain or those who have been practicing in the industry for 20 to 30 years, but are not licensed. Neither of these groups have a specific title. So there is a dilemma as to what to call these people who are either early in their career or very senior in their career.

Mr. Chase commented that he agreed with Ms. Kwan's comment that there is a large group of individuals that have worked for decades in the profession without becoming licensed, but he thinks they did not intend to become licensed. These

individuals seem to be satisfied with their skills and are often very talented. He thinks it is the younger individuals looking for the use of the AIT title.

Mr. Steven Winkel commented that he is also a civil engineer in addition to being an architect. He suggested that the Board look into the Engineer-in-Training (EIT) title. There is a test where you cannot call yourself an EIT until you pass a fundamental knowledge test that allows the trainee into the queue for gaining licensure by experience. By having a test gateway at the beginning it would take care of the 30 year project manager; who is not an architect and does not intend to be. Mr. Winkel explained that many graduates do not go on to be licensed architects. The only way he would support the AIT title is if it increased the number of licensed architects. Mr. Jones added that there is an examination trigger that you have to pass in the first exam, which under the current language is similar to the EIT. Ms. Zuniga agreed that the EIT is being looked at as a model for the AIT and that there would be parameters that are undefined at this time.

Mr. Jones pointed out that back in 1977 when he was 17 years old living on the east coast, his first title was "Intern Architect." At that time it was a common term that was used. He stated that we have evolved as a profession and titles are important. Mr. Winkel added that he was called an "Apprentice" in his early years of this profession.

Mr. Jones asked for public comment to be reopened and Mandy Freeland, Vice President of the Academy for Emerging Professionals, AIACC commented that AIACC's intention is to align AIT title with the EIT title. She is an emerging professional, a California firm owner, has been licensed for eight years and feels that this is a title the profession deserves more so, than the individuals deserve themselves. Furthermore, she stated that this title would add a tiered designation on the path to licensure now that the added that the five years rolling clock to complete the Architect Registration Examination (ARE) is not a requirement any longer. The Academy of Emerging Professionals hope to have a designated period of time for use of the AIT title to encourage candidates to finish the requirements for architects to get licensed.

AIACC Director of Government Relations, Scott Terrell, pointed out that currently there is a different governor than the governor that vetoed the bill. Governor Jerry Brown originally vetoed the bill, but the current governor may have differing opinions on the use of the AIT title. Mr. Terrell stated this bill is being reintroduced to the governor for another opportunity for change because there were not any "no votes" and it was not a widespread opposition that passed on both the house and legislature. Mr. Terrell clarified that there will be a time limit in the bill proposal because there is a group that are not interested in becoming licensed. Mr. Terrell stated, as Ms. Freeland mentioned there is currently no rolling clock, so a time limit and sunset will be added to the new bill. The original bill included a 3-year sunset and the new legislation would include a sunset again to provide an opportunity to evaluate if there are enforcement issues or if the program is being utilized by individuals. Mr. Terrell has reached out to the Board for Professional Engineers,

Land Surveyors, and Geologists and confirmed the enforcement issues have been very minimal. He confirmed that all three industries are happy with the titles in place.

Ms. Zuniga further expanded on the rolling clock change that Ms. Freeland mentioned and explained that the ARE division scores used to be valid for five years and you could continually test for one division each year in order to keep current; so they would not expire. NCARB implemented this change to be effective January 1, 2024, allowing a candidate to keep the exam scores from the current and former versions of the ARE. The exam scores are going to be valid for a longer period of time.

Ms. Kwan asked Mr. Terrell if he has worked on the AIT title with any staff from NCARB specifically on the national level. Mr. Terrell confirmed that he has had conversations with NCARB about the current process and have looked at what other states have done. There are currently 4 states that use the term AIT and about 28 other states that use some version of a title with architect in it. The majority of those are either "Intern Architecture" or "Architect Intern."

Mr. Chase asked Mr. Terrell if he knew how many other states use the term "architect" as a protective title. Mr. Terrell did not have that information available. Ms. Kwan added that most states have protective titles.

G. Discuss and Possible Action on 2022-2024 Strategic Plan Objective to:

1. Provide more detail on decisions made in enforcement cases in the Executive Officer report during board meetings and inform consumers.

Mr. Sganga presented this objective and explained that at the last REC meeting held on November 11, 2022, the Enforcement Unit gave a detailed presentation on the enforcement process and the Architects Practice Act (Act). This was also done at the Board meeting on May 19, 2023, and all of the documents and a video of the presentation are available on the Board's website. This objective is considered completed.

Mr. Jones thought the presentation was excellent and thought it answered several questions.

2. Develop narrative discussions and case studies of common violations to educate and inform consumers and architects on what violations to avoid.

Jasmine Steinwert presented this objective and explained that it is still in progress. We are working on creating a video and putting together a script with case studies for violations. We are also working on our enforcement review article for websites that are using social media posting and discussing regulatory updates. This objective is considered ongoing.

Mr. Jones asked if there have been any advancements on the video or website applications. Ms. Steinwert advised that this is still a work in progress. We need to develop the script and have it approved by the Executive Officer and legal counsel.

Mr. Winkel commented that there is that group of people who have some knowledge of architecture and hold themselves out to be architects incorrectly. Mr. Winkel inquired how will this information be relayed to those people regarding what they should not be doing? Ms. Zuniga responded that NCARB does outreach on educational programs within each states. When these architectural outreach programs are conducted within California, NCARB invites Board staff to participate. Board staff provide information on how to obtain a license and the limitations and restrictions of the Act. Unlicensed individuals are told they cannot call themselves architects regardless whether it is inadvertent or deliberate they should know it is a violation to offer architectural services or call themselves an architect. Mr Jones added that this objective includes social media, newsletters, videos – we need to find the right vehicle to reach that audience. Typically there are unlicensed individuals disregard violations of the Act. We must make sure that the consumers are well informed by empowering them with accessible information prior to a problem occurring.

Mr. Jones highlighted that he felt the AIACC did a great job a few years back with commercial campaigns, both in print and through the media, to get the message out about the roles of licensed architects. and he was curious of the effectiveness of that campaign. Mr. Chase responded that the challenge is there is not a database we can refer consumers to for unlicensed people.

3. Better educate practitioners on standards of practice during the renewal process to protect the public.

Ms. Steinwert presented this objective and explained the definition of “standard of care” is not specific. The Board needs to be cautious and not to establish a higher standard than a professional standard of care. It was determined that the best way to complete this objective was to add a section to the online and physical License Renewal Applications requiring a checkbox certifying that they have reviewed the Act and they are familiar with its provisions. This ensures the licensees are aware that the Act is available online where it can be reviewed and have knowledge on what it includes. This objective is considered completed.

Mr. Jones questioned how many licensees, when approached by Board staff or investigations, state that they just did not know. This requirement keeps licensees from using this excuse in response to a complaint once they have marked the checkbox as reviewed during the renewal. Ms. Steinwert confirmed that was the intend of this change. The licensee is aware of the Act and to look for any changes. Mr. Chase confirmed many phone calls and emails that come to

the Board are from architects that are not familiar with the Act. By adding this checkbox to the renewals this objective is considered completed.

4. Educate the public and practitioners regarding their rights and roles when contracts are signed.

Ms. Steinwert presented this objective and explained the Committee was asked to clarify the relationship between the consumer and the architect in those structures and to ensure both parties understand their roles in the relationship. The Act states the architect must have a contract with the client. In some cases, industry practice recognizes the client as the developer or an insurance company, not the consumer.

Board members discussed this strategic goal at the December 10, 2021 Board meeting, and mentioned that the term “third party” is unclear. Board members were reminded that the objective is to ensure that both the consumer and practitioners understand their roles when an architect works with a developer to design a home. It is essential to educate the public and architects about the importance of understanding the written contract before signing. The 2019-2021 Strategic Plan contained a related objective to educate architects regarding their responsibilities under Business and Professional Code (BPC) section 5535.1 “responsible control defined” and California Code of Regulations (CCR), title 16, section 151 “aiding and abetting” to protect consumers from unlicensed practice. On August 1, 2019, the Board approved the publishing of an informational bulletin describing case analysis and the laws covering issues of responsible control and aiding and abetting. The bulletin was published on the Board’s website and is frequently disseminated to architects in potential violation of aiding and abetting. The bulletin was updated to include the new provisions of the written contract requirement under BPC section 5536.22 effective January 1, 2020, and to remind architects of their need to sign all contracts under which they provide services. A chart was also published on the Board’s website delineating the types of design projects that may legally be controlled by unlicensed persons, architects, or engineers.

Mr. Jones suggested that we need to understand the different ways that architects are contracted. First, property owner contracts with the architect directly. Second, property owner contracts with the architect to a second party such as a design build or speculative builders. The architect is contracted with the builder and then builds the home. In this case, who does the consumer go to with issues with the property. Third, merchant builders when architects are hired by merchant to design plan communities. There is a disconnect with the final occupant of the home. As a practitioner, it is important to know the depth of the engagement between the design practitioner and the homeowner. Also, for the homeowner to understand their level of connection between the architect when there is a force between. There is a huge gap between the practitioner and the

homeowner specifically, in what the practitioner's obligation is to the homeowner and what the homeowner's expectation is for the practitioner.

Ms. Steinwert explained that one of the difficulties with this objective is that the Act does not define who the client is in these contracts. However, she does think the Act is pretty clear on the architect's duties in BPC section 3536.1 which does not differentiate between contracts for the contractor, homeowner, or developer. It does require that all persons preparing and being in responsible control of plans, specification, and instruments of service for others shall sign those plan specifications, instruments of services, and contract therefore. This language is from the Act and we cannot define it differently based on who is signing that contract with the architect.

Mr. Jones noted that most citation summaries and disciplinary actions that he read though have always been between the architect and who they signed the contract. Oftentimes, he will get calls from the owner of the property requesting documentation and he will refer them back to the merchant builder who signed the contract with the homeowner. Ms. Steinwert responded that the intent of this section is that architects sign all contracts relating to professional services to ensure the homeowner is actually receiving services and has a resource to reach out to for any issues. She advised that Mr. Jones may need to consult with legal counsel about what that means for his practice. This is what the Act requires and without a change to the Act, the Board can not define it differently. She stated the way the Act is currently written serves the public interest because an architect is signing all contracts related to the architectural services they are providing and the homeowner will know who the architect was on their project. Ms. Steinwert pointed out that we see scenarios where the property owner does not know who is the appropriate contact to ask questions and sometimes the contractor just "washes their hands of it" and will not provide the architect's name.

Mr. Jones referred to the *Consumer's Guide to Hiring an Architect* but questioned if it effectively describes the different roles to the consumer. Mr. Winkel agreed with Mr. Jones and said that we cannot rely on common law and contract law, we need to make consumers feel satisfied if they are trying to make a complaint and they do not know where to go.

Mr. Jones asked to hold this agenda item open a little longer to see if there is a further way to remedy this issue.

5. Review the current threshold for fines to determine if they are appropriate to deter violations.

Mr. Sganga presented this objective and explained that the Enforcement Unit determined that the Board is currently imposing the maximum fine amounts allowed under DCA statutes. There is room for higher fine amounts in specific aggravating circumstances such as when unlicensed practice takes place in a

fire zone. Further, with the low rate of repeat offenses supports that the amounts are sufficient to deter violations. The Board is satisfied with the high rate of compliance. We are still exploring the options available for settling citation cases without public reproval. The hope is that we can settle a case with something different than a citation but where the offender pays for the cost of the investigation. This objective is considered complete and the fine amounts are appropriate.

6. Monitor social media to proactively enforce against unlicensed advertising.

Ms. Kroeger presented this objective and emphasized the importance of overseeing social media to identify and act against unlicensed architectural advertising. The Enforcement Unit is looking for ways to streamline this process, but some of the challenges include social media because it is a much larger area to monitor. In the past, unlicensed advertising might include a billboard sign, business card, invoice, or contract. .

The Board staff have improved complaint process, and we now have one staff member committed to reviewing online advertising as a consumer might. There is a challenge because we cannot open a case with only a business name, we need an individual with a physical address tied to the business. . We have streamlined the complaint process to use business online portals for contacting the website owner. We send them an email using their Contact Us portal to inform them that they are in violation of the Act and they are not allowed to call themselves architects or offer architectural services. In some cases, we are able to reach out by telephone.

We are still looking at a method where technology scours the internet for us. This was looked at over the last year and the technology was not sufficient for it to be a good option. However, technology advances very quickly so we are revisiting this option to see if there is a better method that is more cost effective. This objective is considered ongoing.

Mr. Jones commented that this is a challenging task. After reviewing the disciplinary actions, it seems most of the cases are opened due to a consumer complaint. He likes this model because Board staff can be sleuths and can identify individuals who are unlawfully advertising. Mr. Jones acknowledged there is a cost associated to this and wondered if part of the modernization program allows us to build some sort of search engine in the next five to ten years. This objective could be used to suggest strategies as opposed to implementation.

Mr. Pearman was happy with the efforts. He realizes it is a difficult task and the Enforcement Unit is trying to be creative and make some progress. He asked that if there is a technological advancement available, he would like it brought to the Board to pursue it as soon as possible.

Mr. Jones asked what the associated costs are using a search engine for this task. Ms. Kroeger responded that we currently have one person on staff who is responsible for online unlicensed advertising. Another option is to provide outreach using newsletters or social media to notify licensees to report any unlawful unlicensed advertising to the Board. She reminded everyone that the complaint must be tied to a person with a physical address and not just a business name because we only license individuals and not companies. The Board's Enforcement Technician recently received one complaint that included over 30 individuals. The Board's goal is to gain compliance by the individuals revising their online content. These types of cases are generally closed with a LOA. Sometimes we will have cases with repeat offenders where the individual reverts their corrected their online advertising to violating the Act again and a new complaint is received. These cases usually result in a citation without notice to the unlicensed individual.

Ms. Kwan asked if artificial intelligence (AI) could help by using key word searches such as "architectural designer" to identify potential violations. Ms. Kroeger responded that the Board's Enforcement Analyst has been working on this objective and has been researching AI functionality but it has not yet been successful. Mr. Jones reiterated that cost will come with this kind of technology.

H. Adjournment

The meeting adjourned at 11:57 a.m.

E. Enforcement Program Update

AGENDA ITEM E: ENFORCEMENT PROGRAM UPDATE

Summary

Attached is the Enforcement Program Update, which is a synopsis of Board and Enforcement Program activities and projects of interest to the Regulatory and Enforcement Committee.

Also included in this item are summaries of the Final Citations and Final Disciplinary Actions that have become effective since the last meeting. The Enforcement Unit will identify and discuss selected examples of relevant investigations.

Attachment(s)

1. Enforcement Program Update (October 2023-September 2023)
2. Final Citations (October 2023-February 2025)
3. Final Disciplinary Actions (October 2023-February 2025)

Enforcement Program Data		
Complaints	Fiscal Year 2023/24	Fiscal Year 2022/23
Received	385	285
Opened	385	285
Closed	323	289
Average Days to Close	174	203
Pending	215	135
Conviction/Arrest	Fiscal Year 2023/24	Fiscal Year 2022/23
Conviction Received	21	24
Conviction Closed without Referral for Investigation	0	0
Conviction Referred to Investigation	21	24
Conviction Pending (Close of FY)	0	0
Citations	Fiscal Year 2023/24	Fiscal Year 2022/23
Issued	93	23
Final	69	23
Disciplinary Cases	Fiscal Year 2023/24	Fiscal Year 2022/23
Attorney General Cases Initiated	1	3
Final	2	5

Citation Summaries
October 2023 - February 2025

DAVID ACOSTA, JR. (Van Nuys, CA) - The Board issued a one-count citation with a \$1,500 administrative fine to David Acosta, Jr., an unlicensed person, dba Abstract Planning and Design, Inc., and California ADU Center, Inc., for alleged violations of Business and Professions Code section 5536(a) and Title 16, California Code of Regulations section 134(a).

On or about March 3, 2022, Acosta, doing business as “Abstract Planning and Design, Inc.,” signed a contract with Mr. J.W. (client) to provide services for a project located on Magnolia Boulevard in North Hollywood, California. He agreed to assist with the nonstructural change of use of the existing building from a studio to a church with the approval from the Los Angeles Department of Building and Safety (LADBS) for a fixed fee of \$5,700. This contract includes an “architectural drafting set.” Acosta has been paid \$4,650 but has failed to complete the project.

Acosta’s company Facebook profile, dba California ADU Center, Inc, was categorized under “Architectural Designer.” His company Instagram profiles, dba California ADU Center, Inc, used the title of “Architectural Designer” and offered “Architects” and “Architecture.” His company Yelp profile, dba California ADU Center, Inc, was categorized under “Architects.” His company Yelp profile, dba Abstract Planning & Design, Inc., offered “architectural plans.”

Acosta failed to respond to the Board’s request for a response and corrections.

Acosta’s contract and online profiles, wherein he described his services as “Architectural” and “Architecture” and offered an “Architect,” are devices that might indicate to the public that he is an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes violations of Business and Professions Code section 5536(a) and Title 16, California Code of Regulations section 134(a). This citation became final on November 23, 2024.

ANTHONY ARAIZA (Desert Hot Springs) – The Board issued a five-count citation, including an administrative fine in the amount of \$16,500 to Anthony Araiza, an unlicensed person, dba Studios 2007 Narkweather Architects, Inc. and The Desert Group, for alleged violations of Business and Professions Code sections 5536(a) and (b) (Misrepresentation; Practice Without License or Holding Self Out as Architect; Use of Stamp) and California Code of Regulations, title 16, sections 134(a) and (b) (Use of the Term Architect; Responsible Control within Business Entity).

On or about May 5, 2021, Araiza ordered his employee to renew the California architect license of his deceased business partner. Araiza then obtained a stamp resembling an

architect's stamp with the new license renewal date, continued to use that license number and stamp on plans and permit applications, and continued to use the Narkweather Architects name and title block on plans so he could offer and charge for architectural services. Araiza applied the deceased architect's stamp and signature to plans for multiple projects located in Indian Wells, California and Rancho Mirage, California.

Araiza also claimed "architectural design" experience and used the title "architect" and the business name "Araiza Architects" on his LinkedIn profile, where he also displayed sample projects that require a license to design. He also posted a letter offering services through Studios 2007 which included "architecture."

Araiza used the terms "architectural" and "architecture" in Studios 2007 Narkweather Architects, Inc. and The Desert Group's description of services without an architect who was in management control of the services that were offered and provided by the business entity and either the owner, a part-owner, an officer, or an employee of the business entity, which violated Business and Professions Code section 5536(a), and California Code of Regulations, title 16, sections 134(a) and (b). The Subject also applied an architects' stamp to plans implying that he was so licensed, which violated Business and Professions Code section 5536(b). The citation became final on June 12, 2024.

MAXWELL ANTHONY BEAUMONT (Emeryville) - The Board issued a two-count citation, including an administrative fine in the amount of \$3,000 to Maxwell Anthony Beaumont, architect license number C-24621, dba Beaumont+Associates, for alleged violations of Business and Professions Code (BPC) sections 5584 and 5536.22(a), and California Code of Regulations, title 16, sections 150 and 160(c)(1).

Beaumont had been hired in June 2021 to prepare plans and obtain a construction permit for a new single-family residence located in Hayward, California. A contract for services was signed and executed on June 16, 2021 which included the term "Period of Performance: 12 weeks." Beaumont was paid \$10,560, but the permit had not been issued after 37 weeks.

During this extended period, there was a significant lack of communication from Beaumont to his client regarding the basis for the delays and the permitting process. Beaumont violated Business and Professions Code section 5584, willful misconduct as defined in California Code of Regulations, title 16, section 150.

Beaumont also failed to respond in a timely manner to the Board's request for information pertaining to this case. The Board sent an initial request on March 22, 2022, and a final request, via certified mail on May 3, 2022. Beaumont did not respond formally to the Board's request until September 7, 2022. Beaumont's failure to respond

timely constituted a violation of California Code of Regulations, title 16, sections 160(c)(1).

Beaumont's written contract failed to include a description of the procedure to accommodate additional services, a description of the procedure to terminate the contract, a statement identifying the ownership and use of instruments of services prepared by the architect, or a statement in at least 12-point type that reads, "Architects are licensed and regulated by the California Architects Board located at 2420 Del Paso Road, Suite 105, Sacramento, CA 95834." Beaumont's failure to include all of the required elements in his written contract for professional services for the above-referenced project constituted a violation of Business and Professions Code section 5536.22(a).

In a separate project located in Fairfield, California, Beaumont agreed to prepare plans for the permitting of proposed commercial tenant improvements. Within the contract there was a term stating, "Period of Performance: 4 Weeks." Beaumont was paid \$2,260.50, but the plans were never completed.

Beaumont stopped responding to his client's phone calls and requests for updates. Because of the non-responsiveness of Beaumont, the client had to retain legal counsel to terminate the contract. Beaumont violated Business and Professions Code section 5584, willful misconduct as defined in California Code of Regulations, title 16, section 150.

Beaumont also failed to respond in a timely manner to the Board's request for information pertaining to this case. The Board sent an initial request on March 22, 2022, and a final request, via certified mail on May 3, 2022. Beaumont did not respond formally to the Board's request until September 7, 2022. Beaumont failure to respond timely constitutes a violation of California Code of Regulations, title 16, sections 160(c)(1).

Beaumont's written contract failed to include a description of the procedure to accommodate additional services, a description of the procedure to terminate the contract, a statement identifying the ownership and use of instruments of services prepared by the architect, or a statement in at least 12-point type that reads, "Architects are licensed and regulated by the California Architects Board located at 2420 Del Paso Road, Suite 105, Sacramento, CA 95834." Beaumont's failure to include all of the required elements in his written contract for professional services for the above-referenced project constituted a violation of Business and Professions Code section 5536.22(a). The citation became final on September 3, 2023.

JOHN BRALY (Llano) – The Board issued a citation including a \$2,000 administrative fine to John Braly, an unlicensed person, dba Instructures Design and Build, for alleged violations of Business and Professions Code (BPC) 5536(a).

Braly was hired to prepare plans and obtain a construction permit for a residential remodel in San Pedro, California. He was paid over \$6,000 and refused to complete the plans for over seven months.

Braly's personal LinkedIn profile offered "Architecture" services. His company Thumbtack profile was categorized under "Architects" and offered architectural services. His company Yelp profile was categorized under "Architects" and stated, "We provide custom architectural design, engineering and construction plans." These online profiles wherein Braly described himself and his services as "Architects," "Architecture," and "Architectural," are devices that might indicate to the public that he was an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes a violation of Business and Professions Code section 5536(a).

Previously, on August 31, 2018, Braly had been issued a citation for similar violations of California Business and Professions Code section 5536(a) and was formally advised that an unlicensed individual or firm in California cannot use any term confusingly similar to the word architect or architectural to describe services offered or be labeled in such a category.

The new citation became final on September 2, 2023.

MARBE BRICENO (Glendale) - The Board issued a one-count citation with a \$1,500 administrative fine to Marbe Briceno, an unlicensed person, dba Marbe Designs, for alleged violations of Business and Professions Code section 5536(a).

On or about April 12, 2023, Briceno's company website used the terms "architectural" and "architecture" to describe her services. Her company LinkedIn profile stated, "An Award-Winning, full-Service Architectural Interior Design Studio" and used the title of "Interior/Architect Designer" numerous times under *Experience*. Her company Facebook profile stated, "Full-service Architectural Interior Design Studio specializing in High-End Residential & Hospitality."

Briceno's online profiles, wherein she used the title of "Architect Designer" and described her services as "Architecture" and "Architectural" are devices that might indicate to the public that she is an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes violations of Business and Professions Code section 5536(a). The citation became final on February 4, 2024.

PHILIP CUDABACK (San Diego) - The Board issued a one-count citation, including an administrative fine in the amount of \$900 to Philip Cudaback, architect license number C-25598, for an alleged violation of Business and Professions Code (BPC) 5536.22(a).

Cudaback was hired to design a one-bedroom addition to a home in San Diego. His client reported late responses, poor communication, and an uncorrected typo in the plans. The Board did not find a violation of professional misconduct for these allegations, but it did find that Cudaback failed to utilize a written contract containing the terms required by BPC 5536.22. Cudaback relied instead on an email outlining only the service price.

Cudaback's failure to include all the required elements in his written contract for professional services contributed to the communication issues and misunderstanding between him and his client and constituted a violation of Business and Professions Code section 5536.22(a). The citation became final on September 3, 2023.

CHRISTINA R. DANIELS (Napa) – The Board issued a two-count citation with a \$4,000 administrative fine to Christina R. Daniels, an unlicensed person, dba Lone Wolf Designs LLC, for alleged violations of Business and Professions Code sections 5536(a) and 5536.1(c).

Daniels was hired in December 2022 to prepare plans for a home built with concrete forms in Napa County. She was paid \$18,000 after she told her client that she was an architect and stated that the plans would have her "stamp" on them.

Because it involved concrete forms, and not conventional woodframe construction, the project was not exempt from licensing requirements. Daniels' conduct constituted the practice of architecture as defined in Business and Professions Code section 5500.1 and was therefore a violation of Business and Professions Code section 5536.1(c).

Daniels advertised herself an architect and architectural designer, using false license numbers. Her company website described her business as a "full service architectural design" firm and offered "architectural design" and "Concrete Builds" under the Services page.

Daniels' Instagram profile stated she provides "Architectural Design" and displayed posts of plans with "LIC#11038466" in the title block. She also used signage stating "LW Design Architectural Design Lic.# 11038468."

Daniels' company LinkedIn profile contained the tagline "Providing Architectural Design." Her personal LinkedIn profile also described herself as providing "Architectural...design." Daniels' claimed company Yelp profile was categorized under "Architects." Her company Facebook profile offered "Architectural Design Services for Napa County and the Surrounding Bay Area." Daniels' Alignable profile offered "full architectural design" and was categorized under "Architectural Designer." Her Local Yahoo profile was categorized as "Architecture."

Daniels' contract, company signage, website, and profiles, wherein she described her services using the terms "Architect," "Architectural" and "Architectural," are devices that might indicate to the public that Daniels is an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes violations of Business and Professions Code section 5536(a). Daniels paid the fine, satisfying the citation. The citation became final on October 31, 2024.

BRETT L.R. DETMERS (Costa Mesa) - The Board issued a three-count citation, including an administrative fine in the amount of \$2,250 to Brett L.R. Detmers, an unlicensed person, dba Studio M of A Inc., for alleged violations of Business and Professions Code sections 5536(a) (Practice Without License or Holding Self Out as Architect) and 5536.1(c) (Unauthorized Practice).

On or about July 7, 2023, Detmers's company website stated, "Just Great Architecture" and "Studio M of A Inc. delivers architecture," and "The creative brains of Studio M of A Inc. is a seasoned project manager, formable designer, and knowledgeable A/E, construction administrator with diverse experience on a range of projects." Detmers' company Instagram profile offered "Architectural Designer" and "Architecture." His personal LinkedIn profile offered "Architectural Design" and "Architecture" skills. Detmers's company Picuki profile offered "Architecture" and stated, "SMofAinc completed architectural design/engineerin renovation of a SFR..showing partial view of the kitchen/living room area." His Twitter profile used the title of "Project Architect."

Board records reveal that the Detmers is not a California licensed architect and there is no licensed architect associated with Studio M of A Inc.

Detmers' company website and online profiles, wherein he used the titles of "Project Architect" and "Architectural Designer" and described his services as "Architecture" and "Architectural," are devices that might indicate to the public that he is an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes violations of Business and Professions Code section 5536(a).

Detmers' company website includes Warren High School, Polaris Middle School/ Multipurpose Building, and the Metro Center, projects that are not exempt from licensing requirements, as samples of his work. The website states, "Studio M of A Inc (SMofAinc) combines over 24 years of professional experience on a diverse range of projects including: Kindergarten through College level schools, libraries, mixed-use sites, civic projects, custom residential, senior residences, restaurants, theme parks, tenant improvements and more."

Detmers' Facebook profile uses photos stating, "This project is in Design Development: 4,900 s.f. three (3) story with a roof deck, sporting a master bedroom, bath, walkin closet. This particular roof deck has two decks north/south with a living wall open California room. There is an elevator connecting all three levels. Smart design. Located

in Newport Beach, CA.” His company Instagram profile included photos of a three-story design. His company Picuki profile included a three-story beach house.

Detmers’ company website and online profiles, wherein he offered design services that are not exempt from licensing requirements are devices that might indicate to the public that he is an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes violations of Business and Professions Code section 5536(a).

The Board obtained plans and a copy of the contract for the three-story residence in Newport Beach. The plans dated September 10, 2020, describe the addition of a new three-story, two-unit residence duplex with an attached two car garage. Detmers provided design and project coordination for this project. The title block included Detmers’ name and company name, and refers to them as “Masters in Architecture.”

The Newport Beach Project does not meet the exemption requirements of the Architects Practice Act pursuant to Business and Professions Code section 5537(a)(1); it exceeds the allowable height of two stories and a basement. Such conduct constitutes the practice of architecture as defined in Business and Professions Code section 5500.1 and a violation of Business and Professions Code section 5536(a) and 5536.1(c). Detmers paid the fine, satisfying the citation. The citation became final on June 11, 2024.

JHUN DULAY (Torrance) - The Board issued a one-count citation with a \$1,500 administrative fine to Jhun Dulay, an unlicensed person, dba JD Designers, for alleged violations of Business and Professions Code section 5536(a).

On or around May 5, 2022, Dulay was hired by K.K. (client) to provide plans and obtain construction permits for a third-floor addition with two bedrooms for a project in Manhattan Beach, California. Dulay was paid \$3,000 by the client, but he abandoned the project. The project scope of work specified “proposed new third level addition and remodel existing garage.” Because it involved a residence greater than two stories and a basement in height, the project was not exempt from licensing requirements pursuant to Business and Professions Code section 5537.

Dulay invoiced his client for “Providing an Architectural set of plans.” His personal LinkedIn profile offered “architectural” services.

The Manhattan Beach project constituted the practice of architecture as defined in Business and Professions Code section 5500.1 and a violation of Business and Professions Code section 5536(a). Dulay’s proposal, invoice, and LinkedIn profile, wherein he used the title of “remodeling architect” and described his services as “Architectural” are devices that might indicate to the public that Dulay is an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes

violations of Business and Professions Code section 5536(a). Dulay paid the fine satisfying the citation. The citation became final on April 15, 2024.

BRENDAN DAVID GOGGINS (San Jose) – The Board issued a one-count citation, including an administrative fine in the amount of \$1,000 to Brendan David Goggins, architect license number C-36377, for alleged violations of Business and Professions Code sections 5536.22(a)(6), 5536.22(a)(7), and 5536.22(a)(8) (Written Contract).

On or around March 30, 2023, Goggins provided a written contract to Ms. A.Y. for a tenant improvement project located in Menlo Park, California. The contract scope included construction drawings for demolition and to obtain a building permit for a fixed fee of \$6,400.

