WHO WE ARE
The Nebraska Board of Engineers and Architects was created in 1937 to protect life, health and property and to promote the public welfare of Nebraska citizens and visitors. We license architects and professional engineers to ensure they are competent to practice and assist the public in determining if new buildings or renovations require the involvement of a licensee.

Our Board is comprised of four professional engineers, three architects, and one member of the public.

THE NEBRASKA ENGINEERS AND ARCHITECTS REGULATION ACT
The Nebraska Engineers and Architects Regulation Act contains the statutes that describe when licensees are required. Board Rules – Title 110 of the Nebraska Administrative Code – further clarify provisions of the E&A Act. Both the E&A Act and Board Rules can be found online at ea.nebraska.gov/ea-act. A handbook containing the E&A Act and Board Rules may be requested by emailing nbea.office@nebraska.gov.

COST OF NON-COMPLIANCE
Following the E&A Act can help you protect your property, protect persons on your property, and prevent damage or liability from improperly constructed buildings.

When the E&A Act is not followed, property owners and developers may be liable if a structure was in violation of the Act when built and subject to fines and civil penalties authorized by state statute.

CONTACTING US
This brochure is meant to be a helpful guide in determining if your project needs a licensed professional. However, our staff understands that navigating rules and regulations can be a daunting task. If you have any questions about exemptions, licensees, or making sure your project is compliant with Nebraska state laws, please call our office at 402-471-2021 and our staff will be able to assist you further.
**Architects and Professional Engineers are Required When Your Project Is Equal To or Greater Than:**

<table>
<thead>
<tr>
<th>Area (SQUARE FEET)</th>
<th>Occupancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,000</td>
<td>Assembly (A) Education (E)</td>
</tr>
<tr>
<td>2,000</td>
<td>Business (B) Detention (I-3) Mercantile (M) Personal Care (I-1)</td>
</tr>
<tr>
<td>3,000</td>
<td>Factory (F) Healthcare (I-2) Storage (S) Utility (U)</td>
</tr>
<tr>
<td>4,000</td>
<td>Residential (R-1, -2, -4)</td>
</tr>
<tr>
<td>5,000</td>
<td>Hazardous (H-5)</td>
</tr>
<tr>
<td>10,000</td>
<td>Single-Family, Duplex, Three-plex and Four-plex Residential</td>
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</tbody>
</table>

**Do I Need a Licensed Architect and/or a Professional Engineer on My Project?**

Nebraska state law requires that any building or structure that will exceed the square footages defined in the E&A Regulation Act and the Board’s Rules must be designed by an architect and/or professional engineer.

The determination of whether or not a licensed architect or professional engineer needs to be involved is based on two predominant factors:

1. the area in square feet that the project affects, and;
2. the project Occupancy Classification according to the state building code (N.R.S. § 71-6403).

These factors are specifically described in Neb. Rev. Stat. § 81-3449 and § 81-3453, and Board Rule 10.3.

**Do I Have to Check if County and/or City Building Codes Apply?**

Yes. Counties and cities have the authority to adopt local building codes. Before building or remodeling, check with local officials to ensure your project is compliant with any local requirements.

**What Is Occupancy Classification?**

Occupancy Classification categorizes structures based on their primary usage, such as a home’s main purpose is residential or a hospital’s main purpose is healthcare.

Knowing a project’s Occupancy Classification is a vital first step toward determining if an architect or professional engineer is required. If you know a structure’s classification, the chart to the left can be helpful in determining if you require a license.

If a structure contains more than one Occupancy Classification, use the most restrictive occupancy for determining if a licensee must be involved.

**Are Architects & Engineers Interchangeable?**

While much of what architects and professional engineers produce may at times look similar (such as creating plans, designs, drawings, and technical submissions), the practices of architecture and engineering are separate and distinct.

**Do Agricultural Buildings Require a Licensee?**

Agricultural buildings, including barns, silos, sheds, or housing for farm equipment and machinery, livestock, poultry, or storage, if the structures are designed to be occupied by no more than twenty persons.

**Can an Organization Offer Both Construction Services & Engineering/Architectural Services?**

An organization may offer or provide engineering and/or architectural services combined with construction services following the conditions set forth in N.R.S. § 81-3436.01 and Board Rule 7.4. The architect and/or professional engineer must participate substantially in aspects of the services which involve architectural and/or engineering services, respectively.