

Commercial Interior/Exterior Remodel/Addition
Building Permit Checklist



City of Santa Fe

Commercial Interior/Exterior Remodel/Addition Building Permit Application

Completed Applications are accepted Monday through Friday 8:00 a.m. to 12:00 p.m. and 1:00 p.m. through 4:30 p.m. by the Building Permit Division located at 200 Lincoln Avenue, Santa Fe, New Mexico, 87504.

Applications will be accepted only after full completion of the items herein once verified by the City Building Permit Specialist. Contents herein are minimum compliance requirements for applicable federal, state and local ordinances and standards including the 2015 New Mexico Existing Building Code. For specifics, contact a Building Plan Reviewer at (505) 955-6491.

Please note that all commercial remodeling/alteration projects are subject to the regulations of the International Existing Building Code (IEBC), as adopted by the State of New Mexico. When existing buildings are altered, site and building accessibility improvements outside the intended project scope are often required. The IEBC limits the cost of any required accessibility improvements to 20% of the cost of alterations affecting the primary function area. Please visit https://www.santafenm.gov/construction_permit_submittal_checklists to download a copy of the ADA Disproportionality Worksheet to aid in the calculation of the required ADA improvements based on the project valuation.

PRE-REQUISITE APPROVALS: The following pre-requisite approvals must accompany the building permit application: (if applicable)

- Address Issuance or Verification (if applicable) – GIS Division
- Final Board or Committee Action including filing of appropriate documents plats and development plans (if applicable) – Current Planning Division
- Water Budget Approval (required) – Technical Review Division
- Impact Fee Assessment (required) – Building Permit Division
- Flood Plain Verification/Flood Hazard Report (if applicable) – Technical Review Division
- Historic Preservation District Approval (if applicable) - Historic Preservation Division
- Escarpment Overlay District Approval (if applicable) – Technical Review Division
- Prairie Dog Clearance (if applicable) – Technical Review Division
- Archeological Clearance Permit (if applicable) – Historic Preservation Division
- Evaluation Form for Architectural Design (if applicable) – Building Permit Division
- Waste Water Utility Expansion Charge Approval (if applicable)- Waste Water Management Division

MINIMUM SUBMITTALS/BUILDING PERMIT APPLICATION

Six (6) complete sets of proposed construction plans, pre-requisite compliance documents, and information described below:

Commercial Interior/Exterior Remodel/Addition Building Permit Checklist

- _____ **1. Building Permit Application:** Complete all required fields and answer all questions. Blue or Black ink only.

- _____ **2. Legal Lot of Record:** City approved subdivision plat. In the absence of an approved plat, provide a warranty deed and/or survey dated pre 1962 describing the meets and bounds of the property.

- _____ **3. Property Location/Vicinity Map:** Depict nearest street intersections and north arrow. May be placed on the site plan.

- _____ **4. Development Plan (if applicable):** City approved with signatures and Santa Fe County recording data.

- _____ **5. Site Plan:** (Minimum scale 1"=20')
 - a. North arrow
 - b. Official property address
 - c. Zone district and proposed use of property
 - d. Street names
 - e. Lot Dimensions, meets and bounds
 - f. Lot area and acreage
 - g. Existing and proposed improvements
 - h. Setbacks: Label distances from all existing and proposed structures to property lines and distances between multiple buildings. Include roof overhangs, portals, trellis structures, posts, columns, canopies, sidewalks, and patios.
 - i. Parking layout. (*Reference Article 14-8.6 SFCC*)
 - 1) Table demonstrating required parking including formulas and calculations.
NOTE: Net Leasable is gross building area minus bathrooms, mechanical rooms and stairwells.
 - 2) Type, size, and dimension of parking spaces, back up aisle and vehicle maneuverability.
 - 3) Ingress/egress
 - 4) Parking barriers
 - 5) ADA accessible parking spaces, aisles, ramps, and signage
 - 6) ADA accessible path of travel route from the PROW to the accessible entrance(s) and completed ADA disproportionality worksheet (if Applicable)
 - 7) Parking lot construction
 - 8) Slopes/contours
 - 9) Bicycle spaces
 - 10) Loading docks
 - 11) Ground mounted equipment screening
 - 12) Fire hydrants, if any
 - 13) Interior landscape islands
 - j. On-site building mounted and parking lot lighting. A separate isometric plan may be necessary.
 - k. Easements including any and all encumbrances; access, public utility, private, etc.
 - l. Existing and proposed impervious areas
 - m. Existing and proposed wall and fences
 - n. Required open space and landscape areas
 - o. Flood zones and other drainage discharges

