

**TITLE 14 HOUSING AND CONSTRUCTION**  
**CHAPTER 7 BUILDING CODES GENERAL**  
**PART 2 2006 NEW MEXICO COMMERCIAL BUILDING CODE**

**14.7.2.1 ISSUING AGENCY:** Construction Industries Division (CID) of the Regulation and Licensing Department.  
[14.7.2.1 NMAC - Rp, 14.7.2.1 NMAC, 1-1-08]

**14.7.2.2 SCOPE:** This rule applies to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of every building or structure or any appurtenances connected or attached to such building or structure performed in New Mexico on or after January 1, 2008, that is subject to the jurisdiction of CID, unless performed pursuant to a permit for which an application was received by CID before that date.

**A. Exception 1.** Detached one- and two-family dwellings and multiple single-family dwellings (town houses) not more than three (3) stories high with separate means of egress, and their accessory structures shall comply with the 14.7.3 NMAC, 2006 New Mexico residential building code (NMRBC).

**B. Exception 2.** Existing buildings, not subject to the NMRBC, undergoing a change of occupancy, repair, alterations or additions shall comply with either 14.7.2 NMAC, 2006 New Mexico commercial building code, or 14.7.7 NMAC, 2006 New Mexico existing building code, as applicable.  
[14.7.2.2 NMAC - Rp, 14.7.2.2 NMAC, 1-1-08]

**14.7.2.3 STATUTORY AUTHORITY:** NMSA 1978 Sections 60-13-9 and 60-13-44.  
[14.7.2.3 NMAC - Rp, 14.7.2.3 NMAC, 1-1-08]

**14.7.2.4 DURATION:** Permanent.  
[14.7.2.4 NMAC - Rp, 14.7.2.4 NMAC, 1-1-08]

**14.7.2.5 EFFECTIVE DATE:** January 1, 2008, unless a later date is cited at the end of a section.  
[14.7.2.5 NMAC - Rp, 14.7.2.5 NMAC, 1-1-08]

**14.7.2.6 OBJECTIVE:** The purpose of this rule is to establish minimum standards for the general construction of commercial buildings in New Mexico.  
[14.7.2.6 NMAC - Rp, 14.7.2.6 NMAC, 1-1-08]

**14.7.2.7 DEFINITIONS:** See 14.5.1 NMAC, General Provisions and chapter 2 of the 2006 international building code (IBC) as amended in 14.7.2.10 NMAC.  
[14.7.2.7 NMAC - Rp, 14.7.2.7 NMAC, 1-1-08]

**14.7.2.8 ADOPTION OF THE 2006 INTERNATIONAL BUILDING CODE:**

- A.** This rule adopts by reference the 2006 international building code, as amended by this rule.  
**B.** In this rule, each provision is numbered to correspond with the numbering of the 2006 international building code.  
**C.** This rule is to be applied in conjunction with 14.7.6 NMAC, the 2006 New Mexico energy conservation code.  
[14.7.2.8 NMAC - Rp, 14.7.2.8 NMAC, 1-1-08, A, 2-24-08]

**14.7.2.9 CHAPTER 1 ADMINISTRATION:**

- A. Section 101 - General.**
- (1) **101.1 Title.** Delete this section of the IBC and substitute: This code shall be known as the 2006 New Mexico commercial building code (NMCBC).
  - (2) **101.2 Scope.** Delete this section of the IBC and see 14.7.2.2 NMAC, Scope.
  - (3) **101.2.1 Appendices.** This rule adopts the following appendices as amended herein:
    - (a) Appendix C - group U- agricultural buildings;
    - (b) Appendix E - supplementary accessibility requirements; and
    - (c) Appendix J - grading.
  - (4) **101.3 Intent.** Delete this section of the IBC and see the scope section above, at 14.7.2.6 NMAC,

Objective.

(5) **101.4 Referenced codes.** The codes referenced in the NMCBC are:

(a) **101.4.1 Electrical.** Delete this section of the IBC and substitute: The 2005 New Mexico electrical code (NMEC) applies to all electrical wiring as defined in CILA Section 60-13-32. All references in the IBC to the ICC electrical code are deemed references to the NMEC.

(b) **101.4.2 Gas.** Delete this section of the IBC and substitute: The 2006 New Mexico mechanical code (NMMC) applies to “gas fittings” as that term is defined in CILA Section 60-13-32. All references in the IBC to the international fuel gas code are deemed references to the NMMC or the LPG standards, 19.15.40 NMAC and NMSA 1978 70-5-1 et seq., collectively. Gas piping, systems and appliances for use with liquefied propane gas (LPG), or compressed natural gas (CNG), shall be governed by the LPG standards.

(c) **101.4.3 Mechanical.** Delete this section of the IBC and substitute: The 2006 NMMC applies to the installation, repair and replacement of mechanical systems including equipment, appliances, fixtures, fittings and/or appurtenances including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators and other energy related systems. All references in the IBC to the international mechanical code are deemed references to the NMMC.

(d) **101.4.4 Plumbing.** Delete this section of the IBC and substitute: The 2006 New Mexico plumbing code (NMPC) applies to the installation, alterations, repairs and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. All references in the IBC to the international plumbing code are deemed references to the NMPC.

(e) **101.4.5 Property maintenance.** Delete this section of the IBC.

(f) **101.4.6 Fire prevention.** Delete this section of the IBC.

(g) **101.4.7 Energy.** Delete this section of the IBC and substitute: The provisions of the 2006 New Mexico energy conservation code (NMECC) shall apply to the energy conservation aspects of general commercial construction.

**B. Section 102 - Applicability.**

(1) **Section 102.1 General.** Delete this section of the IBC and see 14.5.1 NMAC, General Provisions.

(2) **Section 102.2 Other laws.** Delete this section of the IBC and see 14.5.1 NMAC, General Provisions.

