

Document of Beijing Municipal Commission of Planning and Natural Resources

Jing Gui Zi Fa [2021] No. 133

Circular of Beijing Municipal Commission of Planning and Natural Resources on Issuing the *Opinions on the Implementation of Architect Responsibility System for Low-Risk Construction Projects*

Relevant organizations,

In order to implement national and municipal requirements for optimizing the doing business environment, expand the pilot program of architect responsibility system, improve the construction quality and architectural quality in Beijing, and promote high-quality development of the construction industry in Beijing, Beijing Municipal Commission of Planning and Natural Resources (hereinafter referred to as “our Commission”) has formulated the *Opinions on the Implementation of Architect Responsibility System for Low-Risk Construction Projects*, which is hereby printed and distributed to you for your compliance (hereinafter referred to as “the Opinions”).

Beijing Municipal Commission of Planning and Natural Resources
(Seal)

April 27, 2021

Opinions of Beijing Municipal Commission of Planning and Natural Resources on the Implementation of Architect Responsibility System for Low-Risk Construction Projects

In order to implement national and municipal requirements for optimizing the doing business environment, expand the pilot program of architect responsibility system, improve the construction quality and architectural quality in Beijing, and promote the high-quality development of the construction industry in Beijing, on the basis of the *Some Provisions on Optimizing the Examination and Approval Service for New Simple and Low-Risk Construction Projects with Social Investment* (Jing Zheng Ban Fa [2019] No. 10) and the *Opinions on Guidance of the Pilot Program of Architect Responsibility System in Beijing* (Jing Gui Zi Fa [2021] No. 28) and other relevant documents, our Commission formulated the Opinions.

I. Scope of Application

The architect responsibility system is applicable to low-risk construction projects within the administrative area in Beijing. In particular, low-risk construction projects, such as the internal decoration of buildings or structures as well as the renovation or reconstruction of the urban private bungalow on the original location, could decide whether to implement the architect responsibility system.

II. Specific Requirements

For low-risk construction projects under the architect responsibility system, services offered by the architect team shall cover at least three stages, which are engineering design, construction tender invitation and procurement (involved) and contract management. The project owner is encouraged to entrust the architect team to complete the entire process or part of planning and design, consultation, engineering design, construction tender invitation and procurement, and contract management. As an authorized agent entrusted by the project owner, the architect shall issue instructions, approve work and sign for payments together with the project

owner so as to ensure the construction quality and the interests of the project owner.

- i. The project owner is primarily responsible for the quality of the construction project, which should keep a prudent attitude while choosing and entrusting the architect team to take charge of project technology and management. Responsibilities, rights and obligations of the architect team shall be clarified in relevant contract. The project owner shall negotiate with the architect team to determine a reasonable time limit for construction and pay the architect team in full for their reasonable remuneration.**
- ii. The architect team commissioned by the project owner to offer design consulting services, should strictly comply with relevant laws and regulations, norms and standards at both national and municipal levels; architects and architect teams from other cities involved in low-risk construction projects in Beijing should promptly report their survey and design activities in Beijing.**
- iii. For low-risk construction projects under the architect responsibility system, construction drawing can be reviewed by the architect team itself. All construction drawings should be uploaded for the record before the start of construction. If there are any design alterations during the construction period, the corresponding changes in construction drawings should also be uploaded for the record. The technical quality of the construction drawings is in the charge of the architect team. Relevant authorities should supervise and inspect according to the construction drawings recorded. Greater efforts should be put in the random inspection.**

Low-risk construction projects under the architect responsibility system are encouraged to declare via electronic application materials and finish the whole declaration process online.

- iv. In principle, the head of the architect team should be a Class I Registered Architect. For those with actual difficulties and are in line with relevant national regulations, the team can be led by a Class II Registered Architect; the architect team should take the initiative to accept the supervision of service recipients, industry organizations and administrative departments.**

Low-risk construction projects under the architect responsibility system shall be included in the guidance and supervision of the industry advisory committee. The competent administrative departments and the department for practitioner management should strengthen routine supervision and credit management of the relevant architect teams and registered personnel. The credit information of the architect team should be made public regularly for social supervision.

The Opinions shall be implemented as of the date of promulgation.