Goggins failed to include: his name, address, and license number, the name and address of his client, the project address, a description of the procedure to be used by either party to terminate the contract, a statement identifying the ownership and use of instruments of service, and a statement in at least 12-point type that reads: “Architects are licensed and regulated by the California Architects Board located at 2420 Del Paso Road, Suite 105, Sacramento, CA 95834.” in the written contract for the above-referenced project, in violation of Business and Professions Code sections 5536.22(a)(4), (6), (7), and (8). Goggins paid the fine, satisfying the citation. The citation became final on June 8, 2024.

CAMPBELL GREY (Reseda) - The Board issued a three-count citation with a \$5,000 administrative fine to Campbell Grey, an unlicensed person, dba GreyCo Global LLC, for alleged violations of Business and Professions Code section 5536(a) (Misrepresentation; Practice Without License or Holding Self Out as Architect) and California Code of Regulations, title 16, sections 134(a) and (b) (Use of the Term Architect; Responsible Control Within a Business Entity).

On or about March 13, 2021, Grey entered into a contract with Mr. J.G. (Client) entitled “Contract for Architectural/Structural Design Services,” offered “Architectural/Structural Design” and “Architectural Design” services, and charged for “Architectural Design.” The contract signature line also referred to Grey as “Arch. Designer.”

Grey’s company website stated “consider us artist/architects/builders of your dreams.” His Houzz profile offered “architectural design” in the “SO CAL” area and was categorized under “Architects and Building Designers.” His Archinect profile listed “Architecture” as an Area of Specialization.

Grey designed plans for a four-story apartment building located in Valley Village, California, which was submitted to the Planning Department, with a description of the

project stating: demolition of an existing one-family dwelling and construction of a four-story, four-unit townhouse style apartment.

Grey misrepresented himself as a licensed architect when he advertised, offered and charged for “architectural design,” and referred to himself as an architectural designer. He practiced architecture without a license by designing a building is not exempt from licensing requirements under Business and Professions Code section 5537. Such conduct constitutes violations of Business and Professions Code section 5536(a) and California Code of Regulations, title 16, section 134(a) and (b). The citation became final on March 5, 2024.

ROBERT F. HUDDY (STUDIO CITY) - The Board issued a two-count citation with a \$500 administrative fine to Robert F. Huddy, architect license number C-20474, for alleged violations of California Code of Regulations (CCR) title 16, section 160(c)(1) (Failure to Respond to Board) and Business and Professions Code (BPC) sections 5588(a) (Failure to Report Judgment).

On or about October 3, 2020, Huddy entered into a contract to provide architectural services for an addition to a client’s residence in Sherman Oaks, California. Huddy’s services included schematic design, design development, and construction documents for a total fee of \$10,000.

On or about October 18, 2021, the Client reported being unable to contact Huddy regarding the status of the project. The Client discovered that the plan checker had requested corrections on May 23, 2021, but no action had been taken by Huddy to address these comments.

On October 5, 2022, the Board sent Huddy an initial request letter asking for a written response to the allegations, along with project documentation and any other information that could help the Board decide the matter. Huddy sent some drawings and project information to the Board on December 20, 2022, but never provided a written response to the allegations.

On or about October 5, 2022, the Client informed the Board about a Civil Action Judgment the Client received against Huddy. Huddy did not report the Judgment to the Board. Huddy’s failure to provide the Board with a written response to the allegations regarding an investigation within 30 days constituted a violation of California Code of Regulations, title 16, section 160(c)(1). His failure to report to the Board the Judgment of over \$5,000 in a case alleging fraud, deceit, negligence, incompetence, or recklessness constituted a violation of Business and Professions Code section 5588(a). Huddy paid the citation, which became final on May 17, 2024.

JOSE LUIS JUSTINIANO (Anaheim) – The Board issued a one-count citation with a \$1,500 administrative fine to Jose Luis Justiniano, an unlicensed person, dba J&R Design Planning & Engineering and West Coast Construction & Restoration Co., for alleged violations of Business and Professions Code section 5536(a).

On or about October 16, 2021 Justiniano was hired by S.S (client) to provide full design, engineering, and construction services for a residential remodel located in Torrance, California for a design fee of \$16,000 plus an additional \$184,000 for construction.

An invoice for the project dated April 12, 2022, included a line item that stated, “Prepare supplemental architectural plans...” for a fee of \$2,500.

In a second project Justiniano entered into a contract with G.R. (client) on July 20, 2021 to provide design services for a project located in Norwalk, California. Allegedly, Justiniano had been hired to obtain plan approval from the city within a year, but by the end of 2023 no work has been done. Justiniano had been paid \$13,425.

Justiniano’s Proposal for Design, Planning & Engineering dated July 20, 2021 for the Norwalk project stated he would “provide and coordinate architectural plans.” An invoice dated July 21, 2021 included line items for “Architect” and “architectural plans” for a fee of \$7,500.

Justiniano’s company Kukun profile was categorized under “Architects” and stated, “J&R Design Planning & Engineering is a Architects contractor company based on Anaheim, California.” His personal LinkedIn profile stated, “Experienced Principal with a demonstrated history of working in the architecture, planning & engineering industry” and offers “Architectural” services under *Skills*. His company Yelp profile was categorized under “Architects.”

Justiniano’s contract, billing invoices, and online profiles wherein he used the title of “Architect” and described his services as “Architecture” and “Architectural,” are devices that might indicate to the public that he is an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes a violation of Business and Professions Code section 5536(a). The citation became final on March 9, 2024.

BLAIR LIGGATT (Laguna Beach) – The Board issued a one-count citation, including an administrative fine in the amount of \$2,000 to Blair Liggatt, an unlicensed person, dba Blair Design Group, for alleged violations of Business and Professions Code section 5536(a) (Misrepresentation; Practice Without License or Holding Self Out as Architect).

On or about October 28, 2022, Liggatt signed a contract with Mr. A.Z. (client) to provide design and consultation for a new 3,000 square foot single-family residence located in San Clemente, California. The total cost of the contract was a fixed fee of \$5,000.

Liggatt was paid over \$21,000 but the plans were never approved by the City of San Clemente. Liggatt told his clients that he was an architect and listed himself as the “ARCHITECT/DESIGNER” on the construction plans.

On or about October 27, 2023, the Board received a second complaint against Liggatt. On or about June 27, 2022, Liggatt was hired by Mr. T.B. and Ms. D.N. (clients) to provide design and consultation services for a new residence including a garage, guest house, pool house, and fitness building in Anaheim, California for a total fee of \$83,000. The proposal included “ARCHITECTURE.” Liggatt was paid over \$30,000 but the plans were never submitted to the City of Anaheim.

Liggatt’s company Houzz and Thumbtack profiles were categorized under “Architects” and offered “Architectural” and “Architecture” design services.

On April 13, 2023, Liggatt had previously been issued a citation in the amount of \$1,000 for violations of California Business and Professions Code section 5536(a) and was formally advised that an unlicensed individual or firm in California cannot use any term confusingly similar to architect or architectural to describe services offered.

Liggatt’s proposal, plans, and online profiles, wherein he used the title of “Architect” and described his services as “Architectural” and “Architecture,” are devices that might indicate to the public that he is an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes violations of Business and Professions Code section 5536(a). The citation became final on May 25, 2024.


EDDY LIU (Chandler, AZ) – The Board issued a one-count citation with a \$1,000 administrative fine to Eddy Liu, an unlicensed person, dba Archi Partners Design, for alleged violations of Business and Professions Code section 5536(a).

On and between December 6, 2023, through March 12, 2024, Liu represented himself as an architect and his company as an architectural firm through the following advertisements: Liu’s company website and business name use the word “Archi.” Liu’s company Facebook profile indicates that he provides services in architecture. In Liu’s LinkedIn profile he himself an “Architect and Contractor” in his job title and experience, and states that he provides “Architectural Outsourcing Services.”

Liu’s online advertising and profiles are devices that might indicate to the public that he is an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes a violation of Business and Professions Code section 5536(a). This citation became final on October 28, 2024.

ERIC MARTINEZ-LUCIO (Fresno) – The Board issued a two-count citation with a \$5,000 administrative fine to Eric Martinez-Lucio, an unlicensed person, dba Urbatect Development LLC, for alleged violations of Business and Professions Code section 5536(a) and California Code of Regulations section 134(a).

Martinez-Lucio's company website offers "luxury high-end architecture" and includes "Architecture" services. His company Houzz profile offers "Architectural Design" and "Architectural Drawing" services and includes an apartment building rendering under *Projects*. His company Yelp profile states, "Attention to detail, efficiency, economy and architectural and engineering innovation are among some of the great hallmarks of all Urbatect's projects." His company Facebook profile states, "We are a multi-disciplinary design firm specializing in high-end architecture, ADUs, & construction" and states "Urbatect Development will be handling all of the Architectural & Engineering."

Martinez-Lucio's company Houzz and Instagram profiles offer "Architecture," advertise non-exempt projects, and state "Our areas of expertise are:  ARCHITECTURE." His company Build Zoom profile offers "Architectural Drawings and Designs" and "Other Architecture and Engineering" services. Urbatect Development LLC had advertisements on Craigslist offering an "Architect," "Architectural Design," "Architectural," and "Architecture" services.

The company name "Urbatect" is a variation of the term "architect," which is deliberately confusing to consumers.

On April 6, 2023, Martinez-Lucio was previously issued a Class "A" citation in the amount of \$1,000 for violations of California Business and Professions Code section 5536(a) and was formally advised that an unlicensed individual or firm in California cannot use any term confusingly similar to architect or architectural to describe services offered or be labeled in such a category. Martinez-Lucio failed to pay that fine.

Martinez-Lucio's business name, website, advertisements, and online profiles wherein he described his services as "Architect," "Architecture," "Architectural Design," and "Architectural," are devices that might indicate to the public that Martinez-Lucio is an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes violations of Business and Professions Code section 5536(a) and California Code of Regulations section 134(a). The citation became final on March 16, 2024.

JONATHAN J. MCKIM (San Francisco) – The Board issued a three-count citation including a \$2,250 administrative fine to Jonathan J. McKim, architect license number C-36089, for alleged violations of Business and Professions Code sections 5584 (Willful Misconduct) and 5585 (Incompetence), and California Code of Regulations, title 16, sections 150 (Willful Misconduct), 160(a)(2) (Rules of Professional Conduct; Competency), and 160(g)(1) (Rules of Professional Conduct; Informed Consent).

On or about October 7, 2022, McKim was hired by Ms. K.O. (Client) to prepare plans for a new Accessory Dwelling Unit (ADU) at her residence located in Suisun City, California. The contract's procedures for accommodating additional services required McKim to provide the Client a cost estimate in the form of a Change Order Proposal, which the Client had 5 business days to review and approve. McKim was not to proceed with additional services until it was agreed to in writing by both parties. The contract's termination clause allowed McKim to unilaterally withdraw only after the project had been suspended for a minimum of 90 days due to substantial nonperformance or nonpayment by the Client, with no less than seven days' written notice.

On or about January 17, 2023, the Client requested changes to the Project. McKim stated that the corrections would be considered additional services, and charged at \$150 an hour with an eight-hour minimum. The Client expressed that the changes were needed to pass building inspections, and therefore believed she should not have to pay for additional services. The Client refused to approve the additional services and requested McKim make the changes as part of the original Project scope. McKim responded by abruptly terminating his contract with the Client, effective immediately, with no discussion of suspending the Project and no notice given. McKim then offered to make the changes free of charge, and the Project resumed and proceeded for about a week without issue.

Another dispute arose involving McKim's plan details, which called for 3/8-inch diameter bolts at two feet spacing on center with no embedment dimensions of the bolt called out, whereas the California Building Code (CBC) required 1/2-inch diameter anchor bolts at 6 feet on center with seven-inch embedment into the concrete footing. On or about January 24, 2023, McKim again terminated the contract, effective immediately. There was again no discussion of suspending the Project and McKim terminated the contract with the Client without notice. McKim then sent the Client multiple invoices for additional charges totaling over \$6,500 between January 25 and February 17, 2023, without first obtaining written approval from the Client.

McKim violated his own contract terms by terminating the agreement with his Client multiple times without meeting any of the prerequisites that would allow him to do so. He changed the project scope of work without the Client's written approval, and continued to perform additional services after the Client refused to approve them. He further charged the Client for business expenses, bank fees, and even for the time he spent responding to the Board's inquiries, which were not within the scope of his contract. Additionally, the bolts McKim specified were insufficient and did not meet the CBC's requirements. The CBC would have allowed for specification of equivalent anchorage, but that required the architect to apply for special consideration and provide details of the underlying calculations. McKim did not create or provide these calculations, and did not prove that his design was safe or sufficient to be considered as an approved equivalent.

These actions constituted violations of Business and Professions Code section 5584 and 5585, and California Code of Regulations, title 16, sections 150, 160(a)(2), and 160(g)(1). The citation became final on May 8, 2024.

MIR EMAD MOUSAVI (San Diego) - The Board issued a two-count citation, including a total fine of \$3,000 to Mir Emad Mousavi, an unlicensed person, dba Architectural Gig, for alleged violations of Business and Professions Code (BPC) 5536(a) and California Code of Regulations, title 16, sections 134(a).

On or around February 17, 2023, the Board investigated a complaint alleging possible violations of the Architects Practice Act. Mousavi owns a company named “Architectural Gig” that offers architectural services in California. Mousavi used the business name “Architectural Gig,” without an architect who is in management control of the services that are offered and provided by the business entity and either the owner, a part-owner, an officer, or an employee of the business entity. Such conduct constitutes a violation of California Business and Professions Code section 5536(a) and California Code of Regulations, Title 16, section 134(a).

Mousavi’s personal LinkedIn profile also offers “Architecture” services in San Diego, California and lists himself as the founder of Architectural Gig under *Experience*. Mousavi’s company LinkedIn profile, doing business as Architectural Gig, offers architectural services in San Diego, California for residential and commercial projects. Mousavi’s company Ethical Community profile offers “Architectural Design” and “Architect” services in San Diego, California. Mousavi’s company website offers architectural services and states, “Architectural Gig works with a diversity of clients to build a big data-archive in multiple geographic regions from California to Florida and from Texas to New York. We lead a design team including architects and data scientists to offer architectural solutions based on available data in each region by incorporating performance metrics, low-carbon design methodologies and sustainable building materials...” Mousavi’s company Facebook profile categorizes him as an “Architectural Designer,” specifically offering services in California, and states, “Architectural Gig is a professional team of experienced Architects, Engineers, and Builders.”

Mousavi’s website and online profiles, wherein Mousavi described his services as “Architecture” and “Architectural,” are devices that might indicate to the public that Mousavi is an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes violations of Business and Professions Code section 5536(a) and Title 16, California Code of Regulations section 134(a). The Board sent notice of these violations and requests for a response to the address found on the Mousavi’s company website. Mousavi failed to respond to any of Board requests, or to cease his conduct and correct his advertising. The citation became final on November 3, 2023.

BRYAN THOMAS MURPHY (Santa Barbara) - The Board issued a two-count citation with a \$750 administrative fine to Bryan Thomas Murphy, a licensed architect, license number C-15694, for alleged violations of Business and Professions Code sections 5582.1(a) and 5536.22(a).

On or about June 6, 2017, a landscape architect (Mr. K.S.) was hired by DP Investments (Client) to design landscape plans for a multi-family development called the Posada Del Sol (Project) located in Santa Maria, California (City). Mr. K.S. created plans for the Project, but the Project stalled out after receiving plan check comments from the City. Mr. K.S. then terminated his contract with the Client on or about April 7, 2022, and abandoned the Project after being paid in full for his work. After Mr. K.S.'s termination of the contract, Murphy was asked by the Client to take over responsibility for finishing the Project. Murphy did not execute a written contract for these services with the Client.

Murphy informed the Client that he would need to fully review Mr. K.S.'s drawings, check for health and safety concerns, and make any changes he deemed necessary. Murphy charged the Client an hourly rate for these services. However, Murphy stated that "due to time constraints" he had not redrawn the plans or made any design or detail changes to the landscape plans prepared by Mr. K.S. prior to him signing and stamping them, and submitting them to the City.

Murphy appeared to modify Mr. K.S.'s drawings by simply changing the contact information on the cover sheet, adding his information to the title block for all sheets, and stamping and signing the drawings. Plans for the Project that Murphy submitted to the City still contained Mr. K.S.'s phone number in the contact list, and still contained Mr. K.S.'s initials and his drafter's initials.

On or about October 21, 2022, the City returned the plans to Murphy along with 19 pages of corrections. Murphy subsequently had to "dramatically revise" Mr. K.S.'s plans as they contained numerous errors and omissions that needed to be corrected. The Board was provided with what appeared to be original plans created by the Murphy on his own title block.

Murphy signing and stamping plans that he did not prepare and which were not prepared under his immediate and responsible direction, constitutes a violation of Business and Professions Code section 5582.1(a). Murphy's failure to execute a written contract with the Client prior to commencing professional services for the above-referenced project constitutes a violation of Business and Professions Code section 5536.22(a). Murphy paid the fine satisfying the citation. The citation became final on December 4, 2024.

JOHN NEAL (Suisun City) – The Board issued a one-count citation with a \$750 administrative fine to John Neal, an unlicensed person, dba Design Collaborative Services, LLC, for alleged violations of Business and Professions Code section 5536(a).

On or around August 9, 2023, the Board received a complaint alleging Neal had abandoned a project after agreeing to provide design services to a client.

The Board had previously issued a letter of advisement to Neal concerning his online advertising, which warned about his company website and his profiles on LinkedIn and Alignable. By November 9, 2022, Neal had made the requested corrections to these profiles and the Board closed the case. Nevertheless, from November 10, 2022, through January 1, 2024, Neal resumed misrepresenting himself as an architect and his company as an architectural firm through various advertisements. His LinkedIn profile emphasized his firm's capabilities in "Architectural Drawings" and "Architecture," while his company's Yelp profile was categorized under "Architects," and offered design services for non-exempt commercial buildings.

Neal's online advertising and profiles are devices that might indicate to the public that he is an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes violations of Business and Professions Code section 5536(a). The citation became final on March 17, 2024.

STEPHEN R. NIETO (La Quinta) – The Board issued a three-count citation, including an administrative fine in the amount of \$6,500 to Stephen R. Nieto, an unlicensed person, dba South West Concepts, Inc. (SWC), for alleged violations of Business and Professions Code section 5536(a) (Misrepresentation; Practice Without License or Holding Self Out as Architect) and California Code of Regulations, title 16, sections 134(a) and (b) (Use of the Term Architect; Responsible Control Within a Business Entity).

On or about June 24, 2021, Nieto entered into a "Proposal for Architectural Services" with Mr. S.A. (Client), wherein Nieto agreed to review plans for tenant improvements to an existing commercial project. The plans had been created by the Client's unlicensed design consultant, and Nieto agreed to have his "staff architect," licensed architect Jerry H. Dohn (Dohn), stamp and submit the plans for permit, for a total payment of \$5,000. The contract included a term stating that any corrections requested at plan check would be completed at no additional cost.

Nieto's architect Dohn reviewed the plans, stamped and signed them, and submitted them for permit. When the plans were returned with approximately 60 corrections required, Nieto informed the Client that he would need to pay an additional \$30,000-40,000 for SWC to complete the corrections as an additional service. The Client was unwilling to pay the additional fee, and the project was ultimately abandoned. The plans were never approved and the Client ended up selling the project for a reduced amount.

Nieto's architect Dohn stamped plans without taking responsible control of them, and Nieto and Dohn both refused to complete corrections after stamping the plans. In effect, Nieto and Dohn contracted to sell a stamp on someone else's plans rather than providing proper architectural services.

Nieto also stated on his SWC website staff profile and Yelp profile that he had "over 30 years of experience in architecture," and his Yelp profile described him as the principal who designed "several commercial projects."

Nieto knew that there was no licensed architect in responsible control or management control of the professional services offered by SWC. Nieto's offering, advertising, and entering into a contract for architectural services, and accepting \$5,520 for the services of his "staff architect" without an architect in responsible or management control of those services, constituted a violation of Business and Professions Code section 5536(a) and California Code of Regulations, title 16, sections 134(a) and (b). Nieto paid the fine, satisfying the citation. The citation became final on April 30, 2024.

SACHIN PARLIKAR (San Marcos) – The Board issued a three-count citation, including an administrative fine in the amount of \$6,000 to Sachin Parlikar, an unlicensed person, dba Renovation Pros, for alleged violations of Business and Professions Code section 5536(a) (Misrepresentation; Practice Without License or Holding Self Out as Architect).

On or about July 4, 2022, Parlikar was contacted by Mr. A.E. (Client) who was looking for an architect and contractor for his home improvement project. Parlikar represented himself to the Client as a "university-trained architect," and on or about July 7, 2022, he provided the Client a written contract for services that included "License-1848821" in the heading, which is not a valid architect, contractor, engineer, or business license number, and implies that the design services were being provided by a licensed professional.

On or about August 4, 2022, the Client asked Parlikar about the possibility of widening a concrete bridge that spanned a drainage canal running through his lot. Parlikar responded that he had the capabilities to prepare the bridge plans. The bridge was also included in a parking agreement with the commercial property across the street, which would have entailed customers crossing the bridge to park on the Client's lot. On or about October 8, 2022, Parlikar provided the Client with plans titled "Proposed Addition to Existing Bridge" and "Building Permit Application for a Bridge Extension," on which he was listed as the designer and drafter. The plans included designs for a 10-20 foot concrete stem wall and bridge extension to convey automobile traffic across an existing drainage channel.

On or about August 4, 2022, the Client discussed with Parlikar the possibility of adding more units to the lot, and they entered into a verbal agreement for the preparation of

plans for a “multiple dwelling” building on the back of the lot. On or about October 9, 2022, Parlikar provided the Client plans to attach 4-8 units to the existing residence titled “Proposed Attached 4-8 unit Project” on which he was listed as the “Designer.” Business and Professions Code section 5537 restricts unlicensed persons to designing multiple dwelling containing “no more than four dwelling units,” and does not allow multiple clusters of dwellings where the total exceeds “more than four units on any lawfully divided lot.”

Parlikar provided the Client with a contract that contained a false architect’s license number, implying that he was licensed, and provided services to create plans for projects that require a license to design, which constitutes misrepresentation of himself as an architect and the unlicensed practice of architecture, in violation of Business and Professions Code section 5536(a). The citation became final on June 15, 2024.

FRANCO RICALDE (Van Nuys, CA) – The Board issued a one-count citation with a \$750 administrative fine to Franco Ricalde, an unlicensed person, dba RR Architectural Design, for alleged violations of Business and Professions Code section 5536(a) and California Code of Regulations section 134(a).

On or about February 12, 2024, the Board received a complaint alleging possible violations of the Architects Practice Act regarding a residential project located in Castaic, California. Ricalde, doing business as RR Architectural Design, had designed the Project and included the term “architect” on his title block.

Ricalde’s company website uses the business name RR Architectural Design and states “Enjoy our unique architectural solution and design projects!,” “Designing sustainable, high-performance requires an integration of architectural and engineered systems into a balanced design of sustainability...,” “We are here to meet your demand and resolve architecture issues the most beneficial way for you” and “RR Architectural Design is the leader of providing architect services and implementing ideas!”

Ricalde’s company Home Advisor profile is categorized under architectural design companies and states, “We are a reputable architectural design company” and “I chose to work in this industry because Design and architecture is my passion...” and includes architect under Areas of Expertise.

Ricalde’s company Yelp profile is categorized under Architects and states, “Our business specializes on architectural design elaborating plans, 3d models and get permits from the city.”

Ricalde’s company MapQuest profile states, “RR Architectural Design is a leading architectural firm based in Van Nuys, CA” and “RR Architectural Design integrates architectural and engineered systems into a balanced design of sustainability and cost-effectiveness.”

Ricalde failed to respond to the Board's request for a response and corrections.

Ricalde's business name, title block, website, and online profiles wherein he used the title of "Architect" and described his services as "Architectural" and "Architecture" are devices that might indicate to the public that Ricalde is an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes violations of Business and Professions Code section 5536(a) and Title 16, California Code of Regulations section 134(a). This citation became final on November 16, 2024.

CHRISTOPHER RYAN (Jacksonville Beach, FL) – The Board issued a one-count citation, including an administrative fine in the amount of \$500 to Christopher Ryan, architect license number C-33620, dba Design Everest (DE), for alleged violations of California Code of Regulations title 16, section 134.

The Board received several complaints against the business entity DE, for unlawfully advertising architectural services. When contacted by the Board, Ryan, who had become a part-owner of DE, claimed that the company was compliant with the Architects Practice Act because he was in management control as the Director of Architecture at DE. Ryan's role, therefore, was to exercise general oversight of the professional services offered and provided by the business entity, ensuring DE's compliance with the Architect's Practice Act. This included ensuring that all of their projects, even those that would otherwise be exempt from licensing requirements, were under the responsible control of a licensed California architect. Ryan provided the Board with a list of licensed architects who were purportedly in responsible control of DE's current projects.

However, Ryan failed to ensure that all the architects providing architectural services through DE had reported their association to the Board as required by Business and Professions Code Section 5558 and California Code of Regulations title 16, section 104.

Ryan's failure to maintain management control at DE while allowing the company to include architecture in their description of services constituted a violation of California Code of Regulations, title 16, section 134. Ryan paid the fine, satisfying the citation. The citation became final on February 16, 2024.

SHERRY YAN SHI (Diamond, CA) – The Board issued a one-count citation with a \$1,500 administrative fine to Sherry Yan Shi, an unlicensed person, dba YS Design & Associates, Inc., for alleged violations of Business and Professions Code section 5536(a).

On or about July 23, 2023, Shi, doing business as YS Design & Associates, Inc., signed a design agreement with Mr. K.W. (client) to design a single-family house addition for the project located on Frankmont Street in El Monte, California for a fixed fee of \$5,800. Shi has been paid \$2,800. The agreement included “Architect design” and “Architect final drawing.”

Shi’s LinkedIn profile offers “Architectural/ Interior Design” and states, “Architectural design for house remodel, addition and new house design.”

Shi’s contract and LinkedIn profile wherein she described herself as an “Architect” and offered “Architectural” services, are devices that might indicate to the public that she is an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes violations of Business and Professions Code section 5536(a). This citation became final on December 7, 2024.

PETER LYLE STRAUHAL (Salem, OR) - The Board issued a four-count citation with a \$20,000 administrative fine to Peter Lyle Strauhal, an unlicensed person, dba Blair Strauhal Development LLC, BLS Steel Buildings, and Cascade Pacific Green Buildings, for alleged violations of Business and Professions Code sections 5536(a) (Misrepresentation; Practice Without License or Holding Self Out as Architect) and 5536(b) (Practice Without License; Affix Stamp or Seal).

On or about November 17, 2022 Strauhal contracted to provide design services for a commercial project to renovate an existing winery in the County of Napa. He offered and charged for “architecture” in his contract. His “Draw Request” invoice to his client included tasks entitled “Architectural,” “Architectural Construction Coordination,” and “Architectural Permit Coordination.”

The Subject submitted 40 pages of plans for the commercial project to the County of Napa Building Department (Napa). The plans contained Strauhal’s name in the title block, and had been affixed with a false stamp containing the words “Licensed Architect” and “State of California” along with Strauhal’s name, the license number “C-154420,” which is not a valid California architect license number, and the license renewal date of “06-01-22,” which is not a valid renewal date.

Napa issued Strauhal a second set of plan review comments, stating that they were unable to verify his license information through the Department of Consumer Affairs License Lookup website. Strauhal then sent Napa a copy of the Board’s Architect’s Business Entity Report Form which he had filled out, but not filed with the Board, stating that it was a “record of my business and license with number shown.” Strauhal listed his license number as “68525” on that document, which also is not a valid California architect’s license number. He checked the box on the form which stated, “I provide architectural services...” and signed the form in the Licensee’s Signature field.

Additionally, Strauhal listed a second architect on the plans, and included that architect's valid license number and title block information. Strauhal then used the architect's name and license number on a Commercial Building Permit Application he submitted to Napa on or about March 3, 2022. The architect confirmed to the Board that he had no knowledge of, or association with, Strauhal.

Strauhal used a stamp meant to resemble a California architect's stamp, represented himself as a California licensed architect to the Napa building department, and used fake license numbers and renewal dates. He attached an unrelated licensed architect's name and number to his projects, falsely implying a business relationship with the architect in an attempt to obtain approval of a commercial permit application. Such conduct constitutes a violation of Business and Professions Code sections 5536(a) and 5536(b). The citation became final on March 5, 2024.

GALES L. SUAREZ (Pico Rivera) - The Board issued a two-count citation that included a \$2,000 administrative fine to Gales L. Suarez dba Arch-Co Designers & Builders, an unlicensed individual, for alleged violations of Business and Professions Code section 5536(a) (Practice Without License or Holding Self Out as Architect). The action alleged that Suarez's LinkedIn profile listed him as a "Self Employed Freelance Architect," his Twitter profile stated that he was "a licensed architect and builder in the State of California," and his Porch.com profile described his business as "an architecture firm" and listed "architectural engineering" and "Architecture" as services offered. Suarez was also using the name "Gales L. Suarez DBA Arch-Co Designers & Builders" for his contractor's license. Suarez paid the fine, satisfying the citation. The citation became final on February 25, 2020.

SUSAN T. TAM (San Bruno) - The Board issued a two-count citation with a \$750 administrative fine to Susan T. Tam, architect license number C-31263, for alleged violations of Business and Professions Code (BPC) sections 5536.22(a)(4), (5), and (8) (Missing Contract Elements) and California Code of Regulations (CCR) title 16, section 160(c)(1) (Timely Response to Board).

On August 29, 2022, the Board received a complaint alleging possible violations of the Architects Practice Act (Act) regarding Tam's involvement with a project located on Loomis Street in San Francisco, California. On September 30, 2022, the Board sent Tam an initial request for a written response to the allegations, project documentation, and any other information which Tam believed could help the Board resolve the matter. The Board's initial request letter also reminded Tam of a licensee's duty to cooperate with the Board's investigation under CCR 160(c)(1).

On or about October 30, 2022, Tam provided the Board with a written letter refuting the allegations of professional misconduct but did not provide the requested underlying

documentation. Tam was not willing to provide the executed contracts, project drawings, and project correspondence requested by the Board, without the Client's authorization due to concerns over "maintaining Client confidentiality."

Once a citation was issued, Tam provided the requested documents to the Board on October 24, 2023. Tam's failure to respond to the Board's requests for information regarding an investigation within 30 days constituted a violation of California Code of Regulations, title 16, section 160(c)(1).

Tam's architectural services contract lacked specific elements required by the Architects Practice Act, including Tam's license number, a description of the procedure that the architect and the client will use to accommodate additional services and contract changes, including, but not limited to, changes in the description of the project, in the description of the services, or in the description of the compensation and method of payment, and a statement in at least 12-point type that reads: "Architects are licensed and regulated by the California Architects Board located at 2420 Del Paso Road, Suite 105, Sacramento, CA 95834." Tam's failure to include the required elements in her contract for the above-referenced project constituted a violation of Business and Professions Code sections 5536.22(a)(4), (5), and (8). Tam paid the citation, which became final on November 21, 2023.