(3) **Section 102.3 Application of references.** Delete this section of the IBC and see 14.5.1 NMAC, General Provisions.

(4) **Section 102.4 Referenced codes and standards.** Delete this section of the IBC and see 14.5.1 NMAC, General Provisions.

(5) **Section 102.5 Partial invalidity.** Delete this section of the IBC and see 14.5.1 NMAC, General Provisions.

(6) **Section 102.6 Existing structures.** Delete this section of the IBC and substitute: The legal occupancy of any structure existing on the effective date of this rule shall be permitted to continue without change, except as is specifically provided otherwise in this rule, in the 2006 New Mexico existing building code, or by the building official in consideration of the general safety and welfare of the occupants of any such building and the general public.

**C. Section 103 - Department of building safety.** Delete this section of the IBC.

**D. Section 104 - Duties and powers of building official.** Delete this section of the IBC and see 14.5.1 NMAC, General Provisions.

**E. Section 105 - Permits.** Delete this section of the IBC except as provided in 14.5.2 NMAC, Permits.

**F. Section 106 - Construction documents.** Delete this section of the IBC except as provided in 14.5.2 NMAC, Permits.

**G. Section 107 - Temporary structures and uses.** Delete this section of the IBC and see 14.5.2 NMAC, Permits.

**H. Section 108 - Fees.** Delete this section of the IBC and see 14.5.5 NMAC, Fees.

**I. Section 109 - Inspections.**

(1) **109.1 General.** Delete this section of the IBC except as provided in 14.5.3 NMAC, Inspections.

(2) **109.2 Preliminary inspection.** Delete this section of the IBC except as provided in 14.5.2 NMAC, Permits.

(3) **109.3 Required inspections.** Delete this section of the IBC except as provided in 14.5.3 NMAC,

Inspections.

- (4) **109.4 Inspection agencies.** Delete this section of the IBC and see 14.5.3 NMAC, Inspections.
- (5) **109.5 Inspection requests.** Delete this section of the IBC except as provided in 14.5.3 NMAC,

Inspections.

- (6) **109.6 Approval required.** Delete this section of the IBC except as provided in 14.5.3 NMAC,

Inspections.

**J. Section 110 - Certificate of Occupancy.** Delete this section of the IBC and see 14.5.2 NMAC,

Permits.

**K. Section 111 - Service Utilities.** Delete this section of the IBC and see 14.5.2 NMAC, Permits.

**L. Section 112 - Board of Appeals.** Delete this section of the IBC and see 14.5.1 NMAC, General

Provisions.

**M. Section 113 - Violations.** Delete this section of the IBC and see 14.5.3 NMAC, Inspections.

**N. Section 114 - Stop Work Order.** Delete this section of the IBC and see 14.5.3 NMAC,

Inspections.

**O. Section 115 - Unsafe Structures and Equipment.** Delete this section of the IBC and see 14.5.1 NMAC, General Provisions.

[14.7.2.9 NMAC - Rp, 14.7.2.9 NMAC, 1-1-08]

**14.7.2.10 CHAPTER 2 DEFINITIONS:** See this section of the IBC except as provided below.

**A. Section 201.1 Scope.** See this section of the IBC except add the following: If the same term is defined in the New Mexico construction codes and in the IBC, it shall have the meaning given it in the New Mexico construction codes.

**B. Section 201.3 Terms defined in other codes.** Delete this section of the IBC and substitute: If a term is not defined in this code and is defined in a New Mexico construction code, the term shall have the meaning given it in the New Mexico construction code.

**C. Section 202. Definitions.** See this section of the IBC and add the following definition.

**Unbalanced backfill height** means the difference in height between the exterior finish ground level and the lower of the top of the concrete footing that supports the foundation wall or the interior finish ground level. Where an interior concrete slab on grade is provided and is in contact with the interior surface of the foundation wall, the unbalanced backfill height is permitted to be measured from the exterior finish ground level to the top of the interior concrete slab.

[14.7.2.10 NMAC - Rp, 14.7.2.10 NMAC, 1-1-08]

**14.7.2.11 CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION:** See this chapter of the IBC except **Section 304.1** is amended to add fire and police stations to the business "B" occupancy group.

[14.7.2.11 NMAC - Rp, 14.7.2.11 NMAC, 1-1-08]

**14.7.2.12 CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY:** See this chapter of the IBC with the following exception: Section 404.1.1, the definition of the term "ATRIUM," is amended to substitute the words "floor levels" for the word "stories."

[14.7.2.12 NMAC - Rp, 14.7.2.12 NMAC, 1-1-08]

**14.7.2.13 CHAPTER 5 GENERAL HEIGHTS AND BUILDING AREAS:** See this chapter of the IBC.

[14.7.2.13 NMAC - Rp, 14.7.2.13 NMAC, 1-1-08]

**14.7.2.14 CHAPTER 6 TYPES OF CONSTRUCTION:** See this chapter of the IBC.

[14.7.2.14 NMAC - Rp, 14.7.2.15 NMAC, 1-1-08]

**14.7.2.15 CHAPTER 7 FIRE-RESISTANCE-RATED CONSTRUCTION:** See this chapter of the IBC except as provided below:

**A. Section 702** is amended to change the definition of "shaft" by deleting the reference to "stories" and substituting the words "floor levels."

**B. Section 712.2 Installation details.** See this section of the IBC except add the following new section: **712.2.1 Solar-ready sleeved penetrations.** A minimum of three (3), three-inch (3") diameter sleeved penetrations shall be installed in the mechanical room, or from an accessible point or designated solar equipment location. The sleeves shall be listed and sealed with a listed fitting or box on both ends in compliance with this

chapter

[14.7.2.15 NMAC - Rp, 14.7.2.15 NMAC, 1-1-08, A, 2-24-08]

**14.7.2.16 CHAPTER 8 INTERIOR FINISHES:** See this chapter of the IBC.

[14.7.2.16 NMAC - Rp, 14.7.2.16, NMAC, 1-1-08]

**14.7.2.17 CHAPTER 9 FIRE PROTECTION SYSTEMS:**

**A. Section 901 - General.** See this section of the IBC.

**B. Section 902 - Definitions.** See this section of the IBC with the following exception: the definition of “standpipe system, classes of” is amended by adding the following provision: 1.5-inch hoses and hose cabinets shall not be provided, unless required by the New Mexico laws applicable to fire protection FOR class II and class III standpipe systems.

