

TITLE 14 HOUSING AND CONSTRUCTION
CHAPTER 7 BUILDING CODES GENERAL
PART 2 2009 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, 1-28-11]

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 28, 2011, 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, 2009 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, 2009 New Mexico commercial building code, or 14.7.7 NMAC, 2009 New Mexico existing building code, as applicable.
[14.7.2.2 NMAC - Rp, 14.7.2.2 NMAC, 1-28-11]

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, 1-28-11]

14.7.2.4 DURATION: Permanent.
[14.7.2.4 NMAC - Rp, 14.7.2.4 NMAC, 1-28-08]

14.7.2.5 EFFECTIVE DATE: January 28, 2011, unless a later date is cited at the end of a section.
[14.7.2.5 NMAC - Rp, 14.7.2.5 NMAC, 1-28-11]

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, 1-28-11]

14.7.2.7 DEFINITIONS: See 14.5.1 NMAC, General Provisions and chapter 2 of the 2009 international building code (IBC) as amended in 14.7.2.10 NMAC.
[14.7.2.7 NMAC - Rp, 14.7.2.7 NMAC, 1-28-11]

14.7.2.8 ADOPTION OF THE 2009 INTERNATIONAL BUILDING CODE:

- A.** This rule adopts by reference the 2009 international building code, as amended by this rule.
B. In this rule, each provision is numbered to correspond with the numbering of the 2009 international building code.
C. This rule is to be applied in conjunction with 14.7.6 NMAC, the 2009 New Mexico energy conservation code.
[14.7.2.8 NMAC - Rp, 14.7.2.8 NMAC, 1-28-11]

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 2009 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 G - flood-resistant construction;
 - (d) appendix H - signs;

(e) appendix I - patio covers; and
(f) 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 2008 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: 2009 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 2009 NMMC applies to the installation, repair and replacement of mechanical systems including equipment, appliances, fixtures, fittings and 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 2009 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 2009 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 2009 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. 3 NMAC, Inspections.
- 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, 1-28-11]

- 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 definitions.
 - (1) **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.
 - (2) **Primary entrance.** The entrance through which most people enter the building or facility. A building or facility may have more than one primary entrance.
[14.7.2.10 NMAC - Rp, 14.7.2.10 NMAC, 1-28-11]

- 14.7.2.11 CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION:** See this chapter of the IBC except:
 - A. section 304.1** is amended to add fire and police stations to the business “B” occupancy group;
 - B. section 308.5.1** - see this section of the IBC except delete the exception.
[14.7.2.11 NMAC - Rp, 14.7.2.11 NMAC, 1-28-11]

- 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, 1-28-11]

- 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, 1-28-11]

- 14.7.2.14 CHAPTER 6 TYPES OF CONSTRUCTION:** See this chapter of the IBC.
[14.7.2.14 NMAC - Rp, 14.7.2.14 NMAC, 1-28-11]

- 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. A minimum of three, 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, 1-28-11]

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, 1-28-11]

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 six 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.

(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, 1-28-11]

14.7.2.18 CHAPTER 10 MEANS OF EGRESS:

A. Sections 1001 through 1003. See these sections of the IBC.

B. Section 1004, Table 1004.1.1. See this section of the IBC and amend **table 1004.1.1 maximum floor area allowances per occupant** as follows: under the *function of space* column, in the *institutional areas* block, below sleeping areas add “correctional facilities and detention centers 60 square feet gross floor area per person”.

C. Sections 1004 through 1007. See these sections of the IBC.

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

(1) **Section 1008.1.2 door swing.** See this section of the IBC except delete exception #9 and add the following after the last paragraph: a double-acting door shall be provided with a view panel of not less than 200

square inches (0.129 m²): double-acting doors shall not be used as *exits* where any of the following conditions exist:

- (a) 1. the *occupant load* served by the door is 100 or more;
- (b) 2. the door is part of a fire assembly;
- (c) 3. the door is part of a smoke- and draft-control assembly;
- (d) 4. panic hardware is required or provided on the door;

(2) **Section 1008.1.4.4 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.

(3) **Section 1008.19.7. 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.

(4) **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.

E. Sections 1009 through 1021. See these sections of the IBC.

F. Section 1022 Exit enclosures. See this section of the IBC and add the following two exceptions to section 1022.1.

(1) 8. In other group H and I occupancies, a maximum of 50 percent of egress stairways serving one adjacent floor are not required to be enclosed, provided at least two means of egress are provided from both floors served by the unenclosed stairways. Any two such interconnected floors shall not be open to other floors. Unenclosed exit stairways shall be remotely located as required in section 1015.2 and complies with section 1016.1 for travel distance locations.