CATIE T. VUONG (Westminster) - The Board issued a two-count citation with a \$2,000 administrative fine to Catie T. Vuong, an unlicensed person, dba Artwave Design Studio, for alleged violations of Business and Professions Code section 5536(a).

Between March 13, 2023, and August 11, 2023, the Board received two complaints alleging possible violations of the Architects Practice Act by Vuong. The first involved a residential project located on Anabel Avenue in Garden Grove, California, where she had been hired to provide construction documents for a new 1,200 square foot accessory dwelling unit (ADU) with an 80 square foot porch, one car garage and an extension to the main garage for a fixed fee of \$16,000. The second involved a residential project located on Salada Road in La Mirada, California, where she had been hired to provide construction documents for a 400 square foot room addition and covered patio for a fixed fee of \$4,500. She was paid in full for both projects.

Vuong's contracts for both projects included the terms "Architect Contract," "Architectural set," "...will provide a standard of care equal to, or superior to, care use by Architect's similar to ARTWAVE on similar project," and "Architect Signature." Vuong was contacted by the Board but did not make the requested corrections.

Vuong's contracts, wherein she described her services as "Architecture" and "Architectural," are devices that might indicate to the public that she is an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes

violations of Business and Professions Code section 5536(a). The citation became final on December 16, 2023.

SONSIRE COROMOTO WEST (La Jolla) - The Board issued a three-count citation, including an administrative fine in the amount of \$3,500 to Sonsire Coromoto West, an unlicensed person, dba Scott A. Spencer & Associates, for alleged violations of Business and Professions Code sections 5536(a) and California Code of Regulations title 16, section 134.

On or about November 4, 2022, West was hired by J.B. (client) to design plans for a new accessory dwelling unit (ADU) on Edgeview Street in San Marcos, California. The contract amount was \$3,500, which the client paid in full. As the project moved along, the client noticed issues and inaccuracies on the permit application, and West's delays caused the project to miss an end of the year filing deadline. West would make excuses as to why she could not complete the work, refused to send the client copies of the plans, and eventually stopped taking calls or responding to emails.

The client believed West was an architect, as she had identified herself as such in communications and in her contract. In a text message dated November 3, 2022, West told the client "But I'm a Architect." The contract contained the following:

- Page 1 "ARCHITECTUAL CONTRACT/ PROPOSAL"
- Page 1 The Subject is listed as "ARCHITECT"
- Page 2 "...Architectural Plans to HOA Board Approval"
- Page 3 "ARCHITECTUAL FLOOR PLANS" listed twice
- Page 3 "ARCHITECTUAL FEES" listed twice
- Page 4 "EXPENSES THAT ARE TO BE REIMBURSED...Fees paid by the Architect"
- Page 4 under RETAINER includes, "Architectural fees quoted..."
- Page 5 "ARCHITECT DATE"

Instead of West's address, the contract listed the address of licensed architect Scott A. Spencer (Spencer, C-33340). The plans created by West also contained Spencer's title block, which included his name, his firm name, contact information, and license number. The client believed that Mr. Spencer was the architect of record on the project and would stamp the plans, as his title block was on the plans. The client reached out to Mr. Spencer through his contact information on the plan's title block because she believed Mr. Spencer was West's employer, and liable for the work West provided.

The Board determined that West is not an employee of Mr. Spencer's firm, and that he had no knowledge of the project until he was contacted by the client because she was trying to get in touch with West.

West's online profiles listed her specialties as "Architecture & Interior Design" and used job titles that contained the terms "Architect," and "Architectural." They also listed her as Project Manager at Mr. Spencer's firm since 2018.

West's correspondence and contract wherein she used the titles of "Architect" and described her services as "Architecture" and "Architectural," are devices that might indicate to the public that West is an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes violations of Business and Professions Code section 5536(a) and California Code of Regulations title 16, section 134. West's representation of her company as an architecture firm by using Mr. Spencer's title block is a violation of Business and Professions Code section 5536(a). West's online profiles wherein she used the titles of "Architect" and "Architecture Assistant" and described her services as "Architecture" and "Architectural" are devices that might indicate to the public that West is an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes violations of Business and Professions Code section 5536(a). The citation became final on May 12, 2024.

DANNY YAMNITSKI (Los Angeles) – The Board issued a one-count citation with a \$1,500 administrative fine to Danny Yamnitski, an unlicensed person, dba LA CCS, Inc., for alleged violations of Business and Professions Code section 5536(a) and Title 16, California Code of Regulations section 134(a).

On or about October 14, 2021, Yamnitski provided a contract to Mr. T.S. (client) to create and design a full set of design plans for a detached accessory dwelling unit (ADU) located on East 121st Place in Los Angeles, California. The total cost of the contract was \$7,300.

The contract specifically stated "LA CCS shall perform create and design full set of architectural plans..." An invoice for the project dated October 15, 2021, requested payment for "Architectural Plans." Yamnitski had been previously issued a letter of advisement regarding his violations of Business and Professions Code section 5536(a) and Title 16, California Code of Regulations section 134(a).

Yamnitski's contract and billing invoice, wherein he described his services as "Architecture" and "Architectural," are devices that might indicate to the public that he is an architect or qualified to engage in the practice of architecture in California. Such conduct constitutes violations of Business and Professions Code section 5536(a) and Title 16, California Code of Regulations section 134(a). The citation became final on December 19, 2023.

Disciplinary Action Summaries October 2023 - February 2025

GREGORY BENNETT (Santa Ana) - Effective December 3, 2023, Gregory Bennet's architect license number C-17136 was revoked for violations of Business and Professions Code section 5584, California Code of Regulations (CCR), title 16, section 150 (Willful Misconduct) and CCR 160(c)(1) (Failure to Respond).

The Board filed an Accusation against Mr. Bennett on August 9, 2023, for possible violations of the Architects Practice Act involving his work on a project located at Fairhaven Extension in Santa Ana, California. Bennett had been hired on January 24, 2020, to design a new accessory dwelling unit at that location for \$21,570. Despite his assurances that the plans would be ready in three to five months, and receiving \$23,000 in payment, the plans remained incomplete after two years. In April 2022, Bennett demanded an additional \$1,500 without providing a change order or notice of termination. The Board's requests for a response to the allegations and relevant documents, sent on July 20 and September 9, 2022, were not answered.

Bennett was subject to disciplinary action under Business and Professions Code section 5584, and California Code of Regulations (CCR), title 16, section 150 for willful misconduct, failing to complete contracted services despite full payment, and demanding additional fees. Bennett also failed to respond to the Board's investigation requests, violating California Code of Regulations, title 16, section 160 (c)(1). The Board's Decision became effective on December 3, 2023.

JERRY HAYES DOHN (Indio) – Effective July 8, 2024, Jerry H. Dohn's architect license number C-21996 was revoked. However, the revocation was stayed, his license was suspended for 30 days, and he was placed on probation for five years, with specific terms and conditions. The action was the result of a Stipulated Settlement and Disciplinary Order, which was adopted by the Board.

On February 22, 2024, an Accusation was filed against Dohn for alleged violations of Business and Professions Code sections 5536.22(a)(1), (4), (6), (7), and (8) (Written Contract Requirements), 5578 (Practicing in Violation of the Act), 5582 (Aiding Unlawful Practice), 5582.1(a) and (b) (Signing Other's Plans or Instruments; Permitting Misuse of Name), 5584 (Willful Misconduct), and California Code of Regulations, title 16, sections 150 (Willful Misconduct), 151 (Aiding and Abetting), and 160 (Rules of Professional Conduct) subsection (g)(1) (Informed Consent).

The Accusation alleged that on or about June 23, 2021, Mr. S.A. (Client) hired South West Concepts, Inc. (SWC, see Nieto citation), and their staff architect Dohn to review and stamp plans created by unlicensed designer Hundred Mile House (HMH). The plans were for the conversion of an existing warehouse building located in Cathedral

City, California, into a cannabis cultivation plant. Dohn and SWC entered a contract with the Client, entitled "Proposal for Architectural Services," in which Dohn agreed to review, stamp, and sign plans for \$5,000. The contract was missing required elements, and contained conflicting language that stated both that the Client would be responsible for plan check correction costs as well as stating that "Corrections as requested at plan check shall be completed at no additional costs to the owners."

Dohn stamped and signed HMH's plans dated June 1, 2021, which bore the HMH logo on the title block. Dohn had no affiliation with HMH when he stamped and signed the plans, which were not prepared under his responsible control or under his immediate and responsible direction.

On or about October 4, 2021, SWC submitted the plans to Cathedral City, and on October 5, 2021, billed the Client \$5,520; \$520 more than the contract total. The original \$5,000 was for "plan review and professional stamps by staff architect [Dohn]", and the additional \$520 was billed without obtaining the consent of the client in writing, for "plan revisions as needed." The Client paid \$5,520 to SWC on or about October 12, 2021.

On or about October 21, 2021, SWC received a second round of plan check corrections from Cathedral City. On or about November 16, 2021, SWC emailed the Client stating that the remaining corrections were excessive, and the project had turned into "another problem project created by others that I really want no part of." On or about November 21, 2021, the Client emailed SWC requesting an estimate for corrections and a timeframe. SWC replied that it would take two to three months "if I decide that I want to complete the corrections." SWC further stated that "We did not design the project, so we need to learn the project thoroughly," and estimated that plan check corrections would cost an additional \$30,000 to \$40,000.

The Client disputed this additional cost, stating that SWC and Dohn had never finished the plans, refused to complete the plan check corrections, and had not fulfilled their contractual obligations. SWC responded that the scope of work included in the contract "indicates that the service is for plan review and stamping. It does not indicate that corrections are included." SWC did not provide a refund to the Client.

Dohn entered into a contract to review, stamp, and sign plans for \$5,000. However, when Cathedral City returned the project with plan check corrections that needed addressing, Dohn and SWC claimed that corrections were not in the contract scope. Dohn refused to complete the plan check corrections stating that they were not his responsibility, and SWC charged the Client \$520 more than the contract price. Dohn failed to exercise responsible control over or complete the plans he had stamped, did not complete corrections sufficient to assist the Client in obtaining a permit, and failed to provide the contractually required services.

Dohn entered into a stipulated settlement, and the Board adopted the proposed Disciplinary Order, which became effective on July 8, 2024.

DOUGLAS WILLIAM FONG (San Francisco) – Effective June 12, 2024, Douglas W. Fong's architect license number C-19649 was surrendered, and he thereby loses all rights and privileges of an architect in California. The action was the result of a Stipulated Surrender of License and Order, which was adopted by the Board.

On August 16, 2023, an Accusation was filed against Fong for alleged violations of Business and Professions Code sections 5536.22(a) (Written Contract), 5578 (Practicing in Violation of the Act), 5583 (Fraud or Deceit), 5584 (Negligence or Willful Misconduct), 5585 (incompetency or Recklessness), and California Code of Regulations, title 16, sections 150 (Willful Misconduct), and 160 (Rules of Professional Conduct) subsections (a)(1) and (2) (Competence), (b)(1) (Standard of Care), (d)(5) (Conflict of Interest), and (g)(1) (Informed Consent).

The Accusation alleged that in or around early 2018, Fong was retained by the client to consult on the cost to legalize an existing cottage in the rear yard of her residence, and convert into an accessory dwelling unit (ADU). The parties agreed that only if the ADU could be legalized for \$65,000 or less would the client hire Fong to remodel the main residence, and the ADU would be completed before work would commence on the main residence.

The main concern regarding legalization of the ADU involved the only path of egress through the rear door of the main residence's garage, which did not meet residential code height requirements. Fong assured the client that the San Francisco Department of Building Inspection (DBI) would approve the ADU permit even though the garage was not up to code.

Fong prepared a proposal for architectural services, a joint venture agreement between Fong and contractor Royo Construction, and a design/build agreement, none of which were executed by the parties. The project scope included legalization of the ADU and renovation of the upper level of the main residence. Construction costs were estimated to be \$50,000 for the ADU and \$400,000 for the main residence. The client took out a mortgage of approximately \$650,000 to fund the project.

On or about October 1, 2018, Fong sent an invoice to the client which described all services on the ADU as 100% complete, including building permits and construction administration. The same invoice requested payment for construction services on the main residence. The client relied on Fong's representation that the ADU was complete, paid the invoice, and allowed demolition to proceed on the main residence.

Fong did not apply for a building permit for the construction work on the ADU until on or about October 10, 2018. Fong submitted plans that misrepresented the garage entry door as 80" high when it was only 72" high, below the minimum requirement, and failed to note that the corridor also did not meet the minimum height clearance, being 75" rather than the required 90" clearance.

Fong did not inform the client that the ADU was not 100% complete until on or about March 26, 2019, and claimed that additional work not in the original contract scope was required. On or about January 10, 2020, DBI halted the project after discovering that the garage door and corridor did not meet minimum height requirements. In or around February 2020, Fong informed the client that the ADU was still incomplete, DBI had not issued the permit, and that \$25,000 of foundation work was required to obtain the permit.

Throughout the project Fong invoiced for and received over \$500,000 for architectural services and construction services from the client. He and Royo Construction ultimately abandoned the project with the main residence unfinished, the ADU construction incomplete, and still not legalized.

On May 13, 2024, the Board adopted a Stipulated Surrender of License and Order, which became effective on June 12, 2024.


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AB-759 Architects: architects-in-training. (2025-2026)

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AMENDED IN ASSEMBLY APRIL 23, 2025

AMENDED IN ASSEMBLY APRIL 10, 2025

CALIFORNIA LEGISLATURE— 2025–2026 REGULAR SESSION

ASSEMBLY BILL

NO. 759

Introduced by Assembly Member Valencia

February 18, 2025

An act to add and repeal Section 5500.2 of the Business and Professions Code, relating to professions and vocations, and making an appropriation therefor.

LEGISLATIVE COUNSEL'S DIGEST

AB 759, as amended, Valencia. **Architects:** **architects-in-training.**

Existing law, the **Architects** Practice Act, establishes the California **Architects** Board within the Department of Consumer Affairs for licensing and regulation of persons engaged in the practice of **architecture**, and defines the term "**architect**" for those purposes. That act requires an applicant for licensure as an **architect** to, among other things, take an examination. The act imposes various fees on licensees and applicants for a license, which are deposited in the California **Architects** Board Fund, a continuously appropriated fund.

This bill would authorize a person to apply to the board and obtain authorization to use the title "**architect**-in-training" after they have been identified as a candidate for licensure by the board and have successfully passed at least one division of the ~~Architect Registration Examination, as developed by the National Council of Architectural Registration Boards.~~ *above-described examination.* The bill would prohibit the use of an abbreviation or derivative of that title, other than "AIT," and would prohibit a person from using that title to independently offer or provide **architectural** services to the public. The bill would authorize the board to disclose a person's authorization to use that title to a member of the public upon request. The bill would provide that the use of that title in violation of these provisions may constitute unprofessional conduct and subject the user of the title to administrative action, including denial of a license. The bill would authorize the board to charge a reasonable fee to evaluate whether a person meets the requirements to use the title "**architect**-in-training." By increasing moneys deposited into a continuously appropriated fund, the bill would make an appropriation. The bill would authorize a person to use the title "**architect**-in-training" for no more than 4 years after approval by the board. *The bill would authorize a person to apply to the board and obtain authorization to use the title*

"architect-in-training" a 2nd time if the person has passed a division of the above-described exam in the 4 years immediately preceding the person's application. The bill would make ~~the bill's~~ its provisions operative on January 1, 2027, would prohibit a person from applying to the board to use the title "architect-in training" on or after January 1, 2032, and would repeal ~~the bill's~~ its provisions on January 1, 2036.
Vote: majority Appropriation: yes Fiscal Committee: yes Local Program: no

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 5500.2 is added to the Business and Professions Code, to read:

5500.2. (a) A person may apply to the board and obtain authorization to use the title "architect-in-training" once they have been identified as a candidate for licensure by the board and have successfully passed at least one division of the ~~Architect Registration Examination (ARE), as developed by the National Council of Architectural Registration Boards.~~ *examination described in Section 5550.*

(b) An abbreviation or derivative of the title "architect-in-training," other than "AIT," shall not be used.

(c) A person shall not use the title "architect-in-training" to independently offer or provide architectural services to the public.

(d) Notwithstanding any other law, the board may disclose a person's authorization to use the title "architect-in-training" to a member of the public upon request.

(e) The use of the title "architect-in-training" in violation of this section may constitute unprofessional conduct and subject the user of the title to administrative action, including, but not limited to, citation, discipline, and denial of a license.

(f) The board may charge a fee, not to exceed the reasonable cost to the board, to evaluate whether a candidate meets the requirements to use the title "architect-in-training."

(g) (1) A person may use the title "architect-in-training" for no more than four years after approval by the board.

(2) A person may apply to the board and obtain authorization to use the title "architect-in-training" a second time if the person has passed a division of the exam described in Section 5500 in the four years immediately preceding the person's application.

(h) A person shall not apply to the board to obtain authorization to use the title "architect-in-training" on or after January 1, 2032.

(i) This section shall become operative on January 1, 2027.

(j) This section shall remain in effect only until January 1, 2036, and as of that date is repealed.

02.02.24

IIDA California Chapters Announce Intention to Enter 2024 Title Act Legislation for Commercial Interior Designers



In a progressive move, IIDA Northern and Southern California Chapters are spearheading a revolution for California interior design professionals, propelling them into a future where licensure standards reflect the modernized A&D industry. This innovative approach aims to empower commercial interior designers with permitting privileges, following the wave of national recognition and influence.

California commercial interior design professionals have long grappled with outdated regulations overseen by an all-volunteer board lacking the necessary consistency in licensing standards. It's time to adapt and follow the currents of change sweeping across the nation.

The landscape has evolved since the 1990s, and it's time for California to catch up. Since then:

AIA has shifted from outright opposition to a more neutral stance both at the national and state levels, allowing for increased collaboration and dialogue.

28 states plus two jurisdictions have legislation in place, with a growing number of states are pursuing permitting privileges.

SB 816, etched into law in 2023, marks a historic milestone by officially recognizing the designation of a commercial interior designer in California.

Armed with these developments, IIDA is reigniting efforts to carve a voluntary path for commercial interior designers seeking permitting privileges. The focus is on creating a nuanced route tailored to those in the commercial realm without compromising the practices of residential and kitchen-and-bath design colleagues.

At its core, this initiative is about interior designers taking the lead to modernize an outdated governmental structure that reflects current practice and industry standards. Collaboration is key. IIDA's Northern and Southern California teams are building alliances with key stakeholders, from State Legislature experts to industry peers. The mission? To ensure that commercial interior designers stand tall alongside their industry colleagues.

Over the next few months, IIDA is aiming to build consensus, educate the State Legislature, and pave the way for groundbreaking Title Act legislation with permitting privileges. Stay tuned as we keep you in the loop on this transformative journey. Have questions or want to be part of history in the making? Text "InteriorDesign" to 52886 or contact your local VP of Advocacy. Please direct all questions to advocacy@iidanc.org.


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AB-671 Accelerated restaurant building plan approval. (2025-2026)

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Date Published: 04/24/2025 09:00 PM

AMENDED IN ASSEMBLY APRIL 24, 2025

AMENDED IN ASSEMBLY MARCH 24, 2025

CALIFORNIA LEGISLATURE— 2025–2026 REGULAR SESSION

ASSEMBLY BILL

NO. 671

Introduced by Assembly ~~Member Wicks~~ *Members Wicks and Gabriel*
(Coauthors: Assembly Members Blanca Rubio and Ward)

February 14, 2025

An act to add Chapter 14 (commencing with Section 66345) to Division 1 of Title 7 of the Government Code, relating to building permits.

LEGISLATIVE COUNSEL'S DIGEST

AB 671, as amended, Wicks. Accelerated restaurant building plan approval.

Existing law, the California Building Standards Law, establishes the California Building Standards Commission within the Department of General Services. Existing law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code. *Existing law authorizes local governments to enact ordinances or regulations that make building standards amendments to the California Building Standards Code, as specified.*

~~The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries. Existing law, the Permit Streamlining Act, requires each public agency to provide a development project applicant with a list that specifies the information that will be required from any applicant for a development project.~~

This bill would *establish a streamlined approval process for a local permit for a tenant improvement, as defined, relating to a restaurant. In this regard, the bill would* require a local building ~~department or local permitting department~~ *or permitting department, upon the request and at the expense of the permit applicant,* to allow a qualified professional certifier, ~~as defined,~~ *defined as a licensed architect or engineer who meets certain requirements,* to certify ~~compliance that the plans and specifications of the tenant improvement comply~~ with applicable building, health, and safety ~~codes for a tenant improvement relating to a restaurant. In that regard, the bill would require the qualified professional certifier to submit a statement attesting that the tenant~~

~~improvement plans and specifications comply with all applicable laws and regulations. codes, as specified. By expanding the scope of a crime, this bill would impose a state-mandated local program.~~ The bill would ~~also~~ make qualified professional certifiers subject to certain *additional* penalties for false statements or willful noncompliance with these provisions, and would make qualified professional certifiers liable for any damages arising from negligent plan review. The bill would require that a certified plan be deemed approved for permitting purposes ~~upon submission of the certification, provided that all fees and required documents have been submitted.~~ *if the local building or permitting department does not approve or deny the application within 20 business days of receiving a complete application. The bill would also authorize the applicant to resubmit corrected plans addressing the deficiencies identified in the denial, and would require the local building department or local permitting department to approve or deny each subsequent resubmission within 10 business days of receipt.* This bill would require each local building ~~department or local~~ or permitting department to conduct ~~annual~~ audits of tenant improvements submitted for certification, as specified. By requiring local entities to administer a new program and to take certain actions, this bill would impose a state-mandated program. *Existing law, the California Environmental Quality Act (CEQA), requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment. CEQA does not apply to the approval of ministerial projects.*

To the extent that the streamlined, ministerial review process established by the bill would apply to final, discretionary approval of a tenant improvement, the bill would exempt those projects from CEQA.

This bill would also make related findings and declarations.

The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for ~~a specified reason.~~ *reasons.*

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Chapter 14 (commencing with Section 66345) is added to Division 1 of Title 7 of the Government Code, to read:

CHAPTER 14. Accelerated Restaurant Building Plan Approval

66345. The Legislature finds and declares all of the following:

(a) Small, independent restaurants are essential to California's identity as a world-renowned culinary destination, reflecting the state's diversity, agricultural abundance, and tradition of culinary innovation.

(b) Family-owned restaurants serve as cultural anchors in their communities, preserving and sharing diverse food traditions across generations while creating spaces for community gathering and celebration.

(c) The restaurant industry is one of California's largest small business employers, providing critical first jobs, career advancement opportunities, and pathways to business ownership for immigrant entrepreneurs and historically underserved communities.

(d) California's restaurant sector is a vital component of the state's tourism industry, with food tourism generating substantial economic activity in communities throughout the state.

(e) Local restaurants play a crucial role in supporting California's agricultural sector by sourcing ingredients from local farms and food producers, contributing to the state's farm-to-table movement and sustainable food systems.

(f) Delays in municipal building plan review processes can create significant economic hardship for small business owners.

(g) Qualified licensed **architects** and engineers can supplement municipal plan review capacity while maintaining public safety standards.

(h) An expedited review process for food service establishments will promote economic development while ensuring compliance with all applicable health and safety requirements.

66345.1. For purposes of this chapter, ~~“qualified~~ *all of the following definitions apply:*

(a) “Qualified professional certifier” means an architect licensed pursuant to Chapter 3 (commencing with Section 5500) of Division 3 of the Business and Professions Code, or a professional engineer licensed pursuant to Chapter 7 (commencing with Section 6700) of Division 3 of the Business and Professions Code, who meets both of the following conditions:

~~(a)~~

(1) Has at least five years of experience in commercial building design or plan review.

~~(b)~~

(2) Maintains professional liability insurance in an amount not less than two million dollars (\$2,000,000) per occurrence.

(b) “Restaurant” means a retail food establishment that prepares, serves, and vends food directly to the consumer.

(c) “Tenant improvement” means a change to the interior of an existing building.

66345.2. (a) (1) A local building department or local permitting department shall ~~allow~~ *allow, upon request from an applicant for a permit for a tenant improvement relating to a restaurant,* a qualified professional certifier to ~~certify~~ *certify, at the applicant’s expense,* compliance with applicable building, health, and safety codes for ~~a tenant improvement relating to a restaurant.~~ *the tenant improvement.*

(2) A tenant improvement relating to a restaurant certified pursuant to this chapter shall comply with building standards approved by the California Building Standards Commission and local building standards in effect at the time the application for a permit is submitted.

~~(b)~~ (1) A qualified professional certifier shall ~~submit a statement~~ *prepare an affidavit, under penalty of perjury,* attesting that the tenant improvement plans and specifications comply with all applicable laws and regulations.

(2) ~~A~~ *If the local building department or local permitting department does not approve or deny the application within 20 business days of receiving a complete application, including the affidavit specified in paragraph (1), a* certified plan shall be deemed approved for permitting ~~purposes upon submission of the certification,~~ *purposes,* provided that all fees and required documents have been submitted.

(3) If a complete application is denied within the 20-business-day period described in paragraph (2), the applicant may resubmit corrected plans addressing the deficiencies identified in the denial. The local building department or local permitting department shall approve or deny each subsequent resubmission within 10 business days of receipt.

~~(c)~~ (1) Each local building department or local permitting department shall ~~annually~~ conduct a random audit of no less than ~~10 percent and no more than~~ 20 percent of all tenant improvements submitted *per week* for certification under this chapter.

(2) Audits shall be initiated within five business days following permit issuance and shall include a review of the submitted plans for compliance with applicable laws.

(3) If an audit reveals material noncompliance, the local building department or local permitting department shall provide a plan check correction notice within 10 *business* days of the audit’s initiation.

(4) Repeated violations by a qualified professional certifier may result in suspension or revocation of certification privileges granted under this chapter.

~~(d)~~ (1) Certification under this chapter does not exempt a tenant improvement from other mandatory construction inspections, including, but not limited to, fire, health, and structural inspections conducted during or after construction.

(2) This chapter does not limit the authority of the local health department to conduct food facility inspections as required under the California Retail Food Code (Part 7 (commencing with Section 113700) of Division 104).

~~(e)~~ (1) Any false statement in a certification submission made under this chapter shall be grounds for disciplinary action by the California **Architects** Board, as described in Chapter 3 (commencing with Section 5500) of Division 3 of the Business and Professions Code, or the Board for Professional Engineers, Land Surveyors, and Geologists, as described in Chapter 7 (commencing with Section 6700) of Division 3 of the Business and Professions Code, as applicable.

(2) Local jurisdictions may impose reasonable administrative penalties, including fines, for willful noncompliance with the requirements of this chapter.

66345.3. This chapter does not prohibit a local building department or local permitting department from charging permit fees for applications utilizing a qualified professional certifier.

66345.4. ~~(a)~~ Qualified professional certifiers shall be liable for any damages arising from negligent plan review.

~~(b) This chapter does not reduce or limit the authority or liability of a local building department or local permitting department.~~

SEC. 2. The Legislature finds and declares that restaurants' role in the state's tourism and agricultural industries is a matter of statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, Section 1 of this act adding Chapter 14 (commencing with Section 66345) to Division 1 of Title 7 of the Government Code applies to all cities, including charter cities.

~~SEC. 3. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.~~

SEC. 3. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act or because costs that may be incurred by a local agency or school district will be incurred because this act creates a new crime or infraction, eliminates a crime or infraction, or changes the penalty for a crime or infraction, within the meaning of Section 17556 of the Government Code, or changes the definition of a crime within the meaning of Section 6 of Article XIII B of the California Constitution.



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AB-1341 Contractors: discipline: building law violations. (2025-2026)

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AMENDED IN ASSEMBLY APRIL 23, 2025

AMENDED IN ASSEMBLY MARCH 24, 2025

CALIFORNIA LEGISLATURE— 2025–2026 REGULAR SESSION

ASSEMBLY BILL

NO. 1341

Introduced by Assembly Member Hoover

February 21, 2025

An act to amend Section 7110 of the Business and Professions Code, relating to professions and vocations.

LEGISLATIVE COUNSEL'S DIGEST

AB 1341, as amended, Hoover. Contractors: discipline: ~~unlicensed architecture, engineering, or land surveying.~~ *building law violations.*

Existing law, the Contractors' State License Law, establishes the Contractors' State License Board to license and regulate contractors. Existing law makes the willful or deliberate disregard and violation of the building laws of the state or of specified other provisions of law a cause for disciplinary action against a licensee.

This bill would specify that "building laws of the state" includes certain prohibitions ~~on~~ *related to* the *practice and* unlicensed practice of architecture, engineering, *geology or geophysics*, and land surveying, and, therefore, would also make a willful or deliberate disregard and violation of those specified prohibitions a cause for disciplinary action against a licensee.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: no

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 7110 of the Business and Professions Code is amended to read:

7110. (a) Willful or deliberate disregard and violation of the building laws of the state, or of any political subdivision thereof, or of any of the following references to or provisions of law, constitutes a cause for disciplinary action against a licensee:

~~(a)~~

(1) Section 8550 or 8556.

~~(b)~~

(2) Sections 1689.5 to 1689.15, inclusive, of the Civil Code.

~~(c)~~

(3) The safety laws or labor laws or compensation insurance laws or Unemployment Insurance Code of the state.

~~(d)~~

(4) The Subletting and Subcontracting Fair Practices Act (Chapter 4 (commencing with Section 4100) of Part 1 of Division 2 of the Public Contract Code).

~~(e)~~

(5) Any provision of the Health and Safety Code or Water Code, relating to the digging, boring, or drilling of water wells.

~~(f)~~

(6) Any provision of Article 2 (commencing with Section 4216) of Chapter 3.1 of Division 5 of Title 1 of the Government Code.

~~(g)~~

(7) Section 374.3 of the Penal Code or any substantially similar law or ordinance that is promulgated by a local government agency as defined in Section 82041 of the Government Code.

~~(h)~~

(8) Any state or local law relating to the issuance of building permits.

~~(i)~~

(b) As used in this section, "building laws of the state" includes, without limitation, all of the following:

(1) Section ~~5536.~~ *5536, subdivision (c) of Section 5536.1, and Section 5536.4.*

(2) Section ~~6730.~~ *6787.*

(3) ~~Sections 8725 and 8726.~~ *Section 7872.*

(4) *Section 8792.*

F. Update on 2025-2028 Strategic Plan Objectives:

1. Evaluate the Board's fine structure and update regulations as necessary to increase fines to discourage practice violations.

AGENDA ITEM F: UPDATE ON 2025-2028 STRATEGIC PLAN OBJECTIVES

The Enforcement Unit will discuss each of the Strategic Plan Objectives identified by the Board and will ask the Committee to help identify appropriate actions to take in support of the goals.

