

Large Residential Accessory Structures (Over 200 sq ft Residential)

Los Alamos County Community Development Department
1000 Central Avenue, Suite 150, Los Alamos, NM 87544

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Application Checklist

**If not applying electronically 2 Copies of all documentation is required*

Code Cycle: 2021 International Building Code / 2021 International Residential Code / 2021 International Energy Conservation Code	Provided	Required	Not Applicable
Los Alamos Design Criteria (wind 90 mph, snow 30 psf, and seismic category C)			
Permit Application completed and signed			
CID/Homeowners Responsibility Form – If Homeowner is acting as General Contractor (If Assessor's database does not match owner name on form further proof of ownership may be required. Must be owner's primary residence)			
Construction Plans:			
* Wall Framing Plan Details showing lumber dimensions, spans, and on center (12, 16 or 24 inches)			
* Floor Framing Plan Details showing lumber dimensions, spans, and on center (12, 16 or 24 inches)			
* Roof Framing Plan Details showing lumber dimensions, spans, and on center (12, 16 or 24 inches)			
* Engineered lumber Calculation sheets required for the following: TJI, LVL, Microllam, Parallam, etc.			
* Required: Foundation plan w/footing details (include: steel reinforcement, securing /anchoring to slab)			
* Header detail/schedule			
* Metal manufactured structures are required to be stamped by NM Design Professional and designed to support a roof snow load of 30 psf and wind speed of 90 mph. Stamp required on each individual sheet.			
* Exterior Wall Section Detail, include insulation type and R value and the exterior material of wall- Stucco system- barrier, wire gauge, 2/3 coat system, cement, or metal siding, etc.			
* Information from manufacturer on truss details including Engineer stamp (roof snow load 30psf, wind 90 mph, 3 second gusts, reviewed under the 2021 IRC/IBC)			
Manufacturer specifications for Class I Ignition-Resistant Construction per County Ordinance			
* Los Alamos County Class A Roof Assemblies Only			
* Soffits, Fascia, and Siding:			
a. Ignition resistant/Non-combustible material			
b. Material approved for not less than 1-hour fire-resistance-rated construction, and must comply with WUI Sec. 504.3			
c. Facias are required and shall be protected on the backside by ignition resistant material or by materials approved for not less than 1-hour fire-resistance-rated construction, and must comply with WUI Sec. 504.3. Exposed rafter/ joists is prohibited.			
Grading and Drainage Plan			
Elevation Plans (height measured from the existing grade to the peak of roof)			
Conditioned accessory structures are required to comply with 2021 Energy Conservation code and must meet the minimum requirements for window u-factors, slab R-value and depth, roof and wall insulation.			
Planning Case- Certificate of Approval			
Site Plan must be a bird's-eye view of the entire lot/parcel and must clearly show the following:			
* Entire lot/parcel boundaries shown			
* Property Lines per recorded survey			
* all structures labeled as either Existing and Proposed with the square footage of the structures o Example: "Existing Dwelling 2500 sqft", Existing Shed 120 sqft," "Proposed Shed 200 sqft,"			
* Existing structures accurately located			
* Proposed setbacks from all property lines			
* Utility lines and meter locations (water, sewer, electric, gas, etc.)			
* Existing easements (utility, sewer, drainage, etc.)			
* NM One Call ticket number included NM One Call 1-800-321-2537.			
o Mark location of any flagged underground utilities on site plan			

**** This list is not all inclusive, additional information may be required depending on scope of project****