

Project Team

Below is a list of people you may encounter, hire, or work with to create your housing project.

Design Team

- **Architect** – A licensed design professional who:
 - has an architecture degree (min 5 years), on the job internship (2-3 years), passed architecture licensing exams, and takes annual continuing education classes
 - has knowledge and experience in the permitting process, the technical specifications of your project, and coordinating the efforts of other professionals on the project team
 - can analyze the site, existing conditions, propose design solutions, select materials and products, and prepare detailed drawings for construction
 - can assist in selecting a contractor, acting as your advisor during construction, approve progress payments, and observe construction making sure the project is getting built per the drawings
 - can create stamped architectural drawings for permitting and construction
- **Designer** – A non-licensed design professional that may or may not have design schooling and experience in the profession and who may or may not be able to perform some of the skills of an architect.
- **Draftsperson** – Someone who has learned the skills to can architectural drawings
- **Landscape Architect** – A design professional with education and training in landscape design specifically site analysis, site inventory, land planning, planting design, grading, storm water management, and sustainable design.
- **Interior Designer** – A design professional who designs mostly interior, non-structural elements and décor by selecting colors styles, materials, fabrics, and design elements.
- **Kitchen Designer** – A design professional who designs kitchen layouts and assists in selecting cabinets and storage configurations.
- **Decorator** – A person who assists in furniture, paint, decorations, and accessories selection for your home.

Engineers & Design Consultants

Although architects and/or designers have a broad base of knowledge in various aspects of design and construction, many projects will require at least one or more of the following professionals to complete certain specialized tasks.

- **Land Surveyor** – A professional who surveys the earth to determine property boundaries, elevations, topography, and other surface or subsurface features.
- **Soils Engineer (Geotechnical Engineer)** – A professional who investigates surface and subsurface properties of the earth to gain an understanding of the geographical area in which construction may take place. A soils engineer assesses land for risk to humans, property, and the environment from natural hazards (like landslides, sinkholes, soil

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liquefaction, rockfalls, etc) and their findings help determine appropriate designs for foundations, earthwork, and subsurface building design.

- **Civil Engineer** – A licensed professional with education and training in the design of public and private infrastructure. A civil engineer might assist with drainage systems, foundation systems, utilities, and waste managements.
- **Structural Engineer** – A licensed professional with education and training in designing structural systems. A structural engineer assists with the structural design, provides calculations and other documentation to building officials, and in general, makes the sometimes complex loading characteristics of your home look effortless.
- **Mechanical, Electrical, AV & Plumbing Engineers** – Licensed professionals who help design the heating, ventilation, air conditioning, electrical, audio visual, and plumbing systems of your house.
 - *An architect or designer can create the basic intent for these systems which may be enough for permitting requirements but for more complex designs, they may suggest working with an engineer.*
- **Lighting Designer** – A professional who assists in creating a lighting design and who plans and selects light fixtures that meet your lighting needs and requirements.
 - *An architect or designer can develop a lighting plan, but occasionally with more complex lighting requirements, they may suggest a professional lighting specialist.*
- **Acoustical Engineer** – A professional with expertise in auditory design and can help provide specific design assistance for areas with important acoustical considerations.
- **Energy/Sustainability Consultant** – A professional with expertise in the up-to-date technologies of alternative energy systems such as solar thermal, solar PV, Passive Haus standards, and geothermal technologies and can help make informed decisions about sustainable mechanical and electrical systems. Some jurisdictions require additional documentation and analysis that your proposed new home meets the ever-changing state and local sustainability and energy codes. A sustainability consultant can help provide these drawings, documents, and calculations.

Construction Team

- **General Contractor/Builder** – The construction company responsible for ensuring your project gets built properly, per design drawings, and per code requirements. They typically subcontract work out to specialized trades to help build the project.
- **Subcontractor** – A contractor who specializes in a certain trade or building component on a project and who has a contract with the general contractor or builder. Examples include: electrical, roofing, HVAC, plumbing, etc.
- **Vendor/Material Suppliers** – Companies that provide materials for your housing project. Typically contractors and subcontractors purchase their materials through these companies.

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Other Specialists

- **Arborist** – A professional who focuses on the health and safety of individual plants and trees.
- **Utility Companies** (Water, Electric, Gas, Telecom, Security, etc) – Companies who maintain the infrastructure for public services like water, electricity, natural gas, sewage, internet, phone, etc.

Advisors & Agents

- **Financial Planner/CPA** – Assists in helping you determine your budget and what you can afford for your project based on your assets, financial commitments, and financial goals.
- **Real Estate Agent** – Someone who helps find a land lot to purchase for your new house. This person may also help you sell your existing home.
- **Banker/Loan Officer** – Assists throughout the entire process in helping you finance your project. A loan officer can help you understand your borrowing power to secure construction financing and later help with refinancing after the project is complete.
 - **Disbursement Agent** – A person assigned to you by your lender who is in charge of disbursing money to you throughout the construction process.
 - **Bank Inspector** – An inspector who visits your project at specific stages of construction to confirm the work is complete enough for the bank to give a disbursement of money.
- **Appraiser** – Someone who estimates the value of your finished home. The bank won't give you a construction loan until an appraiser provides an estimate.
- **Insurance Agent** – Provides you with the necessary insurance for your property while your project is getting built and after you move in.
- **Attorney/Legal Council** – You may seek legal council to review land titles or insurance papers as you purchase property. Council may also be advised during the construction process should a breach of contract or malpractice issues come up.

Government Officials

- **Planning Department** – The department that enforces zoning and planning regulations for the local jurisdiction. They consist of zoning, planning, historical, and other commissions who might have specific interest in how you develop your property.
- **Building Department** – The department who confirms your project meets local, state, and national codes protecting the health, safety, and welfare of the people. Your permit drawings need be approved before a building permit can be issued.
- **Building Inspector** – Someone from the building department who visits your project site at various stages of construction to confirm the work is getting built to meet building codes and regulations.