- F.1 Evaluate the Board's fine structure and update regulations as necessary to increase fines to discourage practice violations.
- F.2 Determine whether statutory changes are necessary to clarify licensed architects are required to submit plans for local approval and what architects can do to eliminate confusion and protect consumers.
- F.3 Research and amend regulations as necessary to ensure relevancy with current technologies and practices.
- F.4 Pursue legislation to update the Business Entity Report Form (BERF) to include more information about the management control of businesses.
- F.5 Provide additional training to subject matter experts (SMEs), board members, and staff to strengthen enforcement decisions and recommendations.

Attachments:

Relevant statutes and regulations

CALBO Training on Artificial Intelligence

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§ 152. Citations.

16 CA ADC § 152

Barclays Official California Code of Regulations

Effective: October 1, 2022

Barclays California Code of Regulations
Title 16. Professional and Vocational Regulations
Division 2. California Architects Board (Refs & Annos)
Article 8. Disciplinary Proceedings

Effective: October 1, 2022

16 CCR § 152

§ 152. Citations.

[Currentness](#)

(a) The Board's executive officer is authorized to issue citations containing orders of abatement and/or administrative fines pursuant to sections 125.9 or 148 of the code against an architect or an unlicensed person who has committed any acts or omissions which are in violation of the Architects Practice Act or any regulation adopted pursuant thereto.

(b) A citation shall be issued whenever any order of abatement is issued or any fine is levied. Each citation shall be in writing and shall describe with particularity the nature and facts of the violation, including a reference to the statutes or regulations alleged to have been violated. The citation shall be served upon the individual personally or by certified mail.

(c) Where citations include an assessment of an administrative fine, they shall be classified according to the nature of the violation and shall indicate the classification on the face thereof as follows:

(1) Class "A" violations are violations which the executive officer has determined involve an unlicensed person who has violated sections 5536, 5536.1, 5536.4, or 5536.5 of the code, or title 16, section 134 of these regulations, including but not limited to, acting in the capacity of or engaged in the practice of architecture. A class "A" violation is subject to an administrative fine in an amount not less than seven hundred and fifty dollars (\$750) and not exceeding two thousand five hundred dollars (\$2,500) for each and every violation except a higher fine may be assessed when expressly authorized by statute.

(2) Class "B" violations are violations which the executive officer has determined involve either a person who, while engaged in the practice of architecture, has violated a statute or regulation relating to the practice of architecture and which has caused physical damage to a structure or building or to real property or monetary damage to a client or member of the public or a person who has committed a class "C" violation and has one or more prior, separate class "C" violations. A class "B" violation is subject to an administrative fine in an amount not less than one thousand dollars (\$1,000) and not exceeding two thousand five hundred dollars (\$2,500) for each and every violation.

(3) Class "C" violations are violations which the executive officer has determined involve a person who, while engaged in the practice of architecture, has violated a statute or regulation relating to the practice of architecture and which has not caused either the death or bodily injury to another person or physical damage to a structure or building or to real property or monetary damage to a client or a member of the public. A class "C" violation is subject to an administrative fine in an amount not less than two hundred and fifty dollars (\$250) and not exceeding one thousand dollars (\$1,000) for each and every violation.

(d) In assessing the amount of an administrative fine, the executive officer shall consider the following criteria:

- (1) The good or bad faith exhibited by the cited person.
- (2) The nature and severity of the violation.
- (3) Evidence that the violation was willful.
- (4) History of violations of the same or similar nature.
- (5) The extent to which the cited person has cooperated with the board's investigation.

(6) The extent to which the cited person has mitigated or attempted to mitigate any damage or injury caused by his or her violation.

(7) Such other matters as justice may require.

(e) Notwithstanding the administrative fine amounts specified in subsection (c), a citation may include a fine between \$2,501 and \$5,000 if one or more of the following circumstances apply:

(1) The citation involves a violation that has an immediate relationship to the health and safety of another person.

(2) The cited person has a history of two or more prior citations of the same or similar violations.

(3) The citation involves multiple violations that demonstrate a willful disregard of the law.

(4) The citation involves a violation or violations perpetrated against a senior citizen or disabled person.

(f) The sanction authorized under this section shall be separate from, and in addition to, any other civil or criminal remedies.

Credits

NOTE: Authority cited: Sections 125.9, 148 and 5526, Business and Professions Code. Reference: Sections 125.9, 148, 149, 5510.1 and 5560, Business and Professions Code.

HISTORY

1. New section filed 12-2-86; designated effective 1-1-87 (Register 86, No. 49).

2. Amendment of section heading, section and NOTE filed 7-13-98; operative 8-12-98 (Register 98, No. 29).

3. Amendment of section and NOTE filed 5-22-2006; operative 6-21-2006 (Register 2006, No. 21).

4. Editorial correction of subsection (c)(3) (Register 2014, No. 3).

5. Amendment of subsection (c)(1) and NOTE filed 8-29-2022; operative 10-1-2022 (Register 2022, No. 35).

This database is current through 4/18/25 Register 2025, No. 16.

Cal. Admin. Code tit. 16, § 152, 16 CAADC § 152

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BUSINESS AND PROFESSIONS CODE - BPC

DIVISION 1. DEPARTMENT OF CONSUMER AFFAIRS [100 - 472.5] (*Heading of Division 1 amended by Stats. 1973, Ch. 77.*)

CHAPTER 1. The Department [100 - 144.6] (*Chapter 1 enacted by Stats. 1937, Ch. 399.*)

125.9. (a) A board, bureau, or commission within the department, the State Board of Chiropractic Examiners, and the Osteopathic Medical Board of California, may establish, by regulation, a system for the issuance to a licensee of a citation which may contain an order of abatement or an order to pay an administrative fine assessed by the board, bureau, or commission where the licensee is in violation of the applicable licensing act or any regulation adopted pursuant thereto.

(b) The system shall contain the following provisions:

(1) Citations shall be in writing and shall describe with particularity the nature of the violation, including specific reference to the provision of law determined to have been violated.

(2) Whenever appropriate, the citation shall contain an order of abatement fixing a reasonable time for abatement of the violation.

(3) In no event shall the administrative fine assessed by the board, bureau, or commission exceed five thousand dollars (\$5,000) for each inspection or each investigation made with respect to the violation, or five thousand dollars (\$5,000) for each violation or count if the violation involves fraudulent billing submitted to an insurance company, the Medi-Cal program, or Medicare. In assessing a fine, the board, bureau, or commission shall give due consideration to the appropriateness of the amount of the fine with respect to factors such as the gravity of the violation, the good faith of the licensee, and the history of previous violations.

(4) A citation or fine assessment issued pursuant to a citation shall inform the licensee that if the licensee desires a hearing to contest the finding of a violation, that hearing shall be requested by written notice to the board, bureau, or commission within 30 days of the date of issuance of the citation or assessment. If a hearing is not requested pursuant to this section, payment of any fine shall not constitute an admission of the violation charged. Hearings shall be held pursuant to Chapter 5 (commencing with Section 11500) of Part 1 of Division 3 of Title 2 of the Government Code.

(5) Failure of a licensee to pay a fine or comply with an order of abatement, or both, within 30 days of the date of assessment or order, unless the citation is being appealed, may result in disciplinary action being taken by the board, bureau, or commission. Where a citation is not contested and a fine is not paid, the full amount of the assessed fine shall be added to the fee for renewal of the license. A license shall not be renewed without payment of the renewal fee and fine.

(c) The system may contain the following provisions:

(1) A citation may be issued without the assessment of an administrative fine.

(2) Assessment of administrative fines may be limited to only particular violations of the applicable licensing act.

(d) Notwithstanding any other provision of law, if a fine is paid to satisfy an assessment based on the finding of a violation, payment of the fine and compliance with the order of abatement, if applicable, shall be represented as satisfactory resolution of the matter for purposes of public disclosure.

(e) Administrative fines collected pursuant to this section shall be deposited in the special fund of the particular board, bureau, or commission.

(Amended by Stats. 2024, Ch. 484, Sec. 1. (SB 1454) Effective January 1, 2025.)


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DIVISION 1. DEPARTMENT OF CONSUMER AFFAIRS [100 - 472.5] (*Heading of Division 1 amended by Stats. 1973, Ch. 77.*)

CHAPTER 1.5. Unlicensed Activity Enforcement [145 - 149] (*Chapter 1.5 added by Stats. 1992, Ch. 1135, Sec. 2.*)

148. Any board, bureau, or commission within the department may, in addition to the administrative citation system authorized by Section 125.9, also establish, by regulation, a similar system for the issuance of an administrative citation to an unlicensed person who is acting in the capacity of a licensee or registrant under the jurisdiction of that board, bureau, or commission. The administrative citation system authorized by this section shall meet the requirements of Section 125.9 and may not be applied to an unlicensed person who is otherwise exempted from the provisions of the applicable licensing act. The establishment of an administrative citation system for unlicensed activity does not preclude the use of other enforcement statutes for unlicensed activities at the discretion of the board, bureau, or commission.

(*Added by Stats. 1992, Ch. 1135, Sec. 2. Effective January 1, 1993.*)

F. Update on 2025-2028 Strategic Plan Objectives:

2. Determine whether statutory changes are necessary to clarify licensed architects are required to submit plans for local approval and what architects can do to eliminate confusion and protect consumers.


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DIVISION 3. PROFESSIONS AND VOCATIONS GENERALLY [5000 - 9998.11] (*Heading of Division 3 added by Stats. 1939, Ch. 30.*)

CHAPTER 3. Architecture [5500 - 5610.7] (*Chapter 3 added by Stats. 1939, Ch. 33.*)

ARTICLE 1. General Provisions [5500 - 5502] (*Article 1 added by Stats. 1939, Ch. 33.*)

5500.1. (a) The practice of architecture within the meaning and intent of this chapter is defined as offering or performing, or being in responsible control of, professional services which require the skills of an architect in the planning of sites, and the design, in whole or in part, of buildings, or groups of buildings and structures.

(b) Architects' professional services may include any or all of the following:

- (1) Investigation, evaluation, consultation, and advice.
- (2) Planning, schematic and preliminary studies, designs, working drawings, and specifications.
- (3) Coordination of the work of technical and special consultants.
- (4) Compliance with generally applicable codes and regulations, and assistance in the governmental review process.
- (5) Technical assistance in the preparation of bid documents and agreements between clients and contractors.
- (6) Contract administration.
- (7) Construction observation.

(c) As a condition for licensure, architects shall demonstrate a basic level of competence in the professional services listed in subdivision (b) in examinations administered under this chapter.

(*Amended by Stats. 1996, Ch. 184, Sec. 1. Effective January 1, 1997.*)


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DIVISION 3. PROFESSIONS AND VOCATIONS GENERALLY [5000 - 9998.11] (*Heading of Division 3 added by Stats. 1939, Ch. 30.*)

CHAPTER 3. Architecture [5500 - 5610.7] (*Chapter 3 added by Stats. 1939, Ch. 33.*)

ARTICLE 3. Application of Chapter [5535 - 5538] (*Article 3 added by Stats. 1939, Ch. 33.*)

5536.1. (a) All persons preparing or being in responsible control of plans, specifications, and instruments of service for others shall sign those plans, specifications, and instruments of service and all contracts therefor, and, if licensed under this chapter, shall affix a stamp, which complies with subdivision (b), to those plans, specifications, and instruments of service, as evidence of the person's responsibility for those documents. The failure of any person to comply with this subdivision is a misdemeanor punishable as provided in Section 5536. This section shall not apply to employees of persons licensed under this chapter while acting within the course of their employment.

(b) For the purposes of this chapter, any stamp used by any architect licensed under this chapter shall be of a design authorized by the board, which shall at a minimum bear the licensee's name, their license number, the legend "licensed architect" and the legend "State of California," and which shall provide a means of indicating the renewal date of the license.

(c) The preparation of plans, specifications, or instruments of service for any building, except the buildings described in Section 5537, by any person who is not licensed to practice architecture in this state, is a misdemeanor punishable as provided in Section 5536.

(d) The board may adopt regulations necessary for the implementation of this section.

(*Amended by Stats. 2024, Ch. 482, Sec. 4. (SB 1452) Effective January 1, 2025.*)


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DIVISION 3. PROFESSIONS AND VOCATIONS GENERALLY [5000 - 9998.11] (*Heading of Division 3 added by Stats. 1939, Ch. 30.*)

CHAPTER 3. Architecture [5500 - 5610.7] (*Chapter 3 added by Stats. 1939, Ch. 33.*)

ARTICLE 3. Application of Chapter [5535 - 5538] (*Article 3 added by Stats. 1939, Ch. 33.*)

5536.2. Each county or city which requires the issuance of any permit as a condition precedent to the construction, alteration, improvement, or repair of any building or structure shall also require as a condition precedent to the issuance of the permit a signed statement that the person who prepared or was in responsible control of the plans and specifications for the construction, alteration, improvement, or repair of the building or structure is licensed under this chapter to prepare the plans and specifications, or is otherwise licensed in this state to prepare the plans and specifications.

The signature and stamp, as provided for in Section 5536.1, on the plans and specifications by the person who prepared or was in responsible control of the plans and specifications shall constitute compliance with this section.

It is the responsibility of the agency that issues the permit to determine that the person who signed and stamped the plans and specifications or who submitted the signed statement required by this section is licensed under this chapter or is otherwise licensed in this state to prepare the plans and specifications.

This section shall not apply to the issuance of permits where the preparation of plans and specifications for the construction, alteration, improvement, or repair of a building or structure is exempt from this chapter, except that the person preparing the plans and specifications for others shall sign the plans and specifications as provided by Section 5536.1.

(*Amended by Stats. 1996, Ch. 184, Sec. 7. Effective January 1, 1997.*)

F. Update on 2025-2028 Strategic Plan Objectives:

3. Research and amend regulations as necessary to ensure relevancy with current technologies and practices.



AI and Its Impact on the Building Industry

2025

Speaker



Edward Cilurso

Senior Product Manager, Digital Assets, International Code Council

Session Objectives

1. Provide a core understanding of Large Language Model AI.
2. Look at how the ICC has harnessed unique AI architecture for its AI Navigator tool
3. Discuss an applied “pilot” project using ICC code content with a partner’s AI application.
4. Peer into the future of possibilities for AI, building codes, and applications that support the building industry



Session outline

1. AI Basics
2. Application – AI Navigator
3. Application – AI Plan Review Pilot
4. What's Next for AI?
5. ICC Innovation Highlights
6. Your Questions

AI Basics



AI / LLM Vocabulary

Large Language Model (LLM) – A term for machine-learning tools that can ingest large amounts of material and use it to generate new text

Generative AI (GenAI) – This refers to AI models that craft fresh content—reflecting styles and patterns derived from its training data.

ChatGPT – The most famous LLM (created by OpenAI), and the one used by AI Navigator. There are many others such as Gemini (Google), Watson (IBM), and Claude (Amazon)

Digital Codes – The ICC’s platform that hosts over 1,800+ code resources and advanced tools

Hallucination – An LLM’s tendency to conflate or invent information when it has low-confidence in its answer to a query.

Evaluative (“Evals”) modeling – Using a set of “control” output you expect to be generated to evaluate the performance of an AI tool. This type of modeling can improve AI tools and teach them to evaluate themselves.



<https://youtu.be/f70ME-lfeMU>

What Did We Just Learn?

- ✓ Large Language Model (LLM) tools like Chat GPT are trained on large sets of words, and use that training to pick “most likely” words needed
- ✓ LLM’s **are not sentient** and cannot fact check themselves
- ✓ Chatbots have limits, and understanding those limits helps you use them
- ✓ There is no broad agreement on what the ultimate future of these types of AI tools are



Questions Are Keys to Unlock AI

- ☐ Most AI will try to answer any question
- ☐ More highly trained AI may have an “intercept” reply for unclear/irrelevant questions
- ☐ Focus questions into a sequence that divides fundamentally different requests

Application



2024 IBC®



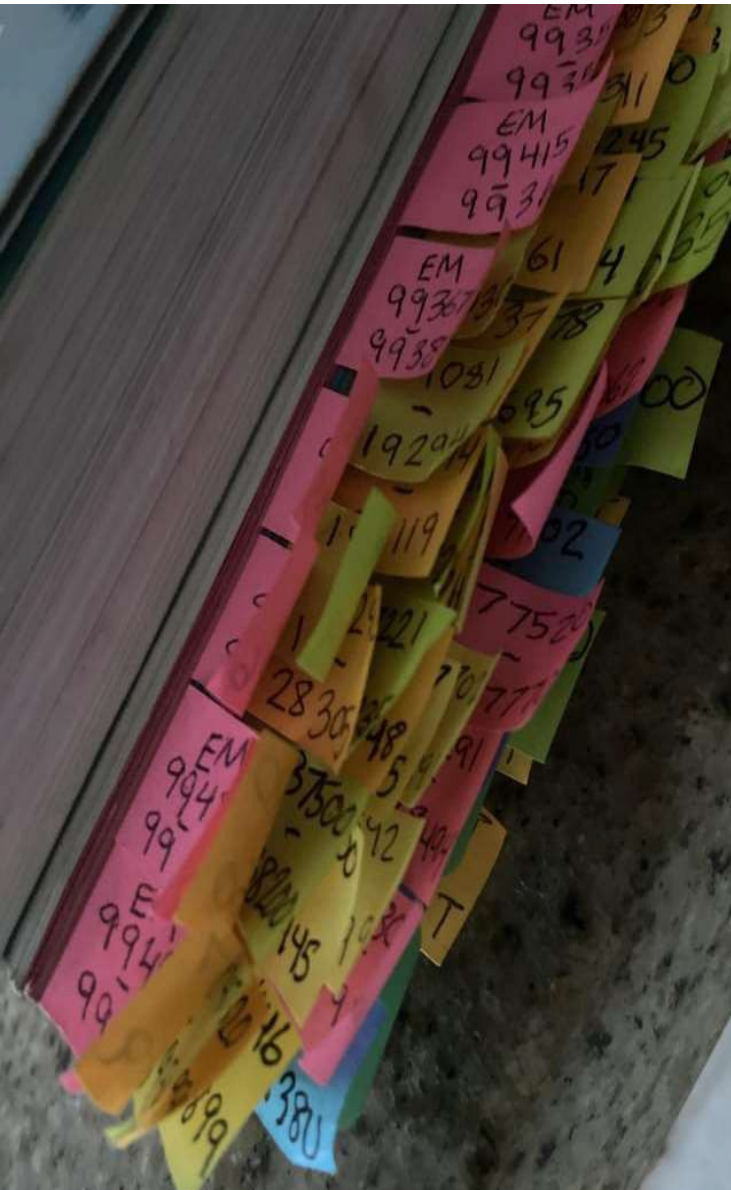
INTERNATIONAL
BUILDING CODE®



AI for Building Codes – This Will Work!

- ICC codes are published online
- Nearly all answers are not subjective
- Codes and standards are notoriously hard to search





AI for Building Codes – This is Tricky!

- LLM tools struggle with sources when there are many options
- Building codes repeat terminology often
- Code language uses “tricky” structures like exceptions that LLMs struggle with

Tricky you Say? Let's check out the IBC...



[F] 915.2.5 Private garages. CDP

Carbon monoxide detection complying with Item 3 of Section 915.1.1 shall be installed within enclosed occupiable rooms or spaces that are contiguous to the attached *private garage*.

Exceptions:

1. In *buildings* without communicating openings between the *private garage* and the *building*.
2. In rooms or spaces located more than one story above or below a *private garage*.
3. Where the *private garage* connects to the *building* through an *open-ended corridor*.
4. An *open parking garage* complying with Section 406.5 or an enclosed parking garage complying with Section 406.6 shall not be considered a *private garage*.
5. *Dwelling units* that comply with Section 915.2.1.

Exceptions

Repeated terminology

Cross-section referencing

Why AI Tools Should be Specialized

Sample Response from a “Name Brand” general LLM chatbot...

Q Is there a minimum temperature that a home heating system must be able to provide heat for?

A The minimum temperature that a home heating system must be able to provide heat for can vary depending on the region, climate, and local building codes. In general, the heating system should be capable of maintaining a comfortable indoor temperature, typically **around 68°F** (20°C) during the heating season.

However, in colder climates, especially in regions that experience harsh winters, the heating system **may need to be capable of maintaining higher indoor temperatures** to ensure the occupants' safety and well-being. Some areas may have specific requirements for heating systems, and building codes may dictate minimum standards for indoor temperature levels to prevent issues like frozen pipes or health risks associated with extremely cold conditions.

It's important to consult with local authorities or a licensed HVAC (Heating, Ventilation, and Air Conditioning) professional to determine the specific requirements and recommendations for heating systems in your area. They can provide guidance on the appropriate heating system size and capacity for your home, taking into account local climate conditions and building regulations.

Why AI Tools Should be Specialized

Answer with a trained chat tool with a defined knowledgebase

Q Is there a minimum temperature that a home heating system must be able to provide heat for?

A The minimum temperature requirement for a home heating system is 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms. **This is stated in the 2021 International Residential Code, Part 03, Chapter 03, SecR303.10**, and the 2021 International Property Maintenance Code, Chapter 06, Section 602.2 and 602.3.

However, in areas **where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained**. The use of portable space heaters or cooking appliances is not considered a valid means to achieve this required heating.

The ICC tackles AI to Improve Code Discovery

The beginning

- We conducted an analysis of code questions using ChatGPT 3.5 – showed under 30% accuracy of core answers and less than 10% on citing sources.

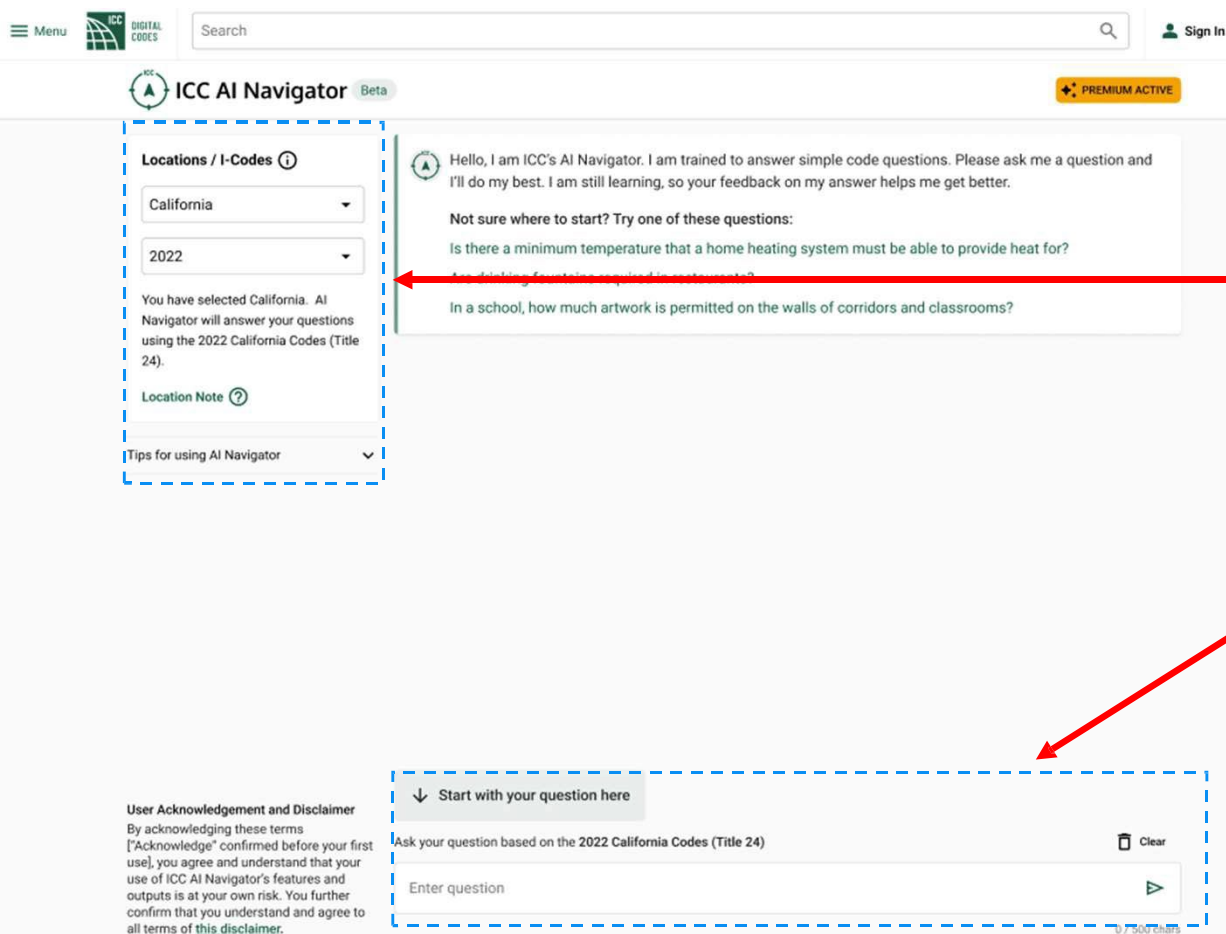
The middle



- The team develops the first rollout of [AI Navigator](#) in 5 months
- Our beta launch is a hit! We see 85% + accuracy at launch, and it has improved



The now

- Use has grown steadily. Over 45,000 questions have been asked, and we are averaging over 3,000 AI Navigator questions per month

The ICC Tackles AI to Improve Code discovery



Menu  Search  Sign In

 **ICC AI Navigator** Beta 

Locations / I-Codes ⓘ


California

2022

You have selected California. AI Navigator will answer your questions using the 2022 California Codes (Title 24).

Location Note ⓘ

Tips for using AI Navigator

 Hello, I am ICC's AI Navigator. I am trained to answer simple code questions. Please ask me a question and I'll do my best. I am still learning, so your feedback on my answer helps me get better.

Not sure where to start? Try one of these questions:

Is there a minimum temperature that a home heating system must be able to provide heat for?



Are drinking fountains required in restaurants?

In a school, how much artwork is permitted on the walls of corridors and classrooms?

User Acknowledgement and Disclaimer
By acknowledging these terms ["Acknowledge" confirmed before your first use], you agree and understand that your use of ICC AI Navigator's features and outputs is at your own risk. You further confirm that you understand and agree to all terms of [this disclaimer](#).

↓ Start with your question here

Ask your question based on the 2022 California Codes (Title 24)

Enter question  

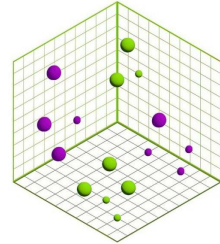
0 / 500 chars

The now

- AI Navigator has expanded to cover I-Codes and US states.
- Users select their codes and submit questions.

This isn't ChatGPT...it has a secret sauce

Ingredient 1 - A vector database



Ingredient 2 – Highly customized prompts

You ask: “Are drinking fountains required in restaurants”

AI Navigator hears:

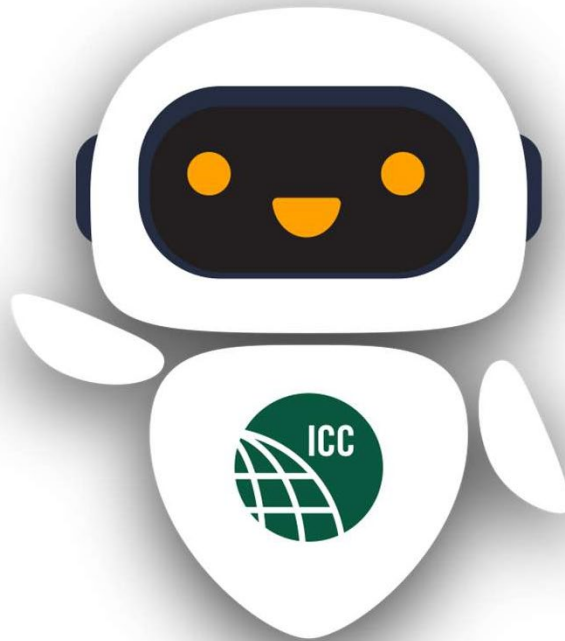
For this question, provide a clear citation and link to ICC code content. Do not speculate or guess. Many, many more words. If necessary, differentiate code that applies to commercial or residential applications. Many, many, many more words. Return the three best sections direct from your source material. Many, many, many, many, many more words.

Ingredient 3 – Exhaustive testing and “perfect” answers

Is a charcoal grill permitted on a wood balcony of a two-family house?

According to exception 1 of Section 308.1.4 of the 2021 International Fire Code, charcoal burners and other open-flame cooking devices are permitted for one- and two-family dwellings.





The Bot is good...it will get better!

Try is at <https://codes.iccsafe.org/features/ai-navigator>

In development...

- ICC Commentary and expert answers integrated
- Improved Q & A history
- “Conversation” mode

Application

ICC | Archistar

AI Plan
Review Pilot





Participating Cities



- City of Austin TX
- City of North Las Vegas NV
- Central Florida Tourism Oversight FL
- City of San Jose
- City of Irving TX
- City of Tampa FL
- City of San Francisco CA
- City of Los Angeles CA
- Los Angeles County, CA
- City of Seattle, WA
- City of Houston, TX

Can AI help?

Challenges for Permitting

1. Inconsistency in Submission Completeness and Quality
2. Staff Shortages / Turnover
3. Permit approvals can take more than 6 months and often over a year
4. Applicants may need to submit 3+ times to resolve non-compliance issues
5. Permitting is typically associated with poor customer satisfaction
6. Delays in permit approvals add significant costs to applicants



**image generated with AI on Dall.E.3
prompt generate an image representing slow building permit processes*

Scope of the Pilot



Pilot Details

This pilot program offered participants the chance to use Archistar's AI tools to conduct checks on plans.

Participants were asked to submit sample mid-rise residential projects for processing. The evaluation covered key aspects of the International Building Code, including a partial assessment of the following chapters:

- Chapter 3: Occupancy Classification and Use
- Chapter 5: General Building Heights and Areas
- Chapter 6: Types of Construction
- Chapter 10: Means of Egress
- Chapter 12: Interior Environment

Both an interactive drawing set and a standard PDF report was generated for each submission, facilitating a comprehensive review of the platform's effectiveness.