Commercial Interior/Exterior Remodel/Addition Building Permit Checklist

- p. Label pre-existing structures, driveways, etc. as “**EXISTING**”; label all proposed development “**PROPOSED**”.

6. Landscape Plan (Minimum scale 1”=20’) (Articles 14-8.4 & 14-8.9 SFCC)

Landscape required on all projects including more than 500 sqft. of new construction and/or disturbing more than 1000 sqft. of land area and/or project valuation greater than \$100,000.

- a. Location, quantity, sizes and botanical names of all plant materials.
- b. Location and description of walls, fences, mulches, etc.
- c. Common open space
- d. Automatic irrigation system, if applicable
- e. Outdoor lighting and photometric plan, if applicable

7. Terrain Management Requirements (if applicable): Required for Exterior Alterations and Additions

- **Minor Development Project.** All of the following four criteria must exist for a project to be considered . (Article 14-8.2(E), SFCC 1987).

1. No more than 3,500 square feet of new impervious surface proposed;
2. No more than 5,000 square feet of total disturbance on the legal lot;
3. No more than 10% slopes disturbed, and
4. Drainage pattern is maintained

Grading and Drainage Plan (Minimum scale 1”=20’) must include:

- Location of all impervious surfaces with square footage identified;
- Calculation of storm water requirement. New impervious surface square footage multiplied by 16% (.16) equals the cubic feet of storage required;
- Stormwater storage capacity based on the calculation above. Provide dimensions. Detention pond, retention pond, infiltration device, active water harvesting or passive water harvesting are all acceptable;
- Sufficient topographic information to show that there are no slopes greater than 10% disturbed. Include sea level datum at two foot contour intervals. This can be obtained from the Technical Review Division or the GIS office for minor development.
- If a retaining wall or yard wall is proposed, the top and bottom of wall elevations must be included along with the soil elevation on each side of the wall;
- One percent (1%) chance event floodplain “100 year floodplain” if located on the legal lot. Please reference the specific flood insurance rate map and effective date.
- All proposed grading, new final contours, slope limits, spot elevations including all surfaces.
- All easements.
- Erosion protection of all disturbed areas indicating methods to be used (Article 14-8.2, SFCC 1987).

- **All Other Development Projects:** Projects not meeting the four criteria above for “Minor Development” are classified as “All Other Development” (Article 14-

Commercial Interior/Exterior Remodel/Addition Building Permit Checklist

8.2(F), SFCC 1987).

Grading and Drainage Plan (Minimum scale 1"=20') must include:

- Calculation of stormwater requirement stamped and signed by a licensed New Mexico Engineer. All calculations are to be based on the pre and postdevelopment 1 One percent (1%) chance event floodplain "100 year floodplain". The applicant will be required to provide on-site storage for the difference between the pre and post development run off;
- Stormwater storage capacity based on the engineer's calculations. Provide dimensions. Detention pond, retention pond and infiltration device are acceptable for All Other Development;
- Proof that the stormwater will dissipate within 24 hours must be included on the plan;
- One percent (1%) chance event floodplain "100 year floodplain" if located on the legal lot. Please reference the specific flood insurance rate map and effective date.
- All existing and proposed final grading contours; and
- If a retaining wall or yard wall are proposed, the top and bottom of wall elevations must be included along with the soil elevation on each side of the wall.

