

Commercial: Modular Plan Requirements

- **NMAC 14.12.3.15 PLACEMENT OF MODULAR STRUCTURES:**
 - A. Each modular structure to be permanently placed within the state of New Mexico shall be set in accordance with all applicable statutes, codes, rules, regulations, and local ordinances governing construction in the state of New Mexico. This includes, but is not limited to, the following basic licensing, plan review, permitting, and inspection requirements.
- **Only a licensed contractor can be issued a permit.**
- **This is a generic form and all items listed below may not apply to your project. Not all Items listed may be required, please provide those items that apply to your project only.**
- **Please contact the Zoning to see requirements for new commercial construction in the Village Limits, 30 days prior to plan submittal minimum (more if possible).**

Submit to:

Mail or in Person: Village of Ruidoso Planning & Zoning 313 Cree Meadows Drive Ruidoso, NM 88345 Phone: 575-258-6999	Email: Preferred communitydev@ruidoso-nm.gov
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1. Provide a Plot Plan, must be stamped by a licensed surveyor and 5 years or less old in the Village limits in most cases.
 - a. Show all buildings (proposed and existing) and sizes.
 - b. Show well and septic system with distances to structure and distance apart. (If applicable)
 - c. Streets and setbacks to all property lines
 - d. On new foundations, show drainage away from structure; provide 6" of slope for the first 10' away from structure. Control drainage to an approved location and provide erosion control prior to final approval.
 - e. List Flood Zone (show where even if only on part of property)
 - f. Show Slope of lot at construction area.
2. Complete set of Factory Building Plans:
 - a. Must be originals or copies of State plan checked sets (Will have state stamps)
 - b. Floor Framing Plan
 - c. Floor Plan
 - d. Wall Elevations (north, south, east, and west) with cross sections and details
 - e. Roof Plan showing ceiling joist layout, rafter layout, post and beams or truss layout.
 - f. Cross section(s) and details
 - g. All engineering data, stamped and signed or electronic stamped and signed
 - h. All energy requirements
 - i. Provide accessibility details, signage and other requirements.
 - j. Address: exiting, fire rating, occupancy use, occupancy load, construction type, etc. as it applies.
3. Complete set of Engineered Foundation Plans. Stamped and signed or electronic stamped and signed

- a. Provide a Geotechnical report for foundation, see building official for projects 2,500 sq. ft. and less.
- b. Drainage is to be addressed for structure

Note: Additional items may be required for types of construction with special attributes.

- Attach your application to your plans.
- Provide address, floodplain, approval to construct and driveway forms for new construction when in Lincoln County jurisdiction.
- **TOTAL SQUARE FOOTAGE BREAKDOWN BY OCCUPANCY:** The living, heated and/or useable area – include garage, carport, covered porch or patio, show on application.
- Contact the Forestry at 575-257-5545 prior to submittal for new construction and additions over 400 sq. ft. prior to submittal for Forestry requirements, review & fees. (In the Village limits only)
- Contact the Streets at 575-257-6023 prior to submittal for new construction (in the Village limits only)
- Provide water and sewer utility availability forms and/or septic permit approval.