



CITY OF ALBUQUERQUE

Planning Department

Building Safety

RESIDENTIAL ADDITION

Plans & Permit Information

Submit two (2) 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 (UAC 110.3). Provide plan views at a minimum of 1/4"=1'-0" scale and provide sections and details at a minimum of 1/2"=1'-0" scale. ***All metal / aluminum frame construction plans must be certified by a registered New Mexico professional engineer.***

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 505-924-3320.

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 or GB-98) licensed in the State of New Mexico. If the building permit is not issued within six (6) months from the date of submittal, the application will expire.

ADOPTED CODES: The following codes are a minimum standard and base guideline for building construction.

- 2015 International Residential Code (IRC)
- 2009 International Energy Conservation Code (IECC)
- 2015 New Mexico Earthen Building Code (NMEBMC)
- 2012 New Mexico Solar Energy Code (NMSEC)
- 2015 New Mexico Existing Building Code (NMEBC)
- 2012 Uniform Plumbing Code (UPC)
- 2012 Uniform Mechanical Code (UMC)
- 2014 National Electrical Code (NEC)
- 2012 New Mexico Elect. Safety Code (NMESC)
- 2017 New Mexico Administrative Code (NMAC)
- 2017 Albuquerque Uniform Administrative Code (UAC)

Design Criteria

UAC - Table 301.2(1)

				Subject to Damage From						
Ground Snow Load	Wind Speed (MPH)	Rainfall	Seismic Design Category	Weathering	Frost Line Depth	Termite	Winter Design Temp	Ice Shield Under-Layment Required	Air Freezing Index	Mean Annual Temp
20	115*	2" per hour	C	Moderate	16"	Moderate to Heavy	12° F	N/A	263	54.6

* 3 second gust

The plans shall include the following data:

Site Plan

- Actual site address of project
- Size and shape of lot with north arrow
- Provide location and dimensions of proposed construction, existing buildings, distances between buildings/structures and to the property lines
- Label all streets, easements and setbacks
- Provide property line dimensions/coordinates
- Driveway width including curb cut
- All required off-street parking
- Grading and drainage information

Foundation Plan

- Foundation layout and dimensions including all interior and exterior footings, spot footing, piers and stem walls
- Perimeter insulation type, R-value, and location on foundation details (provide documentation if less than prescriptive)
- Detail sections indicating all required footing requirements to include, but not limited to: width, depth below and above grade, size and spacing of steel reinforcement
- Coordinate foundation details to plans with annotations

Floor Plan of Addition

- All floors levels (including basements)
- Use and ceiling heights of all rooms
- All door, window and skylight openings - include types, sizes, u-values, direction of swing and located by dimensioning
- Indicate fireplace type - wood burning or gas, masonry, zero-clearance
- Square footage of addition including heated areas, garage, cover porches / patios and balconies
- Locations of plumbing fixtures (sinks, toilets, bathtubs and showers) and laundry and kitchen appliances

Floor Plan of Rooms Adjacent to Addition

- Complete floor plan identifying all existing rooms adjacent to addition, including size and use of all rooms
- All door and window openings, include types, sizes, direction of swing and location
- **Emergency egress from bedrooms must be maintained**

Roof and Floor Framing Plan

- Type, size and spacing of all framing members including: trusses, joist, girders, rafters, beams, posts and all mechanical connectors
- Size and locations of headers at all openings, doors and windows
- Attic Access: label, size and location
- Grade and species of all structural lumber
- Wall Brace layout: specify wood wall brace panel type size and location on plans. Verify wall brace panel layout complies with IRC. See IRC for metal stud, masonry and ICF requirements.
- **Signed and sealed truss drawings with a New Mexico Licensed Engineer's seal/stamp**

Wall Section Plan

- Exterior and interior bearing wall section details (Scale: 1/2"=1'-0")
- 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
- Indicate all wall/roof finishes and materials

- All vertical and horizontal reinforcement in masonry walls or ICF systems
- Type, thickness, and R-value of insulation, including perimeter, floor, wall, and roof
- Indicate minimum wood to earth separation
- Roof joists and rafters – size and spacing
- Wall anchorage to footing

Building Elevations

- Four (4) elevations are required
- Height of building
- Finish floor, header heights and all plate heights

- Exterior finishes: To include roof/wall covering finishes
- Roof Slope

Stairs

- Detail section showing rise, run and headroom clearance
- Provide stair-framing detail and attachment to structure indicating minimum standards
- Handrail and guardrail heights and locations
- Profile of balustrade construction and opening sizes

- Steel Stair (Spiral Stair) construction, plans must be certified by a Registered New Mexico Professional Engineer.

Electrical Plan

If the size of the electrical installation is greater than 200 amps, a drawing will be required from a registered New Mexico electrical engineer indicating 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 that at least one thermostat is programmable and that at least one will be provided for each separate heating and cooling system.
- Attic/Crawlspace lighting with switch

- Verify 50% of lamps in permanently installed lighting fixtures shall be high-efficiency lamps.
- Arc fault circuit and ground fault circuit interrupter outlets where required
- Recessed lighting to be rated (IC) insulation contact and airtight.

Roof Ventilation Plan

- Provide roof vent layout with calculations as per IRC "Net Free Area" requirements indicating vent type, capacity and quantity

- Verify compliance with under floor space and attic space ventilation requirements

Water Heating System Specification

- Location(s) of water heater(s) on floor plan
- Provide impact protection for gas appliances located in garage

- Provide 18" platform under storage type water heater

Energy Plan Review Checklist (EPRC)

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

Air Barrier Details

- Provide specifications showing compliance with 2009 International Energy Conservation Code table 402.4.2 (Air barrier and insulation inspection component criteria)

Inspections: (505) 924-3320

Inspection Section: Permit number is required for all inspection requests.

Building Inspections

- Foundation/Footing Inspection
Insulation (Call before pour)
- Framing Inspection (seismic if required)
- Exterior Lath Inspection
- Wall insulation inspection
- Wall Board Inspection (firewalls, shear walls and fire stop systems if required)
- Final Inspection

Plumbing Inspections

- Rough-In Inspection
- Top-Out Inspection
- Final Inspection

Mechanical Inspections

- Rough-In Inspection
- Top-Out Inspection
- Final Inspection

Electrical Inspections

- Temporary Pole
- Rough-In Inspection
- Low-Voltage Inspection
- Final Inspection

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.