(2) 9. In other than group H and I occupancies, interior egress stairways serving only the first and second stories of a building equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1 are not required to be enclosed, provided at least two means of egress are provided from both floors served by the unenclosed stairways. Such inter-connected stories shall not be open to other stories. Unenclosed exit stairways shall be remotely located as required in section 1015.2 and complies with section 1016.1 for travel distance locations.

G. Section 1023 through 1025. See these sections of the IBC.
[14.7.2.18 NMAC - Rp, 14.7.2.18 NMAC, 1-28-11]

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 or facility. 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 the text to exception number 1 of section 1104.4 and substitute with the following: an accessible route is not required to stories and mezzanines that have an area of less than 3,000 square feet (278.7m²) and are located above and below accessible levels in a building or buildings that are less than three stories. This exception shall not apply to:

- (1) 1.1 multiple tenant facilities of group M occupancies containing five or more tenant spaces;
- (2) 1.2 levels containing offices of health care providers (group B or group I);
- (3) 1.3 passenger transportation facilities and airports (group A-3 or group B); or
- (4) 1.4 the facility that is owned or leased by a government agency; and delete exception #5 without substitution.

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

- (1) except an accessible entrance is not required to areas that are not required to be accessible;
- (2) loading and service entrances that are not the only entrance to a tenant space are not required to be accessible.

F. Section 1106 - Parking and passenger loading facilities. See this section of the IBC except that table 1106.1 is deleted from the IBC 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	2
301-500	12	2
501-800	16	3
801-1000	20	3
1,001 and over	20 spaces plus 1 space for every 100 spaces, or fraction thereof, over 1,000	1 of every 6 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) **Table 1107.6.1.1 - Accessible dwelling and sleeping units.**

(2) Delete the text of section 1107.6.2.1.1 and substitute: In occupancies in group R-2 containing more than 20 dwelling units or sleeping units, at least two percent, but not less than one of the units shall be a type A unit. In type A units, one in five, 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.

(3) The following provision is inserted after table 1107.6.1.1: for publicly funded projects, the total number of accessible dwelling units and sleeping units shall be five percent, or fraction thereof. Of these accessible dwelling units and sleeping units, one percent, or fraction thereof, shall be provided with roll-in showers.

H. Section 1108 - Special occupancies. See this section of the IBC except **1108.4.1.4 employee work stations.** Delete the last sentence of this section without substitution.

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

(1) **1109.2 - Toilet and bathing facilities.** See this section of the IBC except.

(a) Insert the following sentence at the end of section 1109.2: when 20 or more fixtures of any type are installed in an *accessible* toilet room or bathing room, at least two of that type shall be accessible.

(b) 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.

(2) Add the following provision after the first sentence to section **1109.2.3 lavatories:** where only one accessible sink is provided, it shall **NOT** be located in a toilet compartment.

(3) 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) Amend section 1110.1 item #1 as follows: *accessible* parking spaces required by section 1106.1 shall provide signage in compliance with section 1.1 through 1.2, except where the total number of parking spaces provided is four or less.

(a) 1.1 *Accessible* parking spaces shall be identified by a sign centrally located at the head of each parking space.

(b) 1.2 Van accessible parking spaces shall have an additional sign mounted below the international symbol of access identifying the space as "van accessible". **Exception:** Where all the accessible parking spaces comply with the standards for van accessible parking spaces.

(2) Add the following exception to section 1110.1, Item #4: **exception:** entrances to individual dwelling units and sleeping units.

(3) Add the following new provision at the end of section 1110.3:

(a) 7. accessible parking spaces required by section 1106 shall provide pavement markings in compliance with the following sections 7.1 and 7.2;

(b) 7.1 accessible parking spaces 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;

(c) 7.2 the access aisle shall be clearly marked by diagonal, blue pavement striping.
[14.7.2.19 NMAC - Rp, 14.7.2.19 NMAC, 1-28-11]

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, 1-28-11]

14.7.2.21 CHAPTER 13 ENERGY EFFICIENCY: Delete this chapter of the IBC and see the 2009 New Mexico energy conservation code.
[14.7.2.21 NMAC - Rp, 14.7.2.21 NMAC, 1-28-11]

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, 1-28-11]

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. Section 1503 weather protection. See this section of the IBC and add the following new section:
1503.3.1 plastered parapets shall require a seamless but permeable waterproof cover or weather barrier, capping the entire parapet and wrapping over each side. The cover shall extend past any break from the vertical a minimum of four inches on the wall side. On the roof side, the cover shall properly lap any rising roof felts or membranes and be properly sealed. A layer of expanded metal lath shall be installed over the cover before plaster or stucco is applied. The lath shall extend past any break from the vertical on the wall side a minimum of five inches and on the roof side, the same distance as the cover below, allowing for plaster stops or seals. No penetrating fasteners are allowed on the horizontal surface of parapets.