**C. Section 903 - Automatic sprinkler systems.** See this section of the IBC except in section 903.2 delete the paragraph entitled “exception” in its entirety.

**D. Section 904 - Alternative automatic fire-extinguishing systems.** See this section of the IBC except in section 904.11 delete the paragraph entitled “exception” in its entirety.

**E. Sections 905 through 908.** See these sections of the IBC.

**F. Section 909 - Smoke control systems.**

(1) **909.1 through 909.7** See these sections of the IBC.

(2) **909.8 Exhaust method.**

(a) **909.8.1 Exhaust rate.** Delete the text of this provision of the IBC and substitute: the height of the lowest horizontal surface of the accumulating smoke layer shall be maintained at least 6 feet (1829 mm) above any walking surface which forms a portion of a required egress system within the smoke zone. The required exhaust rate for the zone shall be the largest of the calculated plume mass flow rates for the possible plume configurations. Provisions shall be made for a natural or mechanical supply of air from outside or adjacent smoke zones to make up for the air exhausted. Makeup airflow rates, when measured at the potential fire locations shall not increase the smoke production rate beyond the capabilities of the smoke control system. The temperature of the makeup air shall be such that it does not expose temperature-sensitive fire protection systems beyond their limits.

(b) **909.8.2 through 909.8.5.** See these sections of the IBC.

(3) **909.9 Design fire.** Delete this section of the IBC and substitute: the design fire shall be based on a rational analysis performed by a registered design professional and approved by the building official. The design fire shall be based on the analysis in accordance with section 909.4 and this section.

(4) **909.10 through 909.19.** See these sections of the IBC.

(5) **909.20 Smokeproof enclosures.** See this section of the IBC except that subsection 909.20.4.1 is amended by deleting the references to “section 715.4” and replacing them with “section 715.3.3.”

(6) **909.21 Underground building smoke exhaust system.** See this section of the IBC.

**G. Sections 910 and 911.** See these sections of the IBC.

[14.7.2.17 NMAC - Rp, 14.7.2.17 NMAC, 1-1-08]

**14.7.2.18 CHAPTER 10 MEANS OF EGRESS:**

**A. Sections 1001 through 1007.** See these sections of the IBC.

**B. Section 1008 - Doors, gates and turnstiles.** See this section of the IBC exception as provided below.

(1) **Section 1008.1.3.4 Access-controlled egress doors.** See this section of the IBC and add the words “When approved by the building official” at the beginning of the section.

(2) **Section 1008.1.8.6. Delayed egress locks.** See this section of the IBC and add the words “When approved by the building official” at the beginning of the section.

(3) **Section 1008.3 Turnstiles.** See this section of the IBC and add the words “When approved by the building official” at the beginning of the section.

**C. Sections 1009 through 1025.** See these sections of the IBC.

[14.7.2.18 NMAC - Rp, 14.7.2.18 NMAC, 1-1-08]

**14.7.2.19 CHAPTER 11 ACCESSIBILITY:**

**A. Section 1101 General.** See this section of the IBC.

**B. Section 1102 Definitions.** See this section of the IBC and add the following definition: **primary entrance** means the entrance through which most people enter the building. A building may have more than one primary entrance.

**C. Section 1103 - Scoping requirements.** See this section of the IBC.

**D. Section 1104 - Accessible route.** See this section of the IBC except as provided below. Delete exception to number 1 of section 1104.4 and substitute the following: An accessible route is not required to floors and mezzanines above and below accessible levels that have an area of less than 3,000 square feet (278.7m<sup>2</sup>) per story located either above or below the accessible level in buildings or buildings that are less than three (3) stories. This exception shall not apply to:

- (1) multiple tenant facilities of group M occupancies containing five or more tenant spaces;
- (2) levels containing offices of health care providers (group B or I);
- (3) passenger transportation facilities and airports (groups A-3 or B); or
- (4) the facility that is owned or leased by a governmental agency.

**E. Section 1105 - Accessible entrances.** See this section of the IBC except as provided below.

(1) Delete the text of section 1105.1, public entrances, and substitute: in addition to accessible entrances required by sections 1105.1.1 through 1105.1.6, at least 60% of all public entrances, but not less than one primary entrance shall be accessible, except an accessible entrance is not required to areas that are not required to be accessible; and loading and service entrances that are not the only entrance to a tenant space are not required to be accessible.

(2) Add the following new provision. **Section 1105.1.7 Other entrances.** In buildings owned or leased by a public entity, all entrances not required to be accessible, having a walking surface within 6 inches (152.4 mm) or less of the adjacent grade, shall be accessible to the adjacent grade.

**F. Section 1106 - Parking and passenger loading facilities.** See this section of the IBC except that table 1106.1 is deleted and the following table is substituted:

**Table 1106.1 Accessible Parking Spaces**

Total Parking Spaces	Total Required Accessible Parking Spaces	Number Required to be Van Accessible
1-25	1	1
26-35	2	1
36-50	3	1
51-100	4	1
101-300	8	1
301-500	12	2
501-800	16	2
801-1000	20	3
Over 1,000	20 spaces plus 1 space for every 100 spaces, or fraction thereof, over 1,000	1 of every 8 accessible parking spaces, or fraction thereof

**G. Section 1107 - Dwelling units and sleeping units.** See this section of the IBC except as provided below.

(1) Delete the text of section 1107.6.2.1 and substitute: in occupancies in group R-2 containing more than 20 dwelling units or sleeping units, at least 2%, but not less than one of the units shall be a type A unit. In type A units, one in 10, but not less than one of the units shall provide a roll-in shower including a permanently mounted folding shower seat. All units on a site shall be considered to determine the total number of units and the required number of type A units. Type A units shall be dispersed among the various classes of units.

