



# TOWN OF ITHACA NEW YORK

## DEPARTMENT OF CODE ENFORCEMENT

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### When do I need a design professional?

New York State requires that building permit applications submitted, to the Town of Ithaca Code Enforcement Department, include plans stamped by a Design Professional (*either* a licensed Architect or a licensed Engineer) when NYS Education Law requires that plans be stamped by a design professional.

What makes it complicated is that the requirements are slightly different for Architects and Engineers.

- a. All construction and alterations to a structure require plans stamped by an NYS-licensed Engineer.

*Except:*

- 1) Stamped plans are not required for agricultural structures when the project costs less than \$ 10,000 UNLESS the work affects the structural safety of the structure;
- 2) Stamped plans are not required for residential structures with a gross habitable floor area of 1,500 square feet or less if the project costs less than \$ 10,000 UNLESS the work affects the structural safety of the structure or public safety.

[See Chapter 16 of the Consolidated Laws; Title VIII: The Professions; Article 145 Engineering and Land Surveying, Section 7209.](#)

- b. All construction and alterations to a structure require plans stamped by an NYS-licensed Architect.

*Except:*

- 1) Agricultural structures;
- 2) Residential buildings with a gross habitable floor area of 1,500 square feet or less;
- 3) Alterations costing \$20,000 or less, UNLESS the work affects the structural safety of the structure or public safety.

[See Chapter 16 of the Consolidated Laws; Title VIII: The Professions; Article 147 Architecture, Section 7307](#)