

project identified as *Vertskebap* to be located at 8035 Spencer Highway, Deer Park, Texas. However, the client did not proceed with construction of the project.

5. Subsequently, on or about March 8, 2017, Respondent issued construction documents for the project, *Otsuka Ramen & Bar*, to be located at the same proposed site for the *Vertskebap* project designed by Mr. Chipman. The construction documents issued by the Respondent for *Otsuka Ramen & Bar* were substantively identical to the documents that were previously issued by Chipman for the *Vertskebap* project. However, Respondent removed Chipman's title block and architectural seal and substituted his own title block, seal, and signature to the construction documents. Respondent submitted the altered plan set to the City of Deer Park for permitting.
6. Respondent was not involved in any aspect of the development of the construction documents prepared by Mr. Chipman for the project *Vertskebap*. The first time that Respondent saw the construction documents was after they had been completely drawn by Chipman. At the time that Respondent attached his seal and signature to the documents that had been prepared by Mr. Chipman, he had not exercised supervision and control of the preparation of the documents, as required.
7. In response to Findings of Fact Nos. 4 – 6, Respondent states that he was approached by an old friend to place his seal on the documents developed by Mr. Chipman after the previous project fell through. Respondent states that he regrets putting his seal over the original architect's seal. He states he committed these actions as a favor to an old friend, and that he takes full responsibility for his actions.

CONCLUSIONS OF LAW

1. The Board has jurisdiction over this matter pursuant to the disciplinary authority delegated to the Board in Texas Occupations Code Chapter 1051, Subchapters H, I, J, and O.

2. By affixing his seal, signature, and date of sealing to construction documents that he did not prepare and were not prepared under his supervision and control, Respondent violated Texas Administrative Code §1.104(a).
3. By affixing his seal to a set of documents that were prepared by Mr. Chipman without Mr. Chipman's knowledge or consent, and submitting such plans to the City of Deer Park as his own, Respondent engaged in dishonest practice in violation of Texas Administrative Code §1.144(a).
4. The evidence received is sufficient cause pursuant to Texas Occupations Code §1051(1)&(6) to take disciplinary action against Architect Registration Number 11992, issued to Pui-Lam Chu.

ORDER

I. SANCTION

IT IS THEREFORE AGREED and ORDERED, subject to the ratification of the Texas Board of Architectural Examiners, that the architectural registration of Respondent is hereby suspended, with the period of suspension stayed, and Respondent is hereby placed on probation in accordance with the terms of this Order, for a minimum period of two (2) years commencing upon the effective date of this Order.

II. CONDITIONS OF PROBATION

During the period of probated suspension, RESPONDENT SHALL be entitled to all the rights, benefits and privileges attributable to full registration along with all legal duties and responsibilities of architectural registration, subject to the following conditions.

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RESPONDENT SHALL comply in all respects with the Architects' Practice Act, Texas Occupations Code Chapter 1051, the Rules and Regulations Relating to the Practice of Architecture, 22 TEX. ADMIN. CODE Chapter 1, and this Order.

RESPONDENT SHALL, on a quarterly basis beginning three months after the entry of this order and continuing every three months thereafter until the end of the probationary period, identify all projects for which the Respondent has, in the previous three months: issued architectural plans and specifications and/or construction documents; submitted to a building official or other governmental entity for regulatory approval; or provided architectural services of any kind. For purposes of this requirement, "identify" shall mean: the name and location of the project; the identity and contact information for the client; the building official and/or any other governmental entity responsible for regulatory approval of the project; the date of issuance of plans, if any; and a description of the nature of the services provided by Respondent. Upon receipt of this quarterly report, agency staff may perform an audit of these projects, at its discretion.

RESPONDENT SHALL, within one year of the date of entry of this order, successfully complete the National Council of Architectural Registration Board's (NCARB) monograph course "Professional Conduct" or an equivalent ten (10) hour ethics course, subject to approval by Board staff. These ten (10) continuing education hours shall be in addition to those that are otherwise required to be completed under 22 TEX. ADMIN. CODE §1.69 (requiring a minimum of twelve hours for each annual registration period). Respondent shall provide the Board with necessary documentation from NCARB or the equivalent course provider to verify satisfactory completion, without request. Such verification shall be due in the Board's office within one year of the date of entry of this order.