



## VILLAGE OF TAOS SKI VALLEY FOUNDATION REQUIREMENTS FOR PERMIT

**Minimum Plan Requirements:** Each application for a Foundation Permit must include (2) complete sets of plans drawn to scale and must be sufficiently clear to show the project as it relates to surface and subsurface conditions on and adjacent to the site. Plans and specifications are typically required to be designed by a qualified New Mexico **Engineer** and or **Architect** licensed by the State of New Mexico to practice as such. Plans prepared by an architect or engineer shall have the stamp or seal of the architect or engineer responsible for preparation of the plans, applied directly to 1) each sheet of the reproduced drawings, 2) addenda and revisions, 3) the cover, title page, and table of contents of specifications and 4) the title page of engineering reports.

### **AN ARCHITECT OR ENGINEER WILL TYPICALLY BE REQUIRED AS FOLLOWS:**

- All buildings or structures shall be designed by an engineer and must include the roof snow loads, structural loads and foundation loads. In addition all retaining walls in excess of four (4) feet shall be designed by an engineer unless exempted by the building jurisdiction.
- An architect is required for all commercial buildings and single-family residences in excess of 2,500 square feet or greater than two stories in height.
- Soils report stamped by a soils engineer required.

### **Applicable Codes and Standards:**

2003 International Building Code

2003 International Residential Code

2003 International Existing Building Code

Village of Taos Ski Valley High Altitude Design Standards

Village of Taos Ski Valley Excavation and Grading Ordinance 97-10

Village of Taos Ski Valley Supplemental Grading Standards

Village of Taos Ski valley Planning and Zoning Ordinance

Village of Taos Ski valley Water and Sewer Ordinance

Village of Taos Ski Valley Development Impact Fee Schedule

Village of Taos Ski Valley Terrain Management and Landscaping Guidelines

2003 Urban Wild Land Interface Code

2003 International Energy Conservation Code

2003 New Mexico Building Code

New Mexico Administrative Code (NMAC) State Highway access Management Requirements

### **A COMPLETE SET OF PLANS SUITABLE FOR REVIEW SHOULD INCLUDE:**

*Some projects will not require all of the information on the plans or details. Please examine the information listed below and the above referenced standards; information not applicable to a given project need not be included in the plans. Please check with the Village Plans Examiner FIRST to determine what information will be required to be submitted.*

**A Foundation Only Permit will not be issued unless deemed complete based upon applicable information as required.**

### **Structural Design Criteria:**

- Soil bearing capacity as per Soils Engineering Report if required.
- Roof Design Snow Load.
- Floor Design Live Loads.
- Wind Design Speed and Exposure.
- Seismic Zone.
- Structural Concrete Design Load.
- Wind design speed and exposure.

### **Site Plan.**

- North arrow.
- Legal description (lot, block subdivision) and property address.
- Boundary survey, prepared by a licensed New Mexico Land Surveyor with lot square footage.
- Existing and proposed building footprints with square footage. (*Include decks and other projections*).
- Adjacent road and street names.
- Easements, right of ways, building setbacks, water body setbacks, existing and proposed building envelopes, and snow storage setbacks or dedicated snow storage areas.
- Proposed and existing utility improvements (*includes drainage channels and culverts*).
- Area of site disturbance.
- Sensitive natural vegetation to be preserved.
- Existing and finished topographical contours at one-foot intervals.
- Site plan shall include (*or under separate cover*) a storm water management plan addressing how all onsite and offsite flows will be conveyed including but limited to detention/sedimentation ponds, culverts, landscaping, sensitive vegetation areas, water ways, springs, ditches and snow storage areas.
- Access driveways and their grades and designated parking as per VTSV Ordinance (*not to be located in designated setback areas*).
- Finished floor elevation at foundation level access in relation to contours on site plan.
- Steep Slopes in excess of 25 percent.

### **Code Analysis / Commercial**

- Occupancy Classification.
- Construction Type (*Specify all elements required to be fire resistive*).
- Show fire resistive assemblies on the plans.
- Allowable area (*Include all area increases as applicable*).
- Allowable Height and Number of Floors.
- Occupant Load and Required Exiting (*number of exits and required widths*).
- Separate occupancy square footage by type (*assembly, retail, storage, etc*).
- Parking Requirements (*Include number of Handicapped Spaces*).
- Show Type 'A' and Type 'B' Dwelling Units with maneuver and height requirements and accessible paths of egress.
- Location on property.
- Land Use Zone.

### **Foundation Plan and Details:**

- Foundation material description and specifications.
- The location and size of piles and caissons.
- The location and size of footings.
- The depth of footings, piles and caissons.
- The location and size of all foundation walls and piers.
- The location, size, grade and spacing of all reinforcing steel.
- Material and fasteners specifications for wood foundation systems.
- Anchor bolt size and spacing.
- Framing anchors and connectors to be embedded in concrete or masonry.
- Concrete and masonry beam pocket location and sizes.
- Concrete slab thickness and reinforcement.
- Foundation drainage plan and discharge into an approved waterway.

### **Structural Framing Plans and Details:**

- The location of exterior and interior columns, beams and girders, headers and lintels.
- Construction details and material specifications for columns, beams, girders, headers, and lintels. Grade and species of all wood components and all steel strengths.
- The location of all exterior and interior bearing and shear walls.
- Bearing and shear wall construction details and material specifications.
- Floor construction details and material specifications.
- Exterior deck and porch construction details and material specifications.
- Bearing and connection details for structural members and assemblies.

**Floor Plans:** Provide floor plans for each individual floor (*including basements, lofts or mezzanines, decks, and porches etc*). The plans shall be dimensioned so as to clearly show the following:

- Exterior and interior walls and partitions.
- Exterior decks.
- Exterior and interior stairs and landings.
- Details of accessibility for the disabled. (*Ramps*)
- Square footage of each floor from exterior wall to exterior wall including stairs, mechanical rooms, storage, and unfinished areas.

**Elevations:** Exterior-building elevations shall be provided for each individual elevation And shall show the following:

- Porches and decks.
- Finish grade, existing grade, and the line of the foundation below finish grade for each elevation.
- Roof pitches. (Rise and run).
- Building heights measured from the high side and low side at adjacent ground finish elevations.

- Elevations from wall line through setbacks to property lines. (*Show foundation walls, exterior retaining walls, and all cut and fill slopes within property setbacks*).

**Building Sections and Details.** Architectural building sections and details shall include the following information:

- Foundation drainage details.
- Exterior wall framing and location of all load bearing walls
- Fireplace if load bearing

**Fire Resistive Design Criteria:** Plans and specifications for buildings requiring fire-resistive construction shall include the following information:

- Fire-resistive structural frame details. (*Columns, beams and girders, trusses, etc.*)
- Fire-resistive wall and partition details.

**Plumbing Plans and Specification:** Plumbing plans and specifications shall include the following information;

- Sewer system design showing designated connections and elevations from building to VTSV sewer or designated grinder system.
- All sand/oil interceptors and grease traps must also be shown and properly sized. (*Provide calculations*).
- Fire line and domestic water service entrance to the building at foundation.
- Exterior water and sewer line materials, depth of burial, and installation specifications and water meter location as per ***Village of Taos Ski Valley Public Works Department approval and inspection.***

**NOTE: ALL NECESSARY SURFACE WATER PERMITS AND APPROVALS WITH THE NEW MEXICO ENVIRONMENT DEPARTMENT AND CORPS OF ENGINEERS SHALL BE IN PLACE PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.**