



CITY OF ALBUQUERQUE

Planning Department Building Safety

PATIO ENCLOSURE 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.

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 permit is not issued within six (6) months from the date of submittal, the application will expire.**

ENERGY CODE CHECKLIST: Required on all submittals.

ADOPTED CODES:

- 2015 International Residential Code
- 2015 Uniform Plumbing Code
- 2009 International Energy Conservation Code
- 2015 Uniform Mechanical Code
- 2017 National Electrical Code

The plans shall include the following:

IRC (505) 924-3905

Design Criteria

- Ground snow load – 20 psf
- Frost line depth – 16”
- Wind speed – 115 mph (3 second gust)
- Seismic Design Category – C

Site Plan

- Actual site address of project
- Size and shape of lot including directional orientation
- All existing buildings and structures
- All streets, easements and setbacks
- Show distance from patio enclosure to property lines
- Property lines with dimensions

Floor Plan

- Show proposed floor plan
- Show new wall and electrical layout
- Use of space
- Show size and operation of windows and doors
- Indicate the use, size, windows and doors of all rooms adjoining the patio
- Indicate how space will be heated
- If the patio enclosure is a bedroom see *NOTE*

NOTE

Required in every sleeping room, one window with minimum 5.7 sq. ft. net clear openable area with minimum net clear opening height of 24", minimum net clear opening width of 20", and finished sill height not more than 44" above the floor.

Foundation Plan

- Foundation layout and dimensions including all footings
- Perimeter insulation type, R-value, and location on foundation details

Wall Section Plan

- Specify wall attachment to concrete
- Specify interior finish, exterior sheathing and finish

- Footing sections location, width, depth below and above grade include size and spacing of steel reinforcement
- Coordinate foundation details to plans with annotation

- Indicate ceiling height
- Indicate type and R-value of wall and ceiling insulation

If existing posts and beams are to be used, provide the following:

- Section from spot footing through roof
- Indicate depth of post footing
- Size of posts and beams
- Size and spacing of existing roof members
- Infill stud size and spacing
- Bottom plate with attachment to slab

Please use the following examples for reference

Figure No. 2 WALL SECTION

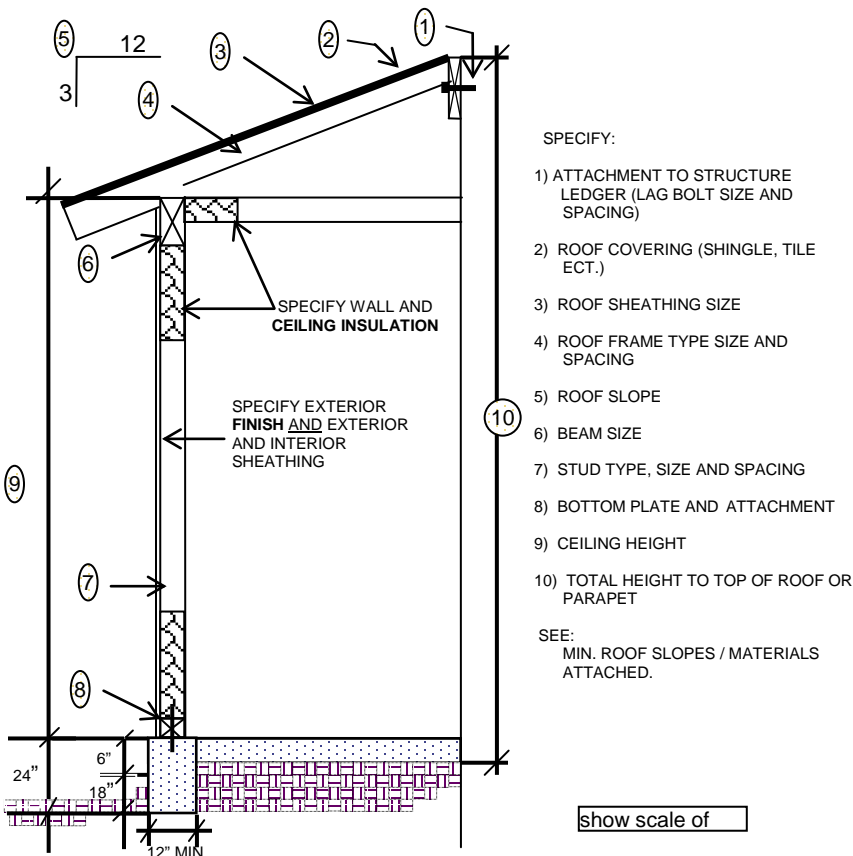


Figure No. 1 SITE PLAN

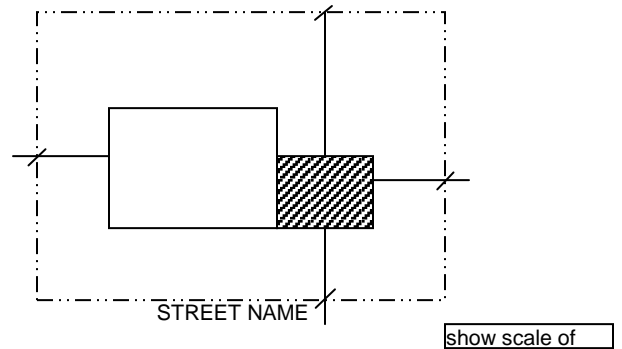
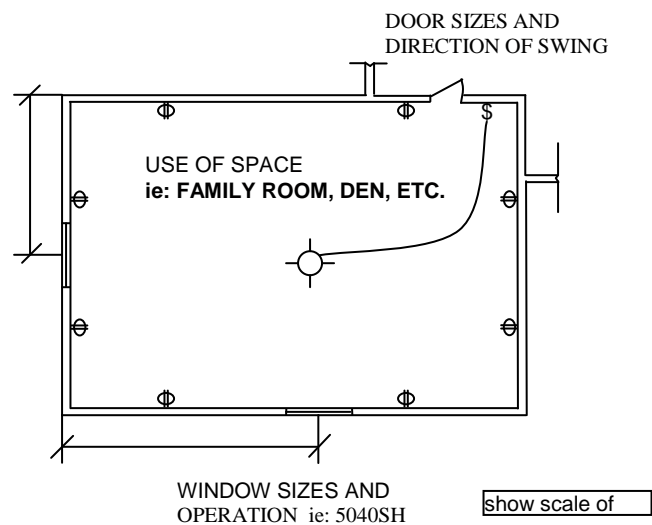


Figure No. 3 FLOOR PLAN





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MINIMUM ROOF SLOPES/MATERIALS
Plans & Permit Information

1/4": 12" – Built up or membrane

1/2": 12" – Metal – (Pro panel) w/ seam sealant

1": 12" – 90# Rolled roofing

2": 12" – Asphalt shingles

2 1/2": 12" – Clay or Concrete Tile