Viewing property from Alec Saguinsin

Reports Summary

5612 Grover Ave, Austin, TX, 78756

Submission: IBC_IRC_dev-2E9D964E09

Summary Results Comments Submit

Showing Relevant Sections

2024 International Building Code

Chapter 5 General Building Heights and Areas

- 504 Building Height and Number of Stories
- 506 Building Area

Chapter 10 Means of Egress

- 1004 Occupant Load
- 1006 Number of Exits and Exit Access Doorways
- 1009 Accessible Means of Egress
- 1017 Exit Access Travel Distance
- 1020 Corridors

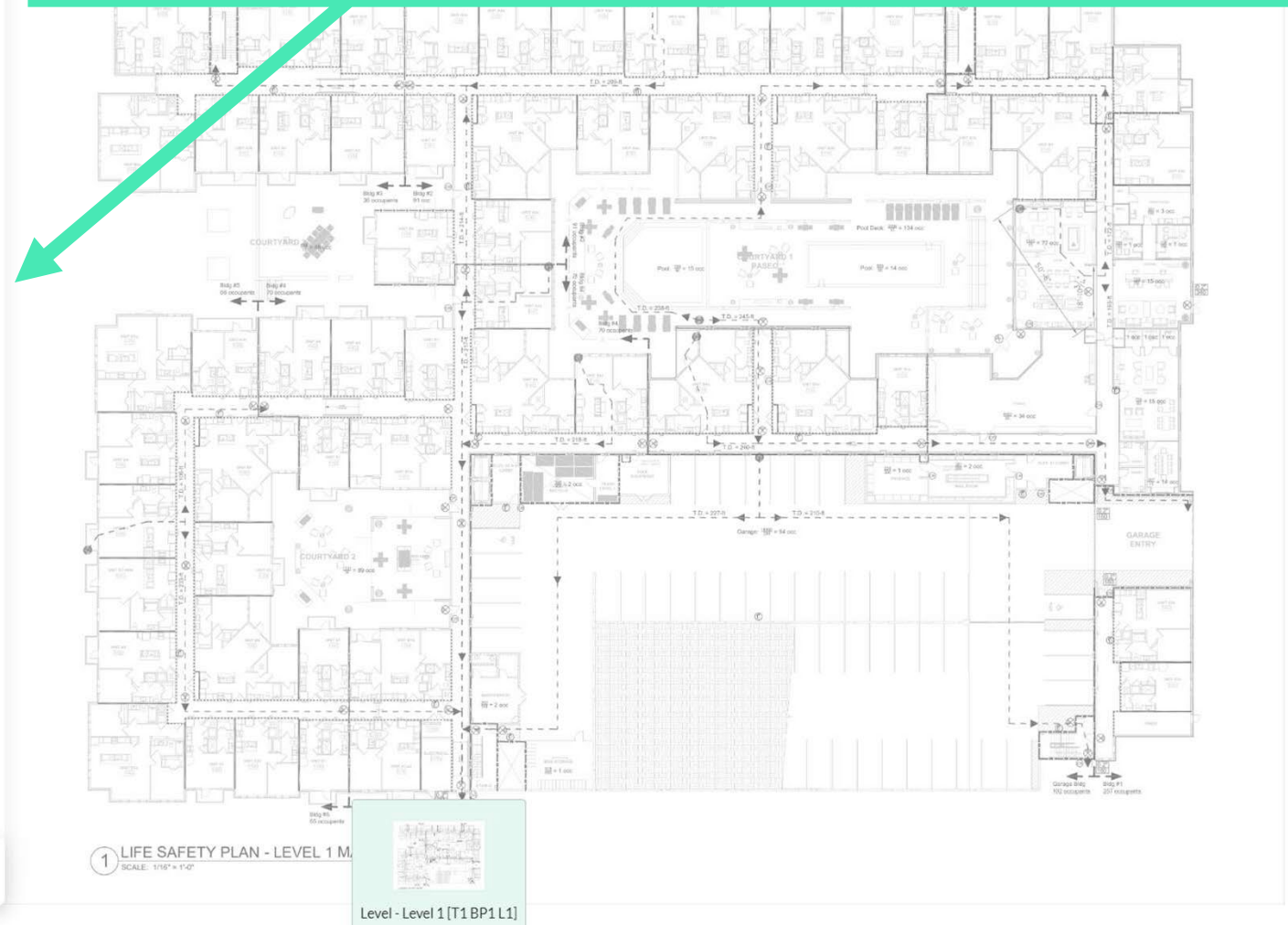
Chapter 12 Interior Environment

- 1208 Interior Space Dimensions

2021 International Residential Code

Prepare for Application

Example – dynamic checking from a drawing



Viewing property from Alec Saguinsin

Reports / Summary / Detail

5612 Grover Ave, Austin, TX, 78756

Submission: IBC_IRC_dev-2E9D964E09

Summary Results Comments Submit

Showing Relevant Sections

504 Building Height and Number of Stories

Building except where other construction is permitted by Section 1511.2.4. Such structures shall not be used for habitation or storage. The structures shall be unlimited in height where of noncombustible materials and shall not extend more than 20 feet (6096 mm) above the allowable building height where of combustible materials (see Chapter 15 for additional requirements).

Failed

The building height(s) exceeded the allowable maximum height

Occupancy	Sprinkler System	Construction Type
R2	S13R	VA

Fire Area 1: Maximum Height

Allowable Height Above Grade Plane (ft)	60"
Maximum Height(ft)	78' 1 1/8"
Result	FAIL

Add explanatory comment

504.4 Number of stories.

Back to Results Summary

Example – code detail presented by AI tool

Building Height

Natural Ground Line

Compartment Building Silhouette

Areas

Dimensions

Units

Feet and Inches

Elevation - Elevation 1 [T1 BP1]

Elevation - Elevation 2 [T1 BP1]

Elevation - Elevation 3 [T1 BP1]

6 Viewing property from Miguel Rus

Reports Summary Detail

5700 Grover Ave, Austin, TX, 78756

Submission: IBC_IRC_dev-E332B5C214

Summary **Result** Comments Submit

Showing Relevant Rooms

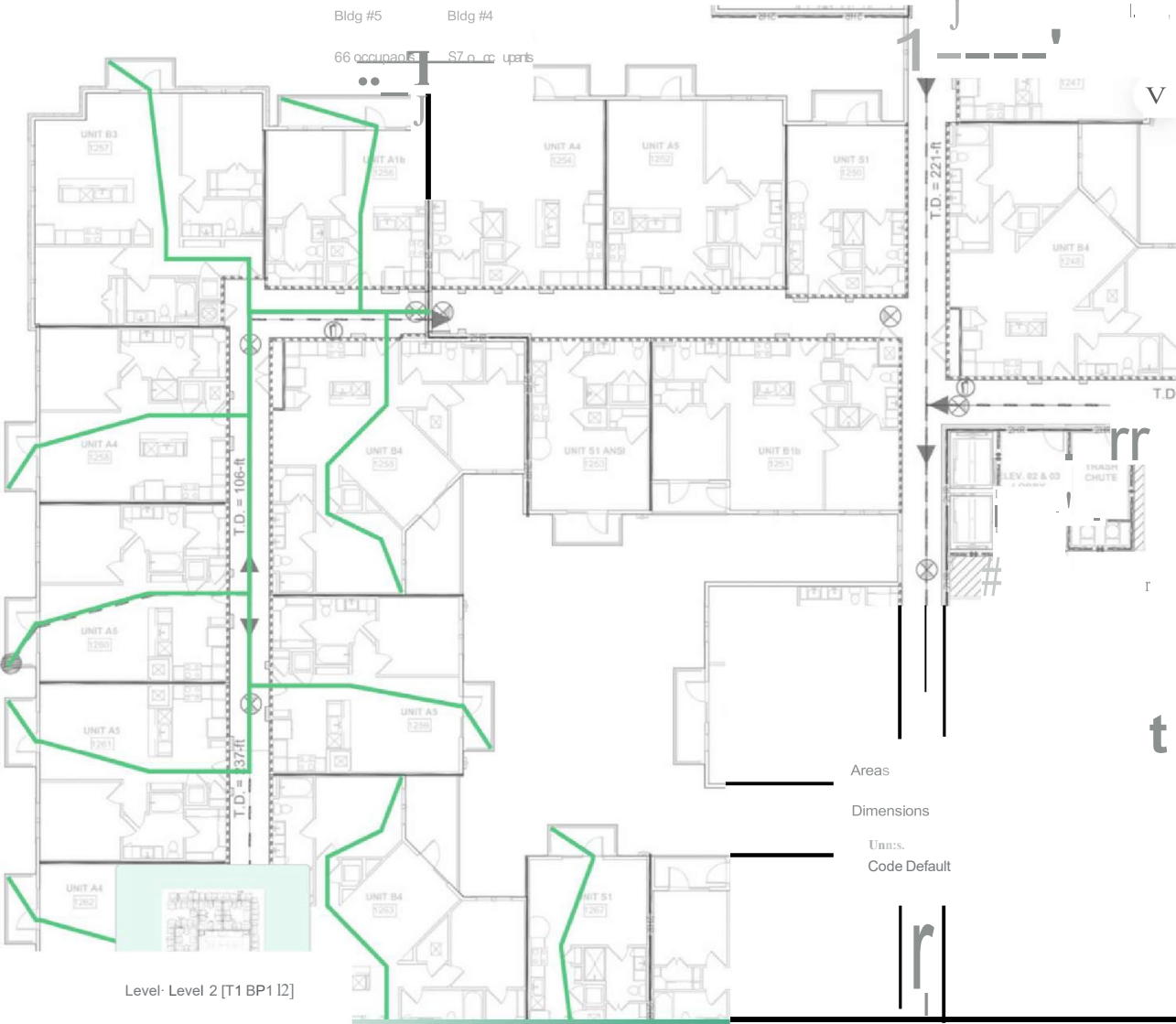
0 1017 Exit Access Travel Distance

1017.1 General.

1017.1- Travel distance within the exit access portion of the means of egress system shall be in accordance with this section.

Passed
Egress path is within the 200feet distance at 134.3 feet.

< Back to Results Summary



Benefits



1. **Reduction of assessment approval time** by automating a portion of the process
2. **Fewer requests for information** and rework between city staff and the submitter
3. **A faster initial assessment** means more bandwidth to process additional applications
4. **Standardizing measurements** and reporting on submissions
5. **Increased customer satisfaction** and a better customer experience.



Next Steps



1. **Use of feedback testing** to update the tool for best accuracy
2. **Localization** introduced for Beta adopters to trial the tool with their codes
3. **Integration** testing with ICC's Digital Codes platform



What's Next for AI?





What's Next – Live AI tools for inspections

Visual measurement

“Picture to vocabulary” identification

Integration with code/standard guidance

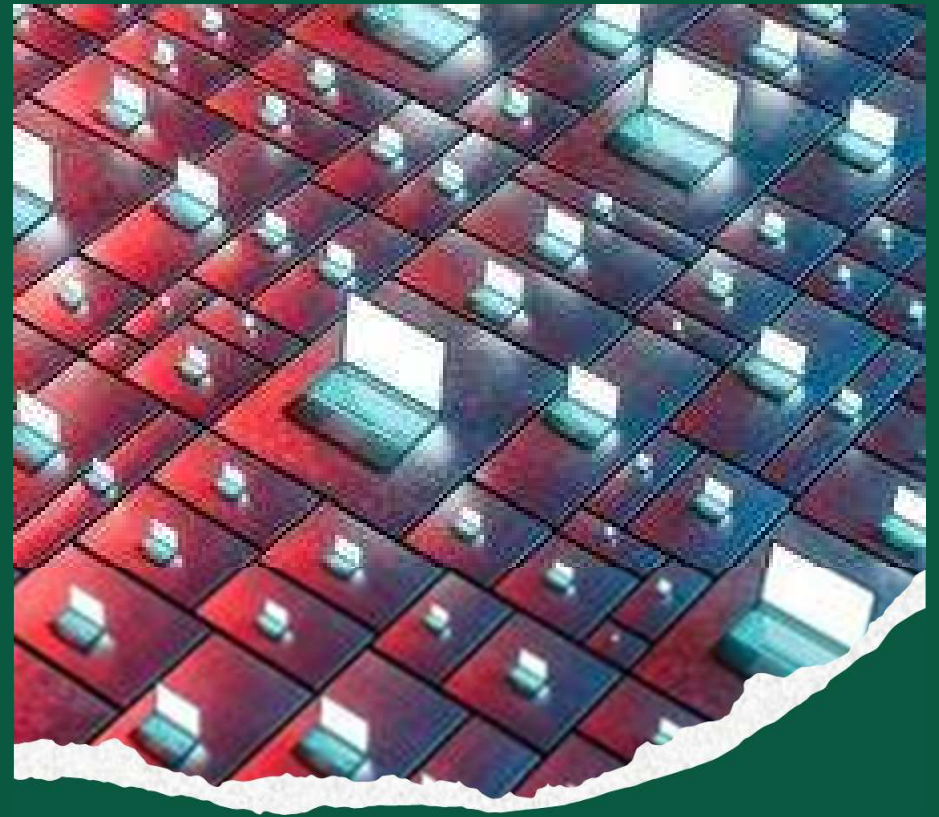
Automatic form completion

What's Next – Many data sources get utilized together

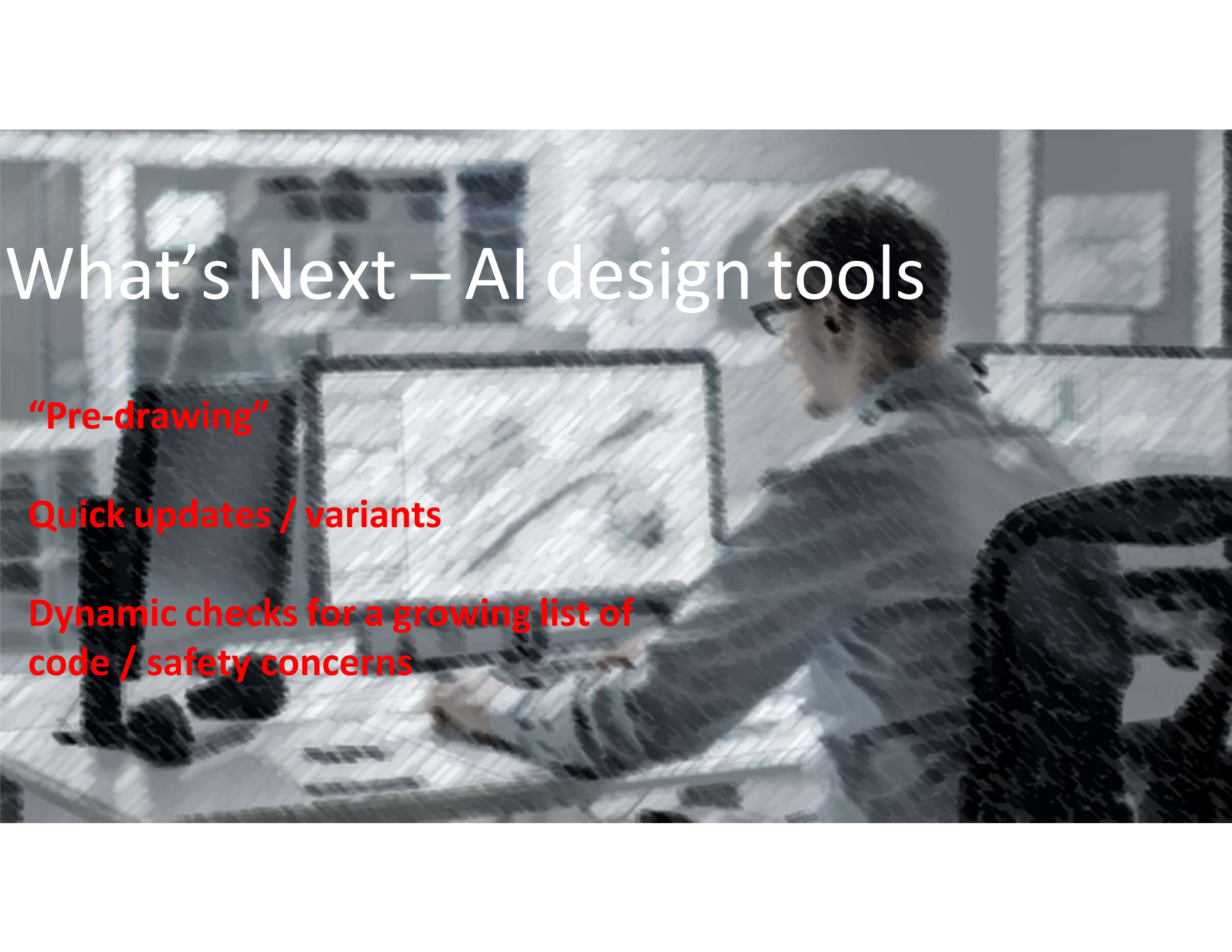
AI enables much simpler combination of different data sources and formats

Tools are built using sets of data that would have been difficult to combine in the past

Software providers offer “smart” tools that can quickly access information users would spend a lot of time researching



What's Next – AI design tools

A person with glasses is sitting at a desk in a dimly lit office, working on a computer. There are multiple monitors on the desk, and the person is looking at one of them. The background is dark and out of focus, showing some office equipment and a window.

“Pre-drawing”

Quick updates / variants

**Dynamic checks for a growing list of
code / safety concerns**

What's Next – Design and execution com

The rules can and will change

AI enables everyone
responsible for design and
review to work quicker and
smarter

Data will be compiled and
published much more easily



ICC Innovation

AI tools and
much more





ICC INNOVATION

Digital Solutions to Empower
Growth & Efficiency

CODE
SOLUTIONS

COMMUNITY
DEVELOPMENT

PROFESSIONAL
DEVELOPMENT


CONTENT,
CODIFICATION &
TOOLS

Stay ahead with our content and constantly updated resources tailored to meet the needs of building safety professionals.

Digital Codes Premium | eCode360 | ICC Code Connect™ API | Maplink | eCodeALP

Automate your procedures, and digitize any data, including paper documents.

Laserfiche®


RECORDS
MANAGEMENT

Switch to virtual permitting and inspections with a highly configurable web-based software solution.

Municipity®


PERMITTING &
CODE
ENFORCEMENT

SOLUTIONS & SERVICES


INTEGRATED
SOLUTIONS

Maximize your potential by integrating with 3rd-party applications.

3rd-party Integrations


TRAINING &
CREDENTIALING


The Code Council offers a variety of professional development options for any point in your career.

ICC Online Learning | PRONTO | S.K. Ghosh Webinars | LearnLive



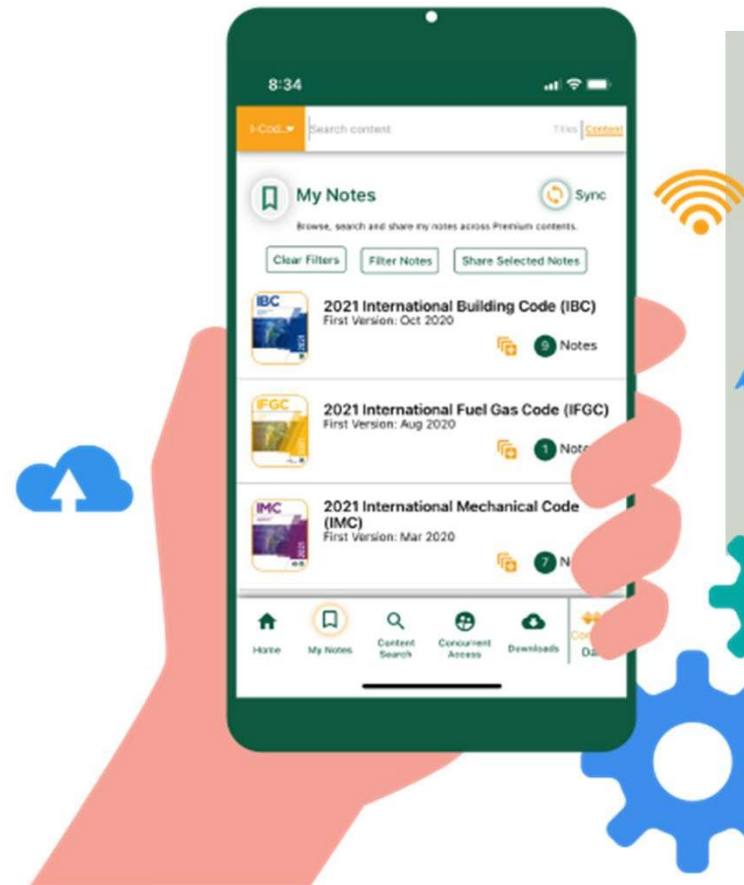
DIGITAL CODES
PREMIUM[®]

ICC's Digital Codes Platform

 Authoritative resource of codes and standards for the building safety community

 Trusted source of content and a growing list of featured tools

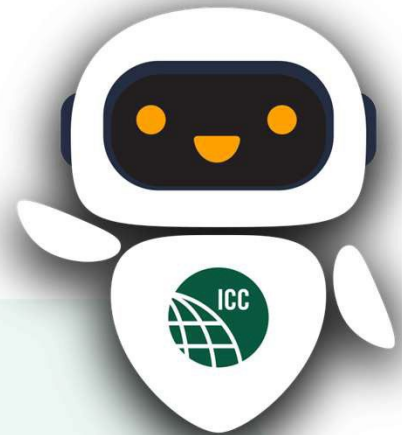
 Used by 7.5 million unique visitors in 2024





Provides users real-time answers to their code compliance questions from a highly trained AI service:

- **45,000+** questions asked since release with positive feedback.
- Location and year selector allows state-specific questions
- Continued development and optimization of quality responses





Premium Answers Q&A Database

Searchable Database of Code Compliance Questions and Answers provided from ICC's team of technical experts.

- Real opinions from ICC team of experts
- Additional questions added regularly
- Links to relevant code sections
- Broad collection of topics



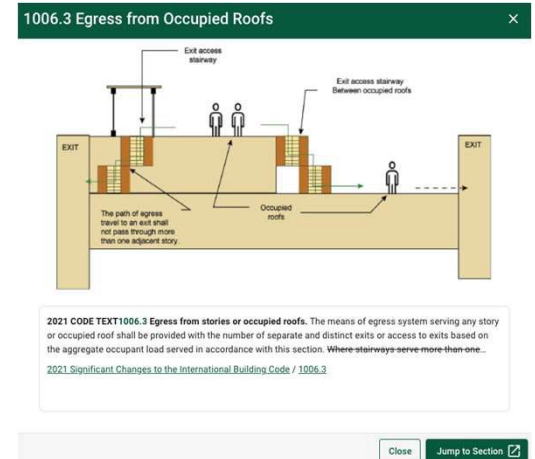
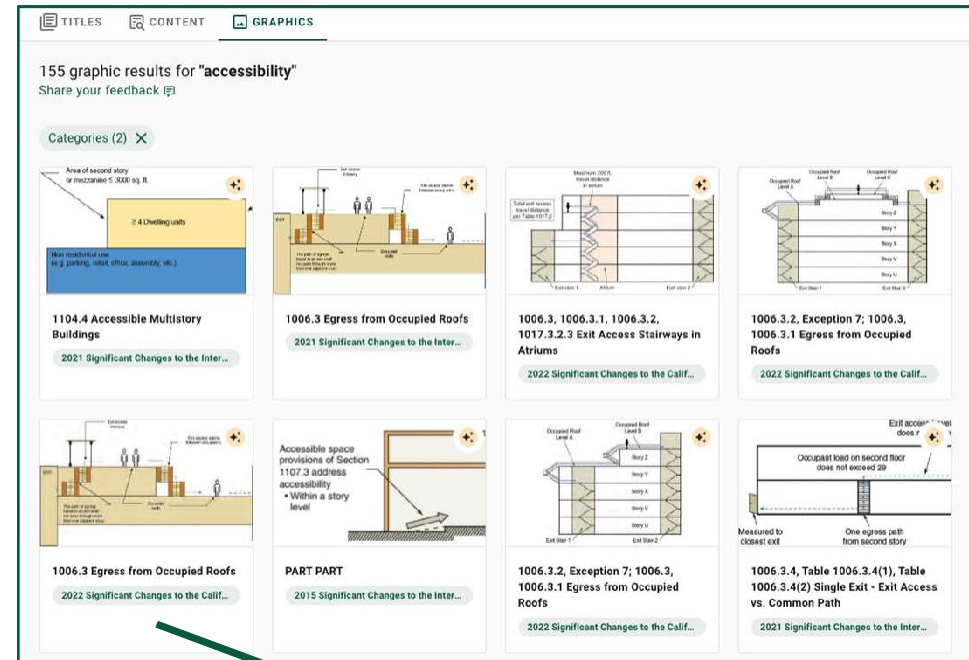
Premium Answers Quick Consult

Our paid service providing users with expert crafted code opinions

- Web-based experience to submit and track progress
- Expert analysis and insight
- 48-hour response time
- ICC-branded PDF with code opinion

On the way! New Graphics Search

- AI leveraged for improved results, graphic context summaries, and interpretation of embedded content within images.
- Filters to narrow graphic results by category
- Release in 2025

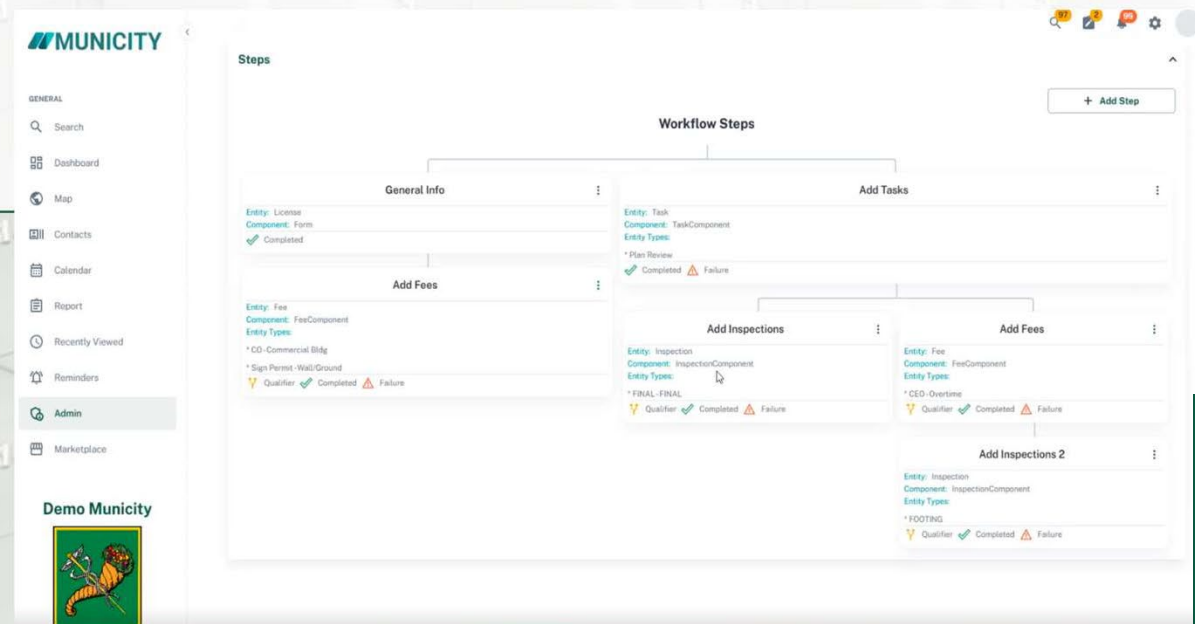




Municipity is a cloud-based software solution built for the rapidly changing technology landscape. Access all of your Code Enforcement & Community Developmental needs from the office, field, or remote. In 2025, Municipity will launch a **platform upgrade** - offering a user-friendly experience with a selection of streamlined processes, reporting, and constituents portal access.

NextGen Features

- Intuitive Configuration Interface
- Enhanced Search Tools
- Improved Reporting Features
- Flexible Workflows



Thank You

Your Questions?





Family of Solutions



DEPARTMENTAL POLICY



TITLE	ARTIFICIAL INTELLIGENCE (AI) POLICY		
POLICY OWNER	Office of Information Services		
POLICY NUMBER	OIS 25-01	SUPERSEDES	NEW
ISSUE DATE	April 7, 2025	EFFECTIVE	IMMEDIATELY
DISTRIBUTE TO	ALL EMPLOYEES		
ORIGINAL APPROVED BY	*Original Signature on File Kimberly Kirchmeyer, Director		
NUMBER OF PAGES	1 of 9	ATTACHMENTS	NONE

POLICY

The Department of Consumer Affairs (DCA) adopts as policy the White House Blueprint for an AI Bill of Rights, the California State Administrative Manual, and the National Institute of Standard Technology (NIST) Artificial Intelligence (AI) Risk Management Framework. These principles will serve as a framework for procuring, using, developing, and deploying AI Systems at DCA. The system attributes, processes, and activities internal to an AI System and its external setting shall be aligned with the State's established framework for the ethical, transparent, and trustworthy use of AI.

APPLICABILITY

This policy applies to all employees, governmental officials, contractors, consultants, and temporary staff of DCA, and any of its offices, divisions, bureaus, boards, programs, commissions, committees, and other constituent agencies. Within this policy, the terms "DCA" and "Department" apply to these entities.

PURPOSE

This policy establishes requirements, protections, and expectations for the secure and responsible utilization of AI technologies within the DCA. This policy establishes the Risk Management Advisory Committee that will establish the principles and associated practices to guide the use, development, and deployment of AI Systems, emphasizing the paramount importance of public trust and adherence to regulatory and ethical standards.

AUTHORITY

- Acceptable Use of Information Technology Systems (ISO 25-01)
- California Civil Code Sections 1798 et seq.
- California Government Code Sections 11015.5, 11019.9, 11135, 11549.3
- Executive Order N-12-23
- State Administrative Manual (SAM) 4819.2, 4986, 5300
- Statewide Information Management Manual (SIMM) 180, 5305-F

DEFINITIONS

Artificial Intelligence Systems, or AI Systems: A machine-based system that can, for a given set of human-defined objectives, make predictions, recommendations, or decisions influencing real or virtual environments. Artificial intelligence systems use machine- and human-based inputs to perceive real and virtual environments; abstract such perceptions into models through analysis in an automated manner; and use model inference to formulate options for information or action.

For purposes of this policy, AI Systems can either be (a) web-based, commercially available, generally consumed, or (b) enterprise, DCA-hosted that is capable of being integrated with existing organizational systems. Examples of AI Systems referenced in this policy include, but are not limited to, Generative AI (GenAI), machine learning, and artificial neural networks (ANN).

Federal Tax Information (FTI): Any return or return information received from the Internal Revenue Service (IRS) or an authorized secondary source that is protected by the confidentiality provisions of the Internal Revenue Code section 6103, (IRS Publication 1075 "Tax Information Security Guidelines for Federal, State and Local Agencies")

Generative AI or GenAI: Refers to the class of AI models that emulate the structure and characteristics of input data to generate derived synthetic content. This can include images, videos, audio, text, and other digital content.

Machine Learning: The use and development of computer systems that are able to learn and adapt without following explicit instructions by using algorithms and statistical models to analyze and draw inferences.

Personally Identifiable Information (PII): Any information that can be used to distinguish or trace an individual's identity, either alone or when combined with other information that is linked or linkable to a specific individual. The term includes "personal information," i.e. information that is maintained by an agency that identifies or describes an individual, including, but not limited to, the individual's name, social security number, physical description, home

address, home telephone number, education, financial matters, and medical or employment history. It includes statements made by, or attributed to, the individual, as defined under the California Information Practices Act of 1997 (Cal. Civ. Code §§ 1798.3 and 1798.29(g)).

Protected Health Information (PHI): Individually identifiable health information, including demographic data, that relates to the physical or mental health or condition of an individual, the provision of health care to an individual, or payment for the provision of health care to an individual, and that identifies the individual or for which there is a reasonable basis to believe it can be used to identify the individual as this term is defined under the Health Insurance Portability and Accountability Act of 1996 (45 C.F.R. §160.103).