(2) The following provision is inserted after table 1107.6.1.1: for publicly funded projects, the total number of accessible rooms shall be 5%, or fraction thereof. Of these rooms, 1%, or fraction thereof, shall be provided with roll-in showers.

**H. Section 1108 - Special occupancies.** See this section of the IBC except add subsections to section 1108.2.4 designated aisles seats as follows:

(1) **1108.2.4.1 signage:** signage notifying patrons of the availability of designated aisle seats shall be posted at the ticket office;

(2) **1108.2.4.2 location:** at least one of each four (4) required designated aisle seats shall be located not more than two (2) rows from an accessible route serving such seats.

**I. Section 1109 - Other features and facilities.** See this section of the IBC except as provided below.

(1) Insert the following sentence at the end of section 1109.2: when 20 or more fixtures of any type are installed, at least two of that type shall be accessible.

(2) Add the following provision to the exceptions to section 1109.2: exception 6: toilet fixtures and bathing facilities that are in excess of those required by the minimum number of plumbing fixtures pursuant to the New Mexico construction codes and located in private restricted areas in other than government owned or leased facilities.

(3) Add the following provision to section 1109.3: where only one accessible sink is provided, it shall be located in a toilet compartment.

(4) Add the following exception to section 1109.6: limited-use/limited-application elevators may be used to access spaces or areas that have five or fewer occupants.

**J. Section 1110 - Signage.** See this section of the IBC except as provided below.

(1) Delete the text of Section 1110.1 and substitute: required accessible elements shall be identified by the international symbol of accessibility where the total number of parking spaces provided is five or more as follows:

(a) accessible parking spaces shall be identified by a sign centered at the head of each parking space; and

(b) van accessible parking spaces shall have an additional sign mounted below the international symbol of accessibility identifying the space as “van accessible,” unless all the accessible parking spaces comply with the standards for van accessible parking.

(2) Delete the text of number 5 of section 1110.1 and substitute: accessible entrances where not all entrances are accessible, except entrances to individual dwelling units and sleeping units.

(3) Add the following new provision at the end of section 1110.3: 5. accessible parking spaces required by section 1106 shall be identified by the international symbol of accessibility. A clearly visible depiction of the symbol shall be painted in blue on the pavement surface, except where the total number of parking spaces provided is four or less, and the access aisle shall be clearly marked by diagonal, blue pavement striping.

[14.7.2.19 NMAC - Rp, 14.7.2.19 NMAC, 1-1-08]

**14.7.2.20 CHAPTER 12 INTERIOR ENVIRONMENT:** See this chapter of the IBC.

[14.7.2.20 NMAC - Rp, 14.7.2.20 NMAC, 1-1-08]

**14.7.2.21 CHAPTER 13 ENERGY EFFICIENCY:** Delete this chapter of the IBC and see the 2006 New Mexico energy conservation code.

[14.7.2.21 NMAC - Rp, 14.7.2.21 NMAC, 1-1-08]

**14.7.2.22 CHAPTER 14 EXTERIOR WALLS:** See this chapter of the IBC.

[14.7.2.22 NMAC - Rp, 14.7.2.22 NMAC, 1-1-08]

**14.7.2.23 CHAPTER 15 ROOF ASSEMBLIES AND ROOFTOP STRUCTURES:**

**A. Section 1501. General.** See this section of the IBC.

**B. Section 1502.1 Definitions.** See this section of the IBC except that the following definitions are amended as indicated.

(1) **“Roof Replacement”** is amended to read: the process of removing the existing roof covering to the structural roof deck, repairing any substrate, and installing a new roof covering.

(2) **“Positive Roof Drainage”** is amended to read: the drainage condition in which consideration has been made for all loading deflections of the roof deck, and the additional slope has been provided to ensure drainage of the roof within 48 hours of precipitation. Drainage has occurred when no more than ½ inch of standing water remains after 48 hours of precipitation in normal drying conditions.

**C. Sections 1503 through 1505.** See these sections of the IBC.

**D. Section 1504 Performance requirements.** See this section of the IBC and add the following new section: **1504.6.1 Roof coverings in climate zone III.** In low-slope roofs (a slope less than or equal to 2:112) a at least seventy-five percent (75% of the roof surface, excluding areas used for roof top equipment, shall be covered with products that meet a minimum solar reflective index of 29 (SRI) after 3 years.

**E. Section 1505. Fire classification.** See this section of the IBC.

**F. Section 1506 - Materials.** See this section of the IBC and add the following new sections:

(1) **Section 1506.5 Loose granular fill.** Pumice and other granular fill type materials are not permitted in roofing assemblies.

(2) **Section 1506.6 - Roof deck transitions.** Where roof sheathing is overlapped to create “crickets” or valleys to canals, taperboard or equivalent shall be used to transition between the two deck levels to create a uniform substrate.

(3) **Section 1506.7 - Canales/ Scuppers.** All canales and/or scuppers must have a metal pan lining extending not less than 6 inches (152 mm) past the inside of the parapet and not less than 6 inches (152 mm) from each side of the canale or scupper opening. All canales and scuppers must have positive drainage.

**G. Sections 1507 through 1509.** See these sections of the IBC.

**H. Section 1510 - Reroofing.**

(1) **1510.1 and 1510.2.** See these section of the IBC and add the following new section: **1510.1.1 Reroofing in climate zone III.** In low-slope roof replacement (a slope less than or equal to 2:12), at least seventy-five percent (75%) of the roof surface, excluding areas used for roof top equipment, shall be covered with products that meet a minimum solar reflective index of 29 (SRI) after 3 years..