D. Sections 1503 through 1505. See these sections of the IBC.

E. 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 scuppers must have a metal pan lining extending not less than six inches (152 mm) past the inside of the parapet and not less than six inches (152 mm) from each side of the canale or scupper opening. All canales and scuppers must have positive drainage.

F. Sections 1507 through 1509. See these sections of the IBC.

G. Section 1510 - reroofing.

(1) **1510.1 and 1510.2.** See these sections of the IBC.

(2) **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.

(3) **1510.4 through 1510.6.** See these sections of the IBC.

[14.7.2.23 NMAC - Rp, 14.7.2.23 NMAC, 1-28-11]

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, 1-28-11]

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.
[14.7.2.25 NMAC - Rp, 14.7.2.25 NMAC, 1-28-11]

14.7.2.26 CHAPTER 18 SOILS AND FOUNDATIONS: See this chapter of the IBC except in Section 1809.7 delete the text and footnotes in table 1809.7 and replace with the following:

TABLE 1809.7 PRESCRIPTIVE FOOTINGS SUPPORTING WALLS OF LIGHT-FRAME CONSTRUCTION^{a, b, c, d, e}		
NUMBER OF FLOORS SUPPORTED BY THE FOOTING^f	WIDTH OF FOOTING (inches)	THICKNESS OF FOOTING (inches)
1	16	8
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm. a. Depth of footings shall be in accordance with Section 1809.4. b. The ground under the floor shall be permitted to be excavated to the elevation of the top of the footing. c. Interior stud-bearing walls shall be permitted to be supported by isolated footings. The footing width and length shall be twice the width shown in this table, and footings shall be spaced not more than 6 feet on center. d. See Section 1908 for additional requirements for concrete footings of structures assigned to Seismic Design Category C, D, E or F. e. For thickness of foundation walls, see Section 1807.1.6. f. Footings supporting roof only shall be as required for supporting one floor.		

[14.7.2.26 NMAC - Rp, 14.7.2.26 NMAC, 1-28-11]

14.7.2.27 CHAPTER 19 CONCRETE: See this chapter of the IBC **section 1915.6 approvals.** Delete this section of the IBC.

[14.7.2.27 NMAC - Rp, 14.7.2.27 NMAC, 1-28-11]

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

[14.7.2.28 NMAC -Rp, 14.7.2.28 NMAC, 1-28-11]

14.7.2.29 CHAPTER 21 MASONRY: See this chapter of the IBC except as provided below. **Section 2111.4.1 and 2113.4.1 anchorage.** Delete these sections 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 six-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 1/2-inch (12.7 mm) diameter bolts per strap. Where the joists do not head into the chimney, the anchor strap shall be connected to two-inch by four-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 two-inch by four-inch (51 mm by 102 mm) ties, each anchor strap shall be connected to the structural framework by two 1/2-inch (12.7 mm) diameter bolts in an approved manner.

[14.7.2.29 NMAC - Rp, 14.7.2.29 NMAC, 1-28-11]

14.7.2.30 CHAPTER 22 STEEL: See this chapter of the IBC.

[14.7.2.30 NMAC - Rp, 14.7.2.30 NMAC, 1-28-11]

14.7.2.31 CHAPTER 23 WOOD: See this chapter of the IBC except as provided below.

- A. Section 2301 through 2307.** See these sections of the IBC.
- B. 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.
- C. 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, 1-28-11]

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, 1-28-11]

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.** Delete the text of this section and substitute with the following: 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.** See this section of the IBC.
- D. Add new section to the IBC. Section 2512.1.3 - Plaster to roof separation.** A reglet and 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, 1-28-11]

14.7.2.34 CHAPTER 26 PLASTIC: See this chapter of the IBC.

[14.7.2.34 NMAC - Rp, 14.7.2.34 NMAC, 1-28-11]

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 1008.1.4.3 of the IBC.
- (h) **2702.2.8 Semiconductor fabrication facilities.** See section 415.8.10 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) **2702.11 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 402.14 of the IBC.
- (o) **2702.2.15 High-rise buildings.** See sections 403.4.7 and 403.4.8 of the IBC.
- (p) **2702.2.16 Underground buildings.** See sections 405.8 and 405.9 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 412.3.5 of the IBC.
- (s) **2702.2.19 Elevators.** See section 3003.1, 3307.7, and 3308.15 of the IBC.
- (t) **2702.2.20 Smoke proof enclosures.** See section 909.20.6.2 of the IBC.
- (u) **2702.3 Maintenance.** Delete this section of the IBC.