PROVISIONS

Risk Management Advisory Committee

This policy will establish a Risk Management Advisory Committee comprised of DCA employees responsible for providing guidance on:

- AI technologies or applications that may benefit the Department without a board or bureau sponsor.
- The approval or denial of AI technology or applications with a board or bureau sponsor and solicit practical use input from other DCA IT individuals for a more robust evaluation of possible business need when applicable.
- AI System use cases and evaluating the appropriateness of AI technology for a given context or purpose.
- Renewal or revocation of deployed applications where the core functionality of the product changes substantially with the addition of AI technology when the risks cannot be effectively mitigated to comply with this or other DCA policies.
- Exception requests, including for use of non-enterprise AI Systems when a deviation from this policy is necessary to support a business function. Requests must be submitted through the OIS ticket system under the "Information Security Variance" catalog item.
- The development and revision of training and awareness content for AI System users.

The AI Risk Management Advisory Committee Members are as follows:

- Chief Information Officer, Office of Information Services (OIS),
- Chief Information Security Officer, OIS,
- Chief Technology Officer, OIS,

- Chief Policy and Analytics Officer, Executive Office
- OIS Enterprise Architects, OIS,
- Representative from the Office of Public Affairs,
- Representative from the Office of Legal Services, and
- Representative from the Office of Human Resources.

The DCA Chief Information Security Officer (CISO) may revise the membership of the advisory committee as necessary.

Roles and Responsibilities

The DCA Chief Information Officer (CIO) of OIS owns this policy and is responsible for ensuring that those with access to state information assets understand their individual and supervisory responsibilities as applicable.

The DCA CISO is responsible for ensuring that this policy will be reviewed annually and updated accordingly and will be responsible for auditing for compliance. AI Systems shall be used for approved use cases only, as directed by the DCA Risk Management Advisory Committee.

Users of DCA approved AI Systems are accountable for their ethical and responsible use of the technology, including any content or material created through its use.

Owners of each approved use case shall establish and document the procedures required to comply with this policy, the DCA Acceptable Use Policy, the State of California GenAI Guidelines for Public Sector Procurement, Uses and Training (hereafter "State GenAI Guidelines"), the State Administrative Manual (SAM), the Statewide Information Management Manual (SIMM), and any other identified and applicable policy documents related to AI Systems.

Approved Enterprise Systems

Work performed for and on behalf of DCA will exclusively utilize enterprise-owned and DCA-approved AI Systems. Usage of these AI Systems must be conducted through State-owned accounts. Exception requests must be submitted to the DCA Risk Management Advisory Committee.

Inventory of GenAI

DCA shall conduct and submit an inventory of all uses of GenAI – intentional and incidental – to the California Department of Technology (CDT) pursuant to CDT guidelines.

Operational Integrity and Business Continuity

AI Systems shall be procured and used in accordance with the State GenAI Guidelines and only for authorized purposes, aligned with the DCA mission, ensuring transparency, reliability, and the integrity of generated outputs. All DCA procurements will follow the State of California Gen AI toolkit (referenced in the Relevant Links section).

All AI Systems must undergo a risk assessment before procurement, use or integration, including verification of vendors' compliance with state administrative policy requirements.

DCA shall comply with the terms of use or license agreements for the use of AI Systems and not exceed any licenses granted nor violate contracts with customer/third parties, including open-source licenses as applicable.

DCA shall ensure that business services are not contingent on the use of AI Systems and that in the event of system failure or inaccurate results, the Department can continue to provide same level services without disruption.

Transparency and Accountability

Information about an AI System and its outputs shall be maintained and made available to individuals interacting with such a system. These shall include clear and accessible descriptions of AI systems, functionality, notice of use, individual or organization responsible for the system, explanations as to how and why a decision was made or why an action was taken by the system. Corresponding documentation shall be retained according to the appropriate records retention schedule.

Disclosures

The use of AI Systems for generating content, insights, decisions, tasks, or services must be disclosed to users.

Content or materials generated with the use of AI Systems must include a proper acknowledgment or attribution of its source.

DCA shall disclose when users or consumers are interacting directly with an AI System.

Ethical Application

AI Systems shall be used in an ethical and responsible manner with a focus on fairness. AI Systems shall not be used or deployed in biased, discriminatory, deceptive, manipulative, or harmful manners. It is imperative to prevent the misrepresentation of facts or dissemination of falsehoods.

DCA shall ensure the following about AI Systems used or deployed at DCA:

- It will not spoof or conduct acts of fraud including deepfake creation, impersonation, phishing and social engineering, or manipulation of other AI systems.
- It is designed to avoid generating or creating illicit content that may be controversial, subjective, or potentially not widely accepted by the public.
- It will not improperly, systematically, indiscriminately large- scale monitor, provide surveillance, or track individuals.

Privacy and Security

Utilization of AI Systems must strictly adhere to federal and state data privacy and security laws and regulations and shall be consistent with the principles and standards described in DCA privacy and security policies. The explicit written consent of the individual or entity owning the data or to whom DCA has contractual obligations, such as a business associate, must be secured before implementation of any AI System.

All AI System deployments must align with federal and state cybersecurity guidelines, ensuring confidentiality, availability, and integrity of systems and data, as well as to defend against unauthorized access, tampering, or breaches.

To prevent data leaks, PII, PHI, FTI, and other confidential and proprietary DCA information shall not be used, incorporated, or input into any AI System without the approval of the CISO. DCA shall implement a data loss prevention system as part of comprehensive controls to monitor and prevent data leakage from systems using AI.

AI models designed for public interaction shall be strictly trained on sanitized datasets and shall not contain PII, PHI, FTI, and confidential and proprietary information when training, fine-tuning, or prompting AI Systems meant for public use and must undergo verification that the model does not inadvertently store, memorize, or output any PII, PHI, FTI, or confidential or proprietary information. The verification processes shall include automated and manual checks and random samples from datasets, which must be regularly audited for compliance.

Data utilized for AI models shall respect classification and confidentiality standards and shall collect only the minimum amount of data that is directly relevant and necessary to accomplish the intended and specified purpose. Data shall only be retained for as long as is necessary to fulfil that purpose.

AI initiatives and projects shall have a designated representative from the Information Security Office at different stages of the Project Approval Lifecycle and implementation to ensure compliance with information security and privacy requirements.

Quality Assurance

Outputs generated by AI Systems must undergo validation to ensure accuracy, relevance, and reliability consistent with DCA standards. Outputs must be reviewed by AI System users prior to each use in an official DCA capacity.

Review processes shall be documented by the pertinent DCA division or office that used an AI System to generate content and shall demonstrate how the review was conducted to adhere to the directives outlined in this policy.

Training and Awareness

DCA will procure or develop training for all employees to complete within 30 calendar days of appointment and annually thereafter to ensure AI is used effectively, responsibly, and in accordance with appropriate laws, regulations, policies, and guidelines.

Mandatory training sessions shall be organized annually, or as new developments arise for all staff involved in developing and implementing AI tools or applications to emphasize the importance of prohibitions relating to, among others, the use of sensitive or confidential data with AI Systems, and educate them on best practices to ensure compliance.

Safety

DCA shall ensure that AI Systems will not impact physical equipment that may pose a risk to public health and safety.

DCA commits to report or require vendors to report to the federal government any risks to California security, national economic security, or national public health and safety, that may be found during training of the AI System model.

Continuous Monitoring, Audits and Compliance

DCA has the right to actively monitor and audit any AI Systems or AI Systems-related activities that may impact DCA's effective management and use of its information assets.

Internal and external monitoring and audits shall be regularly conducted using established monitoring systems to ensure AI systems and processes adhere to statutory and regulatory requirements, prohibitions, and State and DCA policies and protocols.

Continuous and comprehensive monitoring tools must be in place to ensure that AI Systems function as intended and automatically detect incidents like deepfake or a bad actor's manipulation of the system.

Regular audits and assessments will be conducted by the CISO to identify and mitigate unintended biases or discriminatory tendencies in AI-generated content.

Prohibited Activities

The DCA shall not:

- Use or deploy AI that may compromise the DCA mission or public trust. AI Systems shall not be used for personal gain or unrelated governmental activities.
- Produce deceptive, misleading, or potentially harmful content using AI.
- Conduct activities that breach confidential or sensitive information protocols.
- Attempt to bypass or compromise any established security and authentication measures.
- Allow the use of non-approved AI Systems nor the inclusion of passwords, confidential keys, or other proprietary, confidential, sensitive, or personal information in codes or in AI System prompts.
- Infringe intellectual property or copyright laws (e.g., claiming work as one's own or not acknowledging an author).

VIOLATIONS

All DCA personnel must report actual or perceived violations of this policy by immediately emailing iso@dca.ca.gov. Any actual or perceived violations are considered information security incidents. For more information about reporting information privacy and security incidents or policy violations, refer to DCA Security Incident Reporting Policy.

Failure to follow any of the provisions of this policy may result in possible disciplinary action that may include termination, dismissal, loss of access privileges to state information assets, and/or legal action.

Violation of this policy by contractors may result in the termination of contracts and agreements made with DCA and could be referred for civil and/or criminal prosecution.

The consequences of state entity negligence and non-compliance with state laws and policies may include loss of delegated authorities, negative audit findings, monetary penalties, and legal actions.

REVISIONS

Determination of the need for revisions and/or the status or maintenance of this policy should be directed to the Policy Review Committee (PRC) at PRC@dca.ca.gov.

RELEVANT LINKS

- A. [California GenAI Toolkit](#)

Proposed Enforcement Regulatory changes

1. Define "client" in [BPC 5536.22](#)
 - a. This is important when an architect is not working directly with a consumer. For example, when an architect is hired by a developer and the developer has a contract with the consumer/homeowner which includes design services.
 - i. the consumer is not aware of their rights/recourse and may not be able to ID the architect at all.
 - ii. if the developer is the architect's "client," should they also have a compliant contract?
 - iii. [BPC 5536.1](#) requires the architect's signature on "all contracts therefor."
2. Clarify [BPC 5536.22\(b\)\(2\)](#) exemption from written contract requirement
 - a. "of the same general kind" is vague
 - b. "previously rendered" implies that there was at least one earlier compliant written contract
 - c. we interpret this to mean that the new project must be so similar to the original, that it is covered under the same contract terms
3. Clarify [BPC 5536.2](#) requires licensure for planning department approval of non-exempt projects
 - a. as written can be interpreted to apply only to construction documents/permits
 - b. it is the responsibility of the agency to check
 - c. [BPC 5500.1\(b\)\(2\)](#) makes licensure required for planning
4. Clarify [CCR 151\(a\)\(2\)](#) "immediate and responsible direction"
 - a. does "immediate" include by teleconference from Sri Lanka?
 - b. subsection (b) is not helpful in this regard
5. Clarify [CCR 136](#) to include electronic stamps
6. For the purposes of [BPC 125.3](#), cost recovery should apply to citations against licensees.


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BUSINESS AND PROFESSIONS CODE - BPC

DIVISION 3. PROFESSIONS AND VOCATIONS GENERALLY [5000 - 9998.11] (*Heading of Division 3 added by Stats. 1939, Ch. 30.*)

CHAPTER 3. Architecture [5500 - 5610.7] (*Chapter 3 added by Stats. 1939, Ch. 33.*)

ARTICLE 3. Application of Chapter [5535 - 5538] (*Article 3 added by Stats. 1939, Ch. 33.*)

5536.22. (a) An architect shall use a written contract when contracting to provide professional services to a client pursuant to this chapter. That written contract shall be executed by the architect and the client, or the client's representative, prior to the architect commencing work, unless the client knowingly states in writing that work may be commenced before the contract is executed. The written contract shall include, but not be limited to, all of the following items:

- (1) A description of the project for which the client is seeking services.
- (2) A description of the services to be provided by the architect to the client.
- (3) A description of any basis of compensation applicable to the contract and the method of payment agreed upon by both parties.
- (4) The name, address, and license number of the architect, the name and address of the client, and the project address.
- (5) A description of the procedure that the architect and the client will use to accommodate additional services and contract changes, including, but not limited to, changes in the description of the project, in the description of the services, or in the description of the compensation and method of payment.
- (6) A description of the procedure to be used by either party to terminate the contract.
- (7) A statement identifying the ownership and use of instruments of service prepared by the architect.
- (8) A statement in at least 12-point type that reads: "Architects are licensed and regulated by the California Architects Board located at 2420 Del Paso Road, Suite 105, Sacramento, CA 95834."

(b) This section shall not apply to any of the following:

- (1) Professional services rendered by an architect for which the client will not pay compensation.
- (2) An arrangement as to the basis for compensation and manner of providing professional services implied by the fact that the architect's services are of the same general kind which the architect has previously rendered to and received payment from the same client.
- (3) If the client knowingly states in writing after full disclosure of this section that a writing which complies with the requirements of this section is not required.
- (4) Professional services rendered by an architect to a professional engineer registered to practice engineering under Chapter 7 (commencing with Section 6700), or to a land surveyor licensed under Chapter 15 (commencing with Section 8700).
- (5) Professional services rendered by an architect to a public agency when using that public agency's written contract.

[Home Table of Contents](#)**§ 151. Aiding and Abetting.**

16 CAADC § 151

Barclays Official California Code of Regulations

Barclays California Code of Regulations
 Title 16. Professional and Vocational Regulations
 Division 2. California Architects Board (Refs & Annos)
 Article 8. Disciplinary Proceedings

16 CCR § 151

§ 151. Aiding and Abetting.[Currentness](#)

(a) For purposes of Sections 5582 and 5582.1 of the code, aiding and abetting takes place when a California licensed architect signs any instrument of service which has been prepared by any person who is not:

- (1) a California licensed architect or civil engineer or structural engineer, or
- (2) a subordinate employee under his/her immediate and responsible direction, or
- (3) an individual, who is associated by written agreement with the architect and who is under the architect's immediate and responsible direction as described in subsection (b) of this section.

(b) The requirements of "immediate and responsible direction" as used in this section shall be deemed to be satisfied when the architect:

- (1) instructs the person described in subsection (a) of this section, in the preparation of instruments of service, and
- (2) the architect has exercised the same judgment and responsibility in reviewing all stages of the design documents and other phases of the work as required by law, and which would normally be exercised if he/she personally performed the required tasks.

Credits

NOTE: Authority cited: Section 5526, Business and Professions Code. Reference: Sections 5551.1, 5582 and 5586, Business and Professions Code.

HISTORY

1. Amendment of subsections (a) and (b) filed 10-17-88; operative 11-16-88 (Register 88, No. 44).

This database is current through 4/18/25 Register 2025, No. 16.

Cal. Admin. Code tit. 16, § 151, 16 CAADC § 151

END OF DOCUMENT

[Home Table of Contents](#)**§ 136. Stamp.**

16 CA ADC § 136

Barclays Official California Code of Regulations

Barclays California Code of Regulations
 Title 16. Professional and Vocational Regulations
 Division 2. California Architects Board (Refs & Annos)
 Article 5. Miscellaneous

16 CCR § 136

§ 136. Stamp.[Currentness](#)

(a) The stamp authorized for use by architects by section 5536.1 of the code may be purchased from any source. It shall be circular in shape and shall be not less than one (1) inch in diameter and not more than two (2) inches in diameter. The stamp shall be of a design similar to those shown below and shall bear at minimum those elements specified in section 5536.1(b) of the Code.

(b) The stamp shall not be of the embossing type.

(c) The license renewal date shall be shown on the stamp by either leaving a space on the stamp where the architect shall write his or her renewal date or having the license renewal date printed on the stamp.

**REN. Refers to Renewal Date****Credits**

NOTE: Authority cited: Sections 5526, 5536.1(d), 5550 and 5552, Business and Professions Code. Reference: Sections 5536.1(d), 5550 and 5552, Business and Professions Code.

HISTORY

1. New section filed 4-3-91; operative 4-3-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 16).
2. Change without regulatory effect amending subsections (a) and (c) and amending NOTE filed 10-31-2006 pursuant to section 100, title 1, California Code of Regulations (Register 2006, No. 44).

This database is current through 4/18/25 Register 2025, No. 16.

Cal. Admin. Code tit. 16, § 136, 16 CA ADC § 136

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BUSINESS AND PROFESSIONS CODE - BPC

DIVISION 1. DEPARTMENT OF CONSUMER AFFAIRS [100 - 472.5] (*Heading of Division 1 amended by Stats. 1973, Ch. 77.*)

)

CHAPTER 1. The Department [100 - 144.6]

(*Chapter 1 enacted by Stats. 1937, Ch. 399.*)

125.3. (a) Except as otherwise provided by law, in any order issued in resolution of a disciplinary proceeding before any board within the department or before the Osteopathic Medical Board, upon request of the entity bringing the proceeding, the administrative law judge may direct a licensee found to have committed a violation or violations of the licensing act to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

(b) In the case of a disciplined licensee that is a corporation or a partnership, the order may be made against the licensed corporate entity or licensed partnership.

(c) A certified copy of the actual costs, or a good faith estimate of costs where actual costs are not available, signed by the entity bringing the proceeding or its designated representative shall be prima facie evidence of reasonable costs of investigation and prosecution of the case. The costs shall include the amount of investigative and enforcement costs up to the date of the hearing, including, but not limited to, charges imposed by the Attorney General.

(d) The administrative law judge shall make a proposed finding of the amount of reasonable costs of investigation and prosecution of the case when requested pursuant to subdivision (a). The finding of the administrative law judge with regard to costs shall not be reviewable by the board to increase the cost award. The board may reduce or eliminate the cost award, or remand to the administrative law judge if the proposed decision fails to make a finding on costs requested pursuant to subdivision (a).

(e) If an order for recovery of costs is made and timely payment is not made as directed in the board's decision, the board may enforce the order for repayment in any appropriate court. This right of enforcement shall be in addition to any other rights the board may have as to any licensee to pay costs.

(f) In any action for recovery of costs, proof of the board's decision shall be conclusive proof of the validity of the order of payment and the terms for payment.

(g) (1) Except as provided in paragraph (2), the board shall not renew or reinstate the license of any licensee who has failed to pay all of the costs ordered under this section.

(2) Notwithstanding paragraph (1), the board may, in its discretion, conditionally renew or reinstate for a maximum of one year the license of any licensee who demonstrates financial hardship and who enters into a formal agreement with the board to reimburse the board within that one-year period for the unpaid costs.

(h) All costs recovered under this section shall be considered a reimbursement for costs incurred and shall be deposited in the fund of the board recovering the costs to be available upon appropriation by the Legislature.

(i) Nothing in this section shall preclude a board from including the recovery of the costs of investigation and enforcement of a case in any stipulated settlement.

(j) This section does not apply to any board if a specific statutory provision in that board's licensing act provides for recovery of costs in an administrative disciplinary proceeding.

(*Amended by Stats. 2021, Ch. 649, Sec. 1. (SB 806) Effective January 1, 2022.*)

F. Update on 2025-2028 Strategic Plan Objectives:

4. Pursue legislation to update the Business Entity Report Form (BERF) to include more information about the management control of businesses.



California

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DIVISION 3. PROFESSIONS AND VOCATIONS GENERALLY [5000 - 9998.11] (*Heading of Division 3 added by Stats. 1939, Ch. 30.*)

CHAPTER 3. Architecture [5500 - 5610.7] (*Chapter 3 added by Stats. 1939, Ch. 33.*)

ARTICLE 4. Issuance of Certificates [5550 - 5559] (*Article 4 added by Stats. 1939, Ch. 33.*)

5558. (a) Each person holding a license to practice architecture under this chapter shall file with the board their current mailing address, email address, and the proper and current name and address of the entity or entities through which they provide architectural services. For purposes of this section, "entity" means any individual, firm, corporation, or limited liability partnership.

(b) (1) The board shall post the information obtained in subdivision (a) to its internet website, pursuant to Section 5559, except for email addresses.

(2) To protect the privacy of licensees, the email addresses provided to the board pursuant to subdivision (a) shall not be considered a public record and shall not be disclosed pursuant to Section 27 or pursuant to a request under the California Public Records Act (Division 10 (commencing with Section 7920.000) of Title 1 of the Government Code), unless required by an order of a court of competent jurisdiction.

(*Amended by Stats. 2024, Ch. 482, Sec. 10. (SB 1452) Effective January 1, 2025.*)



Architect's Business Entity Report Form

Business and Professions Code (BPC) Section 5558 of the Architects Practice Act requires every person holding an architect license to file with the California Architects Board (CAB) the name and address of the business entity (individual, firm, corporation, or limited liability partnership) through which he or she provides architectural services. **CAB must be notified immediately of any and all changes in your Business Entity Report by submitting a new report.** Please print your responses and mail this report form to CAB at 2420 Del Paso Road, Suite 105, Sacramento, CA 95834.

INDIVIDUAL'S NAME AS LICENSED (PLEASE PRINT)

LICENSE NUMBER

C -

- ☐ I do not currently provide architectural services, but I am aware that when I do I am required to provide a Business Entity Report to CAB immediately upon change in status.
- ☐ I provide architectural services through the following business entity (Multiple entities: If you provide architectural services through more than one entity, please copy this form and provide the name and address of each separate entity):
- ☐ I **no longer** provide architectural services through the following business entity, and wish to disassociate from it (Multiple entities: If you wish to disassociate from more than one entity, please copy this form and provide the name and address of each separate entity):

Business Entity Name and Address

NAME OF BUSINESS ENTITY (INDIVIDUAL, FIRM, CORPORATION, OR LIMITED LIABILITY PARTNERSHIP)

Note: Name and address of the business entity should be the exact business name and address through which services are offered and provided.

STREET ADDRESS OF BUSINESS ENTITY

CITY

STATE

ZIP CODE

DATE OF INITIAL LICENSED AFFILIATION WITH THIS BUSINESS ENTITY

DATE OF DISASSOCIATION FROM THIS BUSINESS ENTITY, IF APPLICABLE

AREA CODE TELEPHONE NUMBER

PRIOR TO SIGNING THIS FORM, REVIEW ALL INFORMATION.

Original signature required. I certify and declare under penalty of perjury under the laws of the State of California that all of my representations on this form are true, correct, and contain no material omissions of fact to the best of my knowledge and belief.

SIGNATURE

DATE OF SIGNATURE

Remember to keep your Address of Record current. If you have recently moved or wish to change your Address of Record, contact CAB for a Change of Address form at (916) 574-7220 or on the Web site www.cab.ca.gov.

[Home Table of Contents](#)**§ 134. Use of the Term Architect; Responsible Control Within Business Entity.**

16 CA ADC § 134

Barclays Official California Code of Regulations

Barclays California Code of Regulations
 Title 16. Professional and Vocational Regulations
 Division 2. California Architects Board (Refs & Annos)
 Article 5. Miscellaneous

16 CCR § 134

§ 134. Use of the Term Architect; Responsible Control Within Business Entity.[Currentness](#)

(a) Use of the Term Architect: It shall be unlawful for any person to use a business name that includes as part of its title or description of services the term "architect," "architecture," or "architectural," or any abbreviations or confusingly similar variations thereof, unless that person is a business entity wherein an architect is: (1) in management control of the professional services that are offered and provided by the business entity; and, (2) either the owner, a part-owner, an officer or an employee of the business entity.

(b) Responsible Control within Business Entity: Where a person uses a business name that includes as part of its title or description of services the term "architect," "architecture," or "architectural," or any abbreviations or confusingly similar variations thereof, all of the professional services offered and provided by that person are to be offered and provided by or under the responsible control of an architect.

(c) Definitions of Terms Used in this Section:

(1) The term "professional services" shall be given the same meaning as defined in Business and Professions Code section 5500.1.

(2) The term "management control" shall mean general oversight of the professional services offered and provided by the business entity.

(3) The term "responsible control" shall be given the same meaning as defined in Business and Professions Code section 5535.1.

(4) The term "business entity" shall mean any sole proprietorship, firm, corporation, partnership, limited liability partnership, or alliance formed by written agreement to practice architecture including on a single project or on a series of projects.

(5) The term "person" shall be given the same meaning as defined in Business and Professions Code section 5535.

(6) The term "architect" shall be given the same meaning as defined in Business and Professions Code section 5500.

Credits

NOTE: Authority cited: Section 5526, Business Professions Code. Reference: Sections 5535.1, 5535.2, 5535.3, 5536, 5582 and 5582.1, Business and Professions Code.

HISTORY

1. Amendment filed 3-14-56; effective thirtieth day thereafter (Register 56, No. 5).

2. Amendment filed 10-27-65; effective thirtieth day thereafter (Register 65, No. 20).

3. Repealer and new section filed 10-17-88; operative 11-16-88 (Register 88, No. 44).

4. Repealer and new section heading and section and amendment of NOTE filed 7-18-2008; operative 8-17-2008 (Register 2008, No. 29).

5. Editorial correction of subsection (b) (Register 2014, No. 3).

This database is current through 4/18/25 Register 2025, No. 16.

Informational Bulletin: Responsible Control Within Design and Design-Build Firms

Recent expansion of the design-build business model and increased collaboration between architects and unlicensed designers in California has raised questions among architects, contractors, and business owners regarding the role of licensed architects in a design firm's corporate structure and the level of control they are required to maintain over architectural designs. This article addresses the legal and professional responsibilities of stakeholders in design and design-build firms.

The Architects Practice Act (Act) does not prevent a corporation from contracting out architectural services, as long as those services are under the responsible control of a licensed architect (Business and Professions Code section (BPC) 5535.3). "Responsible control" means that level of control over the content of architectural instruments of service during their preparation that is ordinarily exercised by an architect applying the required professional standard of care (BPC 5535.1). An architect in responsible control of plans, specifications, and instruments of service for others shall sign and stamp those plans, specifications, and instruments of service and all contracts therefor (BPC 5536.1). **BPC 5536.22(a) requires that any written contract for architectural services be executed by the architect, and include their name, address, and license number.**

If a business includes in its name or description of its services the term "architect," "architecture," or "architectural," or any abbreviation or confusingly similar variation thereof, that business must have a licensed architect who provides management control of the professional services that are offered and provided by the business and who is also an owner, part-owner, officer, or an employee of the business (California Code of Regulations, title 16 section (CCR) 134(a)). Furthermore, all of the professional services offered by that business must be offered and provided by or under the responsible control of a licensed architect (CCR 134(b)). **This includes structures, such as single-family residences, that would otherwise be exempt from licensing requirements under BPC 5537.** Any architect who provides professional services through any business entity is required to report the name and address of that entity to the Board (BPC 5558).

If an architect signs instruments of service which have not been prepared by them, or under their responsible control, or has permitted their name to be used for the purpose of evading the Act, the architect is subject to disciplinary action (BPC 5582.1; CCR 151).

The Board's Enforcement Unit has seen these factors come into play, for example, when a business named "Acme Architecture," run by unlicensed individuals, contracts out on a project-by-project basis with one or more licensed architects. Under BPC 5535.3 and CCR 134, such a business can contract out the work, but it is not allowed to use the term "architecture" in its name, its advertising or its contracts.

Many architects believe that they can maintain such an arrangement and have no responsibility for the company's exempt projects. However, if the business includes the term "architecture" in their name or advertises architectural services or contracts for architectural services, one architect must at least be an "employee" (as defined by the Internal Revenue Service) and an architect must be in responsible control over all of that company's professional services.

If an architect allows their name to be used by such a business without being in management control of all their professional services, the owner of the business is subject to citation under BPC 5536 and CCR 134, while the architect is subject to disciplinary action under BPC 5582.1 and CCR 151.

Architects Practice Act Provisions Involving Responsible Control

Business and Professions Code

Section 5535.1 Responsible Control Defined

The phrase "responsible control" means that amount of control over the content of all architectural instruments of service during their preparation that is ordinarily exercised by architects applying the required professional standard of care.

Section 5535.3 Corporation Responsible Control

This chapter does not prevent a corporation from furnishing or supplying by contract architectural services, as long as any architects' professional services are offered and provided under the responsible control of a licensed architect or architects.

Section 5536(a) Practice Without License or Holding Self Out as Architect

(a) It is a misdemeanor, punishable by a fine of not less than one hundred dollars (\$100) nor more than five thousand dollars (\$5,000), or by imprisonment in a county jail not exceeding one year, or by both that fine and imprisonment, for any person who is not licensed to practice architecture under this chapter to practice architecture in this state, to use any term confusingly similar to the word architect, to use the stamp of a licensed architect, as provided in Section 5536.1, or to advertise or put out any sign, card, or other device that might indicate to the public that he or she is an architect, that he or she is qualified to engage in the practice of architecture, or that he or she is an architectural designer.

Section 5536.1(a) Signature and Stamp on Plans and Documents

(a) All persons preparing or being in responsible control of plans, specifications, and instruments of service for others shall sign those plans, specifications, and instruments of service and all contracts therefor, and if licensed under this chapter shall affix a stamp, which complies with subdivision (b), to those plans, specifications, and instruments of service, as evidence of the person's responsibility for those documents. Failure of any person to comply with this subdivision is a misdemeanor punishable as provided in Section 5536. This section shall not apply to employees of persons licensed under this chapter while acting within the course of their employment.

Section 5536.22(a) Written Contract Requirements

(a) An architect shall use a written contract when contracting to provide professional services to a client pursuant to this chapter. That written contract shall be executed by the architect and the client, or the client's representative, prior to the architect commencing work, unless the client knowingly states in writing that work may be commenced before the contract is executed. The written contract shall include, but not be limited to, all of the following items:

- (1) A description of the project for which the client is seeking services.
- (2) A description of the services to be provided by the architect to the client.
- (3) A description of any basis of compensation applicable to the contract and the method of payment agreed upon by both parties.
- (4) The name, address, and license number of the architect, the name and address of the client, and the project address.
- (5) A description of the procedure that the architect and the client will use to accommodate additional services and contract changes, including, but not limited to, changes in the description of the project, in the description of the services, or in the description of the compensation and method of payment.
- (6) A description of the procedure to be used by either party to terminate the contract.
- (7) A statement identifying the ownership and use of instruments of service prepared by the architect.
- (8) A statement in at least 12-point type that reads: "Architects are licensed and regulated by the California Architects Board located at 2420 Del Paso Road, Suite 105, Sacramento, CA 95834."

Section 5537(a) Exemptions

(a) This chapter does not prohibit any person from preparing plans, drawings, or specifications for any of the following:

- (1) Single-family dwellings of woodframe construction not more than two stories and basement in height.
- (2) Multiple dwellings containing no more than four dwelling units of woodframe construction not more than two stories and basement in height. However, this paragraph shall not be construed as allowing an unlicensed person to design multiple clusters of up to four dwelling units each to form apartment or condominium complexes where the total exceeds four units on any lawfully divided lot.
- (3) Garages or other structures appurtenant to buildings described under subdivision (a), of woodframe construction not more than two stories and basement in height.
- (4) Agricultural and ranch buildings of woodframe construction, unless the building official having jurisdiction deems that an undue risk to the public health, safety, or welfare is involved.

Section 5558 Mailing Address and Name and Address of Entity Through Which License Holder Provides Architectural Services; Filing Requirements

Each person holding a license to practice architecture under this chapter shall file with the board his or her current mailing address and the proper and current name and address of the entity through which he or she provides architectural services. For purposes of this section, "entity" means any individual, firm, corporation, or limited liability partnership.