➤ **Certified Topographic and Slope Analysis** if slopes 20% or greater are disturbed, provide the following: Article 14-8.2(D) (2)

- Topography based on every two (2) feet of elevation change. The slope analysis should include three different slope ranges (0-19.99%, 20-29.99% and 30% and greater). This must be stamped and sealed by a licensed New Mexico surveyor or engineer and must be based on the best available data.
- Slopes greater than 30% can be shown based on every five (5) feet of elevation change.

➤ **Short Term and Long Term Erosion Control Plan**

- Show compliance with SFCC Section 14-8.2(D)(1)(d).
- If a Stormwater Pollution Prevention Plan is required by the EPA NPDES Program, the map of temporary and long term Best Management Practices can be submitted to meet the City requirement.

8. Architectural Plans: (Minimum scale 1/4"=1') must include:

Sealed by an architect registered in the State of New Mexico

- **Building Elevations (Minimum scale 1/4") - Required for Exterior Alterations**
- Building height at the center line of each façade from finish grade to the highest point of the structure.
 - Exterior building features, size, location, materials, colors, windows, doors, glazing systems, wall mounted equipment and lighting. Indicate surface area of materials, colors, doors and windows. Complete "Architectural Design Points Sheet" (Form O) from Architectural and Site Design ordinance. (*Article 14-8.7 SFCC*)
 - Building length and width

Commercial Interior/Exterior Remodel/Addition Building Permit Checklist

- Finish grade
- Natural grade at building perimeter
- Wall and Fence typical

➤ **Floor Plans, Roof Plans and Reflected Ceiling Plans:**

- Show complete floor layout including equipment
- Identify the use of building spaces
- Identify the complete exiting system, including the occupant load of building spaces
- Provide a wall schedule to identify new bearing/non-bearing walls, and different height walls
- Provide dimension of rooms, corridors, door, etc.
- State the occupancy classification of the building spaces
- Identify fire rated assemblies (if applicable) and provide architectural details
- Show accessibility information to include:
 - the location and dimensions of elevators (if applicable)
 - ADA accessibility improvements required with the alteration and completed ADA disproportionality worksheet (if Applicable)
- Provide building cross-sectional views
- Provide general architectural details
- Provide wall details (top and bottom connection details with approved listed anchors)
- Provide floor/wall finish schedule

9. Structural Drawings:

Sealed by either a structural or civil engineer registered in the State of New Mexico

- General Structural Notes
 - Design Dead Loads
 - Design Live Loads
 - Wind Design Data
 - Seismic Design Data
 - Specific Loads (if applicable) that are specific by the code
 - Identify all Special Inspection and Structural Observation requirements
 - Material Specifications
- Wall Framing Information and Details
- Special Reports for Alternative Building Materials

Prefabricated Metal Building:

- Provide separate manufacturer's construction drawing and calculations that are sealed by the structural engineer of record for the prefabricated metal building

10. Plumbing Plan must include:

Sealed by a mechanical engineer registered in the State of New Mexico

- Complete on-site water and sewer plans
- Complete plumbing floor plan and roof drainage systems for the entire project area with risers in isometric view
- Minimum plumbing fixture analysis
- Plumbing fixture specifications and connection schedule
- Drain, waste and vent sizing isometrics

Commercial Interior/Exterior Remodel/Addition Building Permit Checklist

- Backflow Devices – Types and Location
- Gas pipe sizing calculations and isometric (if applicable)
 - Identify Gas meter location
 - Show All appliance types and locations
 - Provide one-line gas pipe, sizing diagram
 - All appliance locations and Btu/hr input ratings
 - All branch pipe lengths and sizes
 - Identify all gas pipe materials and locations, i.e., underground, building wall, roof, etc.
 - Specify gas pipe support method and spacing
 - Address gas venting and combustion air

11. Mechanical Plan must include:

Sealed by a mechanical engineer registered in the State of New Mexico

- Complete mechanical floor plan
- Mechanical layout (ductwork, A/C units, air-handlers, diffusers, etc.)
- Mechanical equipment listings, specifications and weight
- Outside air ventilation calculations
- Air-balance schedule
- HVAC equipment specifications
- HVAC duct detector automatic shutoffs
- HVAC duct detector audible /visual alarms and trouble lights
- Restroom exhaust ventilation systems
- Identify any special inspection items

