



# CITY OF ALBUQUERQUE

## Planning Department

### Building Safety

#### NEW RESIDENTIAL CONSTRUCTION

##### Plans & Permit Information

Submit two (2) sets of plans plus 1 extra site plan and water conservation sheet. 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. An IRC preliminary plan review may be available by appointment at \$75.00 an hour.

When plan review is complete the designee will be notified by telephone. Please arrange to have a contact person, telephone and extension number listed on the application. Comments are available on line at <http://www.cabq.gov/planning/our-department/building-safety> Quick Links [Plan Review Comments](#) or call 505-924-3964

The building permit will be issued when approved by each division. The permit will only be issued to a homeowner or general contractor (GB-2) licensed in the State of New Mexico. If the Contractor's main office is located out of state, a surety bond verification TS-43 form may need to be signed by the New Mexico Taxation and Revenue Office. **If the permit is not issued within six (6) months from the date of submittal, the application will expire.** Green Path Projects shall be approved for submittal by the Green Path Program Manager 505-924-3958.

**SCHOOL FACILITY FEE:** Submit original (no copies) *School Facility Fee Payment Acknowledgement Form* from Albuquerque Public Schools. Building permits shall not be issued until an original APS fee payment form is submitted for **EACH** single or multi-family residential permit application.

**WATER CONSERVATION SHEET:** Landscape information (Available at the Building permit and Zoning Counter)

**ENERGY CODE CHECKLIST:** Required on all submittals.

##### **ADOPTED CODES:**

- 2009 International Residential Code
- 2009 Uniform Plumbing Code
- 2009 International Energy Conservation Code
- 2009 Uniform Mechanical Code
- 2011 National Electrical Code

The plans shall include the following data:

##### **IRC (505) 924-3905**

##### **Design Criteria**

- Ground snow load – 20 psf
- Frost line depth – 16"
- Wind speed – 90 mph (3 second gust)
- Seismic Design Category – C

## Site Plan

- Actual site address of project
- Size and shape of lot including directional orientation
- All buildings and structures (including existing)
- All streets, easements and setbacks
- All water, sewer, electrical points of connection
- Driveway width including curb cut
- All required parking
- Dimensions between the buildings / structures and to the property lines
- Grading and drainage information
- Property lines with dimensions

## Floor Plan

- All floors including basements
- Use and ceiling heights of all rooms
- Square footage of heated areas, garage, cover porches / patios and balconies
- All door and window openings, include types, sizes, direction of swing and location by dimension
- Fireplace type masonry, zero-clearance, wood burning or gas (if applicable)
- Locations of plumbing fixtures (sinks, toilets, bathtubs and showers) and laundry and kitchen appliances
- U-value of each window type/skylights

## Foundation Plan

- Foundation layout and dimensions including all interior and exterior footings, piers and stem walls
- Perimeter insulation type, R-value, and location on foundation details
- Footing sections location, width, depth, below and above grade include size and spacing of steel reinforcement
- Coordinate foundation details to plans with annotation

## Roof and Floor Framing Plan (If applicable)

- Type, size and spacing of trusses, joist, girders, rafters, beams, posts and all connectors
- Size and locations of headers at doors and windows
- Engineered truss drawings with New Mexico stamp
- Grade and species of all structural lumber

## Wall Section Plan

- Exterior and interior bearing wall section details
- Roof slope and finished materials
- Grade and species of all structural lumber
- Dimensions, type, size, location and depth below grade of all footings, piers; stem walls, size and spacing of steel reinforcement
- Wall and roof materials
- All vertical and horizontal reinforcement in masonry walls or ICF systems
- Type, thickness, and R-value of insulation, to include perimeter footing, floor, wall, and roof
- Indicate minimum wood to earth separation
- Roof joists and rafters – size and spacing
- Wall anchorage to footing

## Elevation Plan

- Four (4) elevations are required
- Height of building
- Floor to ceiling dimensions
- Roof slope
- Exterior finish

## Stairs

Steel construction, plans must be certified by a Registered New Mexico Professional Engineer.

- Section showing rise, run and headroom clearance
- Provide stair-framing detail and attachment to structure
- Handrails and guardrails heights and locations
- Profile of balustrade construction and opening sizes
- Wood wall brace line layout

## **Electrical Plan**

If the size of the electrical installation is greater than 200 amps, a drawing will be required from a New Mexico Registered Electrical Engineer provide load calculations, wire size and panel sizes.

- Location of receptacles, switches, lights, thermostat(s), smoke and carbon monoxide detectors, ventilating fans, and exhaust fans
- Verify 50% of lamps in permanently installed lighting fixtures shall be high-efficiency lamps
- Verify at least one thermostat is programmable and at least one will be provided for each separate heating and cooling system
- Recessed lighting to be rated (IC) insulation contact and airtight

## **Mechanical Plan**

All information shall be in conformance with 2009 International Energy Conservation Code

- Provide supply- and return-air duct layout that includes duct sizes, duct type (sheet metal or flex) and duct connections/transitions

## **Water Heating System Specification**

- Location(s) of water heater(s) on floor plan or mechanical plan
- Type (storage or instantaneous) and capacity if applicable
- Seismic Area: Water heater shall be anchored or strapped
- Thickness, type, R-value, and extent of circulating hot water piping insulation
- Provide 18” platform under storage type water heaters installed in garages

## **Ventilation**

- Provide lay-out location and net free area
- Verify compliance with under floor space and attic space ventilation requirements

## **Green Path Option**

All of the above shall be required plus the following:

- Documentation that the project has been registered with the United States Green Building Council or Build Green New Mexico
- Completed LEED or Build Green New Mexico checklist identifying points that are being pursued, including detailed documentation of how criteria for identified points will be achieved.
- Documentation that a HERS rater has reviewed the plans and the simulated energy performance calculations for the proposed residence showing a HERS rating of 60 or less

**DISCLAIMER:** Handouts should not be used as substitutes for codes and regulations. As an applicant, you are responsible for compliance with all code and rule requirements, whether or not they are described in a handout. The required drawings will depend upon the size, nature and complexity of the project.