Village of Taos Ski Valley
Design Review Requirements

Minimum Plan Requirements: Each application for a Building Permit must include (2) complete sets of plans drawn to scale and must be sufficiently clear to show the project in its entirety. Plans and specifications are typically required to be prepared by a qualified **Architect** and or **Engineer** licensed by the State of New Mexico to practice as such. Contact the building department to verify if your construction project requires an architect or engineer. 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 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
2003 Urban Wild Land Interface Code
2003 International Energy Conservation Code
2003 New Mexico Building Code
Village of Taos Ski Valley Terrain Management and Landscaping Guidelines
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 Building 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.
- Fire Sprinklers.

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.

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.
- Roof construction details and material specifications.
- Exterior deck and porch construction details and material specifications.
- Bearing and connection details for structural members and assemblies.
- Provide engineer stamped truss drawings for manufactured trusses.

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 and interior wall opening locations and sizes *(windows, doors, etc.)*.
- The use of each room or space.
- Exterior decks.
- Exterior and interior stairs and landings.
- Exterior and interior guardrails.
- Plumbing fixtures. *(Sinks, lavs, tubs, showers, toilets, clothes washers, water heaters etc.)*.
- Mechanical appliances and equipment. *(furnaces, boilers, fireplaces including manufacturing data for clearance to combustibles and installation details, woodstoves, etc.)*
- Permanent counters and cabinets.
- Details of accessibility for the disabled. *(Ramps, maneuvering clearances, fixture elevations, etc.).*
- 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:

- Windows and doors.
- Porches, Decks, and guardrails.
- 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).*
- Chimneys or vents for fuel burning devices and any other permanent equipment installed on the exterior of the building.

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

- Foundation drainage details.
- Interior wall and ceiling framing and finishes *(stud sizes and spacing, drywall etc.)*.
- Exterior wall framing and finishes.
- Roofing details. *(Underlayments, roof covering, moisture barriers, cold roof, and venting*).
- Fireplace construction details.
- Stairway construction details. *(Material specifications, stair width, rise and run, handrails*)
- Guardrail construction details. *(Material specifications, guardrail height, spacing of intermediate rails).*

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.
- Fire-resistive floor-ceiling and roof-ceiling details.
- Fire-resistive assemblies for protection of openings. *(Fire doors, fire windows, fire dampers, electrical fire rated assemblies, etc.)*.
- Penetration fire stop details. *(Electrical, plumbing, mechanical and communication conduits, cables, pipes, and similar systems).*

* ***Materials and systems used for fire-resistive purposes shall be limited to those specified in the International Building Code. Other properly tested and listed systems and assemblies will be accepted, provided they have been listed by an approved testing laboratory. The listing number and laboratory responsible for the listing as well as installation details shall be included on the plans!***

Mechanical Plans and Specifications. Mechanical plans and specifications are subject to review by the ***New Mexico Construction Industries Mechanical Bureau*** prior to issuance of a General Building Permit by the Village and shall include the following information:

- Heating and cooling system appliance specifications. *(Type of fuel, input rating, cfm etc.)*
- Ventilation and product conveying exhaust equipment specifications.
- Appliance venting details.
- Combustion air details.
- Duct and plenum system design, material specifications and installation details.
- Fire, smoke and radiation damper locations and specifications.
- Fuel gas piping design, material specifications and installation details.
- Refrigeration system design, material specifications and installation details.
- Commercial hoods and kitchen ventilation system design, material specifications and installation details. ***(Subject to New Mexico Environment Department design approval and inspection)***
- The location and specifications for vented decorative appliances, floor furnaces, vented wall furnaces, unit heaters, and room heaters.

Plumbing Plans and Specification. Plumbing plans and specifications shall include the following information: ***(subject to New Mexico Construction Industries Mechanical Bureau plan review and inspection)***

- Potable water distribution piping design, material specifications and installation details.
- Drain waste and vent *(DWV)* piping design, material specifications and installation details.
- Plumbing fixture and appliance specifications and locations. All sand/oil interceptors and grease traps must also be shown and properly sized. *(Provide calculations)*.
- Location and specifications for backflow prevention devices.
- Commercial hot tubs subject to ***New Mexico Environment Department design***

approval and inspection.

- 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.***

Electrical Plans and Specifications: Electrical plans and specifications are subject to ***New Mexico Construction Industries Division Electrical Bureau design approval and inspection*** and shall include the following information:

- Location of outlets, lights, switches, and appliances.
- Location of other loads. *(HVAC equipment, machinery, electric baseboard heat, etc.).*
- A complete one-line electric service diagram and all load calculations.
- Electric service entrance location.
- An exterior lighting plan must be submitted to demonstrate compliance with the Village **Night Sky Ordinance.**

Fire Suppression and Detection Plans: The ***fire suppression*** system plans, specifications and hydraulic calculations shall include the following:

- Signature and certification number of either a registered professional engineer or a NICET level III or higher engineering technician.
- Specifications must be extremely narrative, *(including cut sheets*).
- Specification sheets shall provide information on component operation and primary panel configuration, along with all devices and their operation.
- All fire suppression systems shall conform to the Uniform Fire Code and the requirements of NFPA 13, 13D, and 13 R.

The ***fire detection*** system plans and specifications shall include the following:

- Specifications must be extremely narrative. *(Contact the Village of Taos Ski Valley Fire Department if you have questions regarding plan submission requirements)*
- Listing of alarm devices on equipment legend shall be color-coded and correlated with colored devices on plans for easy location of such devices.
- It is recommended that the standard Fire Protection Symbols for Architectural & Engineering Drawings *(NFPA 172)* be used in all design work.
- Specification sheets shall be extremely narrative, providing information on component operation, primary panel configuration, along with all devices and their operation.
- All fire alarm systems shall conform to the Uniform Fire Code, the requirements of NFPA 70 Article 760, National Electric Code, and NFPA 72.

The building department will not issue a full building permit for buildings that require fire sprinkler or fire alarm systems until fire alarms and sprinkler plans and specifications and/or fire alarm plans and specifications are submitted, and administrative approval for full permit is approved by the village of Taos Ski Valley Fire Department.