



CITY OF ALBUQUERQUE

Planning Department

Building and Safety

RESIDENTIAL ADDITION CONSTRUCTION **Plans & Permit Information**

Submit two sets of plans. Plans shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that it will conform to the provisions of the technical Codes and all relevant laws, ordinances, rules and regulations. **** All metal / aluminum frame construction plans must be certified by a Registered New Mexico Professional Engineer.** The plans shall include the following data:

1. **LEGAL DESCRIPTION and ADDRESS:**

Provide street address, subdivision, lot and block number.

2. **SITE PLAN:**

Provide location and dimensions of proposed addition and distance from property lines and from other buildings on the same lot. Provide directional orientation, i.e. north, south, east or west.

3. **FOUNDATION PLAN:**

Provide foundation layout and dimensions; include all interior and exterior spot footings. If applicable, provide masonry fireplace location and details. Coordinate foundation details to plans. Indicate size, location and depth below grade of all footings, piers; stem walls, size and spacing of steel reinforcement. Specify perimeter insulation type, R-value, and location on foundation details

4. **FLOOR PLAN OF ADDITION:**

Provide complete floor plan for all levels. Include square footage of total addition, i.e. heated areas, garages, covered porches, patios and balconies. Label use and ceiling heights of all rooms. Specify all openings, types, sizes and direction of swing and location by dimension. *Specify U-value of each window type. Show locations of skylights and specify U-value(s). Show locations of plumbing fixtures (sinks, toilets, bathtubs, showers) and laundry and kitchen appliances.* Specify fireplace type masonry, zero-clearance, wood burning or gas.

5. **FLOOR PLAN OF ROOMS ADJOINING ADDITION:**

Provide complete floor plan for all rooms adjoining addition. Provide sizes and use of rooms. Specify all openings, types, sizes and direction of swing. (Natural light and ventilation must be maintained for all rooms and **emergency egress from bedrooms must be maintained**)

6. **FRAMING PLAN:**

Specify joists, girders, rafters and truss connectors. Specify locations of headers at doors and windows. Indicate all framing member type, size, and spacing of roof and floor joists. Specify insulation – perimeter, wall and ceiling. Specify wall, roof and floor sheathing, if applicable. Specify grade and species of all structural lumber. **** All truss details and metal or aluminum frame plans must be certified by a Registered New Mexico Professional Engineer.**

Provide Wood Wall brace line layout, specify wood wall brace panel type size and location on plans. Verify wall brace panel layout complies with IRC Section 602.10 for wood frame. See IRC sections: 603.9, 606.9, and 611.7 for metal stud, masonry and ICF requirements.

7. **MECHANICAL PLAN:**

DUCT LAYOUT, MECHANICAL SYSTEM SIZING CALCULATIONS, AND MECHANICAL SYSTEM SPECIFICATIONS:

Provide CAD-quality supply- and return-air duct layout that includes duct sizes, duct type (sheet metal or flex), and duct connections/transitions. Show locations and sizes of registers and specify airflow requirements. Provide load calculations in accordance with ACCA (Air- Conditioning Contractors of America: www.acca.org) Manual 'J' and duct sizing calculations in accordance with ACCA Manual 'D'. Specify manufacturer, model number, and efficiency rating of heating and cooling equipment. Provide AHRI (Air-Conditioning, Heating, and Refrigeration Institute: www.ahrinet.org) certificate(s) to verify performance ratings of heating and cooling equipment. Specify type, thickness, and R-value of duct insulation. All information shall be in conformance with 2009 International Energy Conservation Code.

WATER HEATING SYSTEM SPECIFICATION:

Show location(s) of water heater(s) on floor plan or mechanical plan. Specify type (storage or instantaneous) and capacity if applicable. Specify type, thickness, R-value, and extent of circulating hot water piping insulation. Provide 18" platform under storage type water heaters installed in garages.

8. **ELECTRICAL PLAN:**

Show location of receptacles, switches, lights, thermostat(s), smoke and carbon monoxide detectors, ventilating fans, and exhaust fans. Verify that at least one thermostat is programmable and that at least one will be provided for each separate heating and cooling system. Verify 50% of lamps in permanently installed lighting fixtures shall be high-efficiency lamps. Recessed lighting to be rated insulation contact (IC) and airtight. If the size of the electrical installation is greater than 200 amps a drawing will be required from a New Mexico Registered Electrical Engineer show load calculations, wire size and panel sizes.

