

# HOUSE BILL 294

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(PRE-FILED)

1r1400  
CF SB 93

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By: **Delegate Williams**

Requested: October 30, 2020

Introduced and read first time: January 13, 2021

Assigned to: Economic Matters

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Committee Report: Favorable

House action: Adopted

Read second time: February 11, 2021

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## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Business Occupations and Professions – Architects – Scope of Licensure**

3 FOR the purpose of increasing the maximum estimated cost in labor and materials for the  
4 alteration of a certain existing building or structure for which a person is not  
5 required to employ a licensed architect under certain circumstances; altering the  
6 circumstances under which a person is not required to employ a licensed architect;  
7 making certain stylistic changes; making a conforming change; and generally  
8 relating to the scope of licensure for architects.

9 BY repealing and reenacting, without amendments,  
10 Article – Business Occupations and Professions  
11 Section 3–101(a), (b), and (l) and 3–103(a) and (e)  
12 Annotated Code of Maryland  
13 (2018 Replacement Volume and 2020 Supplement)

14 BY repealing and reenacting, with amendments,  
15 Article – Business Occupations and Professions  
16 Section 3–103(d)  
17 Annotated Code of Maryland  
18 (2018 Replacement Volume and 2020 Supplement)

19 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
20 That the Laws of Maryland read as follows:

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**EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.**

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



**Article – Business Occupations and Professions**

3–101.

(a) In this title the following words have the meanings indicated.

(b) “Architect” means an individual who practices architecture.

(1) “Practice architecture” means to provide any service or creative work:

(i) in regard to an addition to, alteration of, or construction of a building or an integral part of a building; and

(ii) that requires education, training, and experience in architecture.

(2) “Practice architecture” includes:

(i) architectural design and preparation of related documents;

(ii) consultation;

(iii) design coordination;

(iv) evaluation;

(v) investigation; and

(vi) planning.

3–103.

(a) Except as otherwise provided in this section, all architectural documents prepared in connection with the addition, alteration, construction, or design of a building, an integral part of a building, or a group of buildings which are intended for public use or residential use shall be signed, sealed, and dated by a licensed architect in accordance with § 3–501 of this title.

(d) (1) A person may not be required to employ a licensed architect in connection with the alteration or repair of an existing building or structure in a municipal corporation if the alteration or repair:

(i) **DOES NOT ADVERSELY AFFECT THE STRUCTURAL SYSTEM OF THE BUILDING, INCLUDING FOUNDATIONS, FOOTINGS, WALLS, FLOORS, ROOFS, BEARING PARTITIONS, BEAMS, COLUMNS, JOISTS, OR THE MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEMS; AND**

1                   **(II) 1. COMPLIES WITH THE MARYLAND REHABILITATION**  
2 **CODE AND does not exceed [\$5,000] \$25,000** in estimated costs, including labor and  
3 materials[;] **FOR ALTERATIONS OR REPAIRS LIMITED TO:**

4                   [(ii) is limited to:

5                   1.] **A. MINOR** interior alterations or **COSMETIC OR SIMILAR**  
6 repairs; **AND**

7                   [2. storefronts or facades;

8                   3.] **B. fixtures, cabinetwork or furniture; or**

9                   [4. exterior stairways, landings, decks, and ramps; and

10                   (iii) does not adversely affect the structural system of the building,  
11 including foundations, footings, walls, floors, roofs, bearing partitions, beams, columns,  
12 joists, or the mechanical, electrical, or plumbing systems.]

13                   **2. DOES NOT EXCEED \$10,000 IN ESTIMATED COSTS,**  
14 **INCLUDING LABOR AND MATERIALS, FOR ALTERATIONS OR REPAIRS LIMITED TO:**

15                   **A. STOREFRONTS, FACADES, OR SIMILAR**  
16 **REPLACEMENTS;**

17                   **B. EXTERIOR STAIRWAYS, LANDINGS, DECKS, OR RAMPS;**

18                   **C. JOISTS; OR**

19                   **D. A MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEM.**

20                   (2) Any work performed under this subsection shall be in compliance with  
21 the Americans with Disabilities Act and the Maryland Building Performance Standards set  
22 forth in Title 12, Subtitle 5 of the Public Safety Article.

23                   (3) The exclusion provided for in this subsection shall be used only once per  
24 building or structure in a 12-month period.

25                   (4) A building permit issued under this subsection:

26                   (i) shall contain an affidavit signed by the person who has  
27 submitted the permit stating that the repair or alteration is in compliance with this  
28 subsection; and

29                   (ii) may not be amended or revised in any way to cause the alteration

1 or repair to exceed [\$5,000] **THE MAXIMUM AMOUNT** in total costs **AUTHORIZED UNDER**  
2 **PARAGRAPH (1) OF THIS SUBSECTION**, including labor and materials.

3 (5) Any building permit issued under this subsection that contains  
4 technical submissions that fail to conform to the requirements of this subsection shall be  
5 invalid.

6 (e) Notwithstanding the provisions of subsection (d) of this section, a code official  
7 may require that architectural documents for alterations or repairs of existing buildings or  
8 structures be signed and sealed by a licensed architect if the code official determines that  
9 the signature and seal of a licensed architect is necessary to provide conformity with the  
10 Maryland Building Performance Standards or to otherwise provide for the health and  
11 safety of the public.

12 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
13 October 1, 2021.

Approved:

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Governor.

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Speaker of the House of Delegates.

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President of the Senate.