



## New Mexico Regulation and Licensing Department

### CONSTRUCTION INDUSTRIES DIVISION

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## PLAN REVIEW GUIDE FOR MODULAR UNITS

### PLAN REVIEW APPLICATION DATA

To obtain a modular unit plan review, the applicant shall fill out an **APPLICATION FOR PLAN REVIEW FOR MODULAR UNITS** supplied by the Construction Industries Division office. Applicant must supply name of manufacturer (Company), contact person, address, phone number, NM Contractor License number (if applicable), MA#, total square footage, and model number on each page, both sets. In addition, the architect's/engineer's name, address and license number must also be on each page, both sets.

### FEES

- Residential Review \$50
- Commercial Review \$100

### PLAN SUBMITTAL

Two complete sets of plans per the model at 1/8" = 1'-0" minimum with dimensions and specifications must be submitted to Construction Industries Division for permit and must be sufficiently clear to show the project in its entirety. Following is a minimum standard of required drawings for review by Construction Industries Division for new modular unit construction. Use this as a checklist when preparing your submittals.

#### 1. COVER SHEET

- A. Project identification
- B. Project address and a location map (if applicable)
- C. The prime design professional (the professional responsible for project coordination) must be identified. All communications should be directed through this individual.
- D. Design Criteria list:
  1. Type of building construction (2006 IBC Chapter 6)
  2. Square Footage area of each floor or wing and total building square footage
  3. Group or use and occupancy (2006 IBC Chapter 3) including mixed occupancies if applicable
  4. Occupant load (2006 IBC Chapter 10, Table 1004.1.2)
  5. Allowable area calculations
  6. Plumbing fixture requirements based on IBC Chapter 29
  7. Fire sprinklers
  8. Seismic location

- #### 2. FLOOR PLAN.
- Show all floors including basements. Show all rooms, with their use, overall dimensions and locations of all structural elements and openings. Show all doors and windows. Provide door and window schedules. All fire assemblies, door label ratings, area and occupancy separations and draft stops shall be shown. Include exiting requirements.

- #### 3. FLOOR FRAMING AND ROOF FRAMING PLANS.
- Show all structural members, their size, methods of attachment, location and materials for floors and roofs. Show roof plan.

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- 4. **EXTERIOR ELEVATIONS.** Show all views. Show all vertical dimensions and heights. Show all openings and identify all materials and show lateral bracing system, where applicable.
- 5. **BUILDING SECTIONS AND WALL SECTIONS.** Show and label materials of construction, non-rated and fire-rated assemblies, and fire-rated penetrations. Show dimension of all heights.
- 6. **METHOD OF ANCHORING.** Plans must include a method of anchoring the modular structure to a foundation.
- 7. **MECHANICAL SYSTEM.** Show the entire mechanical system. Include all units, their sizes, mounting details, all ductwork and duct sizes. Indicate all fire dampers where required. Provide equipment schedules. The State Fire Marshall's Office shall approve sprinkler systems plans. Submit energy conservation calculations per 2006 Model Energy Code requirements.
- 8. **PLUMBING SYSTEM.** Show plumbing riser diagrams, all fixtures, piping, slopes, materials and sizes. Show points of connection to utilities.
- 9. **ELECTRICAL SYSTEM.** Show electrical riser diagrams, all electrical fixtures (interior, exterior and site) wiring sizes and circuiting, grounding, panel schedules, single line diagrams, instantaneous fault current, load calculations and fixture schedules. Show lighting calculations and point of connection to utility.
- 10. **STRUCTURAL CALCULATIONS.** Where required, provide structural calculations for the entire structural system of the project. Include wind, roof and floor design loads.
- 11. **SPECIFICATIONS.** Either on the drawings or in booklet form, further define construction components, covering materials and methods of construction, wall finishes and all pertinent equipment.
- 12. **REVISIONS.** For clarity, all revisions should be identified with a delta symbol and clouded on the drawings or resubmitted as a new plan set.
- 13. **RECOMMENDED FOUNDATION.** Show all foundations and footings. Indicate size, location thickness, materials and strengths (including concrete strength) and reinforcing. Show all imbedded anchoring such as anchor bolts, hold-downs, post bases, etc.
- 14. **MODEL ENERGY CODE.** A package explaining and detailing Model Energy Code Requirements.

### REQUIREMENTS FOR PROFESSIONAL SEALS

When any professional seal is required for a building permit, every standard page of the construction documents must bear a professional seal with original signature and date, certifying professional responsibility for every aspect of the project. Referenced serial drawings do not require a seal.

### SINGLE SEAL REQUIREMENT

The single seal of either a New Mexico registered engineer or architect meets the requirement for professional certification on projects that do not exceed a construction valuation of four hundred thousand dollars (\$400,000) and do not exceed a total occupant load of fifty (50).

Nonresidential buildings, as defined in the 2006 International Building Code, or additions having a total occupant load of ten (10) or less and not more than two (2) stories in height, which shall not include E-3,

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H, or I occupancies, will not require the seal of either an architect or engineer, unless the Construction Industries Division determines such seal is necessary to protect public life, safety and welfare.

Plans, specifications and calculations stamped by an Electrical Engineer licensed to practice in New Mexico shall be required for any installation with a calculated service capacity over 100 KVA single-phase or over 225 KVA three-phase. This requirement shall NOT apply to remote installations such as single irrigation pumps.

Plans, specifications and calculations stamped by a Mechanical Engineer licensed to practice in New Mexico may be required on mechanical permits of \$50,000.00 or more in value and/or commercial buildings three stories and higher.

### MULTIPLE SEALS REQUIREMENT

The professional seals of both an architect and a engineer (or engineers) are required on projects with either a construction valuation greater than four hundred thousand dollars (\$400,000.00) or a total occupant load greater than fifty (50). Occupant load shall be in accordance with Table 1004.1.2 of the 2006 International Building Code.

### REQUIREMENTS FOR PROFESSIONAL SEALS ON MODULAR UNITS

As provided under NMBC Section 106.1, the Construction Industries Division requires specifications and plans, all sheets, both sets, for the following construction methods be prepared and sealed, signed and dated by a New Mexico Registered Architect or Engineer.

- Construction utilizing steel studs, structural steel members (red iron) and/or steel pipe
- All pre-fabricated, pre-manufactured and component structures
- Residential construction utilizing an alternate material, design or method in construction

### APPLICABLE CODES

The Construction Industries Division currently enforces the following codes:

- 2006 New Mexico Building Code
- 2006 International Building Code
- 2006 International Residential Code
- 1997 Solar Energy Code (IAPMO)
- 2006 International Energy Conservation code
- 2006 New Mexico Energy Conservation Code
- ICC/ANSI A117.1-2003
- 2006 New Mexico Plumbing and Mechanical Code
- 2006 Uniform Mechanical Code (IAPMO)
- 2006 Uniform Plumbing Code (IAPMO)
- 1997 Uniform Swimming Pool, Spa and Hot Tub Code
- 2008 New Mexico Electrical Code
- 2008 National Electrical Code
- 2002 National Electrical Safety Code
  - Liquefied Petroleum Gas Standards
  - 2004 NFPA 58 – *effective March 2, 2005*
  - NFPA 57

### ACCESSIBILITY

Accessibility requirements are detailed in *Chapter 11, Accessibility, of the New Mexico Building Code*, and supersede *Chapter 11, Accessibility, of the International Building Code*. The adopted standard of quality for accessible design is the ICC/ANSI A117.1-2003, *Accessible and Usable Buildings and Facilities*.