



# CITY OF ALBUQUERQUE

## Planning Department

### Building and Safety

#### **NEW RESIDENTIAL CONSTRUCTION** **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.

**\*\* All metal / aluminum frame construction plans must be certified by a Registered New Mexico Professional Engineer. A building permit can only be issued to a homeowner or contractor with at least a GB-2 license classification.**

The plans shall include the following data:

#### **DOCUMENTATION REQUIRED FOR RESIDENTIAL SUBMITTALS PURSUANT TO SECTION 110.3 OF THE 2018 ALBUQUERQUE UNIFORM ADMINISTRATIVE CODE.**

##### **LEGAL DESCRIPTION and ADDRESS:**

1. Provide street address, subdivision, lot and block number.

##### **SITE PLAN:**

Provide location and dimensions of proposed construction, existing buildings (if any); distance from property lines and from other buildings on the same lot, driveway width and curb cut. Provide directional orientation (north, south, east or west).

##### **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.

##### **FLOOR PLAN:**

Provide complete floor plan for all levels. Include square footage of heated areas, garage and covered porches, patios and balconies. Label use and ceiling heights of all rooms. Specify all opening, 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.

##### **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 and roof sheathing, floor 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.*

6. **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](http://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. . 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.*

7. **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 (IC) insulation contact 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.*

8. **ELEVATION PLAN:**

*Four (4) elevations are required: height of building, floor to ceiling dimensions, roof slope, exterior finish, and grade elevations with respect to finish floor elevations.*

9. **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, 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.*

10. **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 2015 International Residential Code.*

11. **STAIRS:**

*Provide section showing rise and run, headroom clearance, handrails and guardrails heights and locations, profile of balustrade construction and opening sizes. 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.***

12. **AIR BARRIER (THERMAL BYPASS) DETAILS:**

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

13. **SIMULATED ENERGY PERFORMANCE CALCULATIONS:**

*(If submitting performance based conformance with 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 505-924-3320 for assistance.**