(2) **1510.2** See this section of the IBC.

(3) **1510.3 Recovering versus replacing.** Delete the first three lines of the text of this section and substitute the following: “new roof coverings shall not be installed without first removing existing roof coverings down to the structural roof deck where any of the following conditions occur:” and add a new subsection 4 as follows: where pumice or other granular fill are present, existing roofing and granular fill must be removed prior to re-roofing.

(4) **1510.4 through 1510.6.** See these sections of the IBC.  
[14.7.2.23 NMAC - Rp, 14.7.2.23 NMAC, 1-1-08, A, 2-24-08]

**14.7.2.24 CHAPTER 16 STRUCTURAL DESIGN:** See this chapter of the IBC.  
[14.7.2.24 NMAC - Rp, 14.7.2.24 NMAC, 1-1-08]

**14.7.2.25 CHAPTER 17 STRUCTURAL TESTS AND SPECIAL INSPECTIONS:** See this chapter of the IBC except as provided below.

**A. Section 1704.4 Concrete construction.** See this section of the IBC except:

(1) delete subsection 2 and substitute: continuous concrete footings supporting walls of buildings three stories or less in height that are fully supported on earth or rock.

(2) delete subsection 3 and substitute: nonstructural concrete slabs supported directly on the ground, except pre-stressed slabs-on-grade.

(3) delete subsection 4.

**B. Section 1704.5 Masonry Construction.** See this section of the IBC except delete exception 2.

**C. Section 1709.1 Structural observations.** See this section of the IBC except delete the last paragraph and substitute: deficiencies shall be reported in writing to the owner and made available to the building official.

[14.7.2.25 NMAC - Rp, 14.7.2.25 NMAC, 1-1-08]

**14.7.2.26 CHAPTER 18 SOILS AND FOUNDATIONS:** See this chapter of the IBC except as provided below.

**A. Section 1802.2.1 Questionable soil.** Delete the text of this section of the IBC and substitute: where the safe-sustaining capacity of the soil is in doubt, or where a load bearing value superior to that specified in this code is authorized, a subsurface investigation shall be made.

**B. Section 1802.2.2 Expansive soils.** Delete the text of this section of the IBC and substitute: in areas likely to have expansive or collapsible soil, the building official is authorized to require a subsurface investigation.

**C. Section 1802.5 Soil boring and sampling.** See this section of the IBC except after the words “the design professional” in the second sentence, add the words “directing the investigation.”

**D. Section 1804.2 Presumptive load-bearing values.** See this section of the IBC except after the word “peat” in the third paragraph, add the words “moisture sensitive soils.”

**E. Section 1805.5 Foundation walls.** See this section of the IBC except delete the following: foundation walls that are laterally supported at the top and bottom and within the parameters of tables 1805.5(1)

through 1805.5(5) are permitted to be designed and constructed in accordance with sections 1805.5.1 through 1805.5.5. Delete tables 1805.5(1) thru 1805.5(5). In **section 1805.5.1.2**. See this section of the IBC except after the words “shall comply with the requirements of” add the words “chapter 19”.

**F. Section 1805.5.6 Foundation wall drainage.** Delete the text of this section of the IBC and substitute: When required by a subsurface investigation or the building official, foundation walls shall be designed to support the weight of the full hydrostatic pressure of un-drained backfill unless a drainage system is installed in accordance with sections 1807.4.2 and 1807.4.3 of the IBC.

**G. Section 1807.2 Dampproofing required.** Delete this section of the IBC and substitute the following: the thickness of foundation walls shall comply with the requirements of IBC chapter 19.

**H. Section 1807.2.1 Floors.** Delete this section of the IBC.

**I. Section 1807.4 Subsoil drainage system.** See this section of the IBC except, at the beginning of section, delete the words “where a hydrostatic pressure condition does not exist” and substitute: when required by a subsurface investigation or the building official.”

**J. Section 1808.2.8.4 Allowable friction resistance.** See this section of the IBC.

**K. Section 1808.2.9.2 Unbraced piles.** See this section of the IBC except delete the words “the building official” before the words “a foundation investigation,” and delete the words “by an approved agency” after the words “a foundation investigation.”

**L. Section 1808.2.10 Use of higher allowable pier or pile stresses.** Delete the text of this section of the IBC and substitute: allowable stresses greater than those specified for piers or for each pile type in sections 1809 and 1810 of the IBC are permitted when supporting data justifying higher stresses is substantiated by a soil investigation conducted according to section 1802 of the IBC, and/or pier or pile load tests conducted according to section 1808.2.8.3, regardless of the load supported by the pier or pile. The installation of the pier foundation shall be under the supervision of a registered design professional knowledgeable in the field of soil mechanics and pier or pile foundations who shall submit documentation to the building official indicating that the piers or piles, as installed, satisfy the design criteria.

**M. Section 1810.1.2 Reinforcement.** Delete this section of the IBC and substitute: except for steel dowels embedded five feet (1524 mm) or less in the pile and as provided in section 1809.3.4 of the IBC reinforcement, when required, shall be assembled and tied together and shall be placed in the pile as a unit before the reinforced portion of the pile is filled with concrete. When concrete is placed by pumping through a hollow-stem auger into augured uncased cast-in-place piles, tied reinforcement shall be placed after piles are concreted while the concrete is still in a semi-fluid state.

**N. Section 1810.3.2 Dimensions.** See this section of the IBC except delete the exception and substitute: the length of the pile is permitted to exceed 30 times the diameter, provided that the installation of the pile foundation is under the supervision of a registered design professional knowledgeable in the field of soil mechanics and pile foundations. The registered design professional shall submit documentation to the building official indicating that the piles were installed in compliance with the approved construction documents.