Section 5582 Aiding Unlawful Practice

The fact that the holder of a license has aided or abetted in the practice of architecture any person not authorized to practice architecture under the provisions of this chapter, constitutes a ground for disciplinary action.

Section 5582.1 Signing Other's Plans or Instruments; Permitting Misuse of Name

(a) The fact that the holder of a license has affixed his or her signature to plans, drawings, specifications, or other instruments of service which have not been prepared by him or her, or under his or her responsible control, constitutes a ground for disciplinary action.

(b) The fact that the holder of a license has permitted his or her name to be used for the purpose of assisting any person to evade the provisions of this chapter constitutes a ground for disciplinary action.

California Code of Regulations

Section 134(a) and (b) Use of the Term Architect; Responsible Control within Business Entity

(a) Use of the Term Architect: It shall be unlawful for any person to use a business name that includes as part of its title or description of services the term "architect," "architecture," or "architectural," or any abbreviations or confusingly similar variations thereof, unless that person is a business entity wherein an architect is: (1) in management control of the professional services that are offered and provided by the business entity; and, (2) either the owner, a part-owner, an officer or an employee of the business entity.

(b) Responsible Control within Business Entity: Where a person uses a business name that includes as part of its title or description of services the term "architect," "architecture," or "architectural," or any abbreviations or confusingly similar variations thereof, all of the professional services offered and provided by that person are to be offered and provided by or under the responsible control of an architect.

Section 151 Aiding and Abetting

(a) For purposes of Sections 5582 and 5582.1 of the code, aiding and abetting takes place when a California licensed architect signs any instrument of service which has been prepared by any person who is not: (1) a California licensed architect or civil engineer or structural engineer, or (2) a subordinate employee under his/her immediate and responsible direction, or (3) an individual, who is associated by written agreement with the architect and who is under the architect's immediate and responsible direction as described in subsection (b) of this section.

(b) The requirements of "immediate and responsible direction" as used in this section shall be deemed to be satisfied when the architect: (1) instructs the person described in subsection (a) of this section, in the preparation of instruments of service, and (2) the architect has exercised the same judgment and responsibility in reviewing all stages of the design documents and other phases of the work as required by law, and which would normally be exercised if he/she personally performed the required tasks.

F. Update on 2025-2028 Strategic Plan Objectives:

5. Provide additional training to subject matter experts (SMEs), board members, and staff to strengthen enforcement decisions and recommendations.

G. Discussion of complaints received, complaint processing, and related enforcement matters

AGENDA ITEM G: DISCUSS ENFORCEMENT TRAINING

The Enforcement Unit will discuss examples of enforcement issues and will ask the REC to recommend methods for providing training to SMEs, Committee and Board Members

Attachment(s)

1. Relevant statutes and regulations

A top-down view of an architect's workspace. A large architectural blueprint is spread across a wooden desk. The blueprint shows floor plans for a building, with various rooms labeled, including a 'MEN WASHROOM'. Dimensions are written in feet and inches, such as '6'-1 7/16"', '15'-6 15/64"', and '5'-9 1/8"-9 19/32"'. A white coffee cup with a dark blue rim is filled with black coffee. A small piece of paper with a list of 'Craftsman tools' is placed on the blueprint. The list includes: Screwdriver, Saw, Hammer, Cable cutter, Sandpaper, Diagonal p, and Long. A black pen and a yellow and black tape measure are also visible on the desk. A checklist titled 'Room plan' is partially visible in the bottom right corner, listing items for 'Bedroom 1', 'Kitchen', and 'Bathroom' with checkboxes. The text 'CALIFORNIA ARCHITECTS BOARD - ENFORCEMENT COMPLAINT PROCESS' is overlaid in white on a dark grey background across the center of the image.

CALIFORNIA ARCHITECTS BOARD - ENFORCEMENT COMPLAINT PROCESS

OVERVIEW OF THE COMPLAINT PROCESS

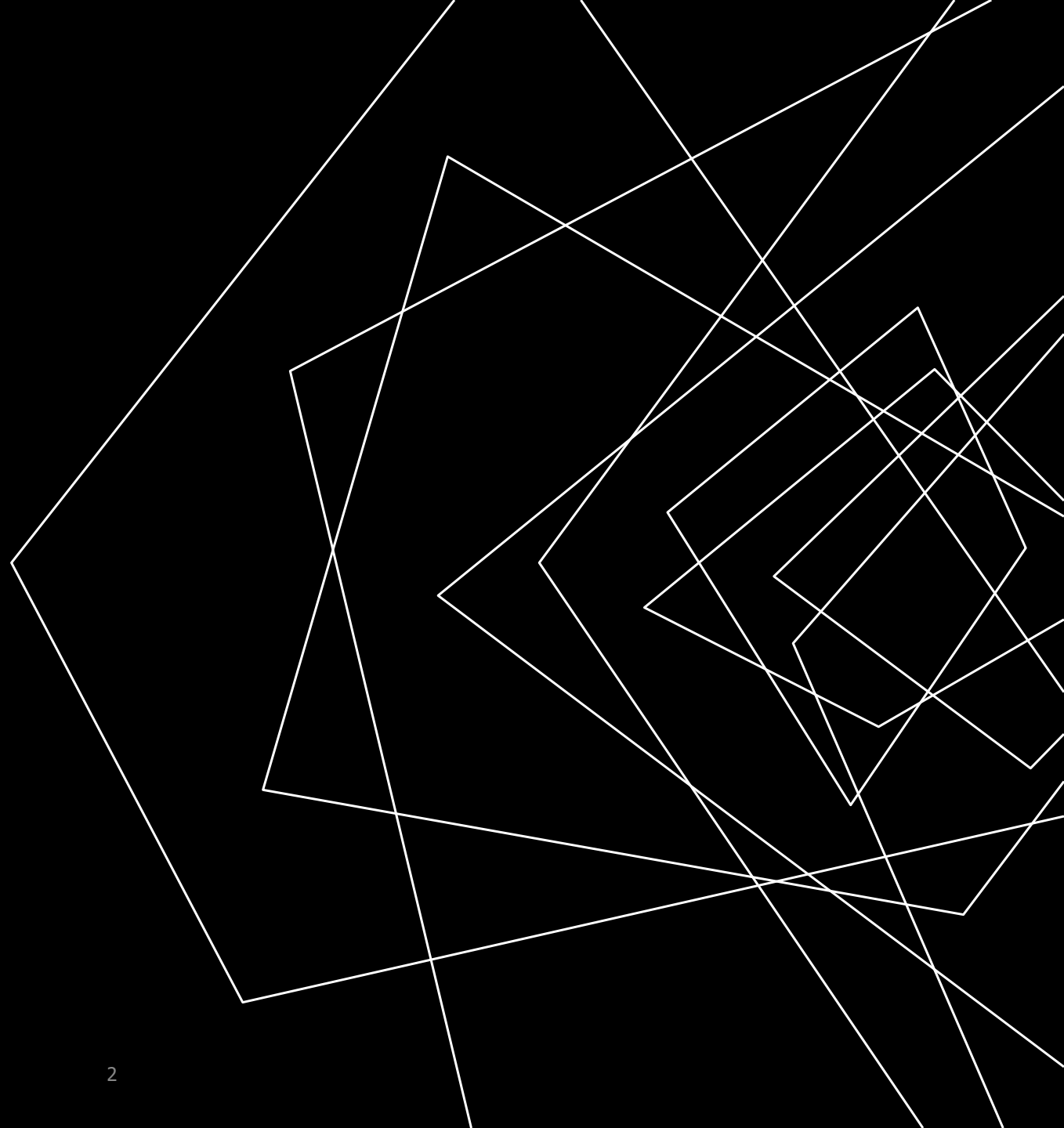
Introduction

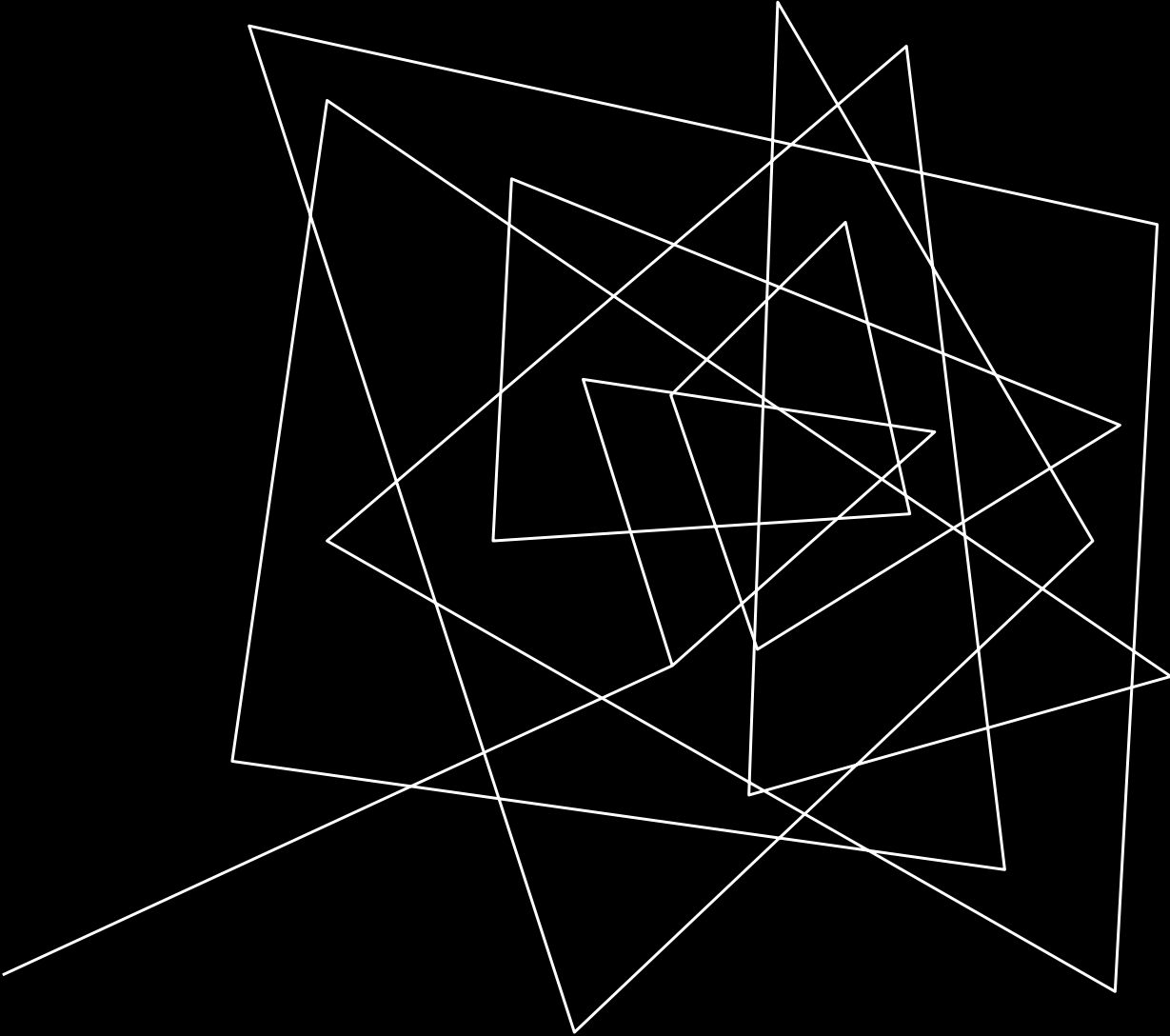
Intake

Analysis

Action

Outcome





CASE INTAKE

Sources

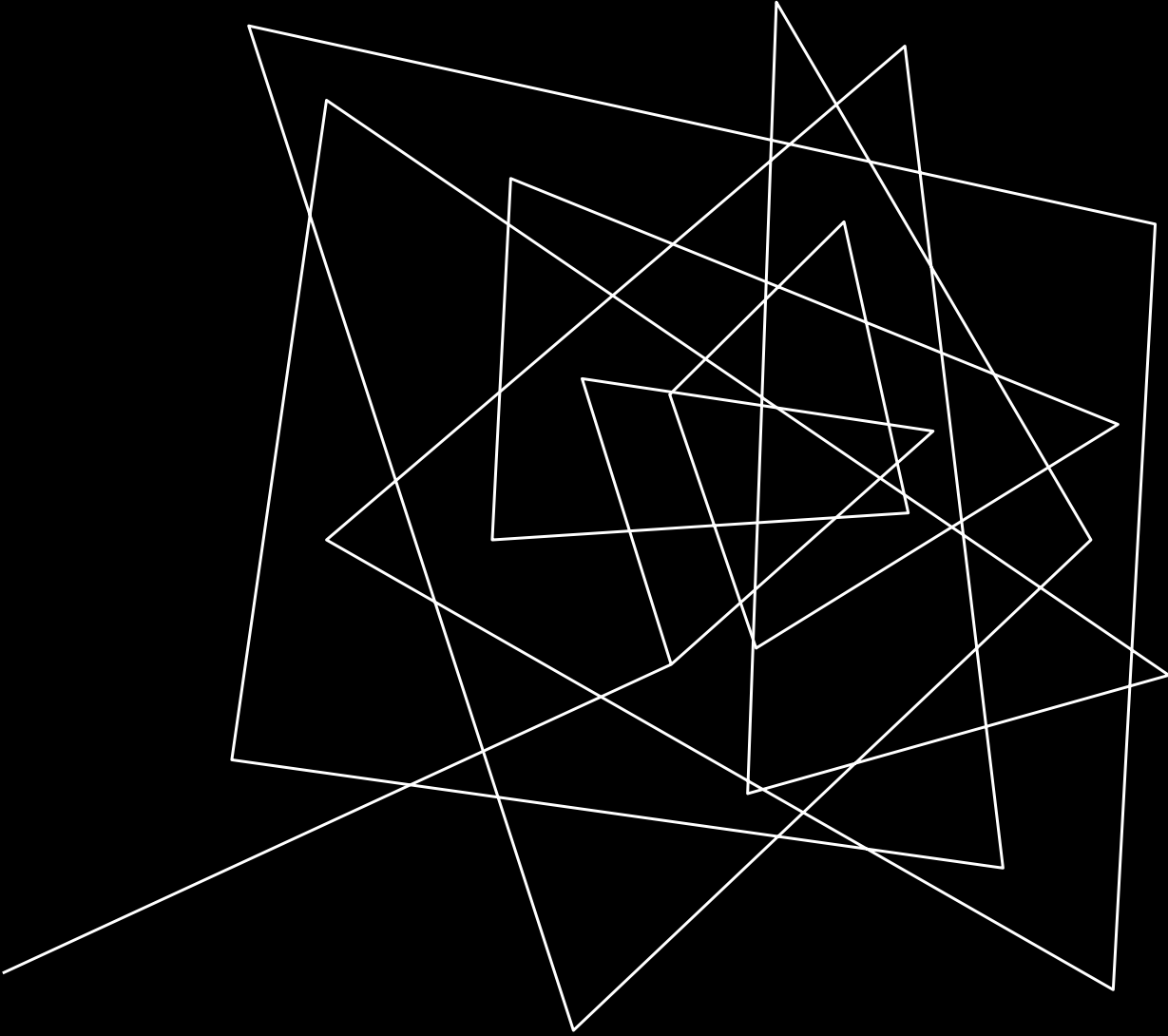
Preliminary Review

Assignment

CASE INTAKE

Sources:

- Mail [complaint form attachment]
- E-mail
- Fax
- DCA Portal
- Referral
- Applications
- Renewal
- Settlement Reports [attachment]

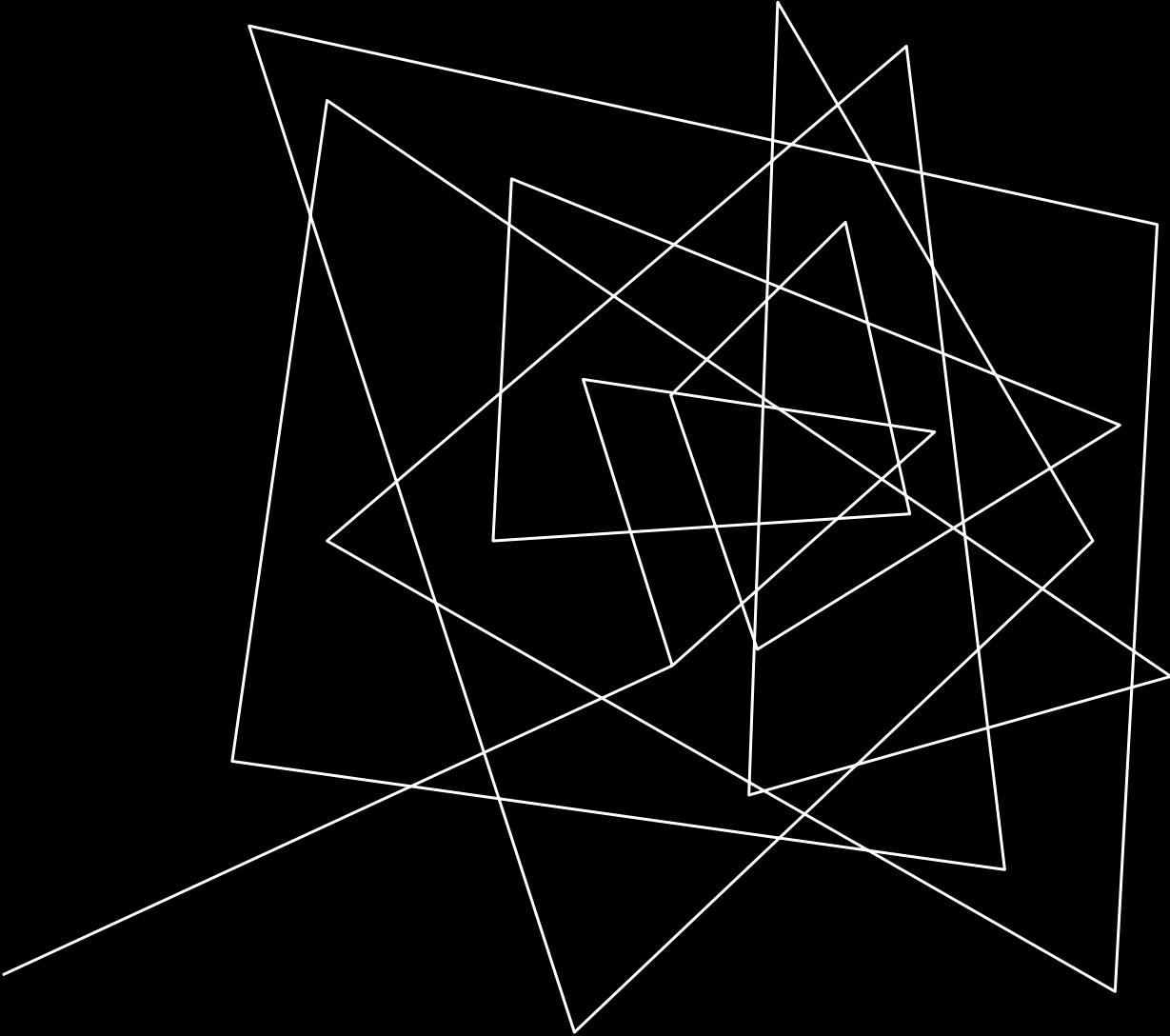


CASE INTAKE

Preliminary Review:

- Subject
 - Name
 - US physical address
 - Company Owner / BERF
- Complainant
 - Anonymous
 - Confidential
 - Clients
 - Building Officials
 - Architects
- Jurisdiction

Potential APA Violation





CASE INTAKE

Assignment:

- Advertising
- Unlicensed Practice
- Professional Misconduct
- Candidates
- Convictions
- Other Agency Discipline
- Settlement Reports

ANALYSIS

Identify Potential Violations

Collect Documents

Further Investigation

Penalty Considerations

ANALYSIS

Identify Potential Violations:

- Architects Practice Act
- [attachment – elements]

Collect Documents:

- A/S Contract
- Design Plans
- Communications
- Invoices
- Court Docs
- Subject Response

ANALYSIS

Further Investigation:

- Interviews
- SME Opinion

ANALYSIS

Penalty Considerations:

- Consumer Harm
- Aggravation/Mitigation [see F.5 CCR 152]
- Cooperation



ENFORCEMENT ACTIONS

Closure Codes

Citations

Discipline / Denial

ENFORCEMENT ACTIONS

Closure Codes

CC16 – No Violation

CC17 – Insufficient
Evidence

CC26 – Cease/Desist
Compliant

CC33 – No Jurisdiction

CC34 – Letter of
Advisement

CCIT – Citation

CRRD - Discipline

Citations

- Findings of Fact

- Service

- Informal
Conference

- Administrative
Hearing

- Superior Court
Writ

Discipline / Denial

- Referral to DAG

- Accusation / SOI

- Service

- Settlement

- Administrative
Hearing

- Superior Court Writ



ENFORCEMENT OUTCOMES

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Informational Bulletins
Professional Outreach

Elements of Architects Practice Act Violations

Advertising [BPC 5536(a), (5536.5 if under state of emergency)]

1. Person not licensed
2. Uses any term confusingly similar to the word architect
3. Or advertises or puts out any device that might indicate to the public that he or she
 - a. is an architect,
 - b. is qualified to engage in the practice of architecture*, or
 - c. is an architectural designer.

Business Name [BPC 5536(a), CCR 134]

1. Any person
2. Uses a business name that includes as part of its title or description of services the term "architect" or a confusingly similar variation, and
3. An architect is not an owner, part-owner, officer or employee of the business and in management control of all the architectural services offered

Unlicensed Practice [BPC 5536(a), 5536.1(c), (5536.5 if under state of emergency)]

1. Person not licensed
2. Practices architecture* (non-exempt per BPC 5537, CCR 153)
3. Or Prepares plans, specifications, or instruments of service for any non-exempt building
4. Or uses the stamp of a licensed architect
5. Or affixes a stamp or seal that
 - i. Bears the legend "State of California"
 - ii. or words or symbols that represent or imply that the person is licensed

Signature and Stamp on Plans [BPC 5536.1(a)]

1. Any person
2. Prepares plans or is in responsible control over preparing plans for others, and
3. Fails to sign those plans, specifications, and instruments of service and all contracts therefor.
 - a. If licensed, must also affix their stamp as described in CCR 136
 - b. Does not apply to employees of a licensed person within the course of their work

Written Contract [BPC 5536.22]

1. An architect
2. Fails to use a written contract to provide professional services
 - a. Executed by the architect and the client,
 - b. Prior to commencing work unless waived in writing, and
 - c. Including items 1-8

Use of Architect's Instruments of Service [BPC 5536.4(a)]

1. Any person
2. Uses an architect's instruments of service
3. Without written consent

Withholding Consent [BPC 5536.4(b)]

1. An architect
2. Unreasonably withholds consent to use instruments of service
(Not: client failure to pay or breach of contract)

Mailing Address / Business Entity [BPC 5558]

1. Holder of a license
2. Fails to file current mailing address, or
3. Business entity through which they provide architectural services

Conviction of Certain Crimes [BPC 5577]

1. An architect
2. Convicted of a crime substantially related to the qualifications, functions, and duties of an architect per CCR 110

Fraud in Obtaining License [BPC 5579]

1. Holder of a license
2. Obtains license by fraud or misrepresentation
(Fraud = deception intended to result in financial or personal gain)
(Misrepresentation = giving a false or misleading account of the nature of something)

Impersonation [BPC 5580]

1. Holder of a license
2. Impersonates an architect or former architect of the same or similar name
3. Or practices under an assumed name

Aiding Unlawful Practice [BPC 5582]

1. Holder of a license
2. Aids or Abets in the practice of architecture (by signing any instrument of service** prepared by an unauthorized person per CCR 151)
3. Any person not authorized to practice

Signing Other's Plans [BPC 5582.1(a)]

1. Holder of a license
2. Signs plans not prepared by them or under their responsible control per CCR 151

Permitting Misuse of Name [BPC 5582.1(b)]

1. Holder of a license
2. Permits his or her name to be used
3. For the purpose of evading provisions of the Act

Fraud in Practice [BPC 5583]

1. Holder of a license
2. Guilty of fraud or deceit
(Fraud = deception intended to result in financial or personal gain)
(Deceit = concealing or misrepresenting the truth)
3. In the practice of architecture

Negligence [BPC 5584, CCR 160(b)]

1. Holder of a license
2. Guilty of negligence in the practice of architecture: (Failure to apply the technical knowledge and skill which is ordinarily applied by architects of good standing, practicing in this state under similar circumstances and conditions, CCR 160(b)(1))

Willful Misconduct [BPC 5584, CCR 150]

1. Holder of a license
2. Guilty of willful misconduct in the practice of architecture
 - a. Breach of contract together with failure to inform the client of the breach (CCR 150)

Incompetency [BPC 5585, CCR 160(a)]

1. Holder of a license or those engaged as consultants
2. Not qualified by education, training, and experience in the specific technical areas involved. (CCR 160(a)(1))
3. Lack of knowledge, or designing in violation of all applicable building laws, codes, and regulations (CCR 160(a)(2))

Recklessness [BPC 5585]

1. Holder of a license
2. Guilty of recklessness in the practice of architecture: (Recklessness = Conduct that is short of actual intent to cause harm, but greater than simple negligence)

Disciplinary Action by another Public Agency [BPC 5586]

1. Holder of a license
2. Fails to report disciplinary action taken by any public agency
3. For an act substantially related to practice of architecture per CCR 110

Failure to Report Settlement [BPC 5588]

1. A licensee
2. Knows of a judgment, settlement, or arbitration award against them
3. In a civil or administrative action (with a docket number)
4. alleging fraud, deceit, negligence, incompetence, or recklessness in the practice of architecture
5. in an amount of \$5,000 or greater, and
6. fails to report it or respond to the Board within 30 days

CE Audit – Failure to complete [BPC 5600.05]

1. A licensee
2. Fails to complete required CE coursework prior to renewal
(5 hours ADA and 5 hours ZNCD within previous two years)
3. Or fails to maintain/provide documentation upon Board audit;
4. Or provide false or misleading information related to CE requirements

Architectural Corporation Requirements [BPC 5610.2]

1. A licensee
2. Assists in violation of the Moscone-Knox Professional Corporation Act

Rules of Professional Conduct [CCR 160] – for licensees

1. Competence
2. Standard of Care
3. Timely Response to Board
4. Conflict of Interest
 - a. Failure to disclose substantial interests
 - b. Accepting payment from suppliers
 - c. Business under their inspection
 - d. Impartial interpretation of construction contracts
5. Full Disclosure
 - a. Accurate representation of qualifications and scope of responsibility
 - b. Accurate response and report regarding candidate recommendations
6. Copyright infringement
 - a. Found by court
7. Informed Consent
 - a. Failure to inform client before materially altering the scope or objective of a project

[***The practice of architecture** within the meaning and intent of this chapter is defined as offering or performing, or being in responsible control of, professional services which require the skills of an architect in the planning of sites, and the design, in whole or in part, of buildings, or groups of buildings and structures. BPC5500.1(a)]

[** **“Instruments of Service”** are defined as representations of creative work performed by the Architect and the Architect’s consultants. AIA A201-2007 General Conditions]

Potential Actions

Any violation of the Act by a license holder can be grounds for discipline [BPC 5578]

Any violation of the Act or its regulations can result in citation and fine [CCR 152(a)]

Licensees pursuant to BPC 125.9

Unlicensed pursuant to BPC 148

Recommended Penalties

Factors to be Considered

In determining whether revocation, suspension, or probation is to be recommended in a given case, factors such as the following should be considered:

1. Nature and severity of the act(s), offense(s), or crime(s) under consideration.
2. Actual or potential harm to any consumer, client, or the general public.
3. Prior disciplinary record.
4. Number and/or variety of current violations.
5. Aggravating evidence.
6. Mitigating evidence.
7. Evidence, if any, of rehabilitation submitted by the respondent.
8. Time passed since the act(s) or offense(s) occurred.
9. Any financial benefit to the respondent from his or her misconduct.
10. Whether or not the respondent cooperated with the Board's investigation, other law enforcement or regulatory agencies, and/or the injured parties.
11. Recognition by the respondent of his or her wrongdoing and demonstration of corrective action to prevent recurrence.

Citations and Fines

The Board may issue a citation in accordance with CCR 152, as an alternate means to address relatively minor violations not necessarily warranting discipline, or in accordance with BPC 148, against an unlicensed person.

Citations that include an assessment of an administrative fine are classified according to the nature of the violation as follows:

Class "A" violations are violations that involve an unlicensed person who has violated Business and Professions Code section 5536, 5536.1, 5536.4 or 5536.5, \$750 - \$2,500 for each and every violation.

Class "B" violations are violations that involve a person who, while engaged in the practice of architecture, has caused physical damage or monetary damage, or a person who has committed a class "C" violation and has one or more prior, separate class "C" violations. \$1,000 - \$2,500 for each and every violation.

Class "C" violations are violations that involve a person who, while engaged in the practice of architecture, has not caused injury or damage. \$250 - \$1,000 for each and every violation.

Notwithstanding the administrative fine amounts listed above, a citation may include a fine between \$2,501 and \$5,000 if one or more of the following circumstances apply:

- The citation involves a violation that has an immediate relationship to the health and safety of another person.
- The cited person has a history of two or more prior citations of the same or similar violations.
- The citation involves multiple violations that demonstrate a willful disregard of the law.
- The citation involves a violation or violations perpetrated against a senior citizen or disabled person.



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DIVISION 3. PROFESSIONS AND VOCATIONS GENERALLY [5000 - 9998.11] (*Heading of Division 3 added by Stats. 1939, Ch. 30.*)

CHAPTER 3. Architecture [5500 - 5610.7] (*Chapter 3 added by Stats. 1939, Ch. 33.*)

ARTICLE 5. Disciplinary Proceedings [5560 - 5590] (*Article 5 added by Stats. 1941, Ch. 831.*)

5584. The fact that, in the practice of architecture, the holder of a license has been guilty of negligence or willful misconduct constitutes a ground for disciplinary action.

(*Amended by Stats. 1985, Ch. 1223, Sec. 33.*)

[Home Table of Contents](#)**§ 150. Willful Misconduct.**

16 CA ADC § 150

Barclays Official California Code of Regulations

Barclays California Code of Regulations
Title 16. Professional and Vocational Regulations
Division 2. California Architects Board (Refs & Annos)
Article 8. Disciplinary Proceedings

16 CCR § 150

§ 150. Willful Misconduct.[Currentness](#)

Willful misconduct includes the violation by an architect of a provision of the agreement with a client if:

- (1) the architect has full knowledge that the conduct or omission is a violation of the agreement, and
- (2) the architect has made no reasonable effort to inform the client of the conduct or omission.

Credits

NOTE: Authority cited: Section 5526, Business and Professions Code. Reference: Section 5584, Business and Professions Code.

HISTORY

1. New Article 8 (Sections 150 and 151) filed 7-3-80; effective thirtieth day thereafter (Register 80, No. 27).
2. Amendment filed 3-22-83; effective thirtieth day thereafter (Register 83, No. 13).

