



## KEY POINTS

- Reusing school plans results in little to no savings. The construction cost often rises due to changes required to adapt the plans to unique site conditions.
- HB 2132 conflicts with federal law by forcing architects to relinquish their copyrights.
- Reuse of school plans create inadequate schools that do not take into consideration specific needs such as curriculum and vocational priorities.
- 25 states have used standardized plans for school buildings. All 25 states abandoned the idea
- Reuse of school plans increase liability for the school, the architect and the contractors.

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# SUPPORT COMMUNITY DESIGNED SCHOOLS OPPOSE HB 2132

## Background

*HB 2132 Sponsors: Rep. Manweller, Haler, Buys, and Magendanz*

The AIA|WA believes the school building is a partner in student learning. Twenty-first century learning environments must incorporate sustainable building strategies, current pedagogy and state-of-the-art technology to enhance learning. Standardized or reused plans undermine the effectiveness of the learning environment, fail to incorporate individual communities' educational needs, quickly become technologically obsolete, are not sustainable, high-performance buildings and do not save money.

## High Performance Schools Require Innovation

The costs for design are only a portion of the architectural services fee and a smaller portion of the overall project costs. Reuse of plans would not save money as they would require significant alteration to new sites and circumstances. In many instances, reuse of plans on another site would decrease building performance and increase the operations and development costs of the school.

The life-cycle cost savings of site-specific design far outweighs the first-cost savings of using standardized plans. If the full professional services of an architect and consultants are leveraged, a school can be designed most efficiently on the unique site and save millions of dollars in energy costs over the life of the building. A plan reused from another project will not achieve these savings.

## HB 2132 Conflicts with Federal Copyright Laws

HB 2132 requires that all architectural plans on public school projects would become the property of the state. This clause is in direct violation of the federal copyright laws which gives the copyright protection to the architect. An architect may sell or assign rights to reuse plans, but that is a choice and cannot be mandated by state law.

## Reuse of Plans Increase Liability

HB 2132 further provides that plans would be made available for reuse "by the state or any school district in the state." Liability becomes complicated when a plan drawn by one architect is modified by another architect. In Washington it is illegal for an architect to sign or stamp construction documents that he or she did not prepare or directly supervise, except under very limited circumstances.

An architect hired to use existing documents would essentially need to disassemble the plans and recalculate each element to be assured they are designed to his or her standard. The costs and time involved in such a task are considerable, and could easily outweigh the perceived benefits of using stock school plans.

Insurance companies contend that the reuse of plans on another site would result in poorly adapted designs resulting in an increase in litigation and higher insurance premiums.

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