**O. Section 1810.4.2 Dimensions.** See this section of the IBC except delete the exception and substitute: the length of the pile is permitted to exceed 30 times the diameter, provided that the installation of the pile foundation is under the supervision of a registered design professional knowledgeable in the field of soil mechanics and pile foundations. The registered design professional shall submit documentation to the building official indicating that the piles were installed in compliance with the approved design

[14.7.2.26 NMAC - Rp, 14.7.2.26 NMAC, 1-1-08]

**14.7.2.27 CHAPTER 19 CONCRETE:** See this chapter of the IBC except as provided below.

**A. Section 1906** See this section of the IBC.

**B. Section 1908.1.15 ACI 318, Section 22.10.** See this section of the IBC except delete sections (a) thru (c) and exceptions.

**C. Section 1909.4 Design.** See this section of the IBC except delete the exception.

**D. Section 1915.2 Design.** Delete the text of this section of the IBC as substitute: the safe supporting capacity of concrete-filled pipe columns shall be computed in accordance with generally accepted engineering practice.

**E. Section 1915.6 Approvals.** Delete this section of the IBC.

[14.7.2.27 NMAC - Rp, 14.7.2.27 NMAC, 1-1-08]

**14.7.2.28 CHAPTER 20 ALUMINUM:** See this chapter of the IBC.

[14.7.2.28 NMAC -Rp, 14.7.2.28 NMAC, 1-1-08]

- 14.7.2.29 CHAPTER 21 MASONRY:** See this chapter of the IBC except as provided below.
- A. Section 2109.5.3.2 Design requirement.** Delete this section of the IBC.
  - B. Section 2109.8.4.3.1 Foundation support.** See this section of the IBC and add the following exception: when perimeter **insulation** is used, a variance is allowed for the stem wall width to be 2 inches (51 mm) smaller than the width of the adobe it supports.
  - C. Section 2111.4.1 Anchorage.** Delete this section of the IBC and substitute: two 3/16-inch by 1-inch (4.8 mm by 25.4mm) straps shall be embedded a minimum of 12 inches (305 mm) into the chimney with a 180 degree bend with a 6-inch (152 mm) extension around the vertical reinforcing bars in the outer face of the chimney. Each strap shall be fastened to the structural framework of the building with two ½-inch (12.7 mm) diameter bolts per strap. Where the joists do not head into the chimney, the anchor strap shall be connected to 2-inch by 4-inch (51 mm by 102 mm) ties crossing a minimum of four joists. The ties shall be connected to each joist with two 16d nails. As an alternative to the 2-inch by 4-inch (51 mm by 102 mm) ties, each anchor strap shall be connected to the structural framework by two ½-inch (12.7 mm) diameter bolts in an approved manner.  
[14.7.2.29 NMAC - Rp, 14.7.2.29 NMAC, 1-1-08]
- 14.7.2.30 CHAPTER 22 STEEL:** See this chapter of the IBC.  
[14.7.2.30 NMAC - Rp, 14.7.2.30 NMAC, 1-1-08]
- 14.7.2.31 CHAPTER 23 WOOD:** See this chapter of the IBC except as provided below.
- A. Section 2305.3.4 Construction.** See this section of the IBC.
  - B. Section 2305.3.10 Adhesives.** See this section of the IBC.
  - C. Section 2308.8.3 Framing around openings.** See this section of the IBC except delete the first sentence and substitute: trimmer and header joists shall be of sufficient size to support the load.
  - D. Section 2308.8.4 Supporting bearing partitions.** See this section of the IBC except delete the first sentence and substitute: bearing partitions parallel to joists shall be supported on beams, girders, built-up joists of sufficient size to carry the load, walls or other bearing partitions.  
[14.7.2.31 NMAC - Rp, 14.7.2.31 NMAC, 1-1-08]
- 14.7.2.32 CHAPTER 24 GLASS AND GLAZING:** See this chapter of the IBC except that section 2403 is amended as set forth below.
- A. Section 2403.1 - Identification.** Delete the first paragraph of this section of the IBC and substitute: each pane shall bear the manufacturer’s label designating the type and thickness of the glass or glazing material. The identification shall not be omitted unless approved by the building official. The building official is authorized to require an affidavit from the glazing contractor certifying that each light is glazed in accordance with approved construction documents that comply with the provisions of this chapter. Safety glazing shall be identified in accordance with section 2406.2.
  - B. Section 2403.2 - Glass supports.** Delete this section of the IBC and substitute: where one or more sides of any pane of glass is not firmly supported, or is subject to unusual load conditions, detailed construction documents, detailed shop drawings and analysis or test data assuring safe performance for the specific installation shall be submitted when required by the building official.  
[14.7.2.32 NMAC - Rp, 14.7.2.32 NMAC, 1-1-08]
- 14.7.2.33 CHAPTER 25 GYPSUM BOARD AND PLASTER:** See this chapter of the IBC except as provided below.
- A. Section 2510.6 Weather - resistant barrier.** See also sections 1403.2, 1405.3 and 1503.2.
  - B. Section 2512.1.1 On grade floor slab.** On wood framed or steel stud construction with an on-grade concrete floor slab system, approved acrylic based exterior plaster systems and acrylic based color coats shall be applied in such a manner as to cover but not to extend below, the lath, paper and screed. When a cement plaster stucco and cement plaster color coat is installed, and no perimeter insulation is on the exterior of a concrete or masonry foundation, the color coat shall terminate not further than 6 inches (153 mm) below finished grade. All excess plaster shall be removed from the site and no drip screeds shall comply with ASTM C 1063.
  - C. Section 2512.1.2 Weep Screeds.** Delete the test of section 2512.1.2 and substitute the following: when an approved acrylic based exterior finish stucco system or acrylic based color coat is applied, a minimum 0.019 –inch (0.48 mm)(no.26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 3 ½ inches (89 mm) shall be provided at or below foundation plate line on

exterior stud wall in accordance with ASTM C 926. The weep screed shall be placed a minimum of 2 inches (51mm) above the earth or ½ inch (13 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall lap the attachment flange of the weep screed. Weep screeds are not required under covered porches, covered patios, or when a non-acrylic based conventional cement plaster and cement plaster color coat as approved in 2512.1 is installed.