This database is current through 4/18/25 Register 2025, No. 16.

Cal. Admin. Code tit. 16, § 150, 16 CA ADC § 150

END OF DOCUMENT

[Home Table of Contents](#)

§ 160. Rules of Professional Conduct.

16 CAADC § 160

Barclays Official California Code of Regulations

Barclays California Code of Regulations
Title 16. Professional and Vocational Regulations
Division 2. California Architects Board (Refs & Annos)
Article 9. Professional Conduct

16 CCR § 160

§ 160. Rules of Professional Conduct.

[Currentness](#)

A violation of any rule of professional conduct in the practice of architecture constitutes a ground for disciplinary action. Every person who holds a license issued by the Board shall comply with the following:

(a) Competence:

- (1) An architect shall undertake to perform professional services only when the architect, together with those whom the architect may engage as consultants, are qualified by education, training, and experience in the specific technical areas involved.
- (2) In designing a project, an architect shall have knowledge of all applicable building laws, codes, and regulations. An architect may obtain the advice of other professionals (e.g., attorneys, engineers, and other qualified persons) as to the intent and meaning of such laws, codes, and regulations and shall not knowingly design a project in violation of such laws, codes and regulations.

(b) Standard of Care:

- (1) When practicing architecture, an architect shall act with reasonable care and competence, and shall apply the technical knowledge and skill which is ordinarily applied by architects of good standing, practicing in this state under similar circumstances and conditions.

(c) Timely Response to Board:

- (1) Whenever the Board is conducting an investigation, an architect or a candidate for licensure shall respond to the Board's requests for information and/or evidence within 30 days of the date mailed to or personally delivered on the architect or a candidate for licensure.

(d) Conflict of Interest:

- (1) An architect shall not accept compensation for services from more than one party on a project unless the circumstances are fully disclosed to and agreed to (such disclosure and agreement to be in writing) by all such parties.
- (2) If an architect has any business association or financial interest which is substantial enough to influence the architect's judgment in connection with the performance of professional services, the architect shall fully disclose in writing to their client(s) or employer(s) the nature of the business association or financial interest. If the client(s) or employer(s) object(s) to such association or financial interest, the architect shall either terminate such association or interest or offer to give up the project or employment.
- (3) An architect shall not solicit or accept payments, rebates, refunds, or commissions whether in the form of money or otherwise from material or equipment suppliers in return for specifying their products to a client of the architect.
- (4) An architect shall not engage in a business or activity outside the architect's capacity as an officer, employee, appointee, or agent of a governmental agency knowing that the business or activity may later be subject, directly or indirectly to the control, inspection, review, audit, or enforcement by the architect.
- (5) When acting as the interpreter of construction contract documents and the judge of construction contract performance, an architect shall endeavor to secure faithful performance of all parties to the construction contract and shall not show partiality to

any party.

(e) Full Disclosure:

(1) An architect shall accurately represent to a prospective or existing client or employer the architect's qualifications and the scope of the architect's responsibility in connection with projects or services for which the architect is claiming credit.

(2) An architect shall respond in writing within 30 days to any request from the Board for information solicited in connection with a candidate's application for a license to practice architecture. When providing information in connection with a candidate's application for a license to practice architecture, an architect shall accurately report the candidate's training or experience for the period of time that the architect had direct supervision of the candidate.

(f) Copyright Infringement:

(1) An architect shall not have been found by a court to have infringed upon the copyrighted works of other architects or design professionals.

(g) Informed Consent:

(1) An architect shall not materially alter the scope or objective of a project without first fully informing the client and obtaining the consent of the client in writing.

Credits

NOTE: Authority cited: Section 5526, Business and Professions Code. Reference: Sections 5526 and 5578, Business and Professions Code.

HISTORY

1. New article 9 (section 160) and section filed 1-13-98; operative 2-12-98 (Register 98, No. 3).
2. New subsections (c)(4) and (e) filed 6-2-99; operative 7-2-99 (Register 99, No. 23).
3. New subsections (b)(2) and (c)(5), amendment of subsection (d)(2) and new subsections (f)-(f)(1) filed 7-12-2007; operative 8-11-2007 (Register 2007, No. 28).
4. Change without regulatory effect amending section filed 11-4-2021 pursuant to section 100, title 1, California Code of Regulations (Register 2021, No. 45).

This database is current through 4/18/25 Register 2025, No. 16.

Cal. Admin. Code tit. 16, § 160, 16 CA ADC § 160

END OF DOCUMENT

600. Standard of Care

[A/An] [insert type of professional] is negligent if [he/she/nonbinary pronoun] fails to use the skill and care that a reasonably careful [insert type of professional] would have used in similar circumstances. This level of skill, knowledge, and care is sometimes referred to as “the standard of care.”

[You must determine the level of skill and care that a reasonably careful [insert type of professional] would use in similar circumstances based only on the testimony of the expert witnesses[, including [name of defendant],] who have testified in this case.]

New September 2003; Revised October 2004, December 2007, May 2020

Directions for Use

Use this instruction for all professional negligence cases other than professional medical negligence, for which CACI No. 501, *Standard of Care for Health Care Professionals*, should be used. See CACI No. 400, *Negligence—Essential Factual Elements*, for an instruction on the plaintiff’s burden of proof. The word “legal” or “professional” should be added before the word “negligence” in the first paragraph of CACI No. 400. (See *Sources and Authority* following CACI No. 500, *Medical Negligence—Essential Factual Elements*.)

Read the second paragraph if the standard of care must be established by expert testimony.

See CACI Nos. 219–221 on evaluating the credibility of expert witnesses.

If the defendant is a specialist in a field, this instruction should be modified to reflect that the defendant is held to the standard of care of a specialist. (*Wright v. Williams* (1975) 47 Cal.App.3d 802, 810 [121 Cal.Rptr. 194].) The standard of care for claims related to a specialist’s expertise is determined by expert testimony. (*Id.* at pp. 810–811.)

Whether an attorney-client relationship exists is a question of law. (*Responsible Citizens v. Superior Court* (1993) 16 Cal.App.4th 1717, 1733 [20 Cal.Rptr.2d 756].)

If the evidence bearing upon this decision is in conflict, preliminary factual determinations are necessary. (*Ibid.*) Special instructions may need to be crafted for that purpose.

Sources and Authority

- “The elements of a cause of action in tort for professional negligence are (1) the duty of the professional to use such skill, prudence, and diligence as other members of his profession commonly possess and exercise; (2) a breach of that duty; (3) a proximate causal connection between the negligent conduct and the resulting injury; and (4) actual loss or damage resulting from the professional’s

negligence.” (*Budd v. Nixen* (1971) 6 Cal.3d 195, 200 [98 Cal.Rptr. 849, 491 P.2d 433].)

- “Plaintiffs’ argument that CACI No. 600 altered their burden of proof is misguided in that it assumes that a ‘professional’ standard of care is inherently different than the standard in ordinary negligence cases. It is not. ‘With respect to professionals, their specialized education and training do not serve to impose an increased duty of care but rather are considered additional “circumstances” relevant to an overall assessment of what constitutes “ordinary prudence” in a particular situation.’ ‘Since the standard of care remains constant in terms of “ordinary prudence,” it is clear that denominating a cause of action as one for “professional negligence” does not transmute its underlying character. For substantive purposes, it merely serves to establish the basis by which “ordinary prudence” will be calculated and the defendant’s conduct evaluated.’ ” (*LAOSD Asbestos Cases* (2016) 5 Cal.App.5th 1022, 1050 [211 Cal.Rptr.3d 261], internal citation omitted.)
- “ ‘In addressing breach of duty, “the crucial inquiry is whether [the attorney’s] advice was so legally deficient when it was given that he [or she] may be found to have failed to use ‘such skill, prudence, and diligence as lawyers of ordinary skill and capacity commonly possess and exercise in the performance of the tasks which they undertake.’ . . . ” ’ ” (*Blanks v. Seyfarth Shaw LLP* (2009) 171 Cal.App.4th 336, 357 [89 Cal.Rptr.3d 710].)
- “[I]f the allegedly negligent conduct does not cause damage, it generates no cause of action in tort.” (*Moua v. Pittullo, Howington, Barker, Abernathy, LLP* (2014) 228 Cal.App.4th 107, 112–113 [174 Cal.Rptr.3d 662].)
- “[T]he issue of negligence in a legal malpractice case is ordinarily an issue of fact.” (*Blanks, supra*, 171 Cal.App.4th at p. 376.)
- “ ‘[T]he requirement that the plaintiff prove causation should not be confused with the method or means of doing so. Phrases such as “trial within a trial,” “case within a case,” . . . and “better deal” scenario describe methods of proving causation, not the causation requirement itself or the test for determining whether causation has been established.’ ” (*Knutson v. Foster* (2018) 25 Cal.App.5th 1075, 1091 [236 Cal.Rptr.3d 473].)
- “Plaintiffs argue that ‘laying pipe is not a “profession.” ’ However, case law, statutes, and secondary sources suggest that the scope of those held to a ‘professional’ standard of care—a standard of care similar to others in their profession, as opposed to that of a ‘reasonable person’—is broad enough to encompass a wide range of specialized skills. As a general matter, ‘[t]hose undertaking to render expert services in the practice of a profession or trade are required to have and apply the skill, knowledge and competence ordinarily possessed by their fellow practitioners under similar circumstances, and failure to do so subjects them to liability for negligence.’ ” (*LAOSD Asbestos Cases, supra*, 5 Cal.App.5th at p. 1050.)
- “It is well settled that an attorney is liable for malpractice when his negligent

investigation, advice, or conduct of the client's affairs results in loss of the client's meritorious claim." (*Gutierrez v. Mofd* (1985) 39 Cal.3d 892, 900 [218 Cal.Rptr. 313, 705 P.2d 886].)

- "[A] lawyer holding himself out to the public and the profession as specializing in an area of the law must exercise the skill, prudence, and diligence exercised by other specialists of ordinary skill and capacity specializing in the same field." (*Wright, supra*, 47 Cal.App.3d at p. 810.)
- "To establish a [professional] malpractice claim, a plaintiff is required to present expert testimony establishing the appropriate standard of care in the relevant community. 'Standard of care " "is a matter peculiarly within the knowledge of experts; it presents the basic issue in a malpractice action and can only be proved by their testimony [citations] "' [Citation.]' " (*Quigley v. McClellan* (2013) 214 Cal.App.4th 1276, 1283 [154 Cal.Rptr.3d 719], internal citations omitted.)
- "California law does not require an expert witness to prove professional malpractice in all circumstances. 'In professional malpractice cases, expert opinion testimony is required to prove or disprove that the defendant performed in accordance with the prevailing standard of care [citation], except in cases where the negligence is obvious to laymen.' " (*Ryan v. Real Estate of the Pacific, Inc.* (2019) 32 Cal.App.5th 637, 644–645 [244 Cal.Rptr.3d 129].)
- "Where . . . the malpractice action is brought against an attorney holding himself out as a legal specialist and the claim against him is related to his expertise as such, then only a person knowledgeable in the specialty can define the applicable duty of care and opine whether it was met." (*Wright, supra*, 47 Cal.App.3d at pp. 810–811, footnote and internal citations omitted.)
- "The standard is that of members of the profession 'in the same or a similar locality under similar circumstances' The duty encompasses both a knowledge of law and an obligation of diligent research and informed judgment." (*Wright, supra*, 47 Cal.App.3d at p. 809, internal citations omitted; but see *Avivi v. Centro Medico Urgente Medical Center* (2008) 159 Cal.App.4th 463, 470–471 [71 Cal.Rptr.3d 707] [geographical location may be a factor to be considered, but by itself, does not provide a practical basis for measuring similar circumstances].)
- Failing to Act Competently. Rules of Professional Conduct, rule 3-110.

Secondary Sources

1 Witkin, California Procedure (5th ed. 2008) Attorneys, § 288

4 Witkin, California Procedure (5th ed. 2008) Pleadings, § 593

6 Witkin, Summary of California Law (11th ed. 2017) Torts, §§ 1124, 1125, 1128–1131

Vapnek, et al., California Practice Guide: Professional Responsibility, Ch. 1-A, *Sources Of Regulation Of Practice Of Law In California-Overview*, ¶ 1:39 (The Rutter Group)

Vapnek, et al., California Practice Guide: Professional Responsibility, Ch. 6-E, *Professional Liability*, ¶¶ 6:230–6:234 (The Rutter Group)

1 Levy et al., California Torts, Ch. 1, *Negligence: Duty and Breach*, § 1.31 (Matthew Bender)

3 Levy et al., California Torts, Ch. 30, *General Principles of Liability of Professionals*, §§ 30.12, 30.13, Ch. 32, *Liability of Attorneys*, § 32.13 (Matthew Bender)

7 California Forms of Pleading and Practice, Ch. 76, *Attorney Professional Liability*, §§ 76.50, 76.51 (Matthew Bender)

33 California Forms of Pleading and Practice, Ch. 380, *Negligence*, § 380.50 (Matthew Bender)

2A California Points and Authorities, Ch. 24A, *Attorneys at Law: Malpractice*, § 24A.20 et seq. (Matthew Bender)



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DIVISION 3. PROFESSIONS AND VOCATIONS GENERALLY [5000 - 9998.11] (*Heading of Division 3 added by Stats. 1939, Ch. 30.*)

CHAPTER 3. Architecture [5500 - 5610.7] (*Chapter 3 added by Stats. 1939, Ch. 33.*)

ARTICLE 5. Disciplinary Proceedings [5560 - 5590] (*Article 5 added by Stats. 1941, Ch. 831.*)

5578. The fact that the holder of a license is practicing in violation of the provisions of this chapter constitutes a ground for disciplinary action.

(*Amended by Stats. 1985, Ch. 1223, Sec. 27.*)

1 investigation of this project, the plans still needed to be revised based on LADBS's corrections
2 and the project had been on hold without any progress since March 1, 2022.

3 **FIRST CAUSE FOR DISCIPLINE**

4 **(Negligence)**

5 27. Respondent is subject to disciplinary action under Code sections 5560, 5578, and
6 5584, in conjunction with California Code of Regulations, title 16, section 160, subdivision
7 (b)(1), for negligence in that, with respect to the [REDACTED] [REDACTED] Project:

- 8 a. Respondent made repeated misstatements to his client [REDACTED] about the completion status
9 of the drawings.
- 10 b. Respondent delayed the project by taking an unreasonable amount of time to complete
11 the initial drawings and failing to timely respond to plan check corrections from
12 LADBS.

13 Complainant hereby incorporates paragraphs 17 through 26, above, as though set forth fully
14 herein.

15 **SECOND CAUSE FOR DISCIPLINE**

16 **(Willful Misconduct)**

17 28. Respondent is subject to disciplinary action under Code sections 5560, 5578, and
18 5584, in conjunction with California Code of Regulations, title 16, section 150, willful
19 misconduct in that, with respect to the [REDACTED] Project, Respondent abandoned the project
20 with pending plan check corrections until [REDACTED] [REDACTED] no permit approved. Complainant hereby
21 incorporates paragraphs 17 through 26, above, as though set forth fully herein.

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

28 ///

1 **THIRD CAUSE FOR DISCIPLINE**

2 **(Incompetence or Recklessness)**

3 29. Respondent is subject to disciplinary action under Code sections 5560 and 5585 for
4 incompetence or recklessness in that, with respect to the [REDACTED] Project,

- 5 a. Respondent repeatedly failed to provide a complete submittal of the plans to LADBS in
6 that his plans lacked drawings of the existing conditions, lacked specifications for storm
7 water, volatile organic compounds, plumbing fixture flow and green building code, and
8 lacked a building section drawing.
- 9 b. Respondent's drawings 4.1, 5.1, and 5.2 unnecessarily contained specifications for
10 sitework, concrete, structural metal, and framing, when the project was only composed
11 of superficial alterations to existing, already in place wood framing and concrete. These
12 specifications were inappropriate, redundant, and irrelevant, making them meaningless
13 and confusing.

14 Complainant hereby incorporates paragraphs 17 through 26, above, as though set forth fully
15 herein.

16 **FOURTH CAUSE FOR DISCIPLINE**

17 **(Contract Violations)**

18 30. Respondent is subject to disciplinary action under Code section 5578, in conjunction
19 with the following Code sections:

- 20 a. Section 5536.22, subdivision (a)(4), in that, with respect to Respondent's
21 contract for the W. 39th Street Project, he failed to include his license number.
- 22 b. Section 5536.22, subdivision (a)(8), in that, with respect to Respondent's
23 contract for the W. 39th Street Project, he failed to include a statement in at least 12-point type
24 that reads: "Architects are licensed and regulated by the California Architects Board located at
25 2420 Del Paso Road, Suite 105, Sacramento, CA 95834."

26 Complainant hereby incorporates paragraph 17, above, as though set forth fully herein.

27 ///

28 ///

H. Discussion of unlicensed practice issues and related enforcement authority

AGENDA ITEM H: UNLICENSED PRACTICE ISSUES

The Enforcement Unit will discuss recent investigations of advertising violations and unlicensed practice of architecture.

Attachment(s)

1. Examples of unlicensed advertising of architectural services.

From: Joshs Wofford <joshswoffordfe@gmail.com>
Sent: Wednesday, April 2, 2025 7:54 AM
To: mfm@appliedarts.net
Subject: Seals and Stamps your plan

Happy Day,

With services including Architectural seals and stamps for plans, as well as Professional Engineering (PE) work requiring any structural reports or drawings.

Architectural Seals and Stamps – Get your plans approved for any jurisdiction with our certified seals. Professional Engineering (PE) Seals and Stamps: For structural reports and drawings to meet compliance standards with the highest level of quality.

We hold both Architectural licenses and Professional Engineer (PE) licenses in several U.S. states, including FL, NY, NJ, PA, WY, TX, AZ, WA, AL, AR, CA, CO, CT, DE, DC, GA, HI, ID, IL, IA, KS, KY, LA, ME, MD, MA, MI, MN, MS, MO, MT, NV, NM, NC, OH, OK, RI, SC, TN, UT, VT, VA, WV, WI.

Share your plans with us and get a quotation. Thank you

Hope will wait to hear from you.

Kind Wishes,

Joshs Wofford
ArchiDrafts LLC

From: Mark Brown markbrownfe@gmail.com
Sent: Thursday, February 20, 2025 11:13 AM
To: doug@jhwarch.com
Subject: Architectural Assistance

Greetings of the day,

We provide you with dimensionally accurate Architectural Details, complete with all construction specifications, which are clear and legible to Contractors, Subcontractors and other Design Team members. Our dedicated team develop and produce the following type of Architectural Drawings as listed below:

- 1- Architectural Floor Plans/ Elevations
- 2- Architectural Site Plans
- 3- Cross-Sectional Drawings
- 4- Space Plan Layouts
- 5- Furniture Layout Plans
- 6- Reflected Ceiling Plans
- 7- Drawings For Landscaping Architects
- 8-3D Remodeling, Rendering
- 9- Interior & Exterior Design
- 10- Swimming Pool Design & Rendering
- 11- Schematic drawings of Electrical and Sanitation
- 12- Door and Window details schedules

We usually use CAD, ArchiCAD and REVIT to do all the drafting operations. It would be great if you can send us the sketches, dimensions of the project and any other details that you have so we will be able to prepare the complete permit plans. We are looking forward to great business relationships with you. Thank you

Looking forward to your Consideration.

Regards,

Mark Brown | Customer Success Team
Archi Drafts LLC

From: Robert Yukior robertyukior@gmail.com

Sent: Monday, November 18, 2024 4:53 AM

To: info@studioschicketanz.com; jim_matvichuk@compuserve.com; nadav@wired.com; info@jhwarch.com; kodie@mroycearchitecture.com

Subject: ARCHITECTURE ASSISTANCE

Hello,

We provide you with dimensionally accurate Architectural Details, complete with all construction specifications, which are clear and legible to Contractors, Subcontractors and other Design Team members. Our dedicated team develop and produce the following type of Architectural Drawings as listed below:

- 1- Architectural Floor Plans/ Elevations
- 2- Architectural Site Plans
- 3- Cross-Sectional Drawings
- 4- Space Plan Layouts
- 5- Furniture Layout Plans
- 6- Reflected Ceiling Plans
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- 9- Interior & Exterior Design
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Looking forward to your Consideration.

Regards,

Robert Yukior | Customer Success Specialist
US Archit LLC

From: David Koch <davidkochfe@gmail.com>
Sent: Thursday, March 14, 2024 11:11 AM
To: Wiley, Katie@DCA <Katie.Wiley@dca.ca.gov>
Subject: architectural proposal

Greetings,

We believe a lot of architects and designers are struggling to meet their deadlines due to a tremendous amount of workload and high paid in-house staff or the amendments of the current projects. We totally understand this and we already trust a number of architects around the United States. Below are few of our Top of the line services:

1. Architectural and Structural Drafting (Using AutoCad, Revit, Chief Architect, SketchUp, Autodesk and ArchiCad)
2. 3D Renderings (Ultra Realistic) (Interior/Exterior) (Elements according to the project budget and links to shop them)
3. Door and window details Schedule
4. Schematic Drawings of Electrical and Sanitation
5. BIM Modeling and Engineering Calculation

We stay with you until your project is completed or your permit is closed. We ensure that all contractors maintain a high standard of construction. We pride ourselves on repeat clients and referral for future projects.

Let me know if this is understandable and we are open to answer any questions and sharing our past work

Regards,

David Koch | Customer Success Team

US Archit LLC

From: Ronald Wanek <ronaldwanekfe@gmail.com>
Sent: Wednesday, January 4, 2023 7:15 AM
To: Wiley, Katie@DCA <Katie.Wiley@dca.ca.gov>
Subject: architecture drafting

WARNING: This message was sent from outside the CA Gov network. Do not open attachments unless you know the sender: ronaldwanekfe@gmail.com

Hi Good Day,

We believe a lot of architects and designers are struggling to meet their deadlines due to a tremendous amount of workload and high paid in-house staff or the amendments of the current projects. We totally understand this and we already trust a number of architects around the United States. Below are few of our Top of the line services:

1. Architectural and Structural Drafting (Using AutoCad, Revit and ArchiCad)
2. 3D Renderings (Ultra Realistic) (Interior/Exterior) (Elements according to the project budget and links to shop them)
3. Door and window details Schedule
4. Schematic Drawings of Electrical and Sanitation
5. BIM Modeling and Engineering Calculation

We stay with you until your project is completed or your permit is closed. We ensure that all contractors maintain a high standard of construction. That all finishes and details are completed, durable and working to our client's satisfaction. We pride ourselves on repeat clients and referral for future projects.

Let me know if this is understandable and we are open to answer any questions and sharing our past work

Regards,

Ronald Wanek | Customer Success Team

Archi Drafts LLC

Internet Platforms Supporting Unlicensed Advertising Violations

Yelp

Facebook

Instagram

LinkedIn

Houzz

clutch.co

Homeadvisor

Tiktok

Archinect

Nextdoor

X

Bluesky

craigslist

Thumbtack

Alignable

Bizapedia

BuildZoom

Indeed

Pinterest

BBB

MapQuest

YouTube

Yellow Pages

Riddell, Ryan@DCA

From: Bruno Bustos <BDRAFTINGNDESIGN@outlook.com>
Sent: Wednesday, February 19, 2025 10:28 AM
To: Riddell, Ryan@DCA
Subject: Fw: Message from Yelp HQ: 15414600

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Hello Ryan, here is the feedback from yelp. Please let me know if you have any questions.

Thank you.

Bruno
B drafting N design

From: Yelp HQ <feedback@yelp.com>
Sent: Tuesday, February 18, 2025 5:47:03 PM
To: bdraftingndesign@outlook.com <bdraftingndesign@outlook.com>
Subject: Message from Yelp HQ: 15414600

Hi there,

Thank you for reaching out about B Drafting N Design. Our moderators reviewed your business for category correction, and based on what you represent as your services on your website; we've chosen the best possible category for your business.

Here is your updated page : <https://www.yelp.com/biz/b-drafting-n-design-costa-mesa-2>

See you on Yelp!

Regards,

Andy
Yelp Support
San Francisco, California

Yelp Official Blog | <https://blog.yelp.com>
Yelp Support Center | <https://www.yelp-support.com>
Yelp for Business Owners | <https://biz.yelp.com>
Yelp for Business Support Center | <https://biz.yelp.com/support-center>

Riddell, Ryan@DCA

From: Yelp HQ <feedback@yelp.com>
Sent: Tuesday, February 18, 2025 3:15 PM
To: Riddell, Ryan@DCA
Subject: Message from Yelp HQ: 15392187

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Hi Ryan,

Thank you for your inquiry. Please note that Yelp business pages like the one you identify in your email are not advertisements. Yelp business pages exist for all eligible businesses, so that consumers can find and share helpful information about great local businesses. Any local business may be listed on Yelp without being an advertiser. You can read more about eligible businesses here: https://www.yelp-support.com/article/What-kinds-of-businesses-are-eligible-for-Yelp?l=en_US.

As to your questions, we enable users and business representatives to submit changes to business pages on Yelp, and our moderators evaluate those changes to ensure they meet our standards. In this case it appears that the "Architect" category for the business was submitted by a business user in 2022, but has been removed and is no longer a business category on the page.

As you may be aware, Yelp can have no liability under state law for such content provided by third parties. See 47 U.S.C. §230; *Kimzey v. Yelp*, 836 F.3d 1263 (9th Cir. 2016); *Westlake Legal Group v. Yelp*, 599 Fed. Appx. 481(4th Cir. 2015); *Hassell v. Bird*, 5 Cal. 5th 522 (2018), cert. denied sub nom., *Hassell v. Yelp, Inc.*, 2019 WL 271967 (Jan. 22, 2019); *Baldino's Lock & Key Serv. v. Google, Inc.*, 88 F. Supp. 3d 543 (E.D. Va. 2015) (refusing to impose liability on website for display of unlicensed businesses). Yelp also does not itself engage in the unlicensed practice of architecture or architectural design, or advertise itself as such, and so does not fall within the ambit of Cal. Bus. & Prof. Code sec. 5536(a).

Please contact us with any further questions, and we will be happy to address them.

Regards,

Beatrice
Yelp Support
San Francisco, California

Yelp Official Blog | <https://blog.yelp.com>
Yelp Support Center | <https://www.yelp-support.com>
Yelp for Business Owners | <https://biz.yelp.com>

I. Fire Victim Support (Southern California)

AGENDA ITEM I: DISCUSS FIRE VICTIM SUPPORT (SOUTHERN CALIFORNIA)

The Enforcement Unit will discuss recent efforts to identify advertising violations and unlicensed practice directed toward victims of the Palisades and other Southern California wildfires

Attachment(s)

1. Relevant statutes and regulations



California

LEGISLATIVE INFORMATION

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BUSINESS AND PROFESSIONS CODE - BPC

DIVISION 3. PROFESSIONS AND VOCATIONS GENERALLY [5000 - 9998.11] (*Heading of Division 3 added by Stats. 1939, Ch. 30.*)

CHAPTER 3. Architecture [5500 - 5610.7] (*Chapter 3 added by Stats. 1939, Ch. 33.*)

ARTICLE 3. Application of Chapter [5535 - 5538] (*Article 3 added by Stats. 1939, Ch. 33.*)

5536.5. Any person who violates subdivision (a) of Section 5536 in connection with the offer or performance of architectural services for the repair of damage to a residential or nonresidential structure caused by a natural disaster for which a state of emergency is proclaimed by the Governor pursuant to Section 8625 of the Government Code, or for which an emergency or major disaster is declared by the President of the United States, shall be punished by a fine up to ten thousand dollars (\$10,000), or by imprisonment pursuant to subdivision (h) of Section 1170 of the Penal Code for 16 months, or for two or three years, or by both the fine and imprisonment, or by a fine up to one thousand dollars (\$1,000), or by imprisonment in a county jail not exceeding one year, or by both the fine and imprisonment.

(*Amended by Stats. 2011, Ch. 15, Sec. 14. (AB 109) Effective April 4, 2011. Operative October 1, 2011, by Sec. 636 of Ch. 15, as amended by Stats. 2011, Ch. 39, Sec. 68.*)



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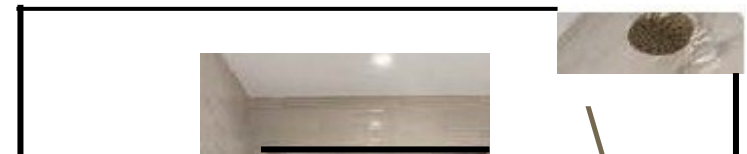


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t7 Suggest an edit

J



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Rebuilding Homes and Lives in Pacific Palisades, Malibu, and Beyond

PacificPalisadesHomeRebuilding. When wildfires strike, the devastation is overwhelming- but recovery and rebuilding don't have to be. At BuilderBoy, we understand the challenges faced by homeowners in Pacific Palisades, Malibu, Thousand Oaks and neighboring areas affected by wildfires. With 30 years of experience as trusted contractors, we are here to help you rebuild your home and restore your peace of mind. If you're in need of Los Angeles Fire Home Rebuilding Services, contact us today.





IDDC LLC

INTEGRATED DESIGN AND DEVELOPMENT CENTER LLC

Free Architectural Services For Wildfire Victims

Rebuilding Homes, Stronger Than Before

Get expert support rebuilding your home after wildfire. It's time to create a safe, sustainable future!

Our team offers **complimentary** designs for safer, eco-friendly homes. Together, we rebuild!

Ready to Get Started?

Contact us today for a free consultation. We're here to help your family rebuild stronger!

\. Contact Us

Website: iddcus.com

Email: info@iddcus.com

I Call: +1 (619) 888-0042

,,, Address: 8583 Irvine Center Dr.

#386, Irvine, CA 92618



#RebuildingTogether #WildfireRecovery #IDDCUS #StrongerTogether

Help Us Spread the Word!

Share this information with families who need help rebuilding. Let's support our community together.

Rebuild Stronger After Wildfires

We're here to help families and businesses recover and rebuild after wildfire disasters. We offer a wide range of services, from expert architectural consulting to tailored wildfire recovery solutions. We're committed to providing compassionate support and guidance, every step of the way.

•• by Behrang Forouzesh

Understanding Your Needs

Expertise

Our team understands the challenges of wildfire recovery.

Tailored Solutions

We'll create a custom plan to rebuild what matters most.

Efficient & Cost-Effective Rebuilding

Sustainable

We use eco-friendly materials to minimize environmental impact.

Fast

Efficient construction methods for a speedy rebuild.

Cost-Effective

Helping you stay within budget without compromising quality.

Rebuild Smarter, Not Just Bigger

- 1

Resilient Design

We integrate innovative features to protect your home from future fires.
- 2

Energy Efficient

Reducing your energy costs and carbon footprint.
- 3

Sustainable Practices

Creating a home that is both beautiful and environmentally responsible.

Ready to Rebuild? Let's Talk!

We're here to provide support and guidance every step of the way, from planning to completion. Contact us today for a free consultation and let's rebuild stronger together!

J. Adjournment

AGENDA ITEM J: ADJOURNMENT

Time: _____