[14.7.2.35 NMAC - Rp, 14.7.2.35 NMAC, 1-28-11]

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, 1-28-11]

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 50 percent 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 67 percent 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 Fixture calculations.** See this section of the IBC.

(2) **2902.2 to 2903.3** See these sections of the IBC.

[14.7.2.37 NMAC - Rp, 14.7.2.37 NMAC, 1-28-11]

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, 1-28-11]

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, 1-28-11]

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, 1-28-11]

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, 1-28-11]

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, 1-28-11]

14.7.2.43 CHAPTER 35 REFERENCED STANDARDS: See this chapter of the IBC.

[14.7.2.43 NMAC - Rp, 14.7.2.43 NMAC, 1-28-11]

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 E110.** See these sections of the IBC.
- I. **E111 Children’s accessible elements.** Add children’s accessibility table as shown below.

TABLE E111 CHILDREN’S ACCESSIBLE ELEMENTS TABLE This is provided as a comprehensive reference guide to children’s standards within NMBC-2009 and ANSI A117.1-2003				
Element	Children’s Requirements			
Children’s use definition	ANSI-2003 section 106 Children’s use: Spaces and elements specifically designed for use primarily by people 12 years old and younger.			
Scoping	E112 Children’s Standards. The technical requirements in the main body of the International Building Code 2009 are based on adult dimensions and anthropometrics. This section contains technical requirements based on children’s dimensions and anthropometrics in addition to those in ICC ANSI - A117.1 - 2003.			
Scoping	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			
Scoping	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.			
Element	Details	Ages 3 and 4 Pre-K	Ages 5 through 8 K through 2 nd grade	Ages 9 through 12 3 rd through 6 th grade
Ramps <i>See ANSI 405</i>	Slope	1 :16	1 :16	1 :16
	Clear Width between handrails for single wheelchair	44" min (118 mm)	44" min (118 mm)	44" min (118 mm)
	Clear Width between handrails for two wheelchairs	88" min. (2236 mm)	88" min. (2236 mm)	88" min. (2236 mm)

Element	Details	Ages 3 and 4 Pre-K	Ages 5 through 8 K through 2 nd grade	Ages 9 through 12 3 rd through 6 th grade	
Drinking fountains and water coolers <i>See ANSI 602</i>	Spout height to outlet <i>See ANSI 602.2</i> <i>Exception 2</i>	30" max. (760 mm)	30" max. (760 mm)	30" max. (760 mm)	
Water closets for Toilet Rooms, Wheelchair Stalls, and Ambulatory Stalls <i>See ANSI 604.10</i> <i>and 604.1</i>	Centerline <i>See ANSI 604.10.2</i>	12" max. (305 mm)	12"-15" (305-380 mm)	15"-18" (380-455 mm)	
	Clearance <i>See ANSI 604.10.3</i> <i>and 604.3</i>	60" (1525 mm) wide by 56" (1420 mm) min. deep	60" (1525 mm) wide by 56" (1420 mm) min. deep	60" (1525 mm) wide by 56" (1420 mm) min. deep	
Water closets for Toilet Rooms, Wheelchair Stalls, and Ambulatory Stalls <i>See ANSI 604.10</i> <i>and 604.</i>	Toilet seat height <i>See ANSI 604.10.4</i>	11"-12" (280-305 mm)	12"-15" (305-380 mm)	15"-17" (380-430 mm)	
	Horizontal grab bar height to centerline <i>See ANSI 604.10.5, 604.5 and 609.4</i>	18"-20" (455-510 mm)	20"-25" (510-635 mm)	25"-27" (635-685 mm)	
	Rear grab bar may be split or shifted <i>ANSI 604.5.2</i> <i>Exception 3</i>	18"-20" (455-510 mm)	20"-25" (510-635 mm)	25"-27" (635-685 mm)	
	Vertical grab bar 18" (455mm) long <i>See ANSI 604.10.5</i> <i>and 604.5.1</i>	Vertical grab bar bottom is 21" (533 mm) min. - 30" (760 mm) max. above the floor	Vertical grab bar bottom is 21" (533 mm) min. - 30" (760 mm) max. above the floor	Vertical grab bar bottom is 21" (533 mm) min. - 30" (760 mm) max. above the floor	Vertical grab bar bottom is 21" (533 mm) min. - 30" (760 mm) max. above the floor
		Centerline is 34 inches (865 mm) max. - 36" (915 mm) max. from the rear wall	Centerline is 34 inches (865 mm) max. - 36" (915 mm) max. from the rear wall	Centerline is 34 inches (865 mm) max. - 36" (915 mm) max. from the rear wall	Centerline is 34 inches (865 mm) max. - 36" (915 mm) max. from the rear wall
	Flush control <i>See ANSI 604.10.6</i>	36" Max. high (915mm)	36" max. high (915 mm)	36" max. high (915 mm)	
Wheelchair water closet compartments <i>See ANSI 604.10.</i>	Size <i>See ANSI 604.8.2</i>	60" (1525 mm) min. wide by 59" (1500 mm) deep min.	60" (1525 mm) min. wide by 59" (1500 mm) deep min.	60" (1525 mm) min. wide by 59" (1500 mm) deep min.	
	Toe clearance beneath front partition and one side partition <i>See ANSI 604.8.</i>	12" (305 mm) min.	12" (305 mm) min.	12" (305 mm) min.	