12. Electrical Plan must include:

Sealed by an electrical engineer registered in the State of New Mexico

- Panel board location
- Lighting & power plan
- Equipment schedules
- Panel schedules
- Load calculations
- Wiring methods, specifications

13. Solid Waste plan must include: Required for Exterior Alterations

- Enclosures shall be located completely outside of rights-of way, driveways and utility easements
- Enclosures shall not be placed directly under any overhead utilities. If this is not practical, the nearest utility pole shall be not less than twenty (20) feet from the enclosure wall or fence and the base of the enclosure shall be not less than twenty (20) feet below the nearest overhead line.
- Enclosure shall not be placed within fifteen (15) feet of any fire hydrant, water valves, or public sanitary sewer manholes.
- Primary access to enclosures shall be such that a standard refuse collection truck can approach them perpendicularly to the alignment of the gate, unless otherwise provided for herein.

Commercial Interior/Exterior Remodel/Addition Building Permit Checklist

Enclosure Design Standards

- Dimensions shall be as shown on Exhibits A.1 and A.2 of this chapter.
- Foundation shall be reinforced 3,000 psi concrete slab, with a twelve inch by eighteen inch (12"x18") footer. A minimum two percent (2%) grade shall be provided toward the enclosure's gate.
- Enclosure walls may be constructed of cemented brick, cemented and core-filled concrete block, treated wood fencing, or any combination as may be approved by the city.
- Gates may be constructed of treated wood, chain link, wrought iron, fiberglass, or other weather resistant material that can support locking hardware installation.
- Gates shall have gables to ensure the doors to the enclosure are left open on the designated day of collection.
- Gates shall be designed to allow the installation of city-approved locking devices such as chains and padlocks.

Roll-Off Containers

- The foundation shall be reinforced 3,000 psi concrete slab that is not less than twelve (12) feet wide, by twenty-eight (28) feet in length, with a twelve inch by eighteen inch (12"x18") footer.
- The foundation for the temporary placement of a roll-off container may consist of compacted dry earth, concrete slab or asphalt with monolithic pour.

IMPORTANT INFORMATION ABOUT SUBMITTAL

Submittal: Six (6) complete sets of plans meeting the minimum criteria of the Building Permit Submittal Checklist are to be submitted in person to the Building Permit Division, 200 Lincoln Avenue, Santa Fe, NM 87504, First Floor, West Wing.

Fees: Plan check and building permit fees are based on Resolution No 2008.83 which is available upon request or at http://www.santafenm.gov/document_center/document/1393. A plan check fee will be collected at application, the remainder plus any impact fees will be collected at permit issuance.

Revisions: Plans will be reviewed for compliance and either approved or rejected. Rejected plans must be corrected for compliance and resubmitted after the initial review cycle has been completed. The applicant will receive a phone call from the Building Permit Expeditor when revisions can be accepted.

Application Tracking: Monitor the status of the application AT <http://www.santafelanduse.com/>

General Contractor Licensing: General contractor must obtain valid Santa Fe City Business License and a valid New Mexico State Contractor's License before a permit will be issued. Refer to professional seals requirements; Handbook for NM Building Officials. <http://www.sblpes.state.nm.us>

Permit Notification and Inspections: Once a building permit is issued, it is the responsibility of the permittee to immediately post the Building Permit Poster in a conspicuous place visible from the public way, to place the approved perforated plans and supporting documents at the site for inspectors and to schedule required inspections.

Permit Expiration/Extensions: A building permit is valid for one year from date of issuance provided

Commercial Interior/Exterior Remodel/Addition Building Permit Checklist

construction has commenced within 180 days, otherwise, the permit becomes invalid. An extension may be granted by the Building Permit Division if requested in writing by the applicant before the permit expires.

Appeals: Appeals may be filed by any person aggrieved by any decision made by officials administering Article 14-3.17, SFCC 1987. Such appeals must be filed within thirty (30) days of issuance of the building permit.