9. **ELEVATION PLAN:**

Elevations required for exterior walls with openings: height of building, floor to ceiling dimensions, roof slope, exterior finish, grade elevations with respect to finish floor elevations.

10. **WALL SECTION DETAILS:**

*Provide exterior and interior bearing wall section details. Specify load path connection size, type, and spacing from roof to foundation. Specify interior and exterior wall and roof materials. Indicate roof slope and finished materials. Specify grade and species of all structural lumber. Roof joists and rafters – size and spacing. Indicate size, location and depth below grade of all footings, piers; stem walls, as well as size and spacing of steel reinforcement. Specify perimeter insulation type, R-value. Indicate footing dimensions, type and reinforcements. **(If using trusses, provide manufacturer's details with a Registered New Mexico Professional Engineer stamp).***

Specify all vertical and horizontal reinforcement in masonry walls. Specify type, thickness, and R-value of insulation, including: perimeter, floor, wall, and roof. Specify wall and roof materials.

11. **VENTILATION:**

Provide lay-out location and specify vent manufacturer, type, model number, quantity and net free area. Calculate total net free vent area of roof vents and crawl space ventilation and verify compliance with Section R806 and Section R408 of the 2009 International Residential Code.

12. **STAIRS:**

Provide section showing rise and run, headroom clearance, handrail height and location on floor plan and profile of balustrade construction. Provide stair-framing detail and indicate stair opening frame and attachment to structure. **Steel construction, plans must be certified by a Registered New Mexico Professional Engineer.**

13. **AIR BARRIER (THERMAL BYPASS):**

Provide specifications showing compliance with the 2009 IECC table 402.4.2 (Air barrier and insulation inspection component criteria)

14. **SIMULATED ENERGY PERFORMANCE CALCULATIONS:**

(Is required if submitting performance based conformance with the 2009 International Energy Conservation Code per Section 405 of 2009 International Energy Conservation Code.)

FOR STATUS OF YOUR PLANS CHECK ON LINE AT

<http://www.cabq.gov/planning/our-department/building-and-safety/about>

Quick Links

[Plan Review Comments](#)

or CALL 505-924-3964 for assistance.

2009 New Mexico Residential Building Codes

International Residential Code 2009

Required notes for additions:

1. Cement, Fiber Mat Reinforced Cement and Glass Mat Gypsum backers to be installed in tub and shower behind tile and panels. Green gypsum board is not permitted for shower or tub enclosures per Section R702.4.2.
2. Minimum Drainage to be 6" in 10' from building or specify exception for areas closer than 10' to property line. Drains or swales shall be constructed to ensure drainage away from structure per Section R401.3.
3. Section AJ102.4.1 Compliance. When alterations and repairs are made to exterior stud framed walls of existing bedrooms and exterior wall framing adjoining the window is exposed, then the window shall be made to comply with Section R310. Emergency Escape and Rescue Openings.
4. Install light and switch each floor level for stairs with six or more risers IRC Section R303.6.1
5. Provide treated sill plate at all wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8" (203 mm) from the exposed ground per IRC Section R317.
6. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6" from the ground shall be treated per IRC Section R317.
7. When one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke and carbon monoxide alarms located as required for new dwellings.
8. Weep screed and Reglet or an approved metal flashing are to be installed at roof / parapet. NMRBC Section 14.7.3.17.B (1).
9. 3/4" recess of concrete slab @garage door apron of openings per NMRBC Section 14.7.3.11.D.

Provide the following per NEC 2011

10. ARC fault interruption protection is required per NEC 210.12
11. Tamper-resistant receptacles required per NEC 406.12.
12. Listed WR (weather resistant type 15 and 20 amp receptacles in damp and wet locations NEC 406.9.
13. Kitchen Peninsular counters greater than 12" x 24" shall have at least one receptacle outlet.
14. Ground fault protection is required for all garage and exterior receptacles.

Provide the following per NMEC

15. Outdoor lighting to comply with **NM Night Sky Protection Act**. List proposed outdoor lighting schedule to meet compliance per 14.10.4.14E NMAC.