Element	Details	Ages 3 and 4 Pre-K	Ages 5 through 8 K through 2 nd grade	Ages 9 through 12 3 rd through 6 th grade
Ambulatory water closet compartments <i>See ANSI 604.10.8</i>	Size <i>See ANSI 604.9.2</i>	36" (915 mm) wide by 60" (1525 mm) long	36" (915 mm) wide by 60" (1525 mm) long	36" (915 mm) wide by 60" (1525 mm) long
	Horizontal parallel grab bars on both sidewalls 42" (1065 mm) long	18"-20" (455-510 mm)	20"-25" (510-635 mm)	25"-27" (635-685 mm)
Urinals <i>See ANSI 605</i>	Top of rim	14" max. (355 mm)	14" max. (355 mm)	14" max. (355 mm)
Lavatories and sinks <i>See ANSI 606.2</i>	Sink rim <i>See ANSI 606.2</i> <i>Exception 2 and 3</i>	22" max. (559 mm)	31" max. (797 mm)	31" max. (797 mm)
	Knee clearance height <i>See ANSI 606.2</i> <i>Exception 2 and 3</i>	none required with parallel approach	24" min. (610 mm)	24" min. (610 mm)
Mirrors	Full length mirror 60" (1525 mm) min. tall	Bottom of reflecting surface 12" (455 mm) max. above floor	Bottom of reflecting surface 12" (455 mm) max. above floor	Bottom of reflecting surface 12" (455 mm) max. above floor
	Mirrors over sinks	Bottom of reflecting surface 28" (710 mm) max. above floor	Bottom of reflecting surface 37" (940 mm) max. above floor	Bottom of reflecting surface 37" (940 mm) max. above floor
Dining surfaces and work surfaces <i>See ANSI 902.4</i>	Tops of tables and counters	26" (660 mm) min. 30" (760 mm) max.	26" (660 mm) min. 30" (760 mm) max.	26" (660 mm) min. 30" (760 mm) max.
Benches <i>See ANSI 903</i>	Top of seat	11" (280 mm) min. 12" (305 mm) max.	11" (280 mm) min. 17" (430 mm) max.	11" (280 mm) min. 17" (430 mm) max.
Tray slides	Top of tray slide	28" (710 mm) min. 30" (762 mm) max.	28" (710 mm) min. 30" (762 mm) max.	28" (710 mm) min. 30" (762 mm) max.
Storage <i>See ANSI 905</i>	Frontal approach height range	20"-36" (510-915 mm)	20"-40" (510-1015 mm)	20"-44" (510-1120 mm)
	Side approach height range	20"-36" (510-915 mm)	40" max. (1015 mm)	44" max. (1120 mm)
¹ In a compartment greater than 65" (1650 mm) in depth, toe clearance at the front partition is not required.				

[14.7.2.44 NMAC - Rp, 14.7.2.44 NMAC, 1-28-11]

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 7-1-04.

14.7.2 NMAC, 2003 New Mexico Commercial Building Code (filed 5-27-04) repealed 1-1-08.

14.7.2 NMAC, 2006 New Mexico Commercial Building Code (filed 08-16-07) repealed 1-28-2011.

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 7-1-04.

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.

14.7.2 NMAC, 2006 New Mexico Commercial Building Code (filed 08-16-07) replaced by 14.7.2 NMAC, 2009 New Mexico Commercial Building Code, effective 1-28-2011.