

# Nebraska Board of Engineers and Architects

Allyson Bennett, Public Information Officer

March 27, 2024



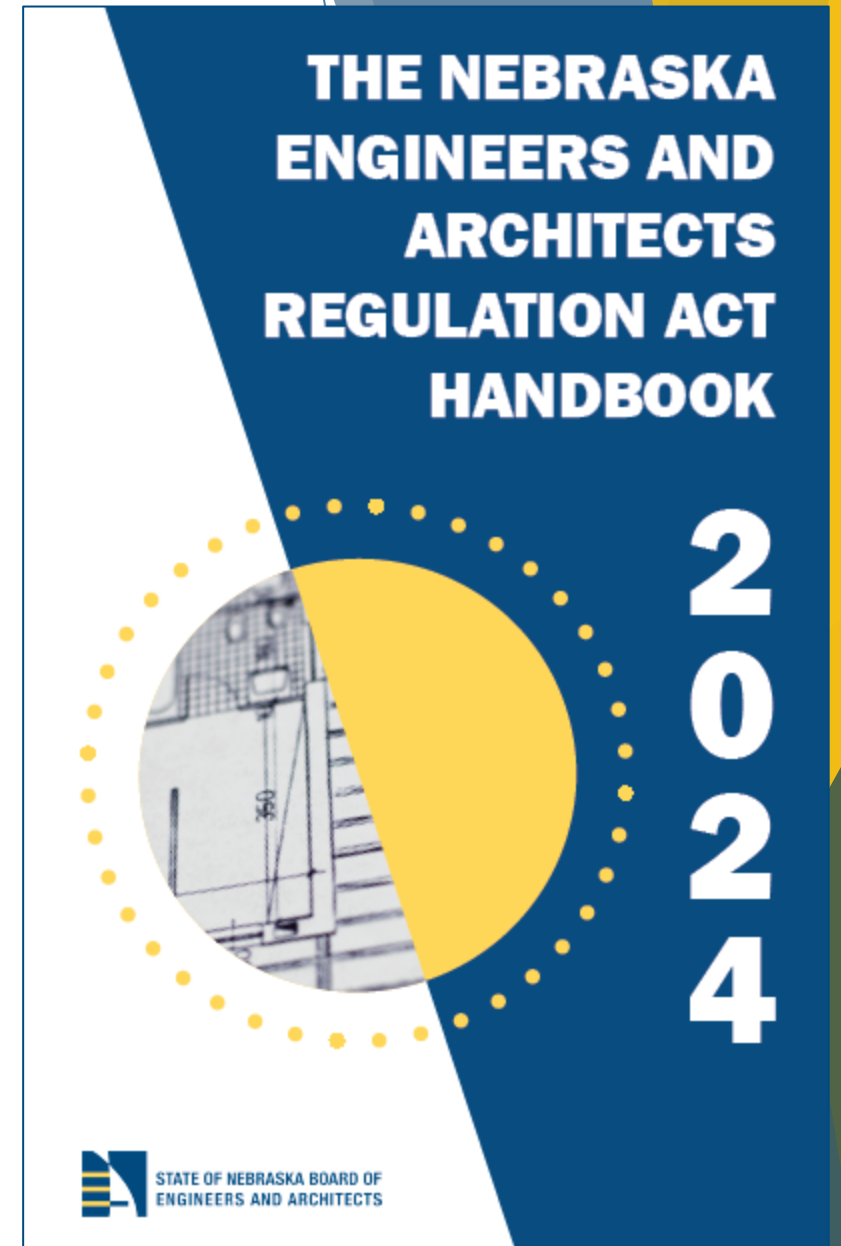
STATE OF NEBRASKA BOARD OF  
ENGINEERS AND ARCHITECTS

# Who We Are

The Nebraska Board of Engineers and Architects has served the citizens of Nebraska since 1937 by overseeing the laws and rules governing the practice of engineering and architecture in the state in order to safeguard life, health, property and promote the public welfare.

# The Nebraska Engineers and Architects Regulation Act

The Nebraska Engineers and Architects Regulation Act contains the statutes and regulations that must be adhered to by the public and licensees.



# Current Board Members



Jason Suelter



Brian Kelly



Bruce Dvorak



Lenora Isom



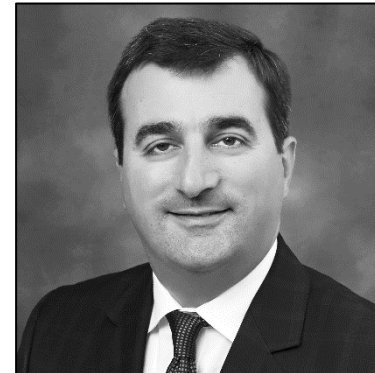
Jan Bostelman



Brett Foley



Alan Wedige



Daniel Thiele

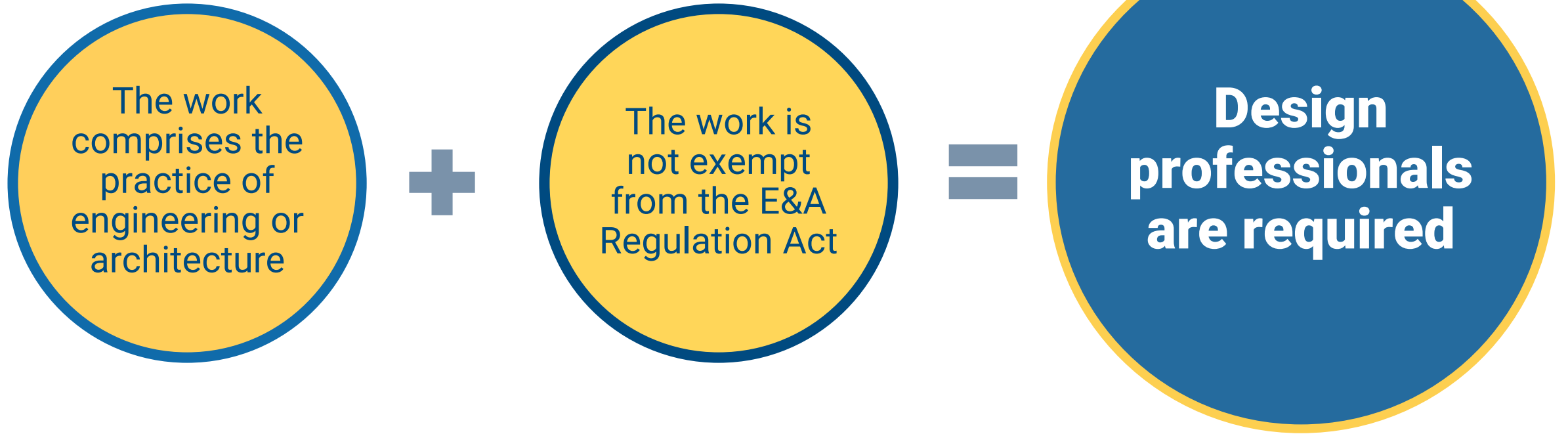
# Two Primary Missions

1. Ensuring that architects and professional engineers are qualified to practice
2. Enforcing the Act

**When are architects or  
professional engineers  
required on a project?**

The background features a series of overlapping, semi-transparent geometric shapes in various shades of blue and yellow, creating a modern, abstract design on the right side of the slide.

# When is a Design Professional required on a project?



# Practice of Architecture

Neb. Rev. Stat. § 81-3420(1)

Providing or offering to provide design services in connection with the construction, enlargement, or alteration of a building or group of buildings and the space within and surrounding the buildings.



# Practice of Engineering

Neb. Rev. Stat. § 81-3421(1)

Any service or creative work that requires engineering education, training, and experience in the application of special knowledge of the mathematical, physical, and engineering sciences.

# Are architects and 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.



# When is a Design Professional required on a project?



# **Exemptions and Occupancy Classifications**



# 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.

# Exemptions – Occupancy Classification

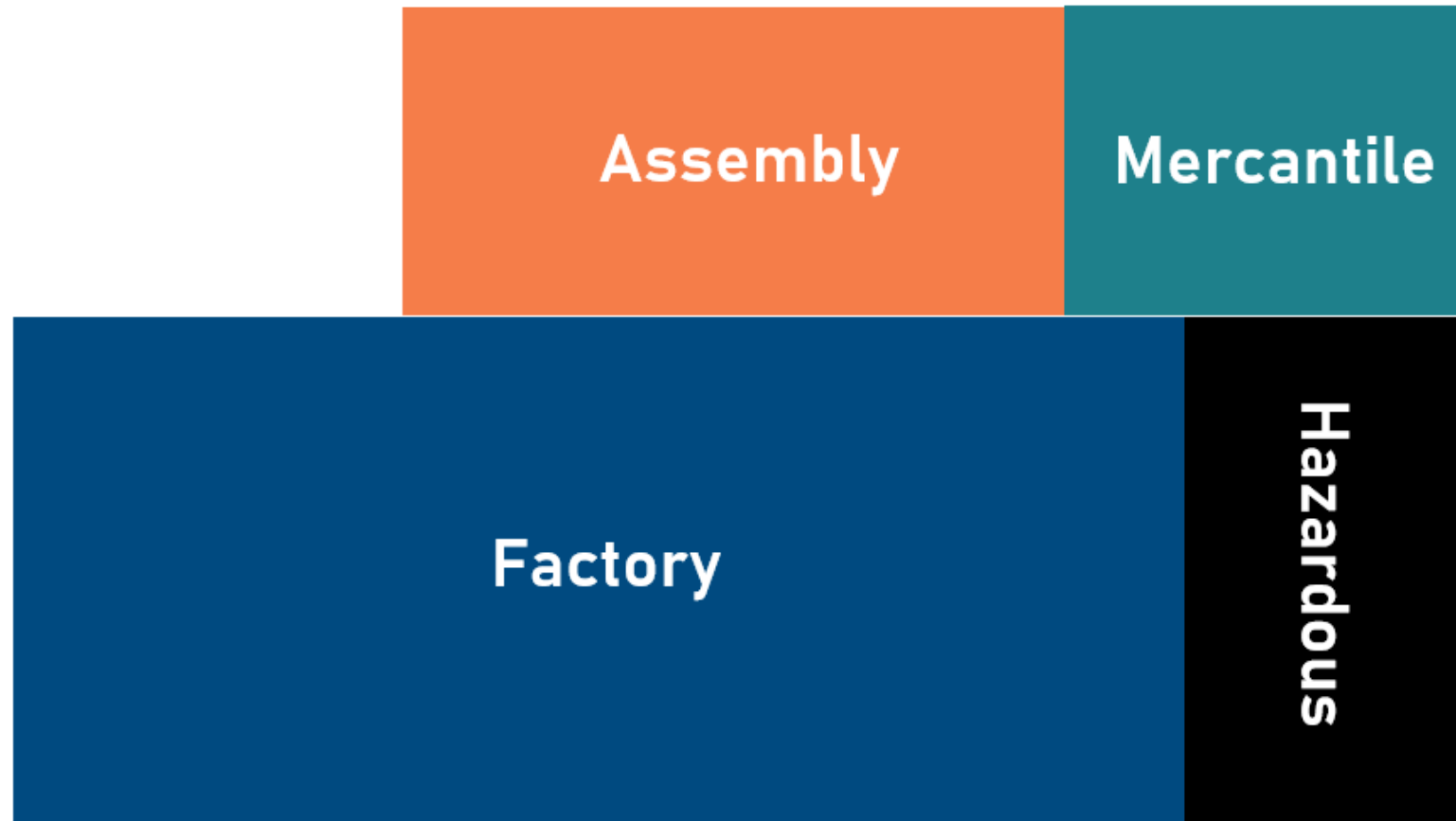
Occupancy Classification	Maximum Building Area (square feet)
Assembly (A)	Less than 1,000
Business (B)	Less than 3,000
Educational (E)	Less than 1,000
Factory (F)	Less than 5,000
Hazardous (H-1, H-2, H-3, H-4)	Less than 2,000
Hazardous (H-5)	Less than 4,000
Institutional, Personal Care (I-1)	Less than 3,000
Institutional, Healthcare (I-2)	Less than 5,000
Institutional, Detention (I-3)	Less than 3,000
Institutional, Day Care	Less than 2,000
Mercantile (M)	Less than 3,000
Residential (R-1, R-2, R-4)	Less than 4,000
Residential (R-3 single family through four-plex)	Less than 10,000
Storage (S)	Less than 5,000
Utility (U)	Less than 5,000

# Multiple Occupancies

## Board Rule 10.3.11

“Any structure which contains two or more occupancies is governed by the most restrictive occupancy for the purpose of utilizing Rule 10.3.”

# Example - Brewery





	OCCUPANCY CLASSIFICATION	MAXIMUM BUILDING AREA
10.3.1	A - Assembly .....	Less than 1,000 square feet
10.3.2	B - Business .....	Less than 3,000 square feet
10.3.3	E - Educational .....	Less than 1,000 square feet
10.3.4	F - Factory .....	Less than 5,000 square feet
10.3.5	H - Hazardous	
	H-1, H-2, H-3, H-4 .....	Less than 2,000 square feet
	H-5 .....	Less than 4,000 square feet
10.3.6	I - Institutional	
	I-1 Personal care .....	Less than 3,000 square feet
	I-2 Healthcare .....	Less than 5,000 square feet
	I-3 Detention .....	Less than 3,000 square feet
	I-4 Day care .....	Less than 2,000 square feet
10.3.7	M - Mercantile .....	Less than 3,000 square feet
10.3.8	R - Residential	
	R-1, R-2, R-4 .....	Less than 4,000 square feet
	R-3 single family through four-plex .....	Less than 10,000 square feet
10.3.9	S - Storage .....	Less than 5,000 square feet
10.3.10	U - Utility .....	Less than 5,000 square feet

# Exemption - Agricultural

Statutes §§ 81-3449(3), 81-3453(3)

- The provisions of the E&A Act regulating the practice of engineering and architecture do not apply to the construction, remodeling, alteration, or renovation of farm buildings

Rule 10.2.5

- Farm buildings shall be defined as an agricultural building is defined in the state building code.
  - *Barns, silos, sheds, housing for farm equipment and machinery, livestock, poultry, or storage*

# Exemptions – Trades

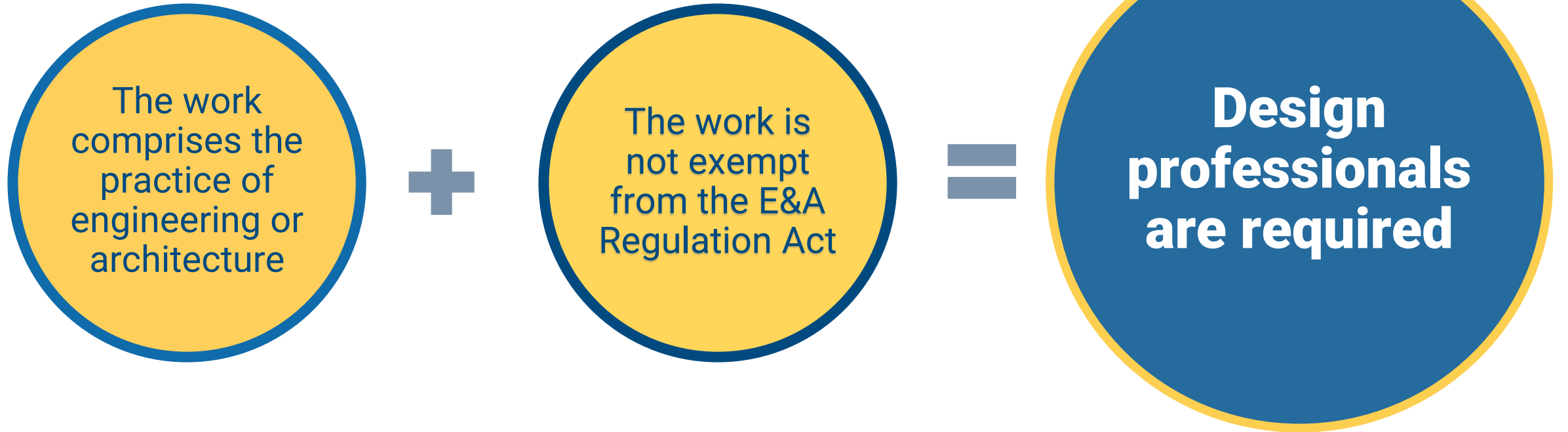
Statutes §§ 81-3449(11), 81-3453(8)

The practice by a qualified member of another legally recognized profession who is otherwise licensed or certified by this state or any political subdivision to perform services consistent with the laws of this state, the training, and the code of ethics of such profession, if such qualified member does not represent himself or herself to be practicing architecture/engineering and does not represent himself or herself to be an architect/professional engineer.

## **Board Rule 10.6**

Notwithstanding these exemptions, the responsible building official may require plans and specifications to be designed and prepared by a licensee.

# When is a Design Professional required on a project?



# Renovations & Additions





# Renovations & Additions

**Renovations and one-level additions to an existing building, structure, or work are exempt from the E&A Act if:**

1. Total impacted area is less than the occupancy classification; and
2. The area of renovation or addition does not adversely impact the mechanical system; the electrical system; the structural integrity; the means of egress; and does not change or come into conflict with the occupancy classification of the existing or adjacent tenant space, building, structure or work



# Example - Renovation

5,000 square foot business occupancy and the owner wants to renovate half of the building. The renovation includes adding two offices and one restroom.

Is the renovation over the occupancy square footage maximum?

Maximum square footage for business occupancy is less than 3,000 square feet.

**Existing Space**  
**2,500 sq. ft.**

**Renovation Space**  
**2,500 sq. ft.**

Are the mechanical, electrical, or structural systems adversely impacted? Is the egress changing?

- Exterior doors and windows are staying the same
- Structural beam within the 2,500 square feet that supports the entire 5,000 square foot building is being moved.



# Example - Addition

Is the renovation over the occupancy square footage maximum?

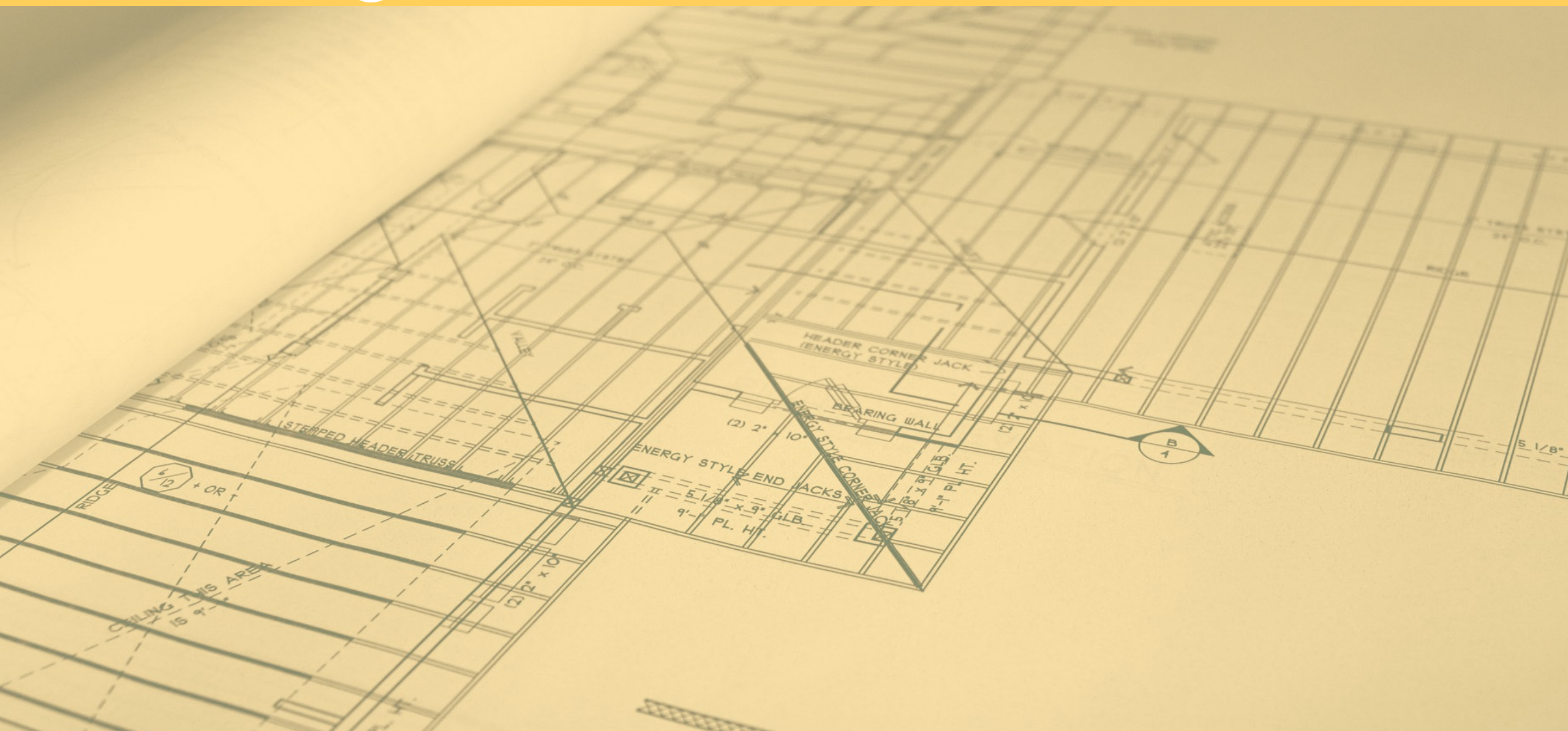
Maximum square footage for business occupancy is less than 3,000 square feet.

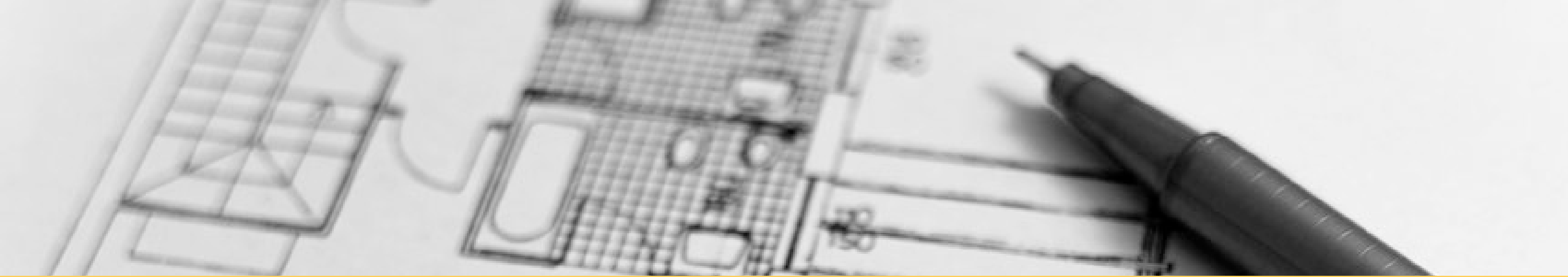
Are the mechanical, electrical, or structural systems adversely impacted? Is the egress changing?

This is being built with its own structural supports in mind, has separate mechanical and electrical, and no changes to egress.



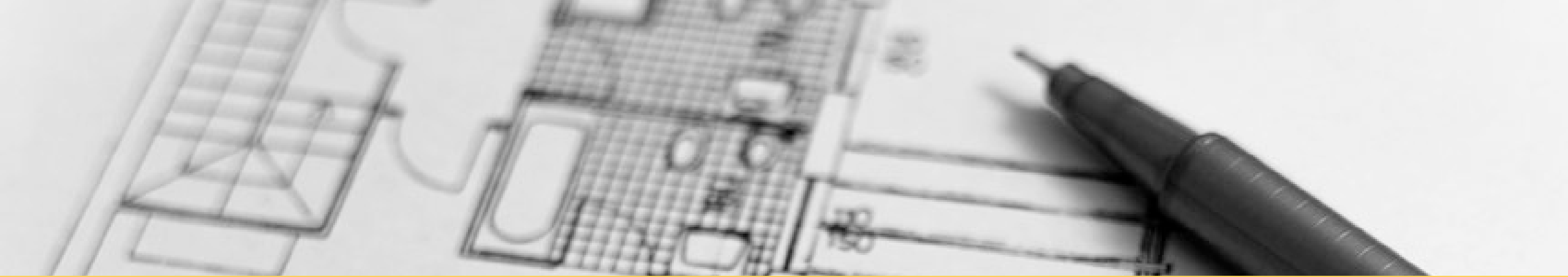
# Building Plans





# Who reviews plans?

- Local/County Building Officials
- Local/County Zoning Administrators
- State Fire Marshal



# Who reviews plans?

The Nebraska Board of Engineers and Architects does not take plans for initial review

# Architect Seal

- “Architect” is at the top of the seal
- Architect’s name is in the middle of the seal, along with license number
- “State of Nebraska” is at the bottom of the seal
- All text is legible
- Signature and date should be across the seal



# Professional Engineer Seal

- “Professional [Discipline] Engineer” is at the top of the seal

*\*Brackets will need to be removed*

- P.E.’s name is in the middle of the seal, along with license number
- “State of Nebraska” at the bottom of the seal
- All text is legible
- Signature and date should be across the seal





# Engineer Disciplines

Professional engineers may practice in disciplines of engineering **other than the discipline noted on their seal** if they have the education, training, and experience to do so.



# Coordinating Professional

- Use Nebraska seal
- Added language below the seal

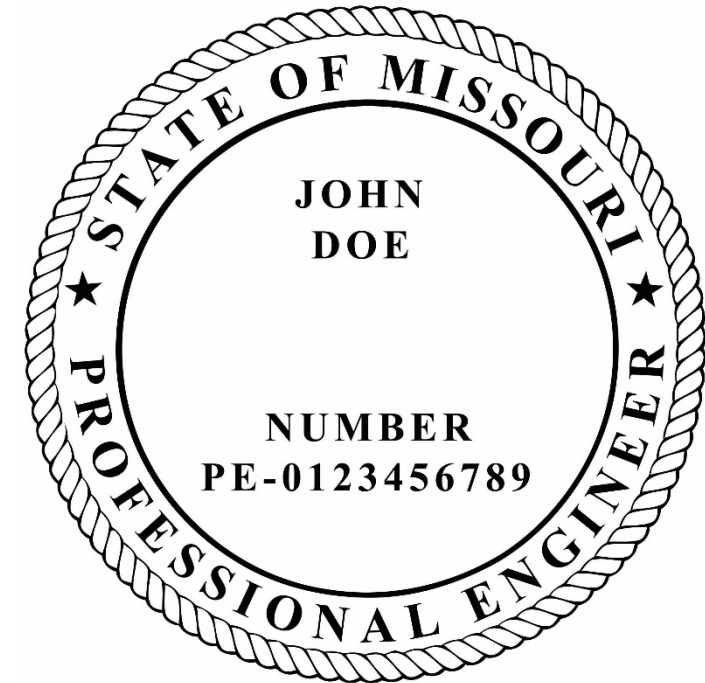


I, Jane Doe, am the Coordinating Professional on [name of project].



# Temporary Permits

- Allows out-of-state design professionals to work on one project in Nebraska
- Permit holders use their out-of-state seal
- Must also provide temp permit information below seal wherever it appears



Name: John Doe  
Permit Number: T-2019  
Expiration Date: October 26, 2019  
Project Name: 123 Office Park  
Project Location: 123 Colorado Ave, Minden, NE



# When should plans be sealed?

- When presented to a client, the public or governmental agency, including when submitting for a permit
- On all originals, copies, tracings, or reproducible drawings
- First and last page of specifications, reports, and studies





# Enforcement



# Complaints

Anyone can file a complaint with the Board about projects built or renovated in Nebraska if there is a potential violation of the E&A Act and/or Board Rules.

The Board has received plans from

- Members of the public
- Professionals in the building industry
- Other state agencies
- Professional societies
- Firms

# Complaints

Complaints can be filed with the Board after completing our **Complaint Form**

 **STATE OF NEBRASKA BOARD OF ENGINEERS AND ARCHITECTS**

Mail to: PO Box 95165  
Phone: 402-471-2021 Lincoln, NE 68509  
Fax: 402-471-0787

Delivery: 215 Centennial Mall S, Suite 400  
Lincoln, NE 68508

Questions? Contact us at [nbea.office@nebraska.gov](mailto:nbea.office@nebraska.gov) or [ea.nebraska.gov](http://ea.nebraska.gov)

## COMPLAINT FORM

**1. RESPONDENT (The person against whom the complaint is being made):**

Name \_\_\_\_\_ License Number (if known) \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_ Other Information \_\_\_\_\_

**2. COMPLAINANT (The person making the complaint):**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_ Best time to contact you \_\_\_\_\_

**3. Project Address (if applicable):**

Street \_\_\_\_\_

City \_\_\_\_\_ Parcel No. (if known) \_\_\_\_\_

**4. Do you have design plans prepared by the Respondent?**  Yes  No

**5. Did you and the Respondent sign a written contract or letter or agreement?**  Yes  No

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# Board Partner Agencies



# Enforcement Process

- Reach out to complainant
- Reach out to owner/contractor
- Gather more information about the project
- Visit the site
- Present information to the Board
  - ▶ *Close the complaint*
  - ▶ *Initiate a case and remediation*



# Remediation

## Board Rule 8.4

Engage an architect and/or professional engineer to review the project and identify concerns to public safety, health and welfare.

If deficiencies are identified, the remediation professional must recommend design solutions to remedy the issue(s).

# Failure to Comply and Penalties

- Issuance of censure or reprimand
- Suspension of judgment
- Placement of the offender on probation
- Civil penalties not to exceed ten thousand dollars for each offense
- Cease and desist order
- Imposition of costs as in an ordinary civil action in the district court

# Cost of Non-Compliance

Following the E&A Act can help you:

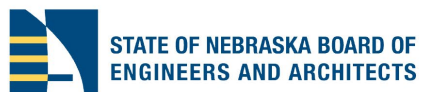
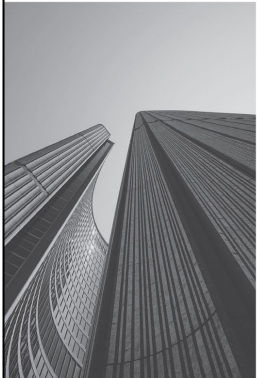
- Protect your property
- Protect persons on your property, and
- Prevent damage or liability from improperly constructed buildings.

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

# Resources

## BECOMING AN ARCHITECT

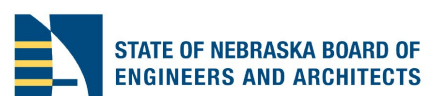
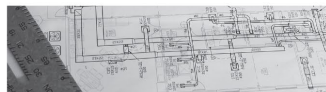
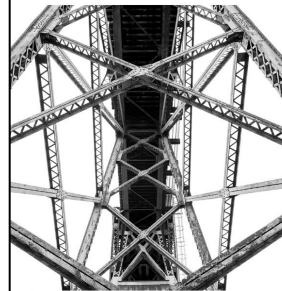
*A Guide to Obtaining a License*



STATE OF NEBRASKA BOARD OF ENGINEERS AND ARCHITECTS

## BECOMING A PROFESSIONAL ENGINEER

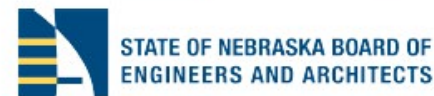
*A Guide to Obtaining a License*



STATE OF NEBRASKA BOARD OF ENGINEERS AND ARCHITECTS

## A GUIDE TO REMEDIATION

*Developed to Assist Owners and Licensees in Bringing Non-Compliant Projects Back Into Compliance with the E&A Act*

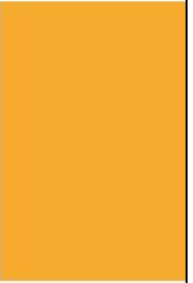


STATE OF NEBRASKA BOARD OF ENGINEERS AND ARCHITECTS

## BEFORE YOU BUILD

*A Guide to Knowing When Architects & Professional Engineers are Required in Nebraska on:*

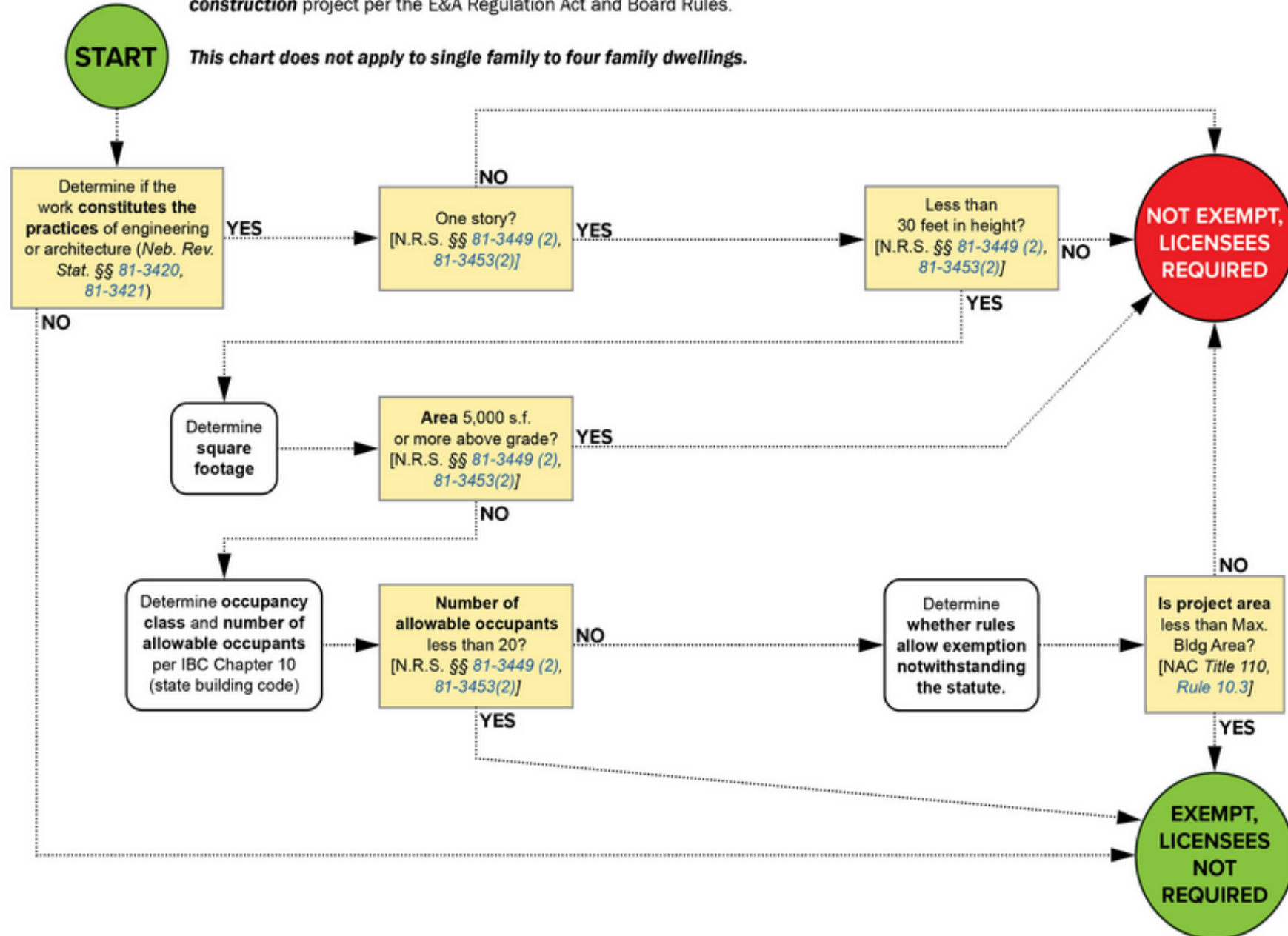
- **New Construction**
- **Building Additions**
- **Building Renovations**



STATE OF NEBRASKA BOARD OF ENGINEERS AND ARCHITECTS

# GUIDELINES ON A NEW CONSTRUCTION PROJECT

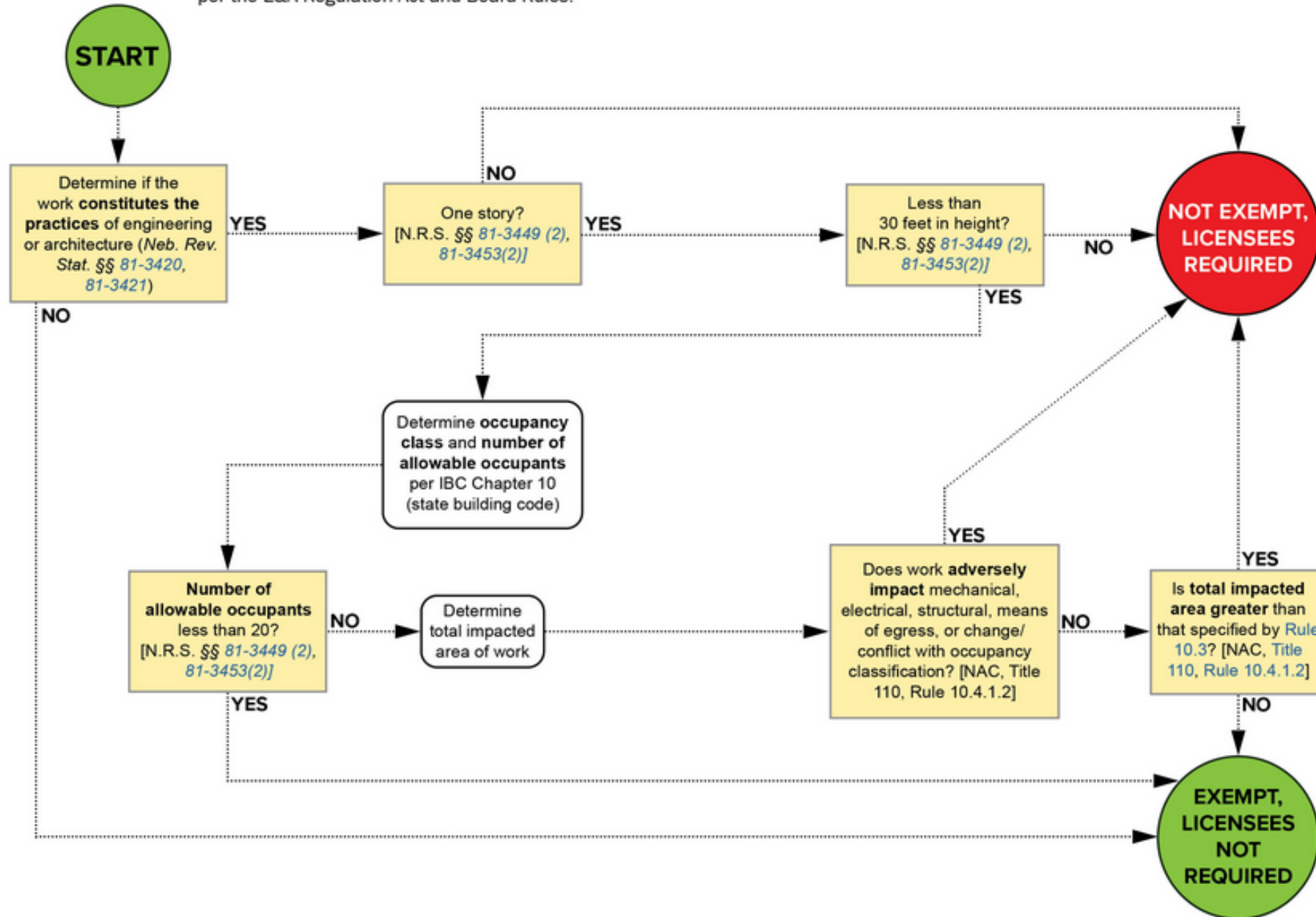
This diagram is meant to help determine if a licensed architect or professional engineer is required on a **new construction** project per the E&A Regulation Act and Board Rules.





