



## Requirements for Structural Review by the Division of the State Architect

- All new school buildings and building additions must be submitted to the Division of the State Architect (DSA) for approval, regardless of size or value. All rehabilitation projects must be approved by DSA.
- Alteration projects and reconstruction projects may be exempted (by law and regulation) from mandatory DSA approval based on project cost in the following two instances:
  1. If the alteration/reconstruction project cost does not exceed \$39,000, no conditions or action by school district is required for exemption.
  2. If the alteration/reconstruction project cost exceeds \$39,000 but is under \$157,000, then certifications are required for the project to be exempt from DSA approval:
    - a. A structural engineer must certify that the project scope does not contain any structural work and does not impose any structural alterations, nor trigger structural rehabilitation.
    - b. An architect must certify that the project work complies with all Fire and Life Safety code requirements, and does not specify any work regulated by accessibility code provisions.
- Pursuant to Education Code Section 17280, project cost shall exclude the cost of HVAC equipment and insulation, and project cost can also exclude work classified as maintenance.

The term “maintenance” is defined in California Building Code as *“ordinary upkeep or repair, replacement in kind, repainting, replastering and reroofing. Maintenance shall not include the replacement of large mechanical, electrical or plumbing units or systems, and shall include any structural work.”*

- California Building Code specifies three triggers for that require a structural building upgrade up to current code requirements:
  1. The alteration project cost exceeds 50 percent of building replacement value (excluding structural work).
  2. The building seismic mass is increased by more than 10 percent.
  3. The building seismic load capacity is reduced by more than percent.