**D. Add new section to the IBC. Section 2512.1.3 Plaster to Roof Separation.** A reglet, plaster stop, weep screed or equivalent metal flashing shall be applied where all stucco wall surfaces terminate at a roof. [14.7.2.33 NMAC - Rp, 14.7.2.33 NMAC, 1-1-08]

**14.7.2.34 CHAPTER 26 PLASTIC:** See this chapter of the IBC. [14.7.2.34 NMAC - Rp, 14.7.2.34 NMAC, 1-1-08]

**14.7.2.35 CHAPTER 27 ELECTRICAL:** Delete this chapter of the IBC and see the NMEC except as provided below.

**A. Section 2701 - General.**

(1) **2701.1 Scope.** Delete the text of this section of the IBC and substitute: electrical systems, including emergency and standby power systems, and electrical equipment, appliances, fixtures, fittings and appurtenances thereto, shall be installed, altered, repaired, replaced, maintained, tested and designed pursuant to the provisions of the NMEC.

(2) All references in the IBC to the international electrical code are deemed references to the NMEC.

**B. Section 2702 - Emergency and Standby Power Systems.**

(1) **2702.1 Installation** (delete this section of the IBC).

(2) **2702.1.1 Stationary Generators** (delete this section of the IBC).

(3) **2702.2 Where required.** Emergency and standby power systems shall be required as follows.

(a) **2702.2.1 Group A Occupancies.** See section 907.2. 1. of the IBC.

(b) **2702.2.2 Smoke control systems.** See section 909.11 of the IBC.

(c) **2702.2.3 Exit signs.** See section 1011.5.3 of the IBC.

(d) **2702.2.4 Means of egress illumination.** See section 1006.3 of the IBC.

(e) **2702.2.5 Accessible means of egress elevators.** See section 1007.4 of the IBC.

(f) **2702.2.6 Accessible means of egress platform lifts.** See section 1007.5 of the IBC.

(g) **2702.2.7 Horizontal sliding doors.** See section 1009.1.3.3 of the IBC.

(h) **2702.2.8 Semiconductor fabrication facilities.** See section 415.9.10 of the IBC.

(i) **2702.2.9 Membrane structures.** See section 3102.8.2 of the IBC for standby power provision, and the international fire code for emergency power for exit signs in tents and membrane structures.

(j) **2702.2.10 Hazardous materials.** See section 14.5.4 of the IBC.

(k) **2702.2.11 Highly toxic and toxic materials.** See the international fire code.

(l) **2702.2.12 Organic peroxides.** See the international fire code.

(m) **2702.2.13 Pyrophoric materials.** See the international fire code.

(n) **2702.2.14 Covered mall buildings.** See section 402.13 of the IBC.

(o) **2702.2.15 High-rise buildings.** See sections 403.10 and 403.11 of the IBC.

(p) **2702.2.16 Underground buildings.** See sections 405.9 and 405.10 of the IBC.

(q) **2702.2.17 Group I-3 occupancies.** See section 408.4.2 of the IBC.

(r) **2702.2.18 Airport traffic control towers.** See section 412.1.5 of the IBC.

(s) **2702.2.19 Elevators.** See section 3003.1 of the IBC.

(t) **2702.2.20 Smoke proof enclosures.** See section 909.20 of the IBC.

(u) **2702.3 Maintenance.** Delete this section of the IBC.

[14.7.2.35 NMAC - Rp, 14.7.2.35 NMAC, 1-1-08]

**14.7.2.36 CHAPTER 28 MECHANICAL SYSTEMS:** Delete this chapter of the IBC and see the NMMC.

[14.7.2.36 NMAC - Rp, 14.7.2.36 NMAC, 1-1-08]

**14.7.2.37 CHAPTER 29 PLUMBING SYSTEMS:**

**A. Section 2901 - General.**

(1) **2901.1 Scope.** Delete the text of this section of the IBC and substitute the following provision:

plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system, shall be installed, altered, repaired, replaced, maintained, tested and designed pursuant to the provisions of the NMPC.

(2) **2901.2** All references in chapter 29 of the IBC to the international plumbing code are deemed references to the NMPC.

**B. Section 2902 - Minimum Plumbing Facilities.**

(1) **2902.1 Minimum number of fixtures.** See this section of the IBC and add the following language to the end of the first paragraph: urinals may be substituted for up to fifty percent (50%) of the maximum number of water closets in other than A or E occupancies. In A and E occupancies, urinals may be substituted for up to sixty-seven percent (67%) of the maximum number of water closets.

(a) **Table 2902.1 Minimum Number of Required Plumbing Facilities.** See this table in the IBC.

(b) **2902.1.1 Unisex toilet and bath fixtures.** Delete this section of the IBC and see 14.7.2.19 NMAC, Accessibility.

(2) **2902.2 to 2902.6.3** See these sections of the IBC.  
[14.7.2.37 NMAC - Rp, 14.7.2.37 NMAC, 1-1-08]

**14.7.2.38 CHAPTER 30 ELEVATORS AND CONVEYING SYSTEMS:** See this chapter of the IBC.  
[14.7.2.38 NMAC - Rp, 14.7.2.38 NMAC, 1-1-08]

**14.7.2.39 CHAPTER 31 SPECIAL CONSTRUCTION:** See this chapter of the IBC.  
[14.7.2.39 NMAC - Rp, 14.7.2.39 NMAC, 1-1-08]

**14.7.2.40 CHAPTER 32 ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY:** See this chapter of the IBC.  
[14.7.2.40 NMAC - Rp, 14.7.2.40 NMAC, 1-1-08]

**14.7.2.41 CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION:** See this chapter of the IBC.  
[14.7.2.41 NMAC - Rp, 14.7.2.41 NMAC, 1-1-08]

**14.7.2.42 CHAPTER 34 EXISTING STRUCTURES:** Delete this chapter of the IBC and see the NMEBC.  
[14.7.2.42 NMAC - Rp, 14.7.2.42 NMAC, 1-1-08]

**14.7.2.43 CHAPTER 35 REFERENCED SAMPLES:** See this chapter of the IBC.  
[14.7.2.43 NMAC - Rp, 14.7.2.43 NMAC, 1-1-08]

**14.7.2.44 APPENDIX E SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS:**

**A. E101 - General.** See this section of the IBC.

**B. E102 - Definitions.** See this section of the IBC and add the following definition: **children's use** means spaces and elements specifically designed for use primarily by people 12 years old and younger.

**C. E103 - Accessible route.** See this section of the IBC.

**D. E104 - Special occupancies.** See this section of the IBC.

**E. E105 - Other features and facilities.** See this section of the IBC except delete subsection E105.1.

**F. E106 - Telephones.** See this section of the IBC.

**G. E107 - Signage.** See this section of the IBC except delete subsection E107.1.

**H. E108 through E111.** See these sections of the IBC.

**I. E112. Children's standards.** The technical requirements in the main body of the IBC are based on adult dimensions and anthropometrics. This section contains technical requirements based on children's dimensions and anthropometrics in addition to those in the ICC/ANSI 2003.

(1) **E112.1.** The predominant use of an element (rather than a building or facility) shall guide the determination of whether to use specifications for adults or children for that element. If children are the primary users of the element, children's specifications shall be applied.

(2) **E112.2 Children’s accessible elements.** When children are the primary users of a building or facility (such as day care centers, schools, children’s areas of libraries, etc.), the accessibility standards shall correspond to the children’s provisions of this section.

(3) **E112.3. Ramps.** Ramps primarily for children’s use shall comply with ICC A117.1 with the following revisions.

(a) **E112.3.1. Slope.** When children are the primary users of a ramp, the maximum slope of the ramp shall be 1:16. Where 1:16 is not feasible, a maximum slope of 1:12 is permitted.

(b) **E112.3.2 Width.** When children are the primary user of a ramp, the maximum clear width of ramps shall be 44 inches (1118 mm) and the minimum clearance width for two wheelchairs shall be 88 inches (2236 mm).

(4) **E112.4 Mirrors.** Mirrors primarily for the use of children shall be full length mirrors 60 inches high with the bottom of the reflecting surface 12 inches above the finished floors.

(5) **E112.5 Ambulatory stall.** When children are the primary user of the water closet seat, the seat height shall comply with ICC A117.1 Section 604.10.4.

(6) **E112.6 Urinals.** Urinals primarily for children’s use shall have the rim at 14 inches (356 mm) above the floor.

(7) **E112.7 Position of Grab Bars.** Delete ICC A117.1 section 609.4.1 and add the following new section 609.4.2 children’s position of grab bars. At water closets primarily for children’s use complying with ICC A117.1 section 604.10, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum to 27 inches (685 mm) maximum above the floor measured to the top of the gripping surface. A vertical grab bar shall be mounted with the bottom of the bar located between 21 inches (533 mm) minimum and 30 inches (760 mm) maximum above the floor and with the centerline of the bar located between 34 inches (865 mm) minimum and 36 inches (915 mm) maximum from the rear wall.

(8) **E112.8 Benches.** Benches primarily for children’s use shall be permitted to be 11 inches (280 mm) minimum to 17 inches (430 mm) maximum above the floor, measured to the top of the seat.

(9) **E112.9 Tray slides.** Tray slides primarily for use by children shall be permitted to be 28 inches (710 mm) and 30 inches (762 mm) maximum above the floor.

(10) **E112.10 Storage Facilities.** Storage provided primarily for children’s use shall be permitted to be 20 inches (508 mm) minimum and 44 inches (925 mm) maximum above the floor.

[14.7.2.45 NMAC - Rp, 14.7.2.45 NMAC, 1-1-08]

#### **HISTORY OF 14.7.2 NMAC:**

**Pre-NMAC History:** Material in this part was derived from that previously filed with the commission of public records - state records center and archives as:

GCB-NMBC-83-1, 1982 New Mexico Building Code, filing date, 2-15-83

CID-GCB-NMBC-85-1, 1985 New Mexico Building Code, filing date, 11-19-85

CID-GCB-NMBC-88-1, 1988 New Mexico Building Code, filing date, 01-20-89

CID-GCB-NMBC-91-1, 1991 New Mexico Building Code, filing date, 05-04-93

#### **History of Repealed Material:**

14 NMAC 7.2, New Mexico Building Code, filed 10-30-98 (with the exception of material incorporated by reference which was also filed 10-30-98), repealed 12-1-00.

14.7.2 NMAC, 1997 New Mexico Building Code (filed 10-16-00), repealed 1-1-08.

#### **Other History:**

CID-GCB-NMBC 91-1, 1991 New Mexico Building Code (filed 5-4-93) was replaced by 14 NMAC 7.2, Housing and Construction, Building Codes General, 1997 New Mexico Building Code, effective 12-31-98.

14 NMAC 7.2, Housing and Construction, Building Codes General, 1997 New Mexico Building Code (filed 10-30-98) replaced by 14.7.2 NMAC, 1997 New Mexico Building Code, effective 12-1-00.

Those applicable portions of 14.7.2 NMAC, 1997 New Mexico Building Code (filed 10-16-00) and those applicable portions of 14 NMAC 7.3, 1997 Uniform Building Code (filed 10-30-98) replaced by 14.7.2 NMAC, 2003 New Mexico Commercial Building Code, effective 1-1-08.

14.7.2 NMAC, 2003 New Mexico Commercial Building Code (filed 5-27-04) replaced by 14.7.2 NMAC, 2006 New Mexico Commercial Building Code, effective 1-1-08.