# GUIDELINES ON A NEW RENOVATION OR ADDITION PROJECT

This diagram is meant to help determine if a licensed architect or professional engineer is required on a **renovation project** or **one-level addition** per the E&A Regulation Act and Board Rules.





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
Firms

**Licensee  
Lookup**









# Licensee Lookup



 Licensee Search  User Survey

## Search for a Licensed Person, Authorized Organization or Temporary Permit

Data contained in this search may be considered original source for accreditation purposes and was last updated: March 22, 2024. Records are updated weekly.

Begin by entering search criteria in the fields below. **For best results, limit criteria to one or two fields.** If you believe the information provided here to be in error, please contact the [board office](#).

Type	Profession/Discipline	Temporary Permit Project 	Status 	
<input type="text" value="All"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
License/Assigned Number	First Name	Last Name	Organization Name	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
City 	State	County 	Zip Code	Country
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

 Clear Search





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[Con](#)

## FAQ

- [Do I need an Architect/Professional Engineer?](#)
- [FAQ's Public](#)
- [FAQ's Licensees](#)
- [FAQ's Students](#)

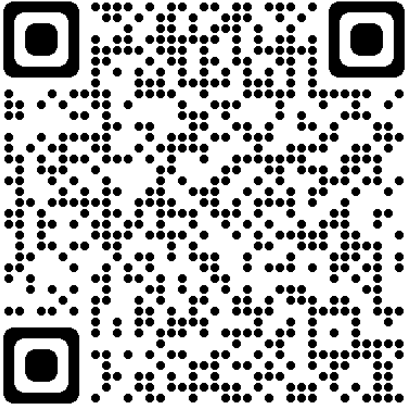


# Resources

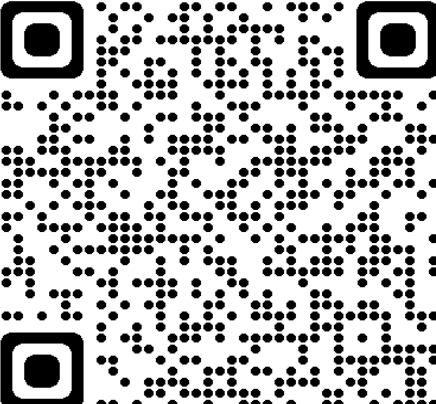
The E&A website provides a variety of resources you may request or access free of charge.

The screenshot displays the website for the State of Nebraska Board of Engineers and Architects. At the top, the navigation menu includes: Home, Licensee Lookup, Architects, Engineers, Organizations, Board, Regulations, Latest News/Resources, Meetings, Forms, and FAQ. The main content area is titled "Publications" and features a "View" button and "Edit" and "Revisions" options. Two primary publications are highlighted: "The Nebraska Engineers and Architects Regulation Act Handbook" (2024) and "The Nebraska Board of Engineers and Architects Social Media Accounts". Below these, five smaller brochures are shown: "Before You Build", "Before You Build (Español)", "Becoming an Architect", "Becoming a Professional Engineer", and "A Guide to Remediation". At the bottom, there is a call to action: "Check out the latest NBEA news from our blog!" followed by "Need brochures? Handbooks? Hit the button below to request more!" and a prominent "ORDER MATERIALS" button.

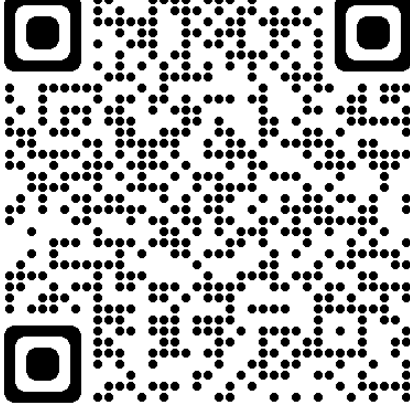
# Follow Us



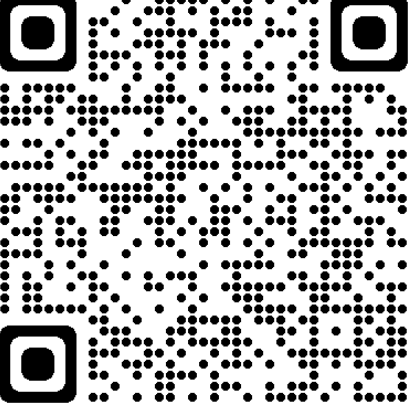
**Facebook**



**YouTube**



**LinkedIn**



**Instagram**

# **Allyson Bennett**

## **Public Information Officer**

E: [allyson.bennett@nebraska.gov](mailto:allyson.bennett@nebraska.gov)

P: (402) 471-3044



**STATE OF NEBRASKA BOARD OF  
ENGINEERS